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Venture Out at Mesa, Inc.
Mesa, AZ



Report #: 15275-3
Beginning: July 1, 2021
Expires: June 30, 2022

RESERVE STUDY
Update "With-Site-Visit"

April 22, 2022

Welcome to your Reserve Study!

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

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.



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Venture Out at Mesa, Inc.

Mesa, AZ

Level of Service: Update "With-Site-Visit"

Report #: 15275-3

of Units: 1,749

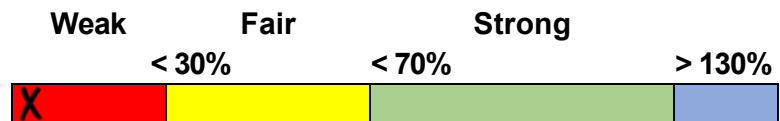
July 1, 2021 through June 30, 2022

Findings & Recommendations

as of July 1, 2021

Projected Starting Reserve Balance	\$850,479
Current Fully Funded Reserve Balance	\$26,810,781
Average Reserve Deficit (Surplus) Per Unit	\$14,843
Percent Funded	3.2 %
Approved 2021-22 Quarterly Reserve Contribution	\$192,390
Recommended 2022-23 Quarterly Reserve Contribution	\$275,000
Recommended 2021 - 2027 Special Assessments for Reserves	\$13,467,300

Reserve Fund Strength: 3.2%



Risk of Special Assessment:

High Medium Low

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	1.00 %
Annual Inflation Rate	4.00 %

This is an Update "With-Site-Visit" Reserve Study based on a prior report prepared by Association Reserves for your 2016-17 Fiscal Year. The site inspection work occurred over multiple days starting on 3/8/2021.

The Reserve expense threshold for this analysis is \$3,000. That means any Reserve related expenses under the threshold are not funded in the Reserve Study and need to be paid from the Operating Budget.

Additionally, assets that belong to the Social Club are not funded in this report. Plus, no funding has been allocated, per the HOA's request, for various pieces of equipment (regardless of cost), most painting, carts, vehicles, and a number of other projects deemed to be Operational expenses.

Your Reserve Fund is 3.2 % Funded. This means the Reserve Fund status is Weak, and special assessment risk is currently High.

The objective of your multi-year Funding Plan is to Fully Fund Reserves, where associations enjoy a low risk of Reserve cash flow problems.

The budget has already been approved and in use, so our recommended funding plan starts with the HOA's approved Quarterly Reserve contributions of \$192,390 this Fiscal Year. Based on this starting point and anticipated future expenses, we recommend increasing the Quarterly Reserve contribution to \$275,000 for the 2022-23 Fiscal Year. Going forward, the contribution rate should be increased as illustrated on the 30-yr Summary Table.

There are extensive short-term projects anticipated that the current Reserve fund and contributions are not adequate to handle. To help fund those projects, we also recommend collecting multi-year special assessments of \$1,923,900/year (\$1,100/lot) during the 2021-22 through 2027-28 Fiscal Years. Those assessments total \$13,467,300 over 7 years, which breaks down to \$7,700/lot.

This Reserve Study does not account for every potential expense the HOA may face. Projects deemed unpredictable with regard to timing and cost are typically not included. It is beyond the scope of this Reserve Study to inspect or assess structural conditions of buildings, electrical systems, plumbing systems, irrigation, drainage, etc. We recommend scheduling periodic inspections by qualified engineers or other industry professionals to assess any potential issues or concerns. Some items specific to Venture Out not funded for replacement include the Bathhouses, \$1.2 million drainage project, etc. Allowances for some underground utilities were added per the HOA's request.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
MAIN ENTRY				
100	Monument - Replace	30	7	\$14,000
101	Monument - Refurbish	30	22	\$8,000
110	Metal Fence - Replace	24	6	\$15,200
114	Pole Lights - Replace	30	19	\$21,000
120	Entry System - Replace	10	8	\$6,200
122	Barcode Readers - Replace	12	1	\$14,500
124	Barrier Arm (Residents) - Replace	8	0	\$6,800
125	Barrier Arm (Visitor) - Replace	8	5	\$5,000
126	Barrier Arm (Exit) - Replace	8	1	\$6,800
130	Gate Operators - Replace	18	7	\$27,600
134	Vehicle Gates - Replace	30	19	\$20,200
138	Metal Surfaces - Repaint	5	1	\$4,900
MAIN ENTRY - GATEHOUSE				
140	Doors - Replace	20	9	\$5,000
142	Windows - Replace	40	29	\$6,300
144	Gatehouse - Remodel	15	4	\$12,300
152	Foam Roof - Replace	25	14	\$3,800
154	HVAC Unit - Replace	12	1	\$5,800
SECURITY DEPARTMENT				
170	Camera System - Replace	6	2	\$15,600
177	Alarm Receiver - Replace	20	9	\$3,000
184	Radio Repeater - Replace	10	1	\$4,400
188	Card Reader System - Replace	12	8	\$14,500
PAVEMENT				
200	Asphalt Streets (Ph1) - Repave	25	14	\$148,400
201	Asphalt Streets (Ph1) - Seal	5	3	\$7,700
202	Asphalt Streets (Ph2) - Repave	25	15	\$145,600
203	Asphalt Streets (Ph2) - Seal	5	2	\$7,600
204	Asphalt Streets (Ph3) - Repave	25	16	\$145,200
205	Asphalt Streets (Ph3) - Seal	5	2	\$7,600
206	Asphalt Streets (Ph4) - Repave	25	22	\$254,200
207	Asphalt Streets (Ph4) - Seal	5	3	\$13,200
208	Asphalt Streets (Ph5) - Repave	25	23	\$173,500
209	Asphalt Streets (Ph5) - Seal	5	0	\$9,000
210	Asphalt Streets (Ph6) - Repave	25	24	\$150,500
211	Asphalt Streets (Ph6) - Seal	5	0	\$8,500
212	Asphalt Streets (Ph7) - Repave	25	0	\$187,600

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
213	Asphalt Streets (Ph7) - Seal	5	1	\$9,800
214	Asphalt Streets (Ph8) - Repave	25	1	\$191,000
215	Asphalt Streets (Ph8) - Seal	5	2	\$9,900
216	Asphalt Streets (Ph9) - Repave	25	2	\$338,000
217	Asphalt Streets (Ph9) - Seal	5	3	\$17,600
218	Asphalt Streets (Ph10) - Repave	25	3	\$338,000
219	Asphalt Streets (Ph10) - Seal	5	4	\$17,600
220	Asphalt Streets (Ph11) - Repave	25	4	\$338,000
221	Asphalt Streets (Ph11) - Seal	5	0	\$17,600
222	Asphalt Streets (Ph12) - Repave	25	5	\$338,000
223	Asphalt Streets (Ph12) - Seal	5	1	\$17,600
224	Asphalt Streets (Ph13) - Repave	25	6	\$338,000
225	Asphalt Streets (Ph13) - Seal	5	2	\$17,600
226	Asphalt Streets (Ph14) - Repave	25	7	\$338,000
227	Asphalt Streets (Ph14) - Seal	5	3	\$17,600
230	Asphalt - Crack Seal	5	0	\$45,000
234	Valley Gutters - Replace (A)	40	29	\$180,000
234	Valley Gutters - Replace (B)	40	35	\$65,000
234	Valley Gutters - Replace (C)	40	38	\$236,000
234	Valley Gutters - Replace (D)	40	0	\$119,000
234	Valley Gutters - Replace (E)	40	1	\$96,600
234	Valley Gutters - Replace (F)	40	2	\$77,400
238	Concrete Sidewalks - Repair	1	0	\$11,600
240	Asphalt Parking (CC) - Repave	25	16	\$188,000
241	Asphalt Parking (CC) - Seal/Repair	5	2	\$9,800
244	Asphalt Parking (NE) - Repave	25	22	\$180,000
245	Asphalt Parking (NE) - Seal/Repair	5	3	\$8,300
247	Concrete Drive (NE-A) - Replace	30	4	\$11,100
247	Concrete Drive (NE-B) - Replace	30	27	\$11,100
250	Asphalt Parking (SE) - Repave	25	4	\$372,500
251	Asphalt Parking (SE) - Seal/Repair	5	5	\$19,400
254	Concrete Drive (SE) - Replace	30	4	\$20,400
260	Asphalt Parking (HC) - Repave	25	3	\$91,200
261	Asphalt Parking (HC) - Seal/Repair	5	4	\$4,800
264	Concrete Drive (HC) - Replace	30	3	\$41,400
RV OVERNIGHTS				
280	RV Spaces - Replace	30	19	\$250,000
285	RV Power Centers - Replace	30	19	\$62,000
290	Bollard Lights - Replace	30	19	\$26,600
COMMON AREA				
300	Community Signs - Replace	10	7	\$16,000
306	Street Lights - Replace (A)	50	2	\$180,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
306	Street Lights - Replace (A-LED)	15	12	\$60,000
306	Street Lights - Replace (A-Pole)	30	27	\$60,000
307	Street Lights - Replace (B-LED)	15	12	\$28,000
307	Street Lights - Replace (B-Pole)	30	27	\$56,000
308	Street Lights - Replace (C-LED)	15	14	\$76,000
308	Street Lights - Replace (C-Pole)	30	29	\$152,000
310	Street Lights - Replace (D)	50	0	\$439,000
310	Street Lights - Replace (D-LED)	15	15	\$33,000
310	Street Lights - Replace (D-Pole)	30	30	\$66,000
311	Street Lights - Replace (E)	50	1	\$625,100
311	Street Lights - Replace (E-LED)	15	16	\$47,000
311	Street Lights - Replace (E-Pole)	30	31	\$94,000
312	Street Lights - Replace (F)	50	2	\$625,100
312	Street Lights - Replace (F-LED)	15	17	\$47,000
312	Street Lights - Replace (F-Pole)	30	32	\$94,000
313	Street Lights - Replace (G)	50	3	\$625,100
313	Street Lights - Replace (G-LED)	15	18	\$47,000
313	Street Lights - Replace (G-Pole)	30	33	\$94,000
314	Street Lights - Replace (H)	50	4	\$598,500
314	Street Lights - Replace (H-LED)	15	19	\$45,000
314	Street Lights - Replace (H-Pole)	30	34	\$90,000
320	Solar Panels - Replace	25	16	\$655,300
322	Solar Inverters (10-YR) - Replace	10	1	\$101,100
323	Solar Inverters (20-YR) - Replace	20	11	\$77,300
330	Block Walls - Replace	60	10	\$2,750,000
331	Block Walls - Repair	5	0	\$50,000
340	Backflow Valves - Replace	25	17	\$29,600
346	Landscape Granite - Replenish	4	1	\$8,200
380	Barcode Readers - Replace	12	1	\$14,500
382	Barrier Arm (Entry) - Replace	8	4	\$6,800
383	Barrier Arm (Exit) - Replace	8	1	\$6,800
384	Gate Operators - Replace	15	0	\$9,200
388	Vehicle Gates - Replace	30	10	\$12,300
390	Storage Roof - Replace	40	10	\$15,000
404	Isolation Valves - Partial Replace	1	0	\$15,400
410	Storm Drain - Reline	50	51	\$1,532,000
420	Sewer Pipes - Reline	100	48	\$5,000,000
423	Water Pipes - Reline	100	50	\$5,000,000
426	Water/Sewer Pipes - Repair	5	2	\$58,000
WEST POOL - BATHHOUSE				
500	Bathhouse - Renovate	40	30	\$160,500
502	Bathhouse - Remodel	20	10	\$81,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
504	Water Heater - Replace	10	0	\$11,300
510	Shingle Roof - Replace	20	10	\$11,200
514	HVAC Unit - Replace	15	5	\$8,000
WEST POOL				
520	Pool Fence - Replace	24	25	\$36,500
526	Landscape - Renovate	20	21	\$15,000
528	Pole Lights - Replace	30	31	\$6,000
530	Pool Deck - Replace	25	26	\$200,000
533	Pool - Replace	45	46	\$3,400,000
534	Pool - Resurface	15	16	\$60,000
536	Spas - Replace	45	16	\$60,000
537	Spas - Resurface	15	16	\$25,000
540	Shade Screens - Replace	15	16	\$3,200
WEST POOL - EQUIPMENT				
560	Pool Filter #1 - Replace	15	16	\$3,000
561	Pool Filter #2 - Replace	15	16	\$3,000
564	Pool Pumps - Replace	12	13	\$3,200
567	Pool Heater #1 - Replace	10	11	\$4,500
568	Pool Heater #2 - Replace	10	11	\$4,500
569	Pool Heater #3 - Replace	10	11	\$4,500
574	Spa Pumps - Replace	12	13	\$6,400
577	Spa Heater (North) - Replace	7	8	\$3,500
578	Spa Heater (South) - Replace	7	8	\$3,500
580	Chlorinator (Pool) - Replace	15	16	\$4,000
581	Chlorinator (N. Spa) - Replace	15	16	\$4,000
582	Chlorinator (S. Spa) - Replace	15	16	\$4,000
EPC - POOL				
600	Pool Fence - Replace	24	17	\$42,300
608	Landscape - Renovate	20	13	\$15,000
610	Pool Deck - Replace	25	18	\$230,400
612	Pool - Replace	45	38	\$3,400,000
613	Pool - Resurface	15	8	\$60,000
615	Spas - Replace	45	38	\$60,000
616	Spas - Resurface	15	8	\$21,000
618	Pool Lift - Replace	15	8	\$6,000
620	Pool Showers - Refurbish	15	8	\$7,700
622	Pole Lights - Replace	30	23	\$36,000
623	Shade Screens - Replace	15	8	\$5,400
EPC - POOL EQUIPMENT				
630	Pool Filters - Replace	15	10	\$6,000
632	Pool Pumps - Replace	12	5	\$3,600
635	Pool Heaters - Replace	8	2	\$13,500

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
638	Spa Filters - Replace	12	5	\$5,000
641	Spa Pumps - Replace	12	6	\$7,000
646	Spa Heaters - Replace	7	1	\$7,000
647	Chlorinator (Pool) - Replace	15	8	\$4,000
648	Chlorinator (N. Spa) - Replace	15	11	\$4,000
649	Chlorinator (S. Spa) - Replace	15	0	\$4,000
EPC - CLUBHOUSE EXTERIOR				
650	Exterior Lights - Replace	20	13	\$13,300
651	Keycard System - Replace	12	5	\$15,000
652	Doors - Replace	25	18	\$62,000
653	Windows - Replace	50	43	\$57,100
654	Bldg Exterior - Refurbish	8	2	\$17,000
657	Foam Roof - Replace	25	18	\$9,300
658	Foam Roof - Recoat	5	3	\$8,200
660	Metal Roof - Replace	40	33	\$156,500
661	Skylights - Replace	25	18	\$8,000
664	Water Heater - Replace	6	5	\$7,600
665	Water Softener - Replace	15	9	\$6,100
668	Personnel Lift - Replace	30	25	\$18,100
EPC - CLUBHOUSE HVAC				
670	HVAC Unit (CU1) - Replace	12	5	\$17,000
670	HVAC Unit (CU2) - Replace	12	5	\$17,000
670	HVAC Unit (CU3) - Replace	12	5	\$12,800
670	HVAC Unit (CU4) - Replace	12	5	\$32,000
670	HVAC Unit (CU5) - Replace	12	5	\$4,800
670	HVAC Unit (CU6) - Replace	12	5	\$8,000
670	HVAC Unit (CU7) - Replace	12	5	\$8,000
670	HVAC Unit (CU8) - Replace	12	5	\$4,000
EPC - CLUBHOUSE INTERIOR				
674	Carpet Floor - Replace	10	3	\$22,400
675	Door Openers - Replace	12	5	\$7,000
677	Bldg Interior - Remodel	20	13	\$130,000
680	Ceiling Tiles - Replace	40	33	\$43,800
685	Locker Rooms - Remodel	20	13	\$188,000
686	Saunas - Replace	15	8	\$22,000
690	Fire Alarm Panel - Replace	15	8	\$5,000
COMMUNITY CTR - EXTERIOR				
701	Bollard Lights - Replace	25	9	\$60,000
707	Walkway Deck - Resurface	20	9	\$78,800
708	Walkway Deck - Seal/Repair	5	4	\$18,000
710	Exterior Lights - Replace	20	4	\$23,600
712	Doors - Replace	25	10	\$113,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
713	Windows - Replace	50	35	\$215,000
714	Bldg Exterior - Refurbish	8	1	\$40,000
715	Metal Surfaces - Repaint	5	2	\$19,100
716	Foam Roof - Replace	25	12	\$19,700
717	Foam Roof - Recoat	5	2	\$17,500
718	Shingle Roof - Replace	20	4	\$113,400
COMMUNITY CTR - HVAC				
720	HVAC #1 - Replace	12	6	\$7,700
721	HVAC #2 - Replace	12	0	\$4,800
722	HVAC #3 - Replace	12	4	\$4,800
723	HVAC #4 - Replace	12	10	\$8,600
724	HVAC #5 - Replace	12	10	\$10,000
725	HVAC #6 - Replace	12	5	\$4,800
726	HVAC #7 - Replace	12	0	\$4,800
727	HVAC #8 - Replace	12	6	\$10,000
728	HVAC #9 - Replace	10	6	\$4,000
729	HVAC AHU1 - Replace	12	10	\$48,000
730	HVAC AHU2 - Replace	12	10	\$48,000
731	HVAC AHU3 - Replace	12	10	\$21,000
732	HVAC AHU4 - Replace	12	10	\$21,000
733	HVAC AHU5 - Replace	12	10	\$21,000
734	HVAC AHU6 - Replace	12	10	\$21,000
735	HVAC AHU7 - Replace	12	10	\$21,000
736	HVAC AHU8 - Replace	12	10	\$25,500
737	HVAC AHU9 - Replace	12	10	\$15,800
738	Mini-Split HVAC #1 - Replace	12	11	\$5,100
739	Mini-Split HVAC #2 - Replace	12	5	\$5,100
740	Mini-Split HVAC #3 - Replace	12	10	\$5,100
743	Walk-In HVAC #1 - Replace	15	0	\$10,300
744	Walk-In HVAC #2 - Replace	15	0	\$10,300
745	Evaporative Cooler - Replace	12	10	\$6,000
COMMUNITY CTR - INTERIOR				
750	Carpet Floor - Replace	10	5	\$37,000
752	Door Openers - Replace	12	2	\$7,000
756	Bldg Interior - Remodel	20	5	\$196,000
758	Ceiling Tiles - Replace	40	25	\$200,000
760	Mailboxes - Replace	40	24	\$214,200
763	Restrooms - Remodel	20	5	\$140,000
766	Ballroom Floor - Replace	30	14	\$140,000
772	Elevator Cabs - Remodel	20	4	\$30,000
773	Elevator #1 Equip - Modernize	30	6	\$80,000
774	Elevator #2 Equip - Modernize	30	14	\$80,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
777	Fire Alarm Panel - Replace	10	5	\$18,000
778	Phone System - Replace	14	0	\$18,000
COMMUNITY CTR - KITCHEN				
780	Kitchen - Remodel	25	9	\$67,000
784	Hood & Ansul Systems - Replace	25	9	\$32,000
794	Water Heater - Replace	10	0	\$11,300
796	Water Softener - Replace	15	10	\$7,500
ANNEX BUILDING - EXTERIOR				
801	Doors - Replace	25	10	\$58,000
802	Windows - Replace	50	10	\$16,000
804	Bldg Exterior - Refurbish	8	1	\$17,000
810	Foam Roof - Replace	25	15	\$23,100
811	Foam Roof - Recoat	5	0	\$20,600
812	Roof Rail - Replace	30	28	\$3,000
813	HVAC Screens - Replace	30	0	\$6,500
814	HVAC #1 - Replace	15	6	\$10,000
815	HVAC #2 - Replace	15	13	\$10,000
816	HVAC #3 - Replace	15	11	\$10,000
817	HVAC #4 - Replace	15	12	\$8,500
818	HVAC #5 - Replace	15	4	\$10,000
819	HVAC #6 - Replace	15	2	\$10,000
820	HVAC #7 - Replace	15	5	\$10,000
821	HVAC #8 - Replace	15	11	\$10,000
822	HVAC #9 - Replace	15	0	\$10,000
826	Personnel Lift - Replace	30	1	\$18,100
828	Sewer Pipe - Reline	50	0	\$30,000
ANNEX BUILDING - INTERIOR				
830	Carpet Floor - Replace	10	2	\$18,600
832	Bldg Interior - Remodel	20	2	\$98,600
834	Ceiling Tiles - Replace	40	2	\$42,000
840	Ballroom Floor - Replace	30	10	\$21,000
844	Room Dividers - Replace	30	2	\$28,000
848	Restrooms - Remodel	25	2	\$45,700
ADMIN BUILDING - EXTERIOR				
850	Admin Bldg - Replace	50	10	\$3,000,000
852	Doors - Replace	25	10	\$21,000
860	Foam Roof - Replace	25	5	\$18,700
861	Foam Roof - Recoat	5	0	\$10,400
862	HVAC #1 - Replace	12	3	\$10,000
863	HVAC #2 - Replace	12	0	\$10,000
864	Wi-Fi System - Replace	6	4	\$24,000
ADMIN BUILDING - INTERIOR				

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
870	Carpet Floor - Replace	10	0	\$14,000
872	Bldg Interior - Remodel	20	0	\$60,000
890	Restrooms - Remodel	20	0	\$19,000
LAUNDRY BUILDING				
900	Metal Handrails - Replace	30	7	\$4,500
902	Doors - Replace	25	10	\$22,000
903	Windows - Replace	50	10	\$18,200
906	Shingle Roof - Replace	25	15	\$36,000
908	Evaporative Coolers - Replace	20	2	\$6,000
910	HVAC (Laundry) - Replace	15	10	\$8,600
911	HVAC (Sewing) - Replace	20	18	\$8,600
914	Restrooms - Remodel	20	0	\$15,000
916	Laundry Room - Remodel	20	2	\$25,000
918	Bill Changer - Replace	25	4	\$5,600
920	Laundry Dryers - Replace (A)	18	1	\$15,600
921	Laundry Dryers - Replace (B)	18	0	\$6,000
922	Laundry Dryers - Replace (C)	18	1	\$6,000
930	Laundry Washers - Replace (A)	18	0	\$13,000
934	Laundry Washers - Replace (D)	18	1	\$14,400
934	Laundry Washers - Replace (E)	18	7	\$8,100
940	Water Heaters - Replace	15	5	\$17,000
950	Ceramics Room - Remodel	30	3	\$21,000
960	Sewing Room - Remodel	30	3	\$38,300
SATELLITE BATHHOUSES				
1001	Bathhouse #1 - Remodel	20	2	\$107,400
1001	Bathhouse #1 - Sewer Line	50	1	\$47,000
1004	Bathhouse #2 - Remodel	20	3	\$107,400
1005	Bathhouse #2 - Sewer Line	50	47	\$47,000
1007	Bathhouse #3 - Remodel	20	4	\$107,400
1008	Bathhouse #3 - Sewer Line	50	2	\$47,000
1010	Bathhouse #4 - Remodel	20	5	\$107,400
1011	Bathhouse #4 - Sewer Line	50	3	\$47,000
1013	Bathhouse #5 - Remodel	20	6	\$119,400
1014	Bathhouse #5 - Sewer Line	50	48	\$43,000
1016	Bathhouse #6 - Remodel	20	7	\$119,400
1017	Bathhouse #6 - Sewer Line	50	0	\$47,000
1019	Bathhouse #7 - Remodel	20	8	\$119,400
1020	Bathhouse #7 - Sewer Line	50	4	\$47,000
1022	Bathhouse #8 - Remodel	20	9	\$119,400
1023	Bathhouse #8 - Sewer Line	50	48	\$47,000
1031	Water Heater #1 - Replace	12	10	\$3,200
1032	Water Heater #2 - Replace	12	6	\$3,200

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1033	Water Heater #3 - Replace	12	3	\$3,200
1035	Water Heater #5 - Replace	12	0	\$3,200
1036	Water Heater #6 - Replace	12	2	\$3,200
1037	Water Heater #7 - Replace	12	1	\$3,200
1038	Water Heater #8 - Replace	12	1	\$3,200
1050	Shingle Roofs - Replace	20	18	\$50,000
1060	HVAC Screens - Replace	40	18	\$16,000
1070	HVAC #5M - Replace	15	0	\$5,000
1071	HVAC #5W - Replace	15	14	\$5,000
1072	HVAC #6M - Replace	15	5	\$5,000
1073	HVAC #6W - Replace	15	2	\$5,000
1074	HVAC #7M - Replace	15	0	\$5,000
1075	HVAC #7W - Replace	15	1	\$5,000
1076	HVAC #8M - Replace	15	0	\$5,000
1077	HVAC #8W - Replace	15	0	\$5,000
SOUTHEAST RV LOT				
1210	Trash Compactor - Replace	16	15	\$46,000
1211	Trash Carts - Replace	16	0	\$16,000
1217	Street Sweeper - Replace	15	6	\$52,400
1218	Tractor - Replace	20	3	\$36,000
1219	Tractor - Refurbish	20	17	\$11,500
SOUTHEAST RV LOT - MAINTENANCE BLDG				
1222	Doors - Replace	30	9	\$7,300
1223	Windows - Replace	40	19	\$5,800
1228	Shingle Roof - Replace	20	18	\$11,800
1231	HVAC Unit - Replace	15	13	\$6,000
1236	Push Mower - Replace	8	1	\$10,400
1240	Bldg Interior - Remodel	20	2	\$36,400
SOUTHEAST RV LOT - GLASS ARTS BLDG				
1261	Doors - Replace	30	22	\$6,800
1266	Metal Roof - Replace	40	32	\$36,000
1270	HVAC #1 - Replace	15	7	\$8,600
1271	HVAC #2 - Replace	15	7	\$10,000
1276	Bldg Interior - Remodel	20	12	\$45,600
1280	Room Divider - Replace	20	12	\$12,800
HOBBY CENTER				
1300	Vehicle Gates - Replace	30	28	\$5,300
1312	Pet Walk Lights - Replace	25	0	\$10,000
1314	Pet Walk Fence (2008) - Replace	25	11	\$9,000
1315	Pet Walk Fence (2014) - Replace	25	17	\$4,000
1320	Pet Walk Bridge - Replace	25	22	\$8,500
1322	Pet Walk Handrails - Replace	25	7	\$5,500

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
HOBBY CENTER - CRAFTS BLDGS				
1330	Hobby Buildings - Replace	50	4	\$4,600,000
1342	HVAC #1 - Replace	15	0	\$5,000
1343	HVAC #2 - Replace	15	0	\$5,000
1344	HVAC #3 - Replace	15	3	\$4,800
SPORTS AMENITIES - CENTRAL				
1605	Lawn Bowling Turf #1 - Replace	25	13	\$62,600
1606	Lawn Bowling Turf #2 - Replace	25	3	\$52,200
1608	Lawn Bowling Fence - Replace	18	13	\$9,000
1610	Putting Green Turf - Replace	25	2	\$40,000
1620	Shuffleboard Courts - Resurface	10	1	\$26,000
1624	Shuffleboard Lights - Replace	25	15	\$6,800
1640	Pickleball Crts (1-6) - Resurface	5	4	\$18,000
1642	Pickleball Fence (1-4) - Replace	25	4	\$40,000
1643	Pickleball Fence (5-6) - Replace	25	4	\$13,700
1646	Pickleball Ramada - Replace	25	7	\$9,500
1647	Pickleball Shade - Replace	15	1	\$3,000
1662	Tennis Courts (7-8) - Resurface	8	3	\$12,000
1664	Tennis Lights (7-8) - Replace (A)	15	10	\$16,000
1665	Tennis Lights (7-8) - Replace (B)	30	25	\$22,500
1667	Tennis Fence (7-8) - Replace	25	20	\$34,300
1670	Tennis Shades (7-8) - Replace	15	10	\$3,300
SPORTS AMENITIES - NORTHEAST				
1804	Security System - Replace	10	8	\$24,200
1806	Fountain - Refurbish	15	9	\$7,600
1820	Bocce Ball Courts - Replace	32	3	\$640,000
1822	Bocce Ball Turf - Replace	8	3	\$43,800
1826	Bocce Lights (1992) - Replace	32	3	\$24,000
1826	Bocce Lights (2012) - Replace	32	3	\$8,000
1830	Bocce Shades (2003) - Replace	25	3	\$32,000
1830	Bocce Shades (2012) - Replace	25	3	\$8,000
1842	Pickleball Crts (1-9) - Resurface	4	0	\$27,000
1843	Pickleball Crts (10-11) - Resurface	4	2	\$6,000
1844	Pickleball Fence (1-9) - Replace	25	21	\$76,700
1845	Pickleball Fence (10-11) - Replace	25	18	\$19,200
1850	PB Lights (2,8,9) - Replace (A)	15	15	\$10,000
1851	PB Lights (2,8,9) - Replace (B)	30	30	\$20,000
1852	PB Lights (4,5) - Replace (A)	15	11	\$8,000
1853	PB Lights (4,5) - Replace (B)	30	26	\$16,000
1860	Shade Screens - Replace	15	11	\$10,600
1871	Tennis Courts (1-2) - Resurface	6	1	\$12,000
1873	Tennis Courts (3-4) - Resurface	6	3	\$12,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1875	Tennis Courts (5-6) - Resurface	6	3	\$12,000
1877	Tennis Fence (1-6) - Replace	25	17	\$100,000
1890	Golf Cages - Replace	25	14	\$7,500
NORTHEAST - SPORTS PLEX BLDG				
2003	Doors - Replace	30	26	\$15,800
2004	Windows - Replace	40	36	\$3,000
2014	Shingle Roof - Replace	25	21	\$10,500
2022	Kitchen - Remodel	20	16	\$39,000
2024	Ceiling Tiles - Replace	40	36	\$5,000
2030	Restrooms - Remodel	20	16	\$42,600
NORTHEAST - TENNIS VERANDA				
2050	Veranda Deck - Replace	25	5	\$74,000
2052	Veranda Rails - Replace	15	10	\$12,000
2060	Doors - Replace	30	10	\$9,600
2064	Shingle Roof - Replace	20	1	\$4,000
2070	Kitchen - Remodel	18	15	\$14,000
2080	Restrooms - Remodel	20	2	\$25,700
NORTHEAST - BOCCE BALL CLUBHOUSE				
2103	Doors - Replace	30	21	\$7,300
2122	Kitchen - Remodel	20	11	\$14,000
NORTHEAST - OASIS BLDG				
2143	Doors - Replace	30	4	\$12,800
2154	Shingle Roof - Replace	25	16	\$24,600
2156	HVAC #1 - Replace	15	8	\$8,600
2157	HVAC #2 - Replace	15	8	\$8,600
2162	Bldg Interior - Remodel	30	3	\$37,000
2165	Carpet Floor - Replace	10	9	\$6,100
2168	Tile Floor - Replace	20	7	\$11,000
2180	Restrooms - Remodel	30	3	\$26,000
NORTHEAST - ELECTRONICS BLDG				
2202	Keycard System - Replace	12	6	\$5,100
2203	Doors - Replace	30	4	\$7,600
2204	Windows - Replace	40	11	\$4,900
2214	Shingle Roof - Replace	25	17	\$14,200
2216	HVAC #1 - Replace	15	10	\$9,000
2217	HVAC #2 - Replace	15	12	\$5,000
2224	Bldg Interior - Remodel	30	1	\$22,200
2226	Carpet Floor - Replace	10	2	\$5,100
2240	Restrooms - Remodel	30	1	\$26,800

419 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.

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



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

Methodology



For this [Update With-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 performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.

Which Physical Assets are Funded by Reserves?

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



RESERVE COMPONENT "FOUR-PART TEST"

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

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we contribute?



RESERVE FUNDING PRINCIPLES

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

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

What is our Recommended Funding Goal?

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



FUNDING OBJECTIVES

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

Site Inspection Notes

The site inspection work occurred over several days starting on 3/8/2021. During the inspection, I met with General Manager Mary Schmit to review changes that have occurred over the last several years as well as large planned and pending projects in the near future. After the meeting, I toured the community with former Security Department Manager Chris King to visually inspect the common areas, every common building (inside & out), pool areas, and the various recreation amenities.

Please see the Component Details Appendix at the end of this report for a detailed look at each component.



Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all of these expenses will take place as anticipated. This Reserve Study needs to be updated annually, because we expect the timing of expenses to shift and the size of the 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 chart below summarizes the projected future expenses at your association as defined by the Reserve Component List. A summary of these components is shown in the Component Details Table, while a summary of the expenses themselves is shown in the 30-yr Expense Summary Table.

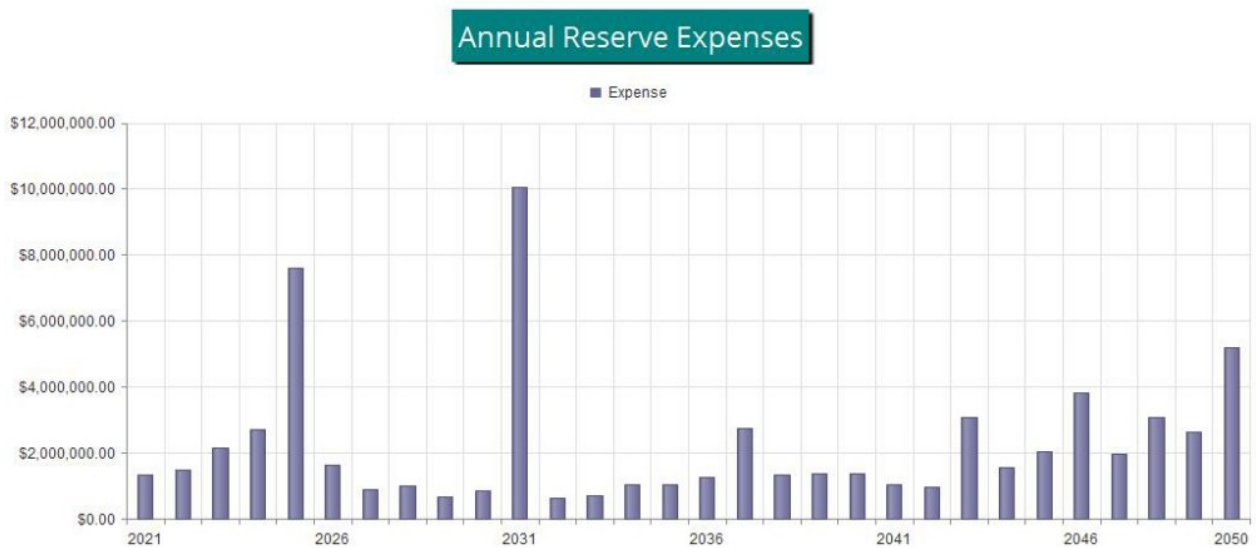


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance of \$850,479 as-of the start of your fiscal year on 7/1/2021. This was your actual balance on 6/30/2021. As of 7/1/2021, your Fully Funded Balance is computed to be \$26,810,781. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to the Fully Funded Balance indicates Reserves are 3.2 % Funded.

Recommended Funding Plan

The budget has already been approved and in use, so our recommended funding plan starts with the HOA's approved Quarterly Reserve contributions of \$192,390 this Fiscal Year. Based on this starting point and anticipated future expenses, we recommend increasing the Quarterly Reserve contribution to \$275,000 for the 2022-23 Fiscal Year. There are extensive short-term projects anticipated that the current Reserve fund and contributions are not adequate to handle. To help fund those projects, we also recommend collecting multi-year special assessments of \$1,923,900/year (\$1,100/lot) during the 2021-22 through 2027-28 Fiscal Years. Those assessments total \$13,467,300 over 7 years, which breaks down to \$7,700/lot. The overall 30-year plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

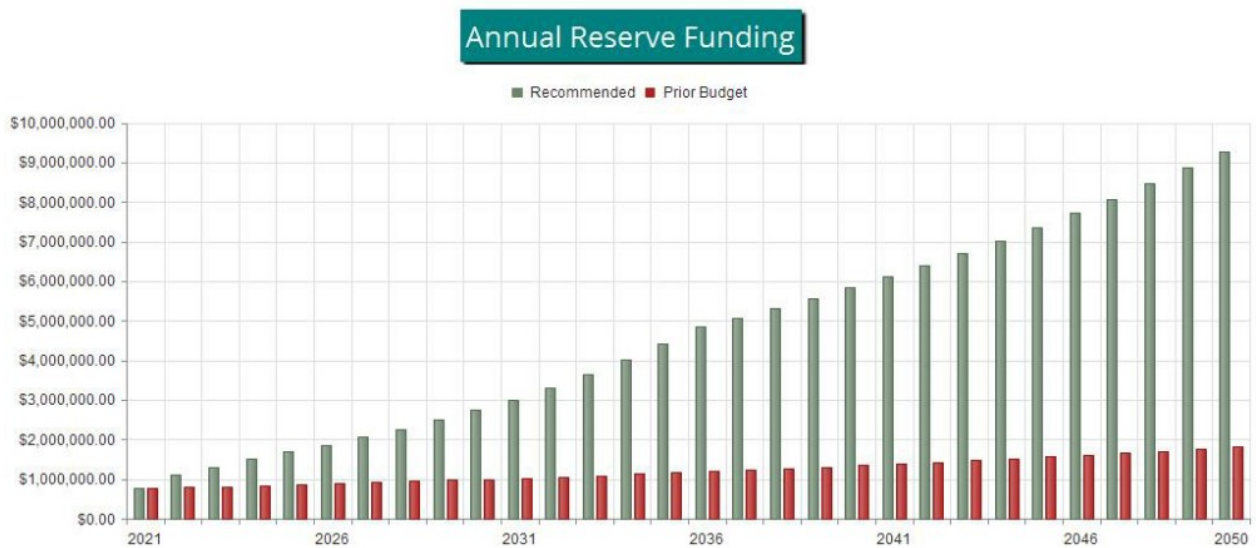


Figure 2

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

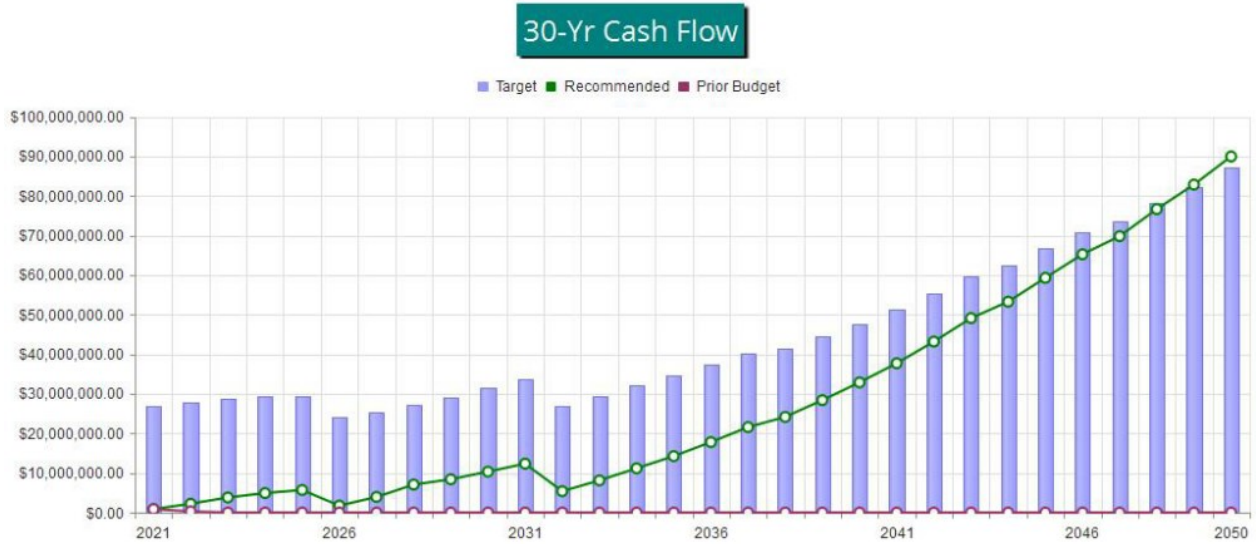


Figure 3

This chart 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-year Funding Plan.

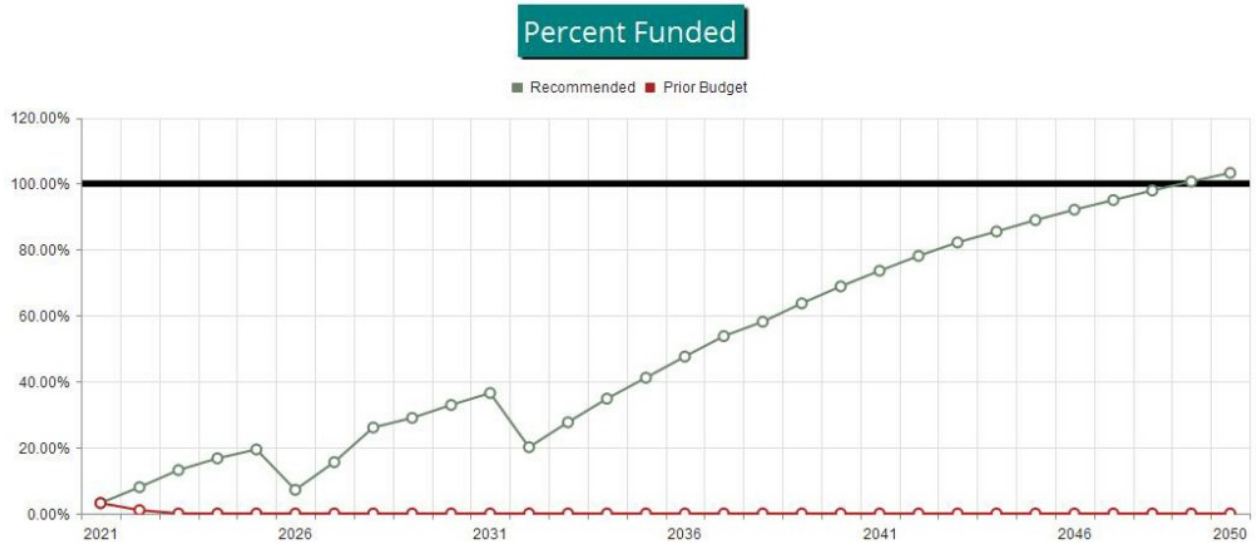


Figure 4



Executive Summary is a summary of your Reserve Components

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

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

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

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

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

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

	Useful Life		2021 Rem. Useful Life		Estimated Replacement Cost in 2021	2021 Expenditures	07/01/2021 Fully Funded Balance	Remaining Bal. to be Funded	2021 Contributions
	Min	Max	Min	Max					
MAIN ENTRY	5	30	0	22	\$150,200	\$6,800	\$89,317	\$143,400	\$5,086
MAIN ENTRY - GATEHOUSE	12	40	1	29	\$33,200	\$0	\$20,491	\$33,200	\$1,007
SECURITY DEPARTMENT	6	20	1	9	\$37,500	\$0	\$20,843	\$37,500	\$2,378
PAVEMENT	1	40	0	38	\$5,391,500	\$398,300	\$3,339,738	\$4,993,200	\$139,079
RV OVERNIGHTS	30	30	19	19	\$338,600	\$0	\$124,153	\$338,600	\$6,103
COMMON AREA	1	100	0	51	\$19,539,300	\$513,600	\$10,927,305	\$19,464,700	\$202,075
WEST POOL - BATHHOUSE	10	40	0	30	\$272,000	\$11,300	\$102,858	\$260,700	\$5,562
WEST POOL	15	45	16	46	\$3,805,700	\$0	\$38,667	\$3,805,700	\$50,415
WEST POOL - EQUIPMENT	7	15	8	16	\$48,100	\$0	\$0	\$48,100	\$2,352
EPC - POOL	15	45	8	38	\$3,883,800	\$0	\$675,435	\$3,883,800	\$52,173
EPC - POOL EQUIPMENT	7	15	0	11	\$54,100	\$4,000	\$33,575	\$50,100	\$2,805
EPC - CLUBHOUSE EXTERIOR	5	50	2	43	\$378,200	\$0	\$93,744	\$378,200	\$8,750
EPC - CLUBHOUSE HVAC	12	12	5	5	\$103,600	\$0	\$60,433	\$103,600	\$4,668
EPC - CLUBHOUSE INTERIOR	10	40	3	33	\$418,200	\$0	\$151,328	\$418,200	\$11,689
COMMUNITY CTR - EXTERIOR	5	50	1	35	\$718,100	\$0	\$394,444	\$718,100	\$20,935
COMMUNITY CTR - HVAC	10	15	0	11	\$343,700	\$30,200	\$95,383	\$313,500	\$15,337
COMMUNITY CTR - INTERIOR	10	40	0	25	\$1,160,200	\$18,000	\$669,347	\$1,142,200	\$24,885
COMMUNITY CTR - KITCHEN	10	25	0	10	\$117,800	\$11,300	\$77,160	\$106,500	\$3,023
ANNEX BUILDING - EXTERIOR	5	50	0	28	\$280,800	\$67,100	\$193,545	\$218,421	\$9,316
ANNEX BUILDING - INTERIOR	10	40	2	10	\$253,900	\$0	\$225,697	\$253,900	\$6,111
ADMIN BUILDING - EXTERIOR	5	50	0	10	\$3,094,100	\$20,400	\$2,463,460	\$3,073,700	\$37,490
ADMIN BUILDING - INTERIOR	10	20	0	0	\$93,000	\$93,000	\$93,000	\$0	\$2,893
LAUNDRY BUILDING	15	50	0	18	\$288,900	\$34,000	\$219,594	\$254,900	\$7,017
SATELLITE BATHHOUSES	12	50	0	48	\$1,407,600	\$70,200	\$947,673	\$1,384,400	\$32,569
SOUTHEAST RV LOT	15	20	0	17	\$161,900	\$16,000	\$82,640	\$145,900	\$5,268
SOUTHEAST RV LOT - MAINTENANCE BLDG	8	40	1	19	\$77,700	\$0	\$51,995	\$77,700	\$2,432
SOUTHEAST RV LOT - GLASS ARTS BLDG	15	40	7	32	\$119,800	\$0	\$42,293	\$119,800	\$2,859
HOBBY CENTER	25	30	0	28	\$42,300	\$10,000	\$21,653	\$32,300	\$896
HOBBY CENTER - CRAFTS BLDGS	15	50	0	4	\$4,614,800	\$10,000	\$4,245,840	\$4,604,800	\$50,278
SPORTS AMENITIES - CENTRAL	5	30	1	25	\$368,900	\$0	\$224,295	\$368,900	\$11,247
SPORTS AMENITIES - NORTHEAST	4	32	0	30	\$1,124,600	\$27,000	\$791,496	\$1,097,600	\$30,547
NORTHEAST - SPORTS PLEX BLDG	20	40	16	36	\$115,900	\$0	\$20,907	\$115,900	\$2,826

	Useful Life		2021 Rem. Useful Life		Estimated Replacement Cost in 2021	2021 Expenditures	07/01/2021 Fully Funded Balance	Remaining Bal. to be Funded	2021 Contributions
NORTHEAST - TENNIS VERANDA	15	30	1	15	\$139,300	\$0	\$98,863	\$139,300	\$3,430
NORTHEAST - BOCCE BALL CLUBHOUSE	20	30	11	21	\$21,300	\$0	\$8,490	\$21,300	\$510
NORTHEAST - OASIS BLDG	10	30	3	16	\$134,700	\$0	\$92,436	\$134,700	\$3,145
NORTHEAST - ELECTRONICS BLDG	10	40	1	17	\$99,900	\$0	\$72,680	\$99,900	\$2,404
					\$49,233,200	\$1,341,200	\$26,810,781	\$48,382,721	\$769,560
									Percent Funded: 3.2%

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
MAIN ENTRY					
100	Monument - Replace	(1) Monument	30	7	\$14,000
101	Monument - Refurbish	(1) Monument	30	22	\$8,000
110	Metal Fence - Replace	Approx 276 LF	24	6	\$15,200
114	Pole Lights - Replace	(6) Pole Lights	30	19	\$21,000
120	Entry System - Replace	(1) DoorKing System	10	8	\$6,200
122	Barcode Readers - Replace	(2) BAi Readers	12	1	\$14,500
124	Barrier Arm (Residents) - Replace	(1) Magnetic Automatic	8	0	\$6,800
125	Barrier Arm (Visitor) - Replace	(1) HySecurity	8	5	\$5,000
126	Barrier Arm (Exit) - Replace	(1) Magnetic Automatic	8	1	\$6,800
130	Gate Operators - Replace	(6) Viking Access	18	7	\$27,600
134	Vehicle Gates - Replace	(6) Gates & Fence	30	19	\$20,200
138	Metal Surfaces - Repaint	Fence, Gates, Pole	5	1	\$4,900
MAIN ENTRY - GATEHOUSE					
140	Doors - Replace	(2) Glass Sliders	20	9	\$5,000
142	Windows - Replace	(8) Windows	40	29	\$6,300
144	Gatehouse - Remodel	(1) Gatehouse	15	4	\$12,300
152	Foam Roof - Replace	Approx 380 Sq Ft	25	14	\$3,800
154	HVAC Unit - Replace	(1) Mitsubishi, 2-ton	12	1	\$5,800
SECURITY DEPARTMENT					
170	Camera System - Replace	(30) Cameras, (3) DVRs	6	2	\$15,600
177	Alarm Receiver - Replace	(1) Bosch D6100	20	9	\$3,000
184	Radio Repeater - Replace	(1) MotoTRBO XPR 8300	10	1	\$4,400
188	Card Reader System - Replace	(1) System	12	8	\$14,500
PAVEMENT					
200	Asphalt Streets (Ph1) - Repave	Approx 49,463 Sq Ft	25	14	\$148,400
201	Asphalt Streets (Ph1) - Seal	Approx 49,463 Sq Ft	5	3	\$7,700
202	Asphalt Streets (Ph2) - Repave	Approx 48,540 Sq Ft	25	15	\$145,600
203	Asphalt Streets (Ph2) - Seal	Approx 48,540 Sq Ft	5	2	\$7,600
204	Asphalt Streets (Ph3) - Repave	Approx 48,376 Sq Ft	25	16	\$145,200
205	Asphalt Streets (Ph3) - Seal	Approx 48,376 Sq Ft	5	2	\$7,600
206	Asphalt Streets (Ph4) - Repave	Approx 84,735 Sq Ft	25	22	\$254,200
207	Asphalt Streets (Ph4) - Seal	Approx 84,735 Sq Ft	5	3	\$13,200
208	Asphalt Streets (Ph5) - Repave	Approx 57,843 Sq Ft	25	23	\$173,500
209	Asphalt Streets (Ph5) - Seal	Approx 57,843 Sq Ft	5	0	\$9,000
210	Asphalt Streets (Ph6) - Repave	Approx 54,198 Sq Ft	25	24	\$150,500
211	Asphalt Streets (Ph6) - Seal	Approx 54,198 Sq Ft	5	0	\$8,500
212	Asphalt Streets (Ph7) - Repave	Approx 62,541 Sq Ft	25	0	\$187,600
213	Asphalt Streets (Ph7) - Seal	Approx 62,541 Sq Ft	5	1	\$9,800
214	Asphalt Streets (Ph8) - Repave	Approx 63,674 Sq Ft	25	1	\$191,000
215	Asphalt Streets (Ph8) - Seal	Approx 63,674 Sq Ft	5	2	\$9,900
216	Asphalt Streets (Ph9) - Repave	1/6 of 675,710 Sq Ft	25	2	\$338,000
217	Asphalt Streets (Ph9) - Seal	1/6 of 675,710 Sq Ft	5	3	\$17,600
218	Asphalt Streets (Ph10) - Repave	1/6 of 675,710 Sq Ft	25	3	\$338,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
219	Asphalt Streets (Ph10) - Seal	1/6 of 675,710 Sq Ft	5	4	\$17,600
220	Asphalt Streets (Ph11) - Repave	1/6 of 675,710 Sq Ft	25	4	\$338,000
221	Asphalt Streets (Ph11) - Seal	1/6 of 675,710 Sq Ft	5	0	\$17,600
222	Asphalt Streets (Ph12) - Repave	1/6 of 675,710 Sq Ft	25	5	\$338,000
223	Asphalt Streets (Ph12) - Seal	1/6 of 675,710 Sq Ft	5	1	\$17,600
224	Asphalt Streets (Ph13) - Repave	1/6 of 675,710 Sq Ft	25	6	\$338,000
225	Asphalt Streets (Ph13) - Seal	1/6 of 675,710 Sq Ft	5	2	\$17,600
226	Asphalt Streets (Ph14) - Repave	1/6 of 675,710 Sq Ft	25	7	\$338,000
227	Asphalt Streets (Ph14) - Seal	1/6 of 675,710 Sq Ft	5	3	\$17,600
230	Asphalt - Crack Seal	Approx 1,440,614 Sq Ft	5	0	\$45,000
234	Valley Gutters - Replace (A)	Numerous LF	40	29	\$180,000
234	Valley Gutters - Replace (B)	Numerous LF	40	35	\$65,000
234	Valley Gutters - Replace (C)	Numerous LF	40	38	\$236,000
234	Valley Gutters - Replace (D)	Approx 2,585 LF	40	0	\$119,000
234	Valley Gutters - Replace (E)	Approx 2,099 LF	40	1	\$96,600
234	Valley Gutters - Replace (F)	Approx 1,682 LF	40	2	\$77,400
238	Concrete Sidewalks - Repair	Numerous Sq Ft	1	0	\$11,600
240	Asphalt Parking (CC) - Repave	Approx 62,642 Sq Ft	25	16	\$188,000
241	Asphalt Parking (CC) - Seal/Repair	Approx 62,642 Sq Ft	5	2	\$9,800
244	Asphalt Parking (NE) - Repave	Approx 60,000 Sq Ft	25	22	\$180,000
245	Asphalt Parking (NE) - Seal/Repair	Approx 60,000 Sq Ft	5	3	\$8,300
247	Concrete Drive (NE-A) - Replace	Approx 925 Sq Ft	30	4	\$11,100
247	Concrete Drive (NE-B) - Replace	Approx 925 Sq Ft	30	27	\$11,100
250	Asphalt Parking (SE) - Repave	Approx 124,175 Sq Ft	25	4	\$372,500
251	Asphalt Parking (SE) - Seal/Repair	Approx 124,175 Sq Ft	5	5	\$19,400
254	Concrete Drive (SE) - Replace	Approx 1,700 Sq Ft	30	4	\$20,400
260	Asphalt Parking (HC) - Repave	Approx 30,384 Sq Ft	25	3	\$91,200
261	Asphalt Parking (HC) - Seal/Repair	Approx 30,384 Sq Ft	5	4	\$4,800
264	Concrete Drive (HC) - Replace	Approx 3,450 Sq Ft	30	3	\$41,400
RV OVERNIGHTS					
280	RV Spaces - Replace	(20) Spaces	30	19	\$250,000
285	RV Power Centers - Replace	(20) Midwest Parkmate	30	19	\$62,000
290	Bollard Lights - Replace	(19) Bollard Lights	30	19	\$26,600
COMMON AREA					
300	Community Signs - Replace	Numerous Signs	10	7	\$16,000
306	Street Lights - Replace (A)	(30) Light Poles	50	2	\$180,000
306	Street Lights - Replace (A-LED)	(60) LED Fixtures	15	12	\$60,000
306	Street Lights - Replace (A-Pole)	(30) Light Poles	30	27	\$60,000
307	Street Lights - Replace (B-LED)	(28) LED Lights	15	12	\$28,000
307	Street Lights - Replace (B-Pole)	(28) Light Poles	30	27	\$56,000
308	Street Lights - Replace (C-LED)	(76) LED Lights	15	14	\$76,000
308	Street Lights - Replace (C-Pole)	(76) Light Poles	30	29	\$152,000
310	Street Lights - Replace (D)	(33) Street Lights	50	0	\$439,000
310	Street Lights - Replace (D-LED)	(33) LED Lights	15	15	\$33,000
310	Street Lights - Replace (D-Pole)	(33) Light Poles	30	30	\$66,000
311	Street Lights - Replace (E)	(47) Street Lights	50	1	\$625,100
311	Street Lights - Replace (E-LED)	(47) LED Lights	15	16	\$47,000
311	Street Lights - Replace (E-Pole)	(47) Light Poles	30	31	\$94,000
312	Street Lights - Replace (F)	(47) Street Lights	50	2	\$625,100

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
312	Street Lights - Replace (F-LED)	(47) LED Lights	15	17	\$47,000
312	Street Lights - Replace (F-Pole)	(47) Light Poles	30	32	\$94,000
313	Street Lights - Replace (G)	(47) Street Lights	50	3	\$625,100
313	Street Lights - Replace (G-LED)	(47) LED Lights	15	18	\$47,000
313	Street Lights - Replace (G-Pole)	(47) Light Poles	30	33	\$94,000
314	Street Lights - Replace (H)	(45) Street Lights	50	4	\$598,500
314	Street Lights - Replace (H-LED)	(45) LED Lights	15	19	\$45,000
314	Street Lights - Replace (H-Pole)	(45) Light Poles	30	34	\$90,000
320	Solar Panels - Replace	(1,656) Solar Panels	25	16	\$655,300
322	Solar Inverters (10-YR) - Replace	(18) Solar Inverters	10	1	\$101,100
323	Solar Inverters (20-YR) - Replace	(2) Solectria Renewables	20	11	\$77,300
330	Block Walls - Replace	Approx 12,630 LF	60	10	\$2,750,000
331	Block Walls - Repair	Approx 12,630 LF	5	0	\$50,000
340	Backflow Valves - Replace	(2) Zum-Wilkins	25	17	\$29,600
346	Landscape Granite - Replenish	Approx 170,000 Sq Ft	4	1	\$8,200
380	Barcode Readers - Replace	(2) BAi Readers	12	1	\$14,500
382	Barrier Arm (Entry) - Replace	(1) Magnetic Access	8	4	\$6,800
383	Barrier Arm (Exit) - Replace	(1) Magnetic Automatic	8	1	\$6,800
384	Gate Operators - Replace	(2) Elite Operators	15	0	\$9,200
388	Vehicle Gates - Replace	(2) Gates & Fence	30	10	\$12,300
390	Storage Roof - Replace	Approx 1,500 Sq Ft	40	10	\$15,000
404	Isolation Valves - Partial Replace	Approx (134) Valves	1	0	\$15,400
410	Storm Drain - Reline	Numerous LF	50	51	\$1,532,000
420	Sewer Pipes - Reline	Numerous LF	100	48	\$5,000,000
423	Water Pipes - Reline	Numerous LF	100	50	\$5,000,000
426	Water/Sewer Pipes - Repair	Approx 5,700 LF	5	2	\$58,000
WEST POOL - BATHHOUSE					
500	Bathhouse - Renovate	(2) Restrooms	40	30	\$160,500
502	Bathhouse - Remodel	(2) Restrooms	20	10	\$81,000
504	Water Heater - Replace	(1) A.O Smith, 100-Gal	10	0	\$11,300
510	Shingle Roof - Replace	Approx 1,860 Sq Ft	20	10	\$11,200
514	HVAC Unit - Replace	(1) Carrier, 4-Ton	15	5	\$8,000
WEST POOL					
520	Pool Fence - Replace	Approx 730 LF	24	25	\$36,500
526	Landscape - Renovate	Irrig, Granite, Plants	20	21	\$15,000
528	Pole Lights - Replace	(2) Pole Lights	30	31	\$6,000
530	Pool Deck - Replace	Approx 12,160 Sq Ft	25	26	\$200,000
533	Pool - Replace	(1) Pool, 220 LF	45	46	\$3,400,000
534	Pool - Resurface	(1) Pool, 220 LF	15	16	\$60,000
536	Spas - Replace	(2) Spas, 136 LF	45	16	\$60,000
537	Spas - Resurface	(2) Spas, 136 LF	15	16	\$25,000
540	Shade Screens - Replace	(2) Screens, ~265 Sq Ft	15	16	\$3,200
WEST POOL - EQUIPMENT					
560	Pool Filter #1 - Replace	(1) Purex Filter	15	16	\$3,000
561	Pool Filter #2 - Replace	(1) Pentair Filter	15	16	\$3,000
564	Pool Pumps - Replace	(2) Pac-Fab Challengers	12	13	\$3,200
567	Pool Heater #1 - Replace	(1) Raypak 399,000 BTU	10	11	\$4,500
568	Pool Heater #2 - Replace	(1) Raypak 399,000 BTU	10	11	\$4,500
569	Pool Heater #3 - Replace	(1) Raypak 399,000 BTU	10	11	\$4,500

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
574	Spa Pumps - Replace	(4) Pentair IntelliFlo	12	13	\$6,400
577	Spa Heater (North) - Replace	(1) Raypak 206,000 BTU	7	8	\$3,500
578	Spa Heater (South) - Replace	(1) Raypak 266,000 BTU	7	8	\$3,500
580	Chlorinator (Pool) - Replace	(1) Aquasol	15	16	\$4,000
581	Chlorinator (N. Spa) - Replace	(1) Aquasol	15	16	\$4,000
582	Chlorinator (S. Spa) - Replace	(1) Aquasol	15	16	\$4,000
EPC - POOL					
600	Pool Fence - Replace	Approx 920 LF	24	17	\$42,300
608	Landscape - Renovate	Irrig, Granite, Plants	20	13	\$15,000
610	Pool Deck - Replace	Approx 14,400 Sq Ft	25	18	\$230,400
612	Pool - Replace	(1) Pool, 235 LF	45	38	\$3,400,000
613	Pool - Resurface	(1) Pool, 235 LF	15	8	\$60,000
615	Spas - Replace	(2) Spas, 112 LF	45	38	\$60,000
616	Spas - Resurface	(2) Spas, 112 LF	15	8	\$21,000
618	Pool Lift - Replace	(1) Spectrum Aquatics	15	8	\$6,000
620	Pool Showers - Refurbish	(2) Showers	15	8	\$7,700
622	Pole Lights - Replace	(12) Pole Lights	30	23	\$36,000
623	Shade Screens - Replace	(2) Screens, ~450 Sq Ft	15	8	\$5,400
EPC - POOL EQUIPMENT					
630	Pool Filters - Replace	(2) Pentair Filters	15	10	\$6,000
632	Pool Pumps - Replace	(3) Pentair, 1.5-HP	12	5	\$3,600
635	Pool Heaters - Replace	(3) Raypak 399,000 BTU	8	2	\$13,500
638	Spa Filters - Replace	(2) Pentair Filters	12	5	\$5,000
641	Spa Pumps - Replace	(5) PacFab, 3-HP	12	6	\$7,000
646	Spa Heaters - Replace	(2) Raypak Heaters	7	1	\$7,000
647	Chlorinator (Pool) - Replace	(1) Aquasol	15	8	\$4,000
648	Chlorinator (N. Spa) - Replace	(1) Aquasol	15	11	\$4,000
649	Chlorinator (S. Spa) - Replace	(1) Aquasol	15	0	\$4,000
EPC - CLUBHOUSE EXTERIOR					
650	Exterior Lights - Replace	Approx (65) Lights	20	13	\$13,300
651	Keycard System - Replace	(1) System	12	5	\$15,000
652	Doors - Replace	(27) Assorted Doors	25	18	\$62,000
653	Windows - Replace	(47) Windows	50	43	\$57,100
654	Bldg Exterior - Refurbish	Approx 13,000 Sq Ft	8	2	\$17,000
657	Foam Roof - Replace	Approx 2,500 Sq Ft	25	18	\$9,300
658	Foam Roof - Recoat	Approx 2,500 Sq Ft	5	3	\$8,200
660	Metal Roof - Replace	Approx 10,430 Sq Ft	40	33	\$156,500
661	Skylights - Replace	(11) Solar Tube	25	18	\$8,000
664	Water Heater - Replace	(1) Bradford White	6	5	\$7,600
665	Water Softener - Replace	(1) Softener System	15	9	\$6,100
668	Personnel Lift - Replace	(1) Genie Runabout	30	25	\$18,100
EPC - CLUBHOUSE HVAC					
670	HVAC Unit (CU1) - Replace	(1) Carrier, 10-Ton	12	5	\$17,000
670	HVAC Unit (CU2) - Replace	(1) Carrier, 10-Ton	12	5	\$17,000
670	HVAC Unit (CU3) - Replace	(1) Carrier, 7.5-Ton	12	5	\$12,800
670	HVAC Unit (CU4) - Replace	(1) Carrier, 20-Ton	12	5	\$32,000
670	HVAC Unit (CU5) - Replace	(1) Carrier, 1.5-Ton	12	5	\$4,800
670	HVAC Unit (CU6) - Replace	(1) Carrier, 4-Ton	12	5	\$8,000
670	HVAC Unit (CU7) - Replace	(1) Carrier, 4-Ton	12	5	\$8,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
670	HVAC Unit (CU8) - Replace	(1) Carrier, 1-Ton	12	5	\$4,000
EPC - CLUBHOUSE INTERIOR					
674	Carpet Floor - Replace	Approx 560 Sq Yds	10	3	\$22,400
675	Door Openers - Replace	(2) Stanley Openers	12	5	\$7,000
677	Bldg Interior - Remodel	Floors, Lights, Cabinetry	20	13	\$130,000
680	Ceiling Tiles - Replace	Approx 6,250 Sq Ft	40	33	\$43,800
685	Locker Rooms - Remodel	(2) Locker Rooms	20	13	\$188,000
686	Saunas - Replace	(2) Sunlighten mPulse	15	8	\$22,000
690	Fire Alarm Panel - Replace	(1) Fike Panel	15	8	\$5,000
COMMUNITY CTR - EXTERIOR					
701	Bollard Lights - Replace	(24) Bollard Lights	25	9	\$60,000
707	Walkway Deck - Resurface	Approx 8,800 Sq Ft	20	9	\$78,800
708	Walkway Deck - Seal/Repair	Approx 8,800 Sq Ft	5	4	\$18,000
710	Exterior Lights - Replace	Approx (93) Lights	20	4	\$23,600
712	Doors - Replace	(49) Assorted Doors	25	10	\$113,000
713	Windows - Replace	Approx (193) Windows	50	35	\$215,000
714	Bldg Exterior - Refurbish	Approx 22,150 Sq Ft	8	1	\$40,000
715	Metal Surfaces - Repaint	Approx 6,010 Sq Ft	5	2	\$19,100
716	Foam Roof - Replace	Approx 5,310 Sq Ft	25	12	\$19,700
717	Foam Roof - Recoat	Approx 5,310 Sq Ft	5	2	\$17,500
718	Shingle Roof - Replace	Approx 16,200 Sq Ft	20	4	\$113,400
COMMUNITY CTR - HVAC					
720	HVAC #1 - Replace	(1) Trane, 3-Ton	12	6	\$7,700
721	HVAC #2 - Replace	(1) Trane, 1.5-Ton	12	0	\$4,800
722	HVAC #3 - Replace	(1) Trane, 1.5-Ton	12	4	\$4,800
723	HVAC #4 - Replace	(1) Day & Night, 4-Ton	12	10	\$8,600
724	HVAC #5 - Replace	(1) Day & Night, 5-Ton	12	10	\$10,000
725	HVAC #6 - Replace	(1) Trane, 1.5-Ton	12	5	\$4,800
726	HVAC #7 - Replace	(1) Trane, 1.5-Ton	12	0	\$4,800
727	HVAC #8 - Replace	(1) Trane, 5-Ton	12	6	\$10,000
728	HVAC #9 - Replace	(1) Daikin, 1-Ton	10	6	\$4,000
729	HVAC AHU1 - Replace	(1) Trane, 27.5-Ton	12	10	\$48,000
730	HVAC AHU2 - Replace	(1) Trane, 27.5-Ton	12	10	\$48,000
731	HVAC AHU3 - Replace	(1) Trane, 10-Ton	12	10	\$21,000
732	HVAC AHU4 - Replace	(1) Trane, 10-Ton	12	10	\$21,000
733	HVAC AHU5 - Replace	(1) Trane, 10-Ton	12	10	\$21,000
734	HVAC AHU6 - Replace	(1) Trane, 10-Ton	12	10	\$21,000
735	HVAC AHU7 - Replace	(1) Trane, 10-Ton	12	10	\$21,000
736	HVAC AHU8 - Replace	(1) Trane, 12.5-Ton	12	10	\$25,500
737	HVAC AHU9 - Replace	(1) Trane, 7.5-Ton	12	10	\$15,800
738	Mini-Split HVAC #1 - Replace	(1) Mitsubishi, 2-Ton	12	11	\$5,100
739	Mini-Split HVAC #2 - Replace	(1) Daikin, 2-Ton	12	5	\$5,100
740	Mini-Split HVAC #3 - Replace	(1) Daikin, 2-Ton	12	10	\$5,100
743	Walk-In HVAC #1 - Replace	(1) Russell, 3.5-Ton	15	0	\$10,300
744	Walk-In HVAC #2 - Replace	(1) Russell, 3.5-Ton	15	0	\$10,300
745	Evaporative Cooler - Replace	(1) Aero Cool	12	10	\$6,000
COMMUNITY CTR - INTERIOR					
750	Carpet Floor - Replace	Approx 915 Sq Yds	10	5	\$37,000
752	Door Openers - Replace	(3) Horton Automatics	12	2	\$7,000

# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
756 Bldg Interior - Remodel	Floors & Blinds	20	5	\$196,000
758 Ceiling Tiles - Replace	Approx 28,600 Sq Ft	40	25	\$200,000
760 Mailboxes - Replace	(50) 35-Box Clusters	40	24	\$214,200
763 Restrooms - Remodel	(6) Restrooms	20	5	\$140,000
766 Ballroom Floor - Replace	Approx 10,000 Sq Ft	30	14	\$140,000
772 Elevator Cabs - Remodel	(2) Cabs	20	4	\$30,000
773 Elevator #1 Equip - Modernize	(1) Otis, 2-Stop	30	6	\$80,000
774 Elevator #2 Equip - Modernize	(1) Otis, 2-Stop	30	14	\$80,000
777 Fire Alarm Panel - Replace	(1) Gamewell	10	5	\$18,000
778 Phone System - Replace	(1) Toshiba CTX100	14	0	\$18,000
COMMUNITY CTR - KITCHEN				
780 Kitchen - Remodel	(1) Kitchen	25	9	\$67,000
784 Hood & Ansul Systems - Replace	(2) Piranha Systems	25	9	\$32,000
794 Water Heater - Replace	(1) A.O. Smith, 100-Gal.	10	0	\$11,300
796 Water Softener - Replace	(1) Rayne Water Condition	15	10	\$7,500
ANNEX BUILDING - EXTERIOR				
801 Doors - Replace	(28) Assorted Doors	25	10	\$58,000
802 Windows - Replace	Approx (25) Windows	50	10	\$16,000
804 Bldg Exterior - Refurbish	Approx 16,810 Sq Ft	8	1	\$17,000
810 Foam Roof - Replace	Approx 6,240 Sq Ft	25	15	\$23,100
811 Foam Roof - Recoat	Approx 6,240 Sq Ft	5	0	\$20,600
812 Roof Rail - Replace	Approx 54 LF	30	28	\$3,000
813 HVAC Screens - Replace	Approx 210 LF	30	0	\$6,500
814 HVAC #1 - Replace	(1) Goodman, 5-Ton	15	6	\$10,000
815 HVAC #2 - Replace	(1) Day & Night, 5-Ton	15	13	\$10,000
816 HVAC #3 - Replace	(1) Day & Night, 5-Ton	15	11	\$10,000
817 HVAC #4 - Replace	(1) Carrier, 3-Ton	15	12	\$8,500
818 HVAC #5 - Replace	(1) Goodman, 5-Ton	15	4	\$10,000
819 HVAC #6 - Replace	(1) Goodman, 5-Ton	15	2	\$10,000
820 HVAC #7 - Replace	(1) Goodman, 5-Ton	15	5	\$10,000
821 HVAC #8 - Replace	(1) Day & Night, 5-Ton	15	11	\$10,000
822 HVAC #9 - Replace	(1) Trane, 5-Ton	15	0	\$10,000
826 Personnel Lift - Replace	(1) Genie	30	1	\$18,100
828 Sewer Pipe - Reline	(1) Building	50	0	\$30,000
ANNEX BUILDING - INTERIOR				
830 Carpet Floor - Replace	Approx 464 Sq Yds	10	2	\$18,600
832 Bldg Interior - Remodel	Floors, Lights, Blinds	20	2	\$98,600
834 Ceiling Tiles - Replace	Approx 6,000 Sq Ft	40	2	\$42,000
840 Ballroom Floor - Replace	Approx 1,570 Sq Ft	30	10	\$21,000
844 Room Dividers - Replace	(3) Dividers: 650 Sq Ft	30	2	\$28,000
848 Restrooms - Remodel	(4) Restrooms	25	2	\$45,700
ADMIN BUILDING - EXTERIOR				
850 Admin Bldg - Replace	(1) Building	50	10	\$3,000,000
852 Doors - Replace	(10) Assorted Doors	25	10	\$21,000
860 Foam Roof - Replace	Approx 4,160 Sq Ft	25	5	\$18,700
861 Foam Roof - Recoat	Approx 4,160 Sq Ft	5	0	\$10,400
862 HVAC #1 - Replace	(1) Goodman, 5-Ton	12	3	\$10,000
863 HVAC #2 - Replace	(1) Goodman, 5-Ton	12	0	\$10,000
864 Wi-Fi System - Replace	(1) System	6	4	\$24,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
ADMIN BUILDING - INTERIOR					
870	Carpet Floor - Replace	Approx 310 Sq Yds	10	0	\$14,000
872	Bldg Interior - Remodel	Floors, Lights, Cabinetry	20	0	\$60,000
890	Restrooms - Remodel	(2) Restrooms	20	0	\$19,000
LAUNDRY BUILDING					
900	Metal Handrails - Replace	Approx 117 LF	30	7	\$4,500
902	Doors - Replace	(13) Assorted Doors	25	10	\$22,000
903	Windows - Replace	Approx (13) Windows	50	10	\$18,200
906	Shingle Roof - Replace	Approx 6,520 Sq Ft	25	15	\$36,000
908	Evaporative Coolers - Replace	(3) Tradewinds Coolers	20	2	\$6,000
910	HVAC (Laundry) - Replace	(1) Goodman, 4-Ton	15	10	\$8,600
911	HVAC (Sewing) - Replace	(1) Day & Night, 4-Ton	20	18	\$8,600
914	Restrooms - Remodel	(2) Restrooms	20	0	\$15,000
916	Laundry Room - Remodel	Floor, Cabinetry, Lights	20	2	\$25,000
918	Bill Changer - Replace	(1) Rowe International	25	4	\$5,600
920	Laundry Dryers - Replace (A)	1/2 of (24) Huebsch	18	1	\$15,600
921	Laundry Dryers - Replace (B)	(1) Maytag Dryer	18	0	\$6,000
922	Laundry Dryers - Replace (C)	(1) Wasco Dryer	18	1	\$6,000
930	Laundry Washers - Replace (A)	(10) G.E. Commercial	18	0	\$13,000
934	Laundry Washers - Replace (D)	(6) Wascomat WE16	18	1	\$14,400
934	Laundry Washers - Replace (E)	(1) Wascomat W630	18	7	\$8,100
940	Water Heaters - Replace	(4) Rinnai	15	5	\$17,000
950	Ceramics Room - Remodel	Floor, Cabinetry, Lights	30	3	\$21,000
960	Sewing Room - Remodel	Floor, Cabinetry, Lights	30	3	\$38,300
SATELLITE BATHHOUSES					
1001	Bathhouse #1 - Remodel	(2) Restrooms	20	2	\$107,400
1001	Bathhouse #1 - Sewer Line	(2) Restrooms	50	1	\$47,000
1004	Bathhouse #2 - Remodel	(2) Restrooms	20	3	\$107,400
1005	Bathhouse #2 - Sewer Line	(2) Restrooms	50	47	\$47,000
1007	Bathhouse #3 - Remodel	(2) Restrooms	20	4	\$107,400
1008	Bathhouse #3 - Sewer Line	(2) Restrooms	50	2	\$47,000
1010	Bathhouse #4 - Remodel	(2) Restrooms	20	5	\$107,400
1011	Bathhouse #4 - Sewer Line	(2) Restrooms	50	3	\$47,000
1013	Bathhouse #5 - Remodel	(2) Restrooms	20	6	\$119,400
1014	Bathhouse #5 - Sewer Line	(2) Restrooms	50	48	\$43,000
1016	Bathhouse #6 - Remodel	(2) Restrooms	20	7	\$119,400
1017	Bathhouse #6 - Sewer Line	(2) Restrooms	50	0	\$47,000
1019	Bathhouse #7 - Remodel	(2) Restrooms	20	8	\$119,400
1020	Bathhouse #7 - Sewer Line	(2) Restrooms	50	4	\$47,000
1022	Bathhouse #8 - Remodel	(2) Restrooms	20	9	\$119,400
1023	Bathhouse #8 - Sewer Line	(2) Restrooms	50	48	\$47,000
1031	Water Heater #1 - Replace	(1) Rheem, 100-Gal	12	10	\$3,200
1032	Water Heater #2 - Replace	(1) American, 74-Gal	12	6	\$3,200
1033	Water Heater #3 - Replace	(1) GE, 75-Gal	12	3	\$3,200
1035	Water Heater #5 - Replace	(1) State, 80-Gal	12	0	\$3,200
1036	Water Heater #6 - Replace	(1) G.E., 75-Gal	12	2	\$3,200
1037	Water Heater #7 - Replace	(1) G.E., 75-Gal	12	1	\$3,200
1038	Water Heater #8 - Replace	(1) American, 75-Gal	12	1	\$3,200
1050	Shingle Roofs - Replace	Approx 12,500 Sq Ft	20	18	\$50,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
1060	HVAC Screens - Replace	Approx 200 LF	40	18	\$16,000
1070	HVAC #5M - Replace	(1) York, 2.5-Ton	15	0	\$5,000
1071	HVAC #5W - Replace	(1) Day & Night, 3-Ton	15	14	\$5,000
1072	HVAC #6M - Replace	(1) Day & Night, 3-Ton	15	5	\$5,000
1073	HVAC #6W - Replace	(1) Rheem, 3-Ton	15	2	\$5,000
1074	HVAC #7M - Replace	(1) Goodman, 3-Ton	15	0	\$5,000
1075	HVAC #7W - Replace	(1) Goodman, 3-Ton	15	1	\$5,000
1076	HVAC #8M - Replace	(1) Goodman, 3-Ton	15	0	\$5,000
1077	HVAC #8W - Replace	(1) Carrier, 3-Ton	15	0	\$5,000
SOUTHEAST RV LOT					
1210	Trash Compactor - Replace	(1) Marathon Ramjet	16	15	\$46,000
1211	Trash Carts - Replace	(8) Trash Carts	16	0	\$16,000
1217	Street Sweeper - Replace	(1) Tennant	15	6	\$52,400
1218	Tractor - Replace	(1) 1996 Case 4x4	20	3	\$36,000
1219	Tractor - Refurbish	(1) 1996 Case 4x4	20	17	\$11,500
SOUTHEAST RV LOT - MAINTENANCE BLDG					
1222	Doors - Replace	(2) Metal Doors	30	9	\$7,300
1223	Windows - Replace	(5) Windows	40	19	\$5,800
1228	Shingle Roof - Replace	Approx 2,350 Sq Ft	20	18	\$11,800
1231	HVAC Unit - Replace	(1) Day & Night, 3.5-Ton	15	13	\$6,000
1236	Push Mower - Replace	(1) John Deere 220-SL	8	1	\$10,400
1240	Bldg Interior - Remodel	Floor, Lights, Cabinetry	20	2	\$36,400
SOUTHEAST RV LOT - GLASS ARTS BLDG					
1261	Doors - Replace	(4) Metal Doors	30	22	\$6,800
1266	Metal Roof - Replace	Approx 2,800 Sq Ft	40	32	\$36,000
1270	HVAC #1 - Replace	(1) Day & Night, 4-Ton	15	7	\$8,600
1271	HVAC #2 - Replace	(1) Day & Night, 5-Ton	15	7	\$10,000
1276	Bldg Interior - Remodel	Cabinetry, Lights, Paint	20	12	\$45,600
1280	Room Divider - Replace	(1) Divider: 285 Sq Ft	20	12	\$12,800
HOBBY CENTER					
1300	Vehicle Gates - Replace	(2) Gates, 7'x10' ea.	30	28	\$5,300
1312	Pet Walk Lights - Replace	(5) Pole Lights	25	0	\$10,000
1314	Pet Walk Fence (2008) - Replace	Approx 346 LF	25	11	\$9,000
1315	Pet Walk Fence (2014) - Replace	Approx 26 LF	25	17	\$4,000
1320	Pet Walk Bridge - Replace	(1) Bridge: 3'x25'	25	22	\$8,500
1322	Pet Walk Handrails - Replace	Approx 180 LF	25	7	\$5,500
HOBBY CENTER - CRAFTS BLDGS					
1330	Hobby Buildings - Replace	(5) Buildings	50	4	\$4,600,000
1342	HVAC #1 - Replace	(1) Coleman, 2.5-Ton	15	0	\$5,000
1343	HVAC #2 - Replace	(1) Coleman, 2.5-Ton	15	0	\$5,000
1344	HVAC #3 - Replace	(1) Day & Night, 1.5-ton	15	3	\$4,800
SPORTS AMENITIES - CENTRAL					
1605	Lawn Bowling Turf #1 - Replace	Approx 13,200 Sq Ft	25	13	\$62,600
1606	Lawn Bowling Turf #2 - Replace	Approx 10,560 Sq Ft	25	3	\$52,200
1608	Lawn Bowling Fence - Replace	Approx 234 LF	18	13	\$9,000
1610	Putting Green Turf - Replace	Approx 8,200 Sq Ft	25	2	\$40,000
1620	Shuffleboard Courts - Resurface	(20) Courts	10	1	\$26,000
1624	Shuffleboard Lights - Replace	(8) Light Fixtures	25	15	\$6,800
1640	Pickleball Crts (1-6) - Resurface	(6) Courts	5	4	\$18,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
1642	Pickleball Fence (1-4) - Replace	Approx 800 LF	25	4	\$40,000
1643	Pickleball Fence (5-6) - Replace	Approx 258 LF	25	4	\$13,700
1646	Pickleball Ramada - Replace	(1) Ramada: 380 Sq Ft	25	7	\$9,500
1647	Pickleball Shade - Replace	(1) Screen: 310 Sq Ft	15	1	\$3,000
1662	Tennis Courts (7-8) - Resurface	(2) Tennis Courts	8	3	\$12,000
1664	Tennis Lights (7-8) - Replace (A)	(16) LED Fixtures	15	10	\$16,000
1665	Tennis Lights (7-8) - Replace (B)	(9) Light Poles	30	25	\$22,500
1667	Tennis Fence (7-8) - Replace	Approx 572 LF	25	20	\$34,300
1670	Tennis Shades (7-8) - Replace	(2) Screens: 360 Sq Ft	15	10	\$3,300
SPORTS AMENITIES - NORTHEAST					
1804	Security System - Replace	(1) System	10	8	\$24,200
1806	Fountain - Refurbish	(1) Fountain	15	9	\$7,600
1820	Bocce Ball Courts - Replace	(6) Bocce Courts	32	3	\$640,000
1822	Bocce Ball Turf - Replace	(6) Bocce Courts	8	3	\$43,800
1826	Bocce Lights (1992) - Replace	(16) Lights, (4) Poles	32	3	\$24,000
1826	Bocce Lights (2012) - Replace	(4) Lights, (2) Poles	32	3	\$8,000
1830	Bocce Shades (2003) - Replace	(8) Structures: 10x12	25	3	\$32,000
1830	Bocce Shades (2012) - Replace	(2) Structures: 10x12	25	3	\$8,000
1842	Pickleball Crts (1-9) - Resurface	(9) Courts	4	0	\$27,000
1843	Pickleball Crts (10-11) - Resurface	(2) Courts	4	2	\$6,000
1844	Pickleball Fence (1-9) - Replace	Approx 1,470 LF	25	21	\$76,700
1845	Pickleball Fence (10-11) - Replace	Approx 320 LF	25	18	\$19,200
1850	PB Lights (2,8,9) - Replace (A)	(10) LED Fixtures	15	15	\$10,000
1851	PB Lights (2,8,9) - Replace (B)	(10) Light Poles	30	30	\$20,000
1852	PB Lights (4,5) - Replace (A)	(8) LED Fixtures	15	11	\$8,000
1853	PB Lights (4,5) - Replace (B)	(8) Light Poles	30	26	\$16,000
1860	Shade Screens - Replace	(3) Screens: 1,360 Sq Ft	15	11	\$10,600
1871	Tennis Courts (1-2) - Resurface	(2) Tennis Courts	6	1	\$12,000
1873	Tennis Courts (3-4) - Resurface	(2) Tennis Courts	6	3	\$12,000
1875	Tennis Courts (5-6) - Resurface	(2) Tennis Courts	6	3	\$12,000
1877	Tennis Fence (1-6) - Replace	Approx 1,674 LF	25	17	\$100,000
1890	Golf Cages - Replace	(2) Cages	25	14	\$7,500
NORTHEAST - SPORTS PLEX BLDG					
2003	Doors - Replace	(8) Assorted Doors	30	26	\$15,800
2004	Windows - Replace	(5) Windows	40	36	\$3,000
2014	Shingle Roof - Replace	Approx 2,100 Sq Ft	25	21	\$10,500
2022	Kitchen - Remodel	Cabinetry, Lights, etc.	20	16	\$39,000
2024	Ceiling Tiles - Replace	Approx 710 Sq Ft	40	36	\$5,000
2030	Restrooms - Remodel	(2) Restrooms	20	16	\$42,600
NORTHEAST - TENNIS VERANDA					
2050	Veranda Deck - Replace	Approx 2,4560 Sq Ft	25	5	\$74,000
2052	Veranda Rails - Replace	Approx 210 LF	15	10	\$12,000
2060	Doors - Replace	(5) Assorted Doors	30	10	\$9,600
2064	Shingle Roof - Replace	Approx 780 Sq Ft	20	1	\$4,000
2070	Kitchen - Remodel	Floor, Lights, Cabinetry	18	15	\$14,000
2080	Restrooms - Remodel	(2) Restrooms	20	2	\$25,700
NORTHEAST - BOCCÉ BALL CLUBHOUSE					
2103	Doors - Replace	(4) Assorted Doors	30	21	\$7,300
2122	Kitchen - Remodel	Cabinetry, Lights, etc.	20	11	\$14,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
NORTHEAST - OASIS BLDG					
2143	Doors - Replace	(6) Assorted Doors	30	4	\$12,800
2154	Shingle Roof - Replace	Approx 4,900 Sq Ft	25	16	\$24,600
2156	HVAC #1 - Replace	(1) Goodman, 4-Ton	15	8	\$8,600
2157	HVAC #2 - Replace	(1) Goodman, 4-Ton	15	8	\$8,600
2162	Bldg Interior - Remodel	Floor, Lights, Cabinetry	30	3	\$37,000
2165	Carpet Floor - Replace	Approx 164 Sq Yds	10	9	\$6,100
2168	Tile Floor - Replace	Approx 970 Sq Ft	20	7	\$11,000
2180	Restrooms - Remodel	(2) Restrooms	30	3	\$26,000
NORTHEAST - ELECTRONICS BLDG					
2202	Keycard System - Replace	(1) Doorcking System	12	6	\$5,100
2203	Doors - Replace	(4) Assorted Doors	30	4	\$7,600
2204	Windows - Replace	(4) Windows	40	11	\$4,900
2214	Shingle Roof - Replace	Approx 2,830 Sq Ft	25	17	\$14,200
2216	HVAC #1 - Replace	(1) Goodman, 5-Ton	15	10	\$9,000
2217	HVAC #2 - Replace	(1) Day & Night, 2.5-Ton	15	12	\$5,000
2224	Bldg Interior - Remodel	Floor, Lights, Cabinetry	30	1	\$22,200
2226	Carpet Floor - Replace	Approx 136 Sq Yds	10	2	\$5,100
2240	Restrooms - Remodel	(2) Restrooms	30	1	\$26,800
419	Total Funded Components				

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
MAIN ENTRY								
100	Monument - Replace	\$14,000	X	23	/	30	=	\$10,733
101	Monument - Refurbish	\$8,000	X	8	/	30	=	\$2,133
110	Metal Fence - Replace	\$15,200	X	18	/	24	=	\$11,400
114	Pole Lights - Replace	\$21,000	X	11	/	30	=	\$7,700
120	Entry System - Replace	\$6,200	X	2	/	10	=	\$1,240
122	Barcode Readers - Replace	\$14,500	X	11	/	12	=	\$13,292
124	Barrier Arm (Residents) - Replace	\$6,800	X	8	/	8	=	\$6,800
125	Barrier Arm (Visitor) - Replace	\$5,000	X	3	/	8	=	\$1,875
126	Barrier Arm (Exit) - Replace	\$6,800	X	7	/	8	=	\$5,950
130	Gate Operators - Replace	\$27,600	X	11	/	18	=	\$16,867
134	Vehicle Gates - Replace	\$20,200	X	11	/	30	=	\$7,407
138	Metal Surfaces - Repaint	\$4,900	X	4	/	5	=	\$3,920
MAIN ENTRY - GATEHOUSE								
140	Doors - Replace	\$5,000	X	11	/	20	=	\$2,750
142	Windows - Replace	\$6,300	X	11	/	40	=	\$1,733
144	Gatehouse - Remodel	\$12,300	X	11	/	15	=	\$9,020
152	Foam Roof - Replace	\$3,800	X	11	/	25	=	\$1,672
154	HVAC Unit - Replace	\$5,800	X	11	/	12	=	\$5,317
SECURITY DEPARTMENT								
170	Camera System - Replace	\$15,600	X	4	/	6	=	\$10,400
177	Alarm Receiver - Replace	\$3,000	X	11	/	20	=	\$1,650
184	Radio Repeater - Replace	\$4,400	X	9	/	10	=	\$3,960
188	Card Reader System - Replace	\$14,500	X	4	/	12	=	\$4,833
PAVEMENT								
200	Asphalt Streets (Ph1) - Repave	\$148,400	X	11	/	25	=	\$65,296
201	Asphalt Streets (Ph1) - Seal	\$7,700	X	2	/	5	=	\$3,080
202	Asphalt Streets (Ph2) - Repave	\$145,600	X	10	/	25	=	\$58,240
203	Asphalt Streets (Ph2) - Seal	\$7,600	X	3	/	5	=	\$4,560
204	Asphalt Streets (Ph3) - Repave	\$145,200	X	9	/	25	=	\$52,272
205	Asphalt Streets (Ph3) - Seal	\$7,600	X	3	/	5	=	\$4,560
206	Asphalt Streets (Ph4) - Repave	\$254,200	X	3	/	25	=	\$30,504
207	Asphalt Streets (Ph4) - Seal	\$13,200	X	2	/	5	=	\$5,280
208	Asphalt Streets (Ph5) - Repave	\$173,500	X	2	/	25	=	\$13,880
209	Asphalt Streets (Ph5) - Seal	\$9,000	X	5	/	5	=	\$9,000
210	Asphalt Streets (Ph6) - Repave	\$150,500	X	1	/	25	=	\$6,020
211	Asphalt Streets (Ph6) - Seal	\$8,500	X	5	/	5	=	\$8,500
212	Asphalt Streets (Ph7) - Repave	\$187,600	X	25	/	25	=	\$187,600
213	Asphalt Streets (Ph7) - Seal	\$9,800	X	4	/	5	=	\$7,840
214	Asphalt Streets (Ph8) - Repave	\$191,000	X	24	/	25	=	\$183,360
215	Asphalt Streets (Ph8) - Seal	\$9,900	X	3	/	5	=	\$5,940
216	Asphalt Streets (Ph9) - Repave	\$338,000	X	23	/	25	=	\$310,960
217	Asphalt Streets (Ph9) - Seal	\$17,600	X	2	/	5	=	\$7,040
218	Asphalt Streets (Ph10) - Repave	\$338,000	X	22	/	25	=	\$297,440
219	Asphalt Streets (Ph10) - Seal	\$17,600	X	1	/	5	=	\$3,520

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
220	Asphalt Streets (Ph11) - Repave	\$338,000	X	21	/	25	=	\$283,920
221	Asphalt Streets (Ph11) - Seal	\$17,600	X	5	/	5	=	\$17,600
222	Asphalt Streets (Ph12) - Repave	\$338,000	X	20	/	25	=	\$270,400
223	Asphalt Streets (Ph12) - Seal	\$17,600	X	4	/	5	=	\$14,080
224	Asphalt Streets (Ph13) - Repave	\$338,000	X	19	/	25	=	\$256,880
225	Asphalt Streets (Ph13) - Seal	\$17,600	X	3	/	5	=	\$10,560
226	Asphalt Streets (Ph14) - Repave	\$338,000	X	18	/	25	=	\$243,360
227	Asphalt Streets (Ph14) - Seal	\$17,600	X	2	/	5	=	\$7,040
230	Asphalt - Crack Seal	\$45,000	X	5	/	5	=	\$45,000
234	Valley Gutters - Replace (A)	\$180,000	X	11	/	40	=	\$49,500
234	Valley Gutters - Replace (B)	\$65,000	X	5	/	40	=	\$8,125
234	Valley Gutters - Replace (C)	\$236,000	X	2	/	40	=	\$11,800
234	Valley Gutters - Replace (D)	\$119,000	X	40	/	40	=	\$119,000
234	Valley Gutters - Replace (E)	\$96,600	X	39	/	40	=	\$94,185
234	Valley Gutters - Replace (F)	\$77,400	X	38	/	40	=	\$73,530
238	Concrete Sidewalks - Repair	\$11,600	X	1	/	1	=	\$11,600
240	Asphalt Parking (CC) - Repave	\$188,000	X	9	/	25	=	\$67,680
241	Asphalt Parking (CC) - Seal/Repair	\$9,800	X	3	/	5	=	\$5,880
244	Asphalt Parking (NE) - Repave	\$180,000	X	3	/	25	=	\$21,600
245	Asphalt Parking (NE) - Seal/Repair	\$8,300	X	2	/	5	=	\$3,320
247	Concrete Drive (NE-A) - Replace	\$11,100	X	26	/	30	=	\$9,620
247	Concrete Drive (NE-B) - Replace	\$11,100	X	3	/	30	=	\$1,110
250	Asphalt Parking (SE) - Repave	\$372,500	X	21	/	25	=	\$312,900
251	Asphalt Parking (SE) - Seal/Repair	\$19,400	X	0	/	5	=	\$0
254	Concrete Drive (SE) - Replace	\$20,400	X	26	/	30	=	\$17,680
260	Asphalt Parking (HC) - Repave	\$91,200	X	22	/	25	=	\$80,256
261	Asphalt Parking (HC) - Seal/Repair	\$4,800	X	1	/	5	=	\$960
264	Concrete Drive (HC) - Replace	\$41,400	X	27	/	30	=	\$37,260
RV OVERNIGHTS								
280	RV Spaces - Replace	\$250,000	X	11	/	30	=	\$91,667
285	RV Power Centers - Replace	\$62,000	X	11	/	30	=	\$22,733
290	Bollard Lights - Replace	\$26,600	X	11	/	30	=	\$9,753
COMMON AREA								
300	Community Signs - Replace	\$16,000	X	3	/	10	=	\$4,800
306	Street Lights - Replace (A)	\$180,000	X	48	/	50	=	\$172,800
306	Street Lights - Replace (A-LED)	\$60,000	X	3	/	15	=	\$12,000
306	Street Lights - Replace (A-Pole)	\$60,000	X	3	/	30	=	\$6,000
307	Street Lights - Replace (B-LED)	\$28,000	X	3	/	15	=	\$5,600
307	Street Lights - Replace (B-Pole)	\$56,000	X	3	/	30	=	\$5,600
308	Street Lights - Replace (C-LED)	\$76,000	X	1	/	15	=	\$5,067
308	Street Lights - Replace (C-Pole)	\$152,000	X	1	/	30	=	\$5,067
310	Street Lights - Replace (D)	\$439,000	X	50	/	50	=	\$439,000
310	Street Lights - Replace (D-LED)	\$33,000	X	0	/	15	=	\$0
310	Street Lights - Replace (D-Pole)	\$66,000	X	0	/	30	=	\$0
311	Street Lights - Replace (E)	\$625,100	X	49	/	50	=	\$612,598
311	Street Lights - Replace (E-LED)	\$47,000	X	0	/	15	=	\$0
311	Street Lights - Replace (E-Pole)	\$94,000	X	0	/	30	=	\$0
312	Street Lights - Replace (F)	\$625,100	X	48	/	50	=	\$600,096
312	Street Lights - Replace (F-LED)	\$47,000	X	0	/	15	=	\$0

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
312	Street Lights - Replace (F-Pole)	\$94,000	X	0	/	30	=	\$0
313	Street Lights - Replace (G)	\$625,100	X	47	/	50	=	\$587,594
313	Street Lights - Replace (G-LED)	\$47,000	X	0	/	15	=	\$0
313	Street Lights - Replace (G-Pole)	\$94,000	X	0	/	30	=	\$0
314	Street Lights - Replace (H)	\$598,500	X	46	/	50	=	\$550,620
314	Street Lights - Replace (H-LED)	\$45,000	X	0	/	15	=	\$0
314	Street Lights - Replace (H-Pole)	\$90,000	X	0	/	30	=	\$0
320	Solar Panels - Replace	\$655,300	X	9	/	25	=	\$235,908
322	Solar Inverters (10-YR) - Replace	\$101,100	X	9	/	10	=	\$90,990
323	Solar Inverters (20-YR) - Replace	\$77,300	X	9	/	20	=	\$34,785
330	Block Walls - Replace	\$2,750,000	X	50	/	60	=	\$2,291,667
331	Block Walls - Repair	\$50,000	X	5	/	5	=	\$50,000
340	Backflow Valves - Replace	\$29,600	X	8	/	25	=	\$9,472
346	Landscape Granite - Replenish	\$8,200	X	3	/	4	=	\$6,150
380	Barcode Readers - Replace	\$14,500	X	11	/	12	=	\$13,292
382	Barrier Arm (Entry) - Replace	\$6,800	X	4	/	8	=	\$3,400
383	Barrier Arm (Exit) - Replace	\$6,800	X	7	/	8	=	\$5,950
384	Gate Operators - Replace	\$9,200	X	15	/	15	=	\$9,200
388	Vehicle Gates - Replace	\$12,300	X	20	/	30	=	\$8,200
390	Storage Roof - Replace	\$15,000	X	30	/	40	=	\$11,250
404	Isolation Valves - Partial Replace	\$15,400	X	1	/	1	=	\$15,400
410	Storm Drain - Reline	\$1,532,000	X	0	/	50	=	\$0
420	Sewer Pipes - Reline	\$5,000,000	X	52	/	100	=	\$2,600,000
423	Water Pipes - Reline	\$5,000,000	X	50	/	100	=	\$2,500,000
426	Water/Sewer Pipes - Repair	\$58,000	X	3	/	5	=	\$34,800
WEST POOL - BATHHOUSE								
500	Bathhouse - Renovate	\$160,500	X	10	/	40	=	\$40,125
502	Bathhouse - Remodel	\$81,000	X	10	/	20	=	\$40,500
504	Water Heater - Replace	\$11,300	X	10	/	10	=	\$11,300
510	Shingle Roof - Replace	\$11,200	X	10	/	20	=	\$5,600
514	HVAC Unit - Replace	\$8,000	X	10	/	15	=	\$5,333
WEST POOL								
520	Pool Fence - Replace	\$36,500	X	0	/	24	=	\$0
526	Landscape - Renovate	\$15,000	X	0	/	20	=	\$0
528	Pole Lights - Replace	\$6,000	X	0	/	30	=	\$0
530	Pool Deck - Replace	\$200,000	X	0	/	25	=	\$0
533	Pool - Replace	\$3,400,000	X	0	/	45	=	\$0
534	Pool - Resurface	\$60,000	X	0	/	15	=	\$0
536	Spas - Replace	\$60,000	X	29	/	45	=	\$38,667
537	Spas - Resurface	\$25,000	X	0	/	15	=	\$0
540	Shade Screens - Replace	\$3,200	X	0	/	15	=	\$0
WEST POOL - EQUIPMENT								
560	Pool Filter #1 - Replace	\$3,000	X	0	/	15	=	\$0
561	Pool Filter #2 - Replace	\$3,000	X	0	/	15	=	\$0
564	Pool Pumps - Replace	\$3,200	X	0	/	12	=	\$0
567	Pool Heater #1 - Replace	\$4,500	X	0	/	10	=	\$0
568	Pool Heater #2 - Replace	\$4,500	X	0	/	10	=	\$0
569	Pool Heater #3 - Replace	\$4,500	X	0	/	10	=	\$0
574	Spa Pumps - Replace	\$6,400	X	0	/	12	=	\$0

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
577	Spa Heater (North) - Replace	\$3,500	X	0	/	7	=	\$0
578	Spa Heater (South) - Replace	\$3,500	X	0	/	7	=	\$0
580	Chlorinator (Pool) - Replace	\$4,000	X	0	/	15	=	\$0
581	Chlorinator (N. Spa) - Replace	\$4,000	X	0	/	15	=	\$0
582	Chlorinator (S. Spa) - Replace	\$4,000	X	0	/	15	=	\$0
EPC - POOL								
600	Pool Fence - Replace	\$42,300	X	7	/	24	=	\$12,338
608	Landscape - Renovate	\$15,000	X	7	/	20	=	\$5,250
610	Pool Deck - Replace	\$230,400	X	7	/	25	=	\$64,512
612	Pool - Replace	\$3,400,000	X	7	/	45	=	\$528,889
613	Pool - Resurface	\$60,000	X	7	/	15	=	\$28,000
615	Spas - Replace	\$60,000	X	7	/	45	=	\$9,333
616	Spas - Resurface	\$21,000	X	7	/	15	=	\$9,800
618	Pool Lift - Replace	\$6,000	X	7	/	15	=	\$2,800
620	Pool Showers - Refurbish	\$7,700	X	7	/	15	=	\$3,593
622	Pole Lights - Replace	\$36,000	X	7	/	30	=	\$8,400
623	Shade Screens - Replace	\$5,400	X	7	/	15	=	\$2,520
EPC - POOL EQUIPMENT								
630	Pool Filters - Replace	\$6,000	X	5	/	15	=	\$2,000
632	Pool Pumps - Replace	\$3,600	X	7	/	12	=	\$2,100
635	Pool Heaters - Replace	\$13,500	X	6	/	8	=	\$10,125
638	Spa Filters - Replace	\$5,000	X	7	/	12	=	\$2,917
641	Spa Pumps - Replace	\$7,000	X	6	/	12	=	\$3,500
646	Spa Heaters - Replace	\$7,000	X	6	/	7	=	\$6,000
647	Chlorinator (Pool) - Replace	\$4,000	X	7	/	15	=	\$1,867
648	Chlorinator (N. Spa) - Replace	\$4,000	X	4	/	15	=	\$1,067
649	Chlorinator (S. Spa) - Replace	\$4,000	X	15	/	15	=	\$4,000
EPC - CLUBHOUSE EXTERIOR								
650	Exterior Lights - Replace	\$13,300	X	7	/	20	=	\$4,655
651	Keycard System - Replace	\$15,000	X	7	/	12	=	\$8,750
652	Doors - Replace	\$62,000	X	7	/	25	=	\$17,360
653	Windows - Replace	\$57,100	X	7	/	50	=	\$7,994
654	Bldg Exterior - Refurbish	\$17,000	X	6	/	8	=	\$12,750
657	Foam Roof - Replace	\$9,300	X	7	/	25	=	\$2,604
658	Foam Roof - Recoat	\$8,200	X	2	/	5	=	\$3,280
660	Metal Roof - Replace	\$156,500	X	7	/	40	=	\$27,388
661	Skylights - Replace	\$8,000	X	7	/	25	=	\$2,240
664	Water Heater - Replace	\$7,600	X	1	/	6	=	\$1,267
665	Water Softener - Replace	\$6,100	X	6	/	15	=	\$2,440
668	Personnel Lift - Replace	\$18,100	X	5	/	30	=	\$3,017
EPC - CLUBHOUSE HVAC								
670	HVAC Unit (CU1) - Replace	\$17,000	X	7	/	12	=	\$9,917
670	HVAC Unit (CU2) - Replace	\$17,000	X	7	/	12	=	\$9,917
670	HVAC Unit (CU3) - Replace	\$12,800	X	7	/	12	=	\$7,467
670	HVAC Unit (CU4) - Replace	\$32,000	X	7	/	12	=	\$18,667
670	HVAC Unit (CU5) - Replace	\$4,800	X	7	/	12	=	\$2,800
670	HVAC Unit (CU6) - Replace	\$8,000	X	7	/	12	=	\$4,667
670	HVAC Unit (CU7) - Replace	\$8,000	X	7	/	12	=	\$4,667
670	HVAC Unit (CU8) - Replace	\$4,000	X	7	/	12	=	\$2,333

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
EPC - CLUBHOUSE INTERIOR								
674	Carpet Floor - Replace	\$22,400	X	7	/	10	=	\$15,680
675	Door Openers - Replace	\$7,000	X	7	/	12	=	\$4,083
677	Bldg Interior - Remodel	\$130,000	X	7	/	20	=	\$45,500
680	Ceiling Tiles - Replace	\$43,800	X	7	/	40	=	\$7,665
685	Locker Rooms - Remodel	\$188,000	X	7	/	20	=	\$65,800
686	Saunas - Replace	\$22,000	X	7	/	15	=	\$10,267
690	Fire Alarm Panel - Replace	\$5,000	X	7	/	15	=	\$2,333
COMMUNITY CTR - EXTERIOR								
701	Bollard Lights - Replace	\$60,000	X	16	/	25	=	\$38,400
707	Walkway Deck - Resurface	\$78,800	X	11	/	20	=	\$43,340
708	Walkway Deck - Seal/Repair	\$18,000	X	1	/	5	=	\$3,600
710	Exterior Lights - Replace	\$23,600	X	16	/	20	=	\$18,880
712	Doors - Replace	\$113,000	X	15	/	25	=	\$67,800
713	Windows - Replace	\$215,000	X	15	/	50	=	\$64,500
714	Bldg Exterior - Refurbish	\$40,000	X	7	/	8	=	\$35,000
715	Metal Surfaces - Repaint	\$19,100	X	3	/	5	=	\$11,460
716	Foam Roof - Replace	\$19,700	X	13	/	25	=	\$10,244
717	Foam Roof - Recoat	\$17,500	X	3	/	5	=	\$10,500
718	Shingle Roof - Replace	\$113,400	X	16	/	20	=	\$90,720
COMMUNITY CTR - HVAC								
720	HVAC #1 - Replace	\$7,700	X	6	/	12	=	\$3,850
721	HVAC #2 - Replace	\$4,800	X	12	/	12	=	\$4,800
722	HVAC #3 - Replace	\$4,800	X	8	/	12	=	\$3,200
723	HVAC #4 - Replace	\$8,600	X	2	/	12	=	\$1,433
724	HVAC #5 - Replace	\$10,000	X	2	/	12	=	\$1,667
725	HVAC #6 - Replace	\$4,800	X	7	/	12	=	\$2,800
726	HVAC #7 - Replace	\$4,800	X	12	/	12	=	\$4,800
727	HVAC #8 - Replace	\$10,000	X	6	/	12	=	\$5,000
728	HVAC #9 - Replace	\$4,000	X	4	/	10	=	\$1,600
729	HVAC AHU1 - Replace	\$48,000	X	2	/	12	=	\$8,000
730	HVAC AHU2 - Replace	\$48,000	X	2	/	12	=	\$8,000
731	HVAC AHU3 - Replace	\$21,000	X	2	/	12	=	\$3,500
732	HVAC AHU4 - Replace	\$21,000	X	2	/	12	=	\$3,500
733	HVAC AHU5 - Replace	\$21,000	X	2	/	12	=	\$3,500
734	HVAC AHU6 - Replace	\$21,000	X	2	/	12	=	\$3,500
735	HVAC AHU7 - Replace	\$21,000	X	2	/	12	=	\$3,500
736	HVAC AHU8 - Replace	\$25,500	X	2	/	12	=	\$4,250
737	HVAC AHU9 - Replace	\$15,800	X	2	/	12	=	\$2,633
738	Mini-Split HVAC #1 - Replace	\$5,100	X	1	/	12	=	\$425
739	Mini-Split HVAC #2 - Replace	\$5,100	X	7	/	12	=	\$2,975
740	Mini-Split HVAC #3 - Replace	\$5,100	X	2	/	12	=	\$850
743	Walk-In HVAC #1 - Replace	\$10,300	X	15	/	15	=	\$10,300
744	Walk-In HVAC #2 - Replace	\$10,300	X	15	/	15	=	\$10,300
745	Evaporative Cooler - Replace	\$6,000	X	2	/	12	=	\$1,000
COMMUNITY CTR - INTERIOR								
750	Carpet Floor - Replace	\$37,000	X	5	/	10	=	\$18,500
752	Door Openers - Replace	\$7,000	X	10	/	12	=	\$5,833
756	Bldg Interior - Remodel	\$196,000	X	15	/	20	=	\$147,000

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
758	Ceiling Tiles - Replace	\$200,000	X	15	/	40	=	\$75,000
760	Mailboxes - Replace	\$214,200	X	16	/	40	=	\$85,680
763	Restrooms - Remodel	\$140,000	X	15	/	20	=	\$105,000
766	Ballroom Floor - Replace	\$140,000	X	16	/	30	=	\$74,667
772	Elevator Cabs - Remodel	\$30,000	X	16	/	20	=	\$24,000
773	Elevator #1 Equip - Modernize	\$80,000	X	24	/	30	=	\$64,000
774	Elevator #2 Equip - Modernize	\$80,000	X	16	/	30	=	\$42,667
777	Fire Alarm Panel - Replace	\$18,000	X	5	/	10	=	\$9,000
778	Phone System - Replace	\$18,000	X	14	/	14	=	\$18,000
COMMUNITY CTR - KITCHEN								
780	Kitchen - Remodel	\$67,000	X	16	/	25	=	\$42,880
784	Hood & Ansul Systems - Replace	\$32,000	X	16	/	25	=	\$20,480
794	Water Heater - Replace	\$11,300	X	10	/	10	=	\$11,300
796	Water Softener - Replace	\$7,500	X	5	/	15	=	\$2,500
ANNEX BUILDING - EXTERIOR								
801	Doors - Replace	\$58,000	X	15	/	25	=	\$34,800
802	Windows - Replace	\$16,000	X	40	/	50	=	\$12,800
804	Bldg Exterior - Refurbish	\$17,000	X	7	/	8	=	\$14,875
810	Foam Roof - Replace	\$23,100	X	10	/	25	=	\$9,240
811	Foam Roof - Recoat	\$20,600	X	5	/	5	=	\$20,600
812	Roof Rail - Replace	\$3,000	X	2	/	30	=	\$200
813	HVAC Screens - Replace	\$6,500	X	30	/	30	=	\$6,500
814	HVAC #1 - Replace	\$10,000	X	9	/	15	=	\$6,000
815	HVAC #2 - Replace	\$10,000	X	2	/	15	=	\$1,333
816	HVAC #3 - Replace	\$10,000	X	4	/	15	=	\$2,667
817	HVAC #4 - Replace	\$8,500	X	3	/	15	=	\$1,700
818	HVAC #5 - Replace	\$10,000	X	11	/	15	=	\$7,333
819	HVAC #6 - Replace	\$10,000	X	13	/	15	=	\$8,667
820	HVAC #7 - Replace	\$10,000	X	10	/	15	=	\$6,667
821	HVAC #8 - Replace	\$10,000	X	4	/	15	=	\$2,667
822	HVAC #9 - Replace	\$10,000	X	15	/	15	=	\$10,000
826	Personnel Lift - Replace	\$18,100	X	29	/	30	=	\$17,497
828	Sewer Pipe - Reline	\$30,000	X	50	/	50	=	\$30,000
ANNEX BUILDING - INTERIOR								
830	Carpet Floor - Replace	\$18,600	X	8	/	10	=	\$14,880
832	Bldg Interior - Remodel	\$98,600	X	18	/	20	=	\$88,740
834	Ceiling Tiles - Replace	\$42,000	X	38	/	40	=	\$39,900
840	Ballroom Floor - Replace	\$21,000	X	20	/	30	=	\$14,000
844	Room Dividers - Replace	\$28,000	X	28	/	30	=	\$26,133
848	Restrooms - Remodel	\$45,700	X	23	/	25	=	\$42,044
ADMIN BUILDING - EXTERIOR								
850	Admin Bldg - Replace	\$3,000,000	X	40	/	50	=	\$2,400,000
852	Doors - Replace	\$21,000	X	15	/	25	=	\$12,600
860	Foam Roof - Replace	\$18,700	X	20	/	25	=	\$14,960
861	Foam Roof - Recoat	\$10,400	X	5	/	5	=	\$10,400
862	HVAC #1 - Replace	\$10,000	X	9	/	12	=	\$7,500
863	HVAC #2 - Replace	\$10,000	X	12	/	12	=	\$10,000
864	Wi-Fi System - Replace	\$24,000	X	2	/	6	=	\$8,000
ADMIN BUILDING - INTERIOR								

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
870	Carpet Floor - Replace	\$14,000	X	10	/	10	=	\$14,000
872	Bldg Interior - Remodel	\$60,000	X	20	/	20	=	\$60,000
890	Restrooms - Remodel	\$19,000	X	20	/	20	=	\$19,000
LAUNDRY BUILDING								
900	Metal Handrails - Replace	\$4,500	X	23	/	30	=	\$3,450
902	Doors - Replace	\$22,000	X	15	/	25	=	\$13,200
903	Windows - Replace	\$18,200	X	40	/	50	=	\$14,560
906	Shingle Roof - Replace	\$36,000	X	10	/	25	=	\$14,400
908	Evaporative Coolers - Replace	\$6,000	X	18	/	20	=	\$5,400
910	HVAC (Laundry) - Replace	\$8,600	X	5	/	15	=	\$2,867
911	HVAC (Sewing) - Replace	\$8,600	X	2	/	20	=	\$860
914	Restrooms - Remodel	\$15,000	X	20	/	20	=	\$15,000
916	Laundry Room - Remodel	\$25,000	X	18	/	20	=	\$22,500
918	Bill Changer - Replace	\$5,600	X	21	/	25	=	\$4,704
920	Laundry Dryers - Replace (A)	\$15,600	X	17	/	18	=	\$14,733
921	Laundry Dryers - Replace (B)	\$6,000	X	18	/	18	=	\$6,000
922	Laundry Dryers - Replace (C)	\$6,000	X	17	/	18	=	\$5,667
930	Laundry Washers - Replace (A)	\$13,000	X	18	/	18	=	\$13,000
934	Laundry Washers - Replace (D)	\$14,400	X	17	/	18	=	\$13,600
934	Laundry Washers - Replace (E)	\$8,100	X	11	/	18	=	\$4,950
940	Water Heaters - Replace	\$17,000	X	10	/	15	=	\$11,333
950	Ceramics Room - Remodel	\$21,000	X	27	/	30	=	\$18,900
960	Sewing Room - Remodel	\$38,300	X	27	/	30	=	\$34,470
SATELLITE BATHHOUSES								
1001	Bathhouse #1 - Remodel	\$107,400	X	18	/	20	=	\$96,660
1001	Bathhouse #1 - Sewer Line	\$47,000	X	49	/	50	=	\$46,060
1004	Bathhouse #2 - Remodel	\$107,400	X	17	/	20	=	\$91,290
1005	Bathhouse #2 - Sewer Line	\$47,000	X	3	/	50	=	\$2,820
1007	Bathhouse #3 - Remodel	\$107,400	X	16	/	20	=	\$85,920
1008	Bathhouse #3 - Sewer Line	\$47,000	X	48	/	50	=	\$45,120
1010	Bathhouse #4 - Remodel	\$107,400	X	15	/	20	=	\$80,550
1011	Bathhouse #4 - Sewer Line	\$47,000	X	47	/	50	=	\$44,180
1013	Bathhouse #5 - Remodel	\$119,400	X	14	/	20	=	\$83,580
1014	Bathhouse #5 - Sewer Line	\$43,000	X	2	/	50	=	\$1,720
1016	Bathhouse #6 - Remodel	\$119,400	X	13	/	20	=	\$77,610
1017	Bathhouse #6 - Sewer Line	\$47,000	X	50	/	50	=	\$47,000
1019	Bathhouse #7 - Remodel	\$119,400	X	12	/	20	=	\$71,640
1020	Bathhouse #7 - Sewer Line	\$47,000	X	46	/	50	=	\$43,240
1022	Bathhouse #8 - Remodel	\$119,400	X	11	/	20	=	\$65,670
1023	Bathhouse #8 - Sewer Line	\$47,000	X	2	/	50	=	\$1,880
1031	Water Heater #1 - Replace	\$3,200	X	2	/	12	=	\$533
1032	Water Heater #2 - Replace	\$3,200	X	6	/	12	=	\$1,600
1033	Water Heater #3 - Replace	\$3,200	X	9	/	12	=	\$2,400
1035	Water Heater #5 - Replace	\$3,200	X	12	/	12	=	\$3,200
1036	Water Heater #6 - Replace	\$3,200	X	10	/	12	=	\$2,667
1037	Water Heater #7 - Replace	\$3,200	X	11	/	12	=	\$2,933
1038	Water Heater #8 - Replace	\$3,200	X	11	/	12	=	\$2,933
1050	Shingle Roofs - Replace	\$50,000	X	2	/	20	=	\$5,000
1060	HVAC Screens - Replace	\$16,000	X	22	/	40	=	\$8,800

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1070	HVAC #5M - Replace	\$5,000	X	15	/	15	=	\$5,000
1071	HVAC #5W - Replace	\$5,000	X	1	/	15	=	\$333
1072	HVAC #6M - Replace	\$5,000	X	10	/	15	=	\$3,333
1073	HVAC #6W - Replace	\$5,000	X	13	/	15	=	\$4,333
1074	HVAC #7M - Replace	\$5,000	X	15	/	15	=	\$5,000
1075	HVAC #7W - Replace	\$5,000	X	14	/	15	=	\$4,667
1076	HVAC #8M - Replace	\$5,000	X	15	/	15	=	\$5,000
1077	HVAC #8W - Replace	\$5,000	X	15	/	15	=	\$5,000
SOUTHEAST RV LOT								
1210	Trash Compactor - Replace	\$46,000	X	1	/	16	=	\$2,875
1211	Trash Carts - Replace	\$16,000	X	16	/	16	=	\$16,000
1217	Street Sweeper - Replace	\$52,400	X	9	/	15	=	\$31,440
1218	Tractor - Replace	\$36,000	X	17	/	20	=	\$30,600
1219	Tractor - Refurbish	\$11,500	X	3	/	20	=	\$1,725
SOUTHEAST RV LOT - MAINTENANCE BLDG								
1222	Doors - Replace	\$7,300	X	21	/	30	=	\$5,110
1223	Windows - Replace	\$5,800	X	21	/	40	=	\$3,045
1228	Shingle Roof - Replace	\$11,800	X	2	/	20	=	\$1,180
1231	HVAC Unit - Replace	\$6,000	X	2	/	15	=	\$800
1236	Push Mower - Replace	\$10,400	X	7	/	8	=	\$9,100
1240	Bldg Interior - Remodel	\$36,400	X	18	/	20	=	\$32,760
SOUTHEAST RV LOT - GLASS ARTS BLDG								
1261	Doors - Replace	\$6,800	X	8	/	30	=	\$1,813
1266	Metal Roof - Replace	\$36,000	X	8	/	40	=	\$7,200
1270	HVAC #1 - Replace	\$8,600	X	8	/	15	=	\$4,587
1271	HVAC #2 - Replace	\$10,000	X	8	/	15	=	\$5,333
1276	Bldg Interior - Remodel	\$45,600	X	8	/	20	=	\$18,240
1280	Room Divider - Replace	\$12,800	X	8	/	20	=	\$5,120
HOBBY CENTER								
1300	Vehicle Gates - Replace	\$5,300	X	2	/	30	=	\$353
1312	Pet Walk Lights - Replace	\$10,000	X	25	/	25	=	\$10,000
1314	Pet Walk Fence (2008) - Replace	\$9,000	X	14	/	25	=	\$5,040
1315	Pet Walk Fence (2014) - Replace	\$4,000	X	8	/	25	=	\$1,280
1320	Pet Walk Bridge - Replace	\$8,500	X	3	/	25	=	\$1,020
1322	Pet Walk Handrails - Replace	\$5,500	X	18	/	25	=	\$3,960
HOBBY CENTER - CRAFTS BLDGS								
1330	Hobby Buildings - Replace	\$4,600,000	X	46	/	50	=	\$4,232,000
1342	HVAC #1 - Replace	\$5,000	X	15	/	15	=	\$5,000
1343	HVAC #2 - Replace	\$5,000	X	15	/	15	=	\$5,000
1344	HVAC #3 - Replace	\$4,800	X	12	/	15	=	\$3,840
SPORTS AMENITIES - CENTRAL								
1605	Lawn Bowling Turf #1 - Replace	\$62,600	X	12	/	25	=	\$30,048
1606	Lawn Bowling Turf #2 - Replace	\$52,200	X	22	/	25	=	\$45,936
1608	Lawn Bowling Fence - Replace	\$9,000	X	5	/	18	=	\$2,500
1610	Putting Green Turf - Replace	\$40,000	X	23	/	25	=	\$36,800
1620	Shuffleboard Courts - Resurface	\$26,000	X	9	/	10	=	\$23,400
1624	Shuffleboard Lights - Replace	\$6,800	X	10	/	25	=	\$2,720
1640	Pickleball Crts (1-6) - Resurface	\$18,000	X	1	/	5	=	\$3,600
1642	Pickleball Fence (1-4) - Replace	\$40,000	X	21	/	25	=	\$33,600

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1643	Pickleball Fence (5-6) - Replace	\$13,700	X	21	/	25	=	\$11,508
1646	Pickleball Ramada - Replace	\$9,500	X	18	/	25	=	\$6,840
1647	Pickleball Shade - Replace	\$3,000	X	14	/	15	=	\$2,800
1662	Tennis Courts (7-8) - Resurface	\$12,000	X	5	/	8	=	\$7,500
1664	Tennis Lights (7-8) - Replace (A)	\$16,000	X	5	/	15	=	\$5,333
1665	Tennis Lights (7-8) - Replace (B)	\$22,500	X	5	/	30	=	\$3,750
1667	Tennis Fence (7-8) - Replace	\$34,300	X	5	/	25	=	\$6,860
1670	Tennis Shades (7-8) - Replace	\$3,300	X	5	/	15	=	\$1,100
SPORTS AMENITIES - NORTHEAST								
1804	Security System - Replace	\$24,200	X	2	/	10	=	\$4,840
1806	Fountain - Refurbish	\$7,600	X	6	/	15	=	\$3,040
1820	Bocce Ball Courts - Replace	\$640,000	X	29	/	32	=	\$580,000
1822	Bocce Ball Turf - Replace	\$43,800	X	5	/	8	=	\$27,375
1826	Bocce Lights (1992) - Replace	\$24,000	X	29	/	32	=	\$21,750
1826	Bocce Lights (2012) - Replace	\$8,000	X	29	/	32	=	\$7,250
1830	Bocce Shades (2003) - Replace	\$32,000	X	22	/	25	=	\$28,160
1830	Bocce Shades (2012) - Replace	\$8,000	X	22	/	25	=	\$7,040
1842	Pickleball Crts (1-9) - Resurface	\$27,000	X	4	/	4	=	\$27,000
1843	Pickleball Crts (10-11) - Resurface	\$6,000	X	2	/	4	=	\$3,000
1844	Pickleball Fence (1-9) - Replace	\$76,700	X	4	/	25	=	\$12,272
1845	Pickleball Fence (10-11) - Replace	\$19,200	X	7	/	25	=	\$5,376
1850	PB Lights (2,8,9) - Replace (A)	\$10,000	X	0	/	15	=	\$0
1851	PB Lights (2,8,9) - Replace (B)	\$20,000	X	0	/	30	=	\$0
1852	PB Lights (4,5) - Replace (A)	\$8,000	X	4	/	15	=	\$2,133
1853	PB Lights (4,5) - Replace (B)	\$16,000	X	4	/	30	=	\$2,133
1860	Shade Screens - Replace	\$10,600	X	4	/	15	=	\$2,827
1871	Tennis Courts (1-2) - Resurface	\$12,000	X	5	/	6	=	\$10,000
1873	Tennis Courts (3-4) - Resurface	\$12,000	X	3	/	6	=	\$6,000
1875	Tennis Courts (5-6) - Resurface	\$12,000	X	3	/	6	=	\$6,000
1877	Tennis Fence (1-6) - Replace	\$100,000	X	8	/	25	=	\$32,000
1890	Golf Cages - Replace	\$7,500	X	11	/	25	=	\$3,300
NORTHEAST - SPORTS PLEX BLDG								
2003	Doors - Replace	\$15,800	X	4	/	30	=	\$2,107
2004	Windows - Replace	\$3,000	X	4	/	40	=	\$300
2014	Shingle Roof - Replace	\$10,500	X	4	/	25	=	\$1,680
2022	Kitchen - Remodel	\$39,000	X	4	/	20	=	\$7,800
2024	Ceiling Tiles - Replace	\$5,000	X	4	/	40	=	\$500
2030	Restrooms - Remodel	\$42,600	X	4	/	20	=	\$8,520
NORTHEAST - TENNIS VERANDA								
2050	Veranda Deck - Replace	\$74,000	X	20	/	25	=	\$59,200
2052	Veranda Rails - Replace	\$12,000	X	5	/	15	=	\$4,000
2060	Doors - Replace	\$9,600	X	20	/	30	=	\$6,400
2064	Shingle Roof - Replace	\$4,000	X	19	/	20	=	\$3,800
2070	Kitchen - Remodel	\$14,000	X	3	/	18	=	\$2,333
2080	Restrooms - Remodel	\$25,700	X	18	/	20	=	\$23,130
NORTHEAST - BOCCE BALL CLUBHOUSE								
2103	Doors - Replace	\$7,300	X	9	/	30	=	\$2,190
2122	Kitchen - Remodel	\$14,000	X	9	/	20	=	\$6,300
NORTHEAST - OASIS BLDG								

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
2143	Doors - Replace	\$12,800	X	26	/	30	=	\$11,093
2154	Shingle Roof - Replace	\$24,600	X	9	/	25	=	\$8,856
2156	HVAC #1 - Replace	\$8,600	X	7	/	15	=	\$4,013
2157	HVAC #2 - Replace	\$8,600	X	7	/	15	=	\$4,013
2162	Bldg Interior - Remodel	\$37,000	X	27	/	30	=	\$33,300
2165	Carpet Floor - Replace	\$6,100	X	1	/	10	=	\$610
2168	Tile Floor - Replace	\$11,000	X	13	/	20	=	\$7,150
2180	Restrooms - Remodel	\$26,000	X	27	/	30	=	\$23,400
NORTHEAST - ELECTRONICS BLDG								
2202	Keycard System - Replace	\$5,100	X	6	/	12	=	\$2,550
2203	Doors - Replace	\$7,600	X	26	/	30	=	\$6,587
2204	Windows - Replace	\$4,900	X	29	/	40	=	\$3,553
2214	Shingle Roof - Replace	\$14,200	X	8	/	25	=	\$4,544
2216	HVAC #1 - Replace	\$9,000	X	5	/	15	=	\$3,000
2217	HVAC #2 - Replace	\$5,000	X	3	/	15	=	\$1,000
2224	Bldg Interior - Remodel	\$22,200	X	29	/	30	=	\$21,460
2226	Carpet Floor - Replace	\$5,100	X	8	/	10	=	\$4,080
2240	Restrooms - Remodel	\$26,800	X	29	/	30	=	\$25,907
								\$26,810,781

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
MAIN ENTRY				
100 Monument - Replace	30	\$14,000	\$467	0.03 %
101 Monument - Refurbish	30	\$8,000	\$267	0.02 %
110 Metal Fence - Replace	24	\$15,200	\$633	0.04 %
114 Pole Lights - Replace	30	\$21,000	\$700	0.05 %
120 Entry System - Replace	10	\$6,200	\$620	0.04 %
122 Barcode Readers - Replace	12	\$14,500	\$1,208	0.08 %
124 Barrier Arm (Residents) - Replace	8	\$6,800	\$850	0.06 %
125 Barrier Arm (Visitor) - Replace	8	\$5,000	\$625	0.04 %
126 Barrier Arm (Exit) - Replace	8	\$6,800	\$850	0.06 %
130 Gate Operators - Replace	18	\$27,600	\$1,533	0.11 %
134 Vehicle Gates - Replace	30	\$20,200	\$673	0.05 %
138 Metal Surfaces - Repaint	5	\$4,900	\$980	0.07 %
MAIN ENTRY - GATEHOUSE				
140 Doors - Replace	20	\$5,000	\$250	0.02 %
142 Windows - Replace	40	\$6,300	\$158	0.01 %
144 Gatehouse - Remodel	15	\$12,300	\$820	0.06 %
152 Foam Roof - Replace	25	\$3,800	\$152	0.01 %
154 HVAC Unit - Replace	12	\$5,800	\$483	0.03 %
SECURITY DEPARTMENT				
170 Camera System - Replace	6	\$15,600	\$2,600	0.18 %
177 Alarm Receiver - Replace	20	\$3,000	\$150	0.01 %
184 Radio Repeater - Replace	10	\$4,400	\$440	0.03 %
188 Card Reader System - Replace	12	\$14,500	\$1,208	0.08 %
PAVEMENT				
200 Asphalt Streets (Ph1) - Repave	25	\$148,400	\$5,936	0.42 %
201 Asphalt Streets (Ph1) - Seal	5	\$7,700	\$1,540	0.11 %
202 Asphalt Streets (Ph2) - Repave	25	\$145,600	\$5,824	0.41 %
203 Asphalt Streets (Ph2) - Seal	5	\$7,600	\$1,520	0.11 %
204 Asphalt Streets (Ph3) - Repave	25	\$145,200	\$5,808	0.41 %
205 Asphalt Streets (Ph3) - Seal	5	\$7,600	\$1,520	0.11 %
206 Asphalt Streets (Ph4) - Repave	25	\$254,200	\$10,168	0.71 %
207 Asphalt Streets (Ph4) - Seal	5	\$13,200	\$2,640	0.19 %
208 Asphalt Streets (Ph5) - Repave	25	\$173,500	\$6,940	0.49 %
209 Asphalt Streets (Ph5) - Seal	5	\$9,000	\$1,800	0.13 %
210 Asphalt Streets (Ph6) - Repave	25	\$150,500	\$6,020	0.42 %
211 Asphalt Streets (Ph6) - Seal	5	\$8,500	\$1,700	0.12 %
212 Asphalt Streets (Ph7) - Repave	25	\$187,600	\$7,504	0.53 %
213 Asphalt Streets (Ph7) - Seal	5	\$9,800	\$1,960	0.14 %
214 Asphalt Streets (Ph8) - Repave	25	\$191,000	\$7,640	0.54 %
215 Asphalt Streets (Ph8) - Seal	5	\$9,900	\$1,980	0.14 %
216 Asphalt Streets (Ph9) - Repave	25	\$338,000	\$13,520	0.95 %
217 Asphalt Streets (Ph9) - Seal	5	\$17,600	\$3,520	0.25 %
218 Asphalt Streets (Ph10) - Repave	25	\$338,000	\$13,520	0.95 %
219 Asphalt Streets (Ph10) - Seal	5	\$17,600	\$3,520	0.25 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
220	Asphalt Streets (Ph11) - Repave	25	\$338,000	\$13,520	0.95 %
221	Asphalt Streets (Ph11) - Seal	5	\$17,600	\$3,520	0.25 %
222	Asphalt Streets (Ph12) - Repave	25	\$338,000	\$13,520	0.95 %
223	Asphalt Streets (Ph12) - Seal	5	\$17,600	\$3,520	0.25 %
224	Asphalt Streets (Ph13) - Repave	25	\$338,000	\$13,520	0.95 %
225	Asphalt Streets (Ph13) - Seal	5	\$17,600	\$3,520	0.25 %
226	Asphalt Streets (Ph14) - Repave	25	\$338,000	\$13,520	0.95 %
227	Asphalt Streets (Ph14) - Seal	5	\$17,600	\$3,520	0.25 %
230	Asphalt - Crack Seal	5	\$45,000	\$9,000	0.63 %
234	Valley Gutters - Replace (A)	40	\$180,000	\$4,500	0.32 %
234	Valley Gutters - Replace (B)	40	\$65,000	\$1,625	0.11 %
234	Valley Gutters - Replace (C)	40	\$236,000	\$5,900	0.41 %
234	Valley Gutters - Replace (D)	40	\$119,000	\$2,975	0.21 %
234	Valley Gutters - Replace (E)	40	\$96,600	\$2,415	0.17 %
234	Valley Gutters - Replace (F)	40	\$77,400	\$1,935	0.14 %
238	Concrete Sidewalks - Repair	1	\$11,600	\$11,600	0.82 %
240	Asphalt Parking (CC) - Repave	25	\$188,000	\$7,520	0.53 %
241	Asphalt Parking (CC) - Seal/Repair	5	\$9,800	\$1,960	0.14 %
244	Asphalt Parking (NE) - Repave	25	\$180,000	\$7,200	0.51 %
245	Asphalt Parking (NE) - Seal/Repair	5	\$8,300	\$1,660	0.12 %
247	Concrete Drive (NE-A) - Replace	30	\$11,100	\$370	0.03 %
247	Concrete Drive (NE-B) - Replace	30	\$11,100	\$370	0.03 %
250	Asphalt Parking (SE) - Repave	25	\$372,500	\$14,900	1.05 %
251	Asphalt Parking (SE) - Seal/Repair	5	\$19,400	\$3,880	0.27 %
254	Concrete Drive (SE) - Replace	30	\$20,400	\$680	0.05 %
260	Asphalt Parking (HC) - Repave	25	\$91,200	\$3,648	0.26 %
261	Asphalt Parking (HC) - Seal/Repair	5	\$4,800	\$960	0.07 %
264	Concrete Drive (HC) - Replace	30	\$41,400	\$1,380	0.10 %
RV OVERNIGHTS					
280	RV Spaces - Replace	30	\$250,000	\$8,333	0.59 %
285	RV Power Centers - Replace	30	\$62,000	\$2,067	0.15 %
290	Bollard Lights - Replace	30	\$26,600	\$887	0.06 %
COMMON AREA					
300	Community Signs - Replace	10	\$16,000	\$1,600	0.11 %
306	Street Lights - Replace (A)	50	\$180,000	\$3,600	0.25 %
306	Street Lights - Replace (A-LED)	15	\$60,000	\$4,000	0.28 %
306	Street Lights - Replace (A-Pole)	30	\$60,000	\$2,000	0.14 %
307	Street Lights - Replace (B-LED)	15	\$28,000	\$1,867	0.13 %
307	Street Lights - Replace (B-Pole)	30	\$56,000	\$1,867	0.13 %
308	Street Lights - Replace (C-LED)	15	\$76,000	\$5,067	0.36 %
308	Street Lights - Replace (C-Pole)	30	\$152,000	\$5,067	0.36 %
310	Street Lights - Replace (D)	50	\$439,000	\$8,780	0.62 %
310	Street Lights - Replace (D-LED)	15	\$33,000	\$2,200	0.15 %
310	Street Lights - Replace (D-Pole)	30	\$66,000	\$2,200	0.15 %
311	Street Lights - Replace (E)	50	\$625,100	\$12,502	0.88 %
311	Street Lights - Replace (E-LED)	15	\$47,000	\$3,133	0.22 %
311	Street Lights - Replace (E-Pole)	30	\$94,000	\$3,133	0.22 %
312	Street Lights - Replace (F)	50	\$625,100	\$12,502	0.88 %
312	Street Lights - Replace (F-LED)	15	\$47,000	\$3,133	0.22 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
312	Street Lights - Replace (F-Pole)	30	\$94,000	\$3,133	0.22 %
313	Street Lights - Replace (G)	50	\$625,100	\$12,502	0.88 %
313	Street Lights - Replace (G-LED)	15	\$47,000	\$3,133	0.22 %
313	Street Lights - Replace (G-Pole)	30	\$94,000	\$3,133	0.22 %
314	Street Lights - Replace (H)	50	\$598,500	\$11,970	0.84 %
314	Street Lights - Replace (H-LED)	15	\$45,000	\$3,000	0.21 %
314	Street Lights - Replace (H-Pole)	30	\$90,000	\$3,000	0.21 %
320	Solar Panels - Replace	25	\$655,300	\$26,212	1.84 %
322	Solar Inverters (10-YR) - Replace	10	\$101,100	\$10,110	0.71 %
323	Solar Inverters (20-YR) - Replace	20	\$77,300	\$3,865	0.27 %
330	Block Walls - Replace	60	\$2,750,000	\$45,833	3.22 %
331	Block Walls - Repair	5	\$50,000	\$10,000	0.70 %
340	Backflow Valves - Replace	25	\$29,600	\$1,184	0.08 %
346	Landscape Granite - Replenish	4	\$8,200	\$2,050	0.14 %
380	Barcode Readers - Replace	12	\$14,500	\$1,208	0.08 %
382	Barrier Arm (Entry) - Replace	8	\$6,800	\$850	0.06 %
383	Barrier Arm (Exit) - Replace	8	\$6,800	\$850	0.06 %
384	Gate Operators - Replace	15	\$9,200	\$613	0.04 %
388	Vehicle Gates - Replace	30	\$12,300	\$410	0.03 %
390	Storage Roof - Replace	40	\$15,000	\$375	0.03 %
404	Isolation Valves - Partial Replace	1	\$15,400	\$15,400	1.08 %
410	Storm Drain - Reline	50	\$1,532,000	\$30,640	2.15 %
420	Sewer Pipes - Reline	100	\$5,000,000	\$50,000	3.51 %
423	Water Pipes - Reline	100	\$5,000,000	\$50,000	3.51 %
426	Water/Sewer Pipes - Repair	5	\$58,000	\$11,600	0.82 %
WEST POOL - BATHHOUSE					
500	Bathhouse - Renovate	40	\$160,500	\$4,013	0.28 %
502	Bathhouse - Remodel	20	\$81,000	\$4,050	0.28 %
504	Water Heater - Replace	10	\$11,300	\$1,130	0.08 %
510	Shingle Roof - Replace	20	\$11,200	\$560	0.04 %
514	HVAC Unit - Replace	15	\$8,000	\$533	0.04 %
WEST POOL					
520	Pool Fence - Replace	24	\$36,500	\$1,521	0.11 %
526	Landscape - Renovate	20	\$15,000	\$750	0.05 %
528	Pole Lights - Replace	30	\$6,000	\$200	0.01 %
530	Pool Deck - Replace	25	\$200,000	\$8,000	0.56 %
533	Pool - Replace	45	\$3,400,000	\$75,556	5.31 %
534	Pool - Resurface	15	\$60,000	\$4,000	0.28 %
536	Spas - Replace	45	\$60,000	\$1,333	0.09 %
537	Spas - Resurface	15	\$25,000	\$1,667	0.12 %
540	Shade Screens - Replace	15	\$3,200	\$213	0.01 %
WEST POOL - EQUIPMENT					
560	Pool Filter #1 - Replace	15	\$3,000	\$200	0.01 %
561	Pool Filter #2 - Replace	15	\$3,000	\$200	0.01 %
564	Pool Pumps - Replace	12	\$3,200	\$267	0.02 %
567	Pool Heater #1 - Replace	10	\$4,500	\$450	0.03 %
568	Pool Heater #2 - Replace	10	\$4,500	\$450	0.03 %
569	Pool Heater #3 - Replace	10	\$4,500	\$450	0.03 %
574	Spa Pumps - Replace	12	\$6,400	\$533	0.04 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
577	Spa Heater (North) - Replace	7	\$3,500	\$500	0.04 %
578	Spa Heater (South) - Replace	7	\$3,500	\$500	0.04 %
580	Chlorinator (Pool) - Replace	15	\$4,000	\$267	0.02 %
581	Chlorinator (N. Spa) - Replace	15	\$4,000	\$267	0.02 %
582	Chlorinator (S. Spa) - Replace	15	\$4,000	\$267	0.02 %
EPC - POOL					
600	Pool Fence - Replace	24	\$42,300	\$1,763	0.12 %
608	Landscape - Renovate	20	\$15,000	\$750	0.05 %
610	Pool Deck - Replace	25	\$230,400	\$9,216	0.65 %
612	Pool - Replace	45	\$3,400,000	\$75,556	5.31 %
613	Pool - Resurface	15	\$60,000	\$4,000	0.28 %
615	Spas - Replace	45	\$60,000	\$1,333	0.09 %
616	Spas - Resurface	15	\$21,000	\$1,400	0.10 %
618	Pool Lift - Replace	15	\$6,000	\$400	0.03 %
620	Pool Showers - Refurbish	15	\$7,700	\$513	0.04 %
622	Pole Lights - Replace	30	\$36,000	\$1,200	0.08 %
623	Shade Screens - Replace	15	\$5,400	\$360	0.03 %
EPC - POOL EQUIPMENT					
630	Pool Filters - Replace	15	\$6,000	\$400	0.03 %
632	Pool Pumps - Replace	12	\$3,600	\$300	0.02 %
635	Pool Heaters - Replace	8	\$13,500	\$1,688	0.12 %
638	Spa Filters - Replace	12	\$5,000	\$417	0.03 %
641	Spa Pumps - Replace	12	\$7,000	\$583	0.04 %
646	Spa Heaters - Replace	7	\$7,000	\$1,000	0.07 %
647	Chlorinator (Pool) - Replace	15	\$4,000	\$267	0.02 %
648	Chlorinator (N. Spa) - Replace	15	\$4,000	\$267	0.02 %
649	Chlorinator (S. Spa) - Replace	15	\$4,000	\$267	0.02 %
EPC - CLUBHOUSE EXTERIOR					
650	Exterior Lights - Replace	20	\$13,300	\$665	0.05 %
651	Keycard System - Replace	12	\$15,000	\$1,250	0.09 %
652	Doors - Replace	25	\$62,000	\$2,480	0.17 %
653	Windows - Replace	50	\$57,100	\$1,142	0.08 %
654	Bldg Exterior - Refurbish	8	\$17,000	\$2,125	0.15 %
657	Foam Roof - Replace	25	\$9,300	\$372	0.03 %
658	Foam Roof - Recoat	5	\$8,200	\$1,640	0.12 %
660	Metal Roof - Replace	40	\$156,500	\$3,913	0.27 %
661	Skylights - Replace	25	\$8,000	\$320	0.02 %
664	Water Heater - Replace	6	\$7,600	\$1,267	0.09 %
665	Water Softener - Replace	15	\$6,100	\$407	0.03 %
668	Personnel Lift - Replace	30	\$18,100	\$603	0.04 %
EPC - CLUBHOUSE HVAC					
670	HVAC Unit (CU1) - Replace	12	\$17,000	\$1,417	0.10 %
670	HVAC Unit (CU2) - Replace	12	\$17,000	\$1,417	0.10 %
670	HVAC Unit (CU3) - Replace	12	\$12,800	\$1,067	0.07 %
670	HVAC Unit (CU4) - Replace	12	\$32,000	\$2,667	0.19 %
670	HVAC Unit (CU5) - Replace	12	\$4,800	\$400	0.03 %
670	HVAC Unit (CU6) - Replace	12	\$8,000	\$667	0.05 %
670	HVAC Unit (CU7) - Replace	12	\$8,000	\$667	0.05 %
670	HVAC Unit (CU8) - Replace	12	\$4,000	\$333	0.02 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
EPC - CLUBHOUSE INTERIOR					
674	Carpet Floor - Replace	10	\$22,400	\$2,240	0.16 %
675	Door Openers - Replace	12	\$7,000	\$583	0.04 %
677	Bldg Interior - Remodel	20	\$130,000	\$6,500	0.46 %
680	Ceiling Tiles - Replace	40	\$43,800	\$1,095	0.08 %
685	Locker Rooms - Remodel	20	\$188,000	\$9,400	0.66 %
686	Saunas - Replace	15	\$22,000	\$1,467	0.10 %
690	Fire Alarm Panel - Replace	15	\$5,000	\$333	0.02 %
COMMUNITY CTR - EXTERIOR					
701	Bollard Lights - Replace	25	\$60,000	\$2,400	0.17 %
707	Walkway Deck - Resurface	20	\$78,800	\$3,940	0.28 %
708	Walkway Deck - Seal/Repair	5	\$18,000	\$3,600	0.25 %
710	Exterior Lights - Replace	20	\$23,600	\$1,180	0.08 %
712	Doors - Replace	25	\$113,000	\$4,520	0.32 %
713	Windows - Replace	50	\$215,000	\$4,300	0.30 %
714	Bldg Exterior - Refurbish	8	\$40,000	\$5,000	0.35 %
715	Metal Surfaces - Repaint	5	\$19,100	\$3,820	0.27 %
716	Foam Roof - Replace	25	\$19,700	\$788	0.06 %
717	Foam Roof - Recoat	5	\$17,500	\$3,500	0.25 %
718	Shingle Roof - Replace	20	\$113,400	\$5,670	0.40 %
COMMUNITY CTR - HVAC					
720	HVAC #1 - Replace	12	\$7,700	\$642	0.05 %
721	HVAC #2 - Replace	12	\$4,800	\$400	0.03 %
722	HVAC #3 - Replace	12	\$4,800	\$400	0.03 %
723	HVAC #4 - Replace	12	\$8,600	\$717	0.05 %
724	HVAC #5 - Replace	12	\$10,000	\$833	0.06 %
725	HVAC #6 - Replace	12	\$4,800	\$400	0.03 %
726	HVAC #7 - Replace	12	\$4,800	\$400	0.03 %
727	HVAC #8 - Replace	12	\$10,000	\$833	0.06 %
728	HVAC #9 - Replace	10	\$4,000	\$400	0.03 %
729	HVAC AHU1 - Replace	12	\$48,000	\$4,000	0.28 %
730	HVAC AHU2 - Replace	12	\$48,000	\$4,000	0.28 %
731	HVAC AHU3 - Replace	12	\$21,000	\$1,750	0.12 %
732	HVAC AHU4 - Replace	12	\$21,000	\$1,750	0.12 %
733	HVAC AHU5 - Replace	12	\$21,000	\$1,750	0.12 %
734	HVAC AHU6 - Replace	12	\$21,000	\$1,750	0.12 %
735	HVAC AHU7 - Replace	12	\$21,000	\$1,750	0.12 %
736	HVAC AHU8 - Replace	12	\$25,500	\$2,125	0.15 %
737	HVAC AHU9 - Replace	12	\$15,800	\$1,317	0.09 %
738	Mini-Split HVAC #1 - Replace	12	\$5,100	\$425	0.03 %
739	Mini-Split HVAC #2 - Replace	12	\$5,100	\$425	0.03 %
740	Mini-Split HVAC #3 - Replace	12	\$5,100	\$425	0.03 %
743	Walk-In HVAC #1 - Replace	15	\$10,300	\$687	0.05 %
744	Walk-In HVAC #2 - Replace	15	\$10,300	\$687	0.05 %
745	Evaporative Cooler - Replace	12	\$6,000	\$500	0.04 %
COMMUNITY CTR - INTERIOR					
750	Carpet Floor - Replace	10	\$37,000	\$3,700	0.26 %
752	Door Openers - Replace	12	\$7,000	\$583	0.04 %
756	Bldg Interior - Remodel	20	\$196,000	\$9,800	0.69 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
758	Ceiling Tiles - Replace	40	\$200,000	\$5,000	0.35 %
760	Mailboxes - Replace	40	\$214,200	\$5,355	0.38 %
763	Restrooms - Remodel	20	\$140,000	\$7,000	0.49 %
766	Ballroom Floor - Replace	30	\$140,000	\$4,667	0.33 %
772	Elevator Cabs - Remodel	20	\$30,000	\$1,500	0.11 %
773	Elevator #1 Equip - Modernize	30	\$80,000	\$2,667	0.19 %
774	Elevator #2 Equip - Modernize	30	\$80,000	\$2,667	0.19 %
777	Fire Alarm Panel - Replace	10	\$18,000	\$1,800	0.13 %
778	Phone System - Replace	14	\$18,000	\$1,286	0.09 %
COMMUNITY CTR - KITCHEN					
780	Kitchen - Remodel	25	\$67,000	\$2,680	0.19 %
784	Hood & Ansul Systems - Replace	25	\$32,000	\$1,280	0.09 %
794	Water Heater - Replace	10	\$11,300	\$1,130	0.08 %
796	Water Softener - Replace	15	\$7,500	\$500	0.04 %
ANNEX BUILDING - EXTERIOR					
801	Doors - Replace	25	\$58,000	\$2,320	0.16 %
802	Windows - Replace	50	\$16,000	\$320	0.02 %
804	Bldg Exterior - Refurbish	8	\$17,000	\$2,125	0.15 %
810	Foam Roof - Replace	25	\$23,100	\$924	0.06 %
811	Foam Roof - Recoat	5	\$20,600	\$4,120	0.29 %
812	Roof Rail - Replace	30	\$3,000	\$100	0.01 %
813	HVAC Screens - Replace	30	\$6,500	\$217	0.02 %
814	HVAC #1 - Replace	15	\$10,000	\$667	0.05 %
815	HVAC #2 - Replace	15	\$10,000	\$667	0.05 %
816	HVAC #3 - Replace	15	\$10,000	\$667	0.05 %
817	HVAC #4 - Replace	15	\$8,500	\$567	0.04 %
818	HVAC #5 - Replace	15	\$10,000	\$667	0.05 %
819	HVAC #6 - Replace	15	\$10,000	\$667	0.05 %
820	HVAC #7 - Replace	15	\$10,000	\$667	0.05 %
821	HVAC #8 - Replace	15	\$10,000	\$667	0.05 %
822	HVAC #9 - Replace	15	\$10,000	\$667	0.05 %
826	Personnel Lift - Replace	30	\$18,100	\$603	0.04 %
828	Sewer Pipe - Reline	50	\$30,000	\$600	0.04 %
ANNEX BUILDING - INTERIOR					
830	Carpet Floor - Replace	10	\$18,600	\$1,860	0.13 %
832	Bldg Interior - Remodel	20	\$98,600	\$4,930	0.35 %
834	Ceiling Tiles - Replace	40	\$42,000	\$1,050	0.07 %
840	Ballroom Floor - Replace	30	\$21,000	\$700	0.05 %
844	Room Dividers - Replace	30	\$28,000	\$933	0.07 %
848	Restrooms - Remodel	25	\$45,700	\$1,828	0.13 %
ADMIN BUILDING - EXTERIOR					
850	Admin Bldg - Replace	50	\$3,000,000	\$60,000	4.22 %
852	Doors - Replace	25	\$21,000	\$840	0.06 %
860	Foam Roof - Replace	25	\$18,700	\$748	0.05 %
861	Foam Roof - Recoat	5	\$10,400	\$2,080	0.15 %
862	HVAC #1 - Replace	12	\$10,000	\$833	0.06 %
863	HVAC #2 - Replace	12	\$10,000	\$833	0.06 %
864	Wi-Fi System - Replace	6	\$24,000	\$4,000	0.28 %
ADMIN BUILDING - INTERIOR					

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
870	Carpet Floor - Replace	10	\$14,000	\$1,400	0.10 %
872	Bldg Interior - Remodel	20	\$60,000	\$3,000	0.21 %
890	Restrooms - Remodel	20	\$19,000	\$950	0.07 %
LAUNDRY BUILDING					
900	Metal Handrails - Replace	30	\$4,500	\$150	0.01 %
902	Doors - Replace	25	\$22,000	\$880	0.06 %
903	Windows - Replace	50	\$18,200	\$364	0.03 %
906	Shingle Roof - Replace	25	\$36,000	\$1,440	0.10 %
908	Evaporative Coolers - Replace	20	\$6,000	\$300	0.02 %
910	HVAC (Laundry) - Replace	15	\$8,600	\$573	0.04 %
911	HVAC (Sewing) - Replace	20	\$8,600	\$430	0.03 %
914	Restrooms - Remodel	20	\$15,000	\$750	0.05 %
916	Laundry Room - Remodel	20	\$25,000	\$1,250	0.09 %
918	Bill Changer - Replace	25	\$5,600	\$224	0.02 %
920	Laundry Dryers - Replace (A)	18	\$15,600	\$867	0.06 %
921	Laundry Dryers - Replace (B)	18	\$6,000	\$333	0.02 %
922	Laundry Dryers - Replace (C)	18	\$6,000	\$333	0.02 %
930	Laundry Washers - Replace (A)	18	\$13,000	\$722	0.05 %
934	Laundry Washers - Replace (D)	18	\$14,400	\$800	0.06 %
934	Laundry Washers - Replace (E)	18	\$8,100	\$450	0.03 %
940	Water Heaters - Replace	15	\$17,000	\$1,133	0.08 %
950	Ceramics Room - Remodel	30	\$21,000	\$700	0.05 %
960	Sewing Room - Remodel	30	\$38,300	\$1,277	0.09 %
SATELLITE BATHHOUSES					
1001	Bathhouse #1 - Remodel	20	\$107,400	\$5,370	0.38 %
1001	Bathhouse #1 - Sewer Line	50	\$47,000	\$940	0.07 %
1004	Bathhouse #2 - Remodel	20	\$107,400	\$5,370	0.38 %
1005	Bathhouse #2 - Sewer Line	50	\$47,000	\$940	0.07 %
1007	Bathhouse #3 - Remodel	20	\$107,400	\$5,370	0.38 %
1008	Bathhouse #3 - Sewer Line	50	\$47,000	\$940	0.07 %
1010	Bathhouse #4 - Remodel	20	\$107,400	\$5,370	0.38 %
1011	Bathhouse #4 - Sewer Line	50	\$47,000	\$940	0.07 %
1013	Bathhouse #5 - Remodel	20	\$119,400	\$5,970	0.42 %
1014	Bathhouse #5 - Sewer Line	50	\$43,000	\$860	0.06 %
1016	Bathhouse #6 - Remodel	20	\$119,400	\$5,970	0.42 %
1017	Bathhouse #6 - Sewer Line	50	\$47,000	\$940	0.07 %
1019	Bathhouse #7 - Remodel	20	\$119,400	\$5,970	0.42 %
1020	Bathhouse #7 - Sewer Line	50	\$47,000	\$940	0.07 %
1022	Bathhouse #8 - Remodel	20	\$119,400	\$5,970	0.42 %
1023	Bathhouse #8 - Sewer Line	50	\$47,000	\$940	0.07 %
1031	Water Heater #1 - Replace	12	\$3,200	\$267	0.02 %
1032	Water Heater #2 - Replace	12	\$3,200	\$267	0.02 %
1033	Water Heater #3 - Replace	12	\$3,200	\$267	0.02 %
1035	Water Heater #5 - Replace	12	\$3,200	\$267	0.02 %
1036	Water Heater #6 - Replace	12	\$3,200	\$267	0.02 %
1037	Water Heater #7 - Replace	12	\$3,200	\$267	0.02 %
1038	Water Heater #8 - Replace	12	\$3,200	\$267	0.02 %
1050	Shingle Roofs - Replace	20	\$50,000	\$2,500	0.18 %
1060	HVAC Screens - Replace	40	\$16,000	\$400	0.03 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1070	HVAC #5M - Replace	15	\$5,000	\$333	0.02 %
1071	HVAC #5W - Replace	15	\$5,000	\$333	0.02 %
1072	HVAC #6M - Replace	15	\$5,000	\$333	0.02 %
1073	HVAC #6W - Replace	15	\$5,000	\$333	0.02 %
1074	HVAC #7M - Replace	15	\$5,000	\$333	0.02 %
1075	HVAC #7W - Replace	15	\$5,000	\$333	0.02 %
1076	HVAC #8M - Replace	15	\$5,000	\$333	0.02 %
1077	HVAC #8W - Replace	15	\$5,000	\$333	0.02 %
SOUTHEAST RV LOT					
1210	Trash Compactor - Replace	16	\$46,000	\$2,875	0.20 %
1211	Trash Carts - Replace	16	\$16,000	\$1,000	0.07 %
1217	Street Sweeper - Replace	15	\$52,400	\$3,493	0.25 %
1218	Tractor - Replace	20	\$36,000	\$1,800	0.13 %
1219	Tractor - Refurbish	20	\$11,500	\$575	0.04 %
SOUTHEAST RV LOT - MAINTENANCE BLDG					
1222	Doors - Replace	30	\$7,300	\$243	0.02 %
1223	Windows - Replace	40	\$5,800	\$145	0.01 %
1228	Shingle Roof - Replace	20	\$11,800	\$590	0.04 %
1231	HVAC Unit - Replace	15	\$6,000	\$400	0.03 %
1236	Push Mower - Replace	8	\$10,400	\$1,300	0.09 %
1240	Bldg Interior - Remodel	20	\$36,400	\$1,820	0.13 %
SOUTHEAST RV LOT - GLASS ARTS BLDG					
1261	Doors - Replace	30	\$6,800	\$227	0.02 %
1266	Metal Roof - Replace	40	\$36,000	\$900	0.06 %
1270	HVAC #1 - Replace	15	\$8,600	\$573	0.04 %
1271	HVAC #2 - Replace	15	\$10,000	\$667	0.05 %
1276	Bldg Interior - Remodel	20	\$45,600	\$2,280	0.16 %
1280	Room Divider - Replace	20	\$12,800	\$640	0.04 %
HOBBY CENTER					
1300	Vehicle Gates - Replace	30	\$5,300	\$177	0.01 %
1312	Pet Walk Lights - Replace	25	\$10,000	\$400	0.03 %
1314	Pet Walk Fence (2008) - Replace	25	\$9,000	\$360	0.03 %
1315	Pet Walk Fence (2014) - Replace	25	\$4,000	\$160	0.01 %
1320	Pet Walk Bridge - Replace	25	\$8,500	\$340	0.02 %
1322	Pet Walk Handrails - Replace	25	\$5,500	\$220	0.02 %
HOBBY CENTER - CRAFTS BLDGS					
1330	Hobby Buildings - Replace	50	\$4,600,000	\$92,000	6.46 %
1342	HVAC #1 - Replace	15	\$5,000	\$333	0.02 %
1343	HVAC #2 - Replace	15	\$5,000	\$333	0.02 %
1344	HVAC #3 - Replace	15	\$4,800	\$320	0.02 %
SPORTS AMENITIES - CENTRAL					
1605	Lawn Bowling Turf #1 - Replace	25	\$62,600	\$2,504	0.18 %
1606	Lawn Bowling Turf #2 - Replace	25	\$52,200	\$2,088	0.15 %
1608	Lawn Bowling Fence - Replace	18	\$9,000	\$500	0.04 %
1610	Putting Green Turf - Replace	25	\$40,000	\$1,600	0.11 %
1620	Shuffleboard Courts - Resurface	10	\$26,000	\$2,600	0.18 %
1624	Shuffleboard Lights - Replace	25	\$6,800	\$272	0.02 %
1640	Pickleball Crts (1-6) - Resurface	5	\$18,000	\$3,600	0.25 %
1642	Pickleball Fence (1-4) - Replace	25	\$40,000	\$1,600	0.11 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1643	Pickleball Fence (5-6) - Replace	25	\$13,700	\$548	0.04 %
1646	Pickleball Ramada - Replace	25	\$9,500	\$380	0.03 %
1647	Pickleball Shade - Replace	15	\$3,000	\$200	0.01 %
1662	Tennis Courts (7-8) - Resurface	8	\$12,000	\$1,500	0.11 %
1664	Tennis Lights (7-8) - Replace (A)	15	\$16,000	\$1,067	0.07 %
1665	Tennis Lights (7-8) - Replace (B)	30	\$22,500	\$750	0.05 %
1667	Tennis Fence (7-8) - Replace	25	\$34,300	\$1,372	0.10 %
1670	Tennis Shades (7-8) - Replace	15	\$3,300	\$220	0.02 %
SPORTS AMENITIES - NORTHEAST					
1804	Security System - Replace	10	\$24,200	\$2,420	0.17 %
1806	Fountain - Refurbish	15	\$7,600	\$507	0.04 %
1820	Bocce Ball Courts - Replace	32	\$640,000	\$20,000	1.41 %
1822	Bocce Ball Turf - Replace	8	\$43,800	\$5,475	0.38 %
1826	Bocce Lights (1992) - Replace	32	\$24,000	\$750	0.05 %
1826	Bocce Lights (2012) - Replace	32	\$8,000	\$250	0.02 %
1830	Bocce Shades (2003) - Replace	25	\$32,000	\$1,280	0.09 %
1830	Bocce Shades (2012) - Replace	25	\$8,000	\$320	0.02 %
1842	Pickleball Crts (1-9) - Resurface	4	\$27,000	\$6,750	0.47 %
1843	Pickleball Crts (10-11) - Resurface	4	\$6,000	\$1,500	0.11 %
1844	Pickleball Fence (1-9) - Replace	25	\$76,700	\$3,068	0.22 %
1845	Pickleball Fence (10-11) - Replace	25	\$19,200	\$768	0.05 %
1850	PB Lights (2,8,9) - Replace (A)	15	\$10,000	\$667	0.05 %
1851	PB Lights (2,8,9) - Replace (B)	30	\$20,000	\$667	0.05 %
1852	PB Lights (4,5) - Replace (A)	15	\$8,000	\$533	0.04 %
1853	PB Lights (4,5) - Replace (B)	30	\$16,000	\$533	0.04 %
1860	Shade Screens - Replace	15	\$10,600	\$707	0.05 %
1871	Tennis Courts (1-2) - Resurface	6	\$12,000	\$2,000	0.14 %
1873	Tennis Courts (3-4) - Resurface	6	\$12,000	\$2,000	0.14 %
1875	Tennis Courts (5-6) - Resurface	6	\$12,000	\$2,000	0.14 %
1877	Tennis Fence (1-6) - Replace	25	\$100,000	\$4,000	0.28 %
1890	Golf Cages - Replace	25	\$7,500	\$300	0.02 %
NORTHEAST - SPORTS PLEX BLDG					
2003	Doors - Replace	30	\$15,800	\$527	0.04 %
2004	Windows - Replace	40	\$3,000	\$75	0.01 %
2014	Shingle Roof - Replace	25	\$10,500	\$420	0.03 %
2022	Kitchen - Remodel	20	\$39,000	\$1,950	0.14 %
2024	Ceiling Tiles - Replace	40	\$5,000	\$125	0.01 %
2030	Restrooms - Remodel	20	\$42,600	\$2,130	0.15 %
NORTHEAST - TENNIS VERANDA					
2050	Veranda Deck - Replace	25	\$74,000	\$2,960	0.21 %
2052	Veranda Rails - Replace	15	\$12,000	\$800	0.06 %
2060	Doors - Replace	30	\$9,600	\$320	0.02 %
2064	Shingle Roof - Replace	20	\$4,000	\$200	0.01 %
2070	Kitchen - Remodel	18	\$14,000	\$778	0.05 %
2080	Restrooms - Remodel	20	\$25,700	\$1,285	0.09 %
NORTHEAST - BOCCCE BALL CLUBHOUSE					
2103	Doors - Replace	30	\$7,300	\$243	0.02 %
2122	Kitchen - Remodel	20	\$14,000	\$700	0.05 %
NORTHEAST - OASIS BLDG					

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2143	Doors - Replace	30	\$12,800	\$427	0.03 %
2154	Shingle Roof - Replace	25	\$24,600	\$984	0.07 %
2156	HVAC #1 - Replace	15	\$8,600	\$573	0.04 %
2157	HVAC #2 - Replace	15	\$8,600	\$573	0.04 %
2162	Bldg Interior - Remodel	30	\$37,000	\$1,233	0.09 %
2165	Carpet Floor - Replace	10	\$6,100	\$610	0.04 %
2168	Tile Floor - Replace	20	\$11,000	\$550	0.04 %
2180	Restrooms - Remodel	30	\$26,000	\$867	0.06 %
NORTHEAST - ELECTRONICS BLDG					
2202	Keycard System - Replace	12	\$5,100	\$425	0.03 %
2203	Doors - Replace	30	\$7,600	\$253	0.02 %
2204	Windows - Replace	40	\$4,900	\$123	0.01 %
2214	Shingle Roof - Replace	25	\$14,200	\$568	0.04 %
2216	HVAC #1 - Replace	15	\$9,000	\$600	0.04 %
2217	HVAC #2 - Replace	15	\$5,000	\$333	0.02 %
2224	Bldg Interior - Remodel	30	\$22,200	\$740	0.05 %
2226	Carpet Floor - Replace	10	\$5,100	\$510	0.04 %
2240	Restrooms - Remodel	30	\$26,800	\$893	0.06 %
419	Total Funded Components			\$1,423,249	100.00 %

Fiscal Year Start: 2021

Interest:

1.00 %

Inflation:

4.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Contribs.	Reserve Contribs.			
2021	\$850,479	\$26,810,781	3.2 %	High	0.00 %	\$769,560	\$1,923,900	\$15,336	\$1,341,200
2022	\$2,218,075	\$27,801,648	8.0 %	High	42.94 %	\$1,100,000	\$1,923,900	\$30,080	\$1,471,600
2023	\$3,800,455	\$28,879,572	13.2 %	High	18.18 %	\$1,300,000	\$1,923,900	\$43,521	\$2,160,388
2024	\$4,907,489	\$29,333,063	16.7 %	High	15.38 %	\$1,500,000	\$1,923,900	\$52,981	\$2,691,125
2025	\$5,693,245	\$29,307,238	19.4 %	High	13.33 %	\$1,700,000	\$1,923,900	\$37,132	\$7,618,002
2026	\$1,736,275	\$24,213,148	7.2 %	High	10.00 %	\$1,870,000	\$1,923,900	\$28,301	\$1,632,140
2027	\$3,926,336	\$25,206,845	15.6 %	High	10.00 %	\$2,057,000	\$1,923,900	\$54,881	\$907,613
2028	\$7,054,504	\$27,062,702	26.1 %	High	10.00 %	\$2,262,700	\$0	\$77,222	\$997,871
2029	\$8,396,555	\$28,970,585	29.0 %	High	10.00 %	\$2,488,970	\$0	\$93,584	\$650,891
2030	\$10,328,218	\$31,390,169	32.9 %	Medium	10.00 %	\$2,737,867	\$0	\$113,285	\$841,035
2031	\$12,338,334	\$33,786,294	36.5 %	Medium	10.00 %	\$3,011,654	\$0	\$88,589	\$10,051,599
2032	\$5,386,978	\$26,779,885	20.1 %	High	10.00 %	\$3,312,819	\$0	\$67,505	\$647,494
2033	\$8,119,808	\$29,357,321	27.7 %	High	10.00 %	\$3,644,101	\$0	\$96,385	\$694,848
2034	\$11,165,446	\$32,075,792	34.8 %	Medium	10.00 %	\$4,008,511	\$0	\$127,017	\$1,052,160
2035	\$14,248,815	\$34,622,070	41.2 %	Medium	10.00 %	\$4,409,362	\$0	\$160,108	\$1,031,906
2036	\$17,786,379	\$37,385,563	47.6 %	Medium	10.00 %	\$4,850,298	\$0	\$196,694	\$1,264,262
2037	\$21,569,109	\$40,116,017	53.8 %	Medium	4.75 %	\$5,080,688	\$0	\$228,488	\$2,730,432
2038	\$24,147,852	\$41,532,867	58.1 %	Medium	4.75 %	\$5,322,020	\$0	\$262,525	\$1,353,012
2039	\$28,379,385	\$44,544,983	63.7 %	Medium	4.75 %	\$5,574,816	\$0	\$306,124	\$1,388,900
2040	\$32,871,426	\$47,750,576	68.8 %	Medium	4.75 %	\$5,839,620	\$0	\$352,698	\$1,365,660
2041	\$37,698,084	\$51,223,294	73.6 %	Low	4.75 %	\$6,117,002	\$0	\$404,197	\$1,043,632
2042	\$43,175,651	\$55,289,148	78.1 %	Low	4.75 %	\$6,407,560	\$0	\$461,148	\$951,158
2043	\$49,093,201	\$59,737,902	82.2 %	Low	4.75 %	\$6,711,919	\$0	\$511,520	\$3,062,409
2044	\$53,254,230	\$62,297,959	85.5 %	Low	4.75 %	\$7,030,735	\$0	\$562,433	\$1,567,313
2045	\$59,280,085	\$66,649,538	88.9 %	Low	4.75 %	\$7,364,695	\$0	\$622,285	\$2,037,314
2046	\$65,229,750	\$70,825,964	92.1 %	Low	4.75 %	\$7,714,518	\$0	\$674,888	\$3,814,012
2047	\$69,805,143	\$73,466,852	95.0 %	Low	4.75 %	\$8,080,957	\$0	\$731,957	\$1,969,563
2048	\$76,648,495	\$78,282,580	97.9 %	Low	4.75 %	\$8,464,803	\$0	\$797,090	\$3,073,094
2049	\$82,837,293	\$82,300,280	100.7 %	Low	4.75 %	\$8,866,881	\$0	\$863,528	\$2,625,964
2050	\$89,941,738	\$87,106,999	103.3 %	Low	4.75 %	\$9,288,058	\$0	\$924,112	\$5,194,738

Fiscal Year	2021	2022	2023	2024	2025
Starting Reserve Balance	\$850,479	\$2,218,075	\$3,800,455	\$4,907,489	\$5,693,245
Annual Reserve Contribution	\$769,560	\$1,100,000	\$1,300,000	\$1,500,000	\$1,700,000
Recommended Special Assessments	\$1,923,900	\$1,923,900	\$1,923,900	\$1,923,900	\$1,923,900
Interest Earnings	\$15,336	\$30,080	\$43,521	\$52,981	\$37,132
Total Income	\$3,559,275	\$5,272,055	\$7,067,876	\$8,384,370	\$9,354,277
# Component					
MAIN ENTRY					
100 Monument - Replace	\$0	\$0	\$0	\$0	\$0
101 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
110 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
114 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
120 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
122 Barcode Readers - Replace	\$0	\$15,080	\$0	\$0	\$0
124 Barrier Arm (Residents) - Replace	\$6,800	\$0	\$0	\$0	\$0
125 Barrier Arm (Visitor) - Replace	\$0	\$0	\$0	\$0	\$0
126 Barrier Arm (Exit) - Replace	\$0	\$7,072	\$0	\$0	\$0
130 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
134 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
138 Metal Surfaces - Repaint	\$0	\$5,096	\$0	\$0	\$0
MAIN ENTRY - GATEHOUSE					
140 Doors - Replace	\$0	\$0	\$0	\$0	\$0
142 Windows - Replace	\$0	\$0	\$0	\$0	\$0
144 Gatehouse - Remodel	\$0	\$0	\$0	\$0	\$14,389
152 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
154 HVAC Unit - Replace	\$0	\$6,032	\$0	\$0	\$0
SECURITY DEPARTMENT					
170 Camera System - Replace	\$0	\$0	\$16,873	\$0	\$0
177 Alarm Receiver - Replace	\$0	\$0	\$0	\$0	\$0
184 Radio Repeater - Replace	\$0	\$4,576	\$0	\$0	\$0
188 Card Reader System - Replace	\$0	\$0	\$0	\$0	\$0
PAVEMENT					
200 Asphalt Streets (Ph1) - Repave	\$0	\$0	\$0	\$0	\$0
201 Asphalt Streets (Ph1) - Seal	\$0	\$0	\$0	\$8,661	\$0
202 Asphalt Streets (Ph2) - Repave	\$0	\$0	\$0	\$0	\$0
203 Asphalt Streets (Ph2) - Seal	\$0	\$0	\$8,220	\$0	\$0
204 Asphalt Streets (Ph3) - Repave	\$0	\$0	\$0	\$0	\$0
205 Asphalt Streets (Ph3) - Seal	\$0	\$0	\$8,220	\$0	\$0
206 Asphalt Streets (Ph4) - Repave	\$0	\$0	\$0	\$0	\$0
207 Asphalt Streets (Ph4) - Seal	\$0	\$0	\$0	\$14,848	\$0
208 Asphalt Streets (Ph5) - Repave	\$0	\$0	\$0	\$0	\$0
209 Asphalt Streets (Ph5) - Seal	\$9,000	\$0	\$0	\$0	\$0
210 Asphalt Streets (Ph6) - Repave	\$0	\$0	\$0	\$0	\$0
211 Asphalt Streets (Ph6) - Seal	\$8,500	\$0	\$0	\$0	\$0
212 Asphalt Streets (Ph7) - Repave	\$187,600	\$0	\$0	\$0	\$0
213 Asphalt Streets (Ph7) - Seal	\$0	\$10,192	\$0	\$0	\$0
214 Asphalt Streets (Ph8) - Repave	\$0	\$198,640	\$0	\$0	\$0
215 Asphalt Streets (Ph8) - Seal	\$0	\$0	\$10,708	\$0	\$0
216 Asphalt Streets (Ph9) - Repave	\$0	\$0	\$365,581	\$0	\$0
217 Asphalt Streets (Ph9) - Seal	\$0	\$0	\$0	\$19,798	\$0
218 Asphalt Streets (Ph10) - Repave	\$0	\$0	\$0	\$380,204	\$0
219 Asphalt Streets (Ph10) - Seal	\$0	\$0	\$0	\$0	\$20,590
220 Asphalt Streets (Ph11) - Repave	\$0	\$0	\$0	\$0	\$395,412
221 Asphalt Streets (Ph11) - Seal	\$17,600	\$0	\$0	\$0	\$0
222 Asphalt Streets (Ph12) - Repave	\$0	\$0	\$0	\$0	\$0
223 Asphalt Streets (Ph12) - Seal	\$0	\$18,304	\$0	\$0	\$0
224 Asphalt Streets (Ph13) - Repave	\$0	\$0	\$0	\$0	\$0
225 Asphalt Streets (Ph13) - Seal	\$0	\$0	\$19,036	\$0	\$0
226 Asphalt Streets (Ph14) - Repave	\$0	\$0	\$0	\$0	\$0
227 Asphalt Streets (Ph14) - Seal	\$0	\$0	\$0	\$19,798	\$0
230 Asphalt - Crack Seal	\$45,000	\$0	\$0	\$0	\$0
234 Valley Gutters - Replace (A)	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2021	2022	2023	2024	2025
234 Valley Gutters - Replace (B)	\$0	\$0	\$0	\$0	\$0
234 Valley Gutters - Replace (C)	\$0	\$0	\$0	\$0	\$0
234 Valley Gutters - Replace (D)	\$119,000	\$0	\$0	\$0	\$0
234 Valley Gutters - Replace (E)	\$0	\$100,464	\$0	\$0	\$0
234 Valley Gutters - Replace (F)	\$0	\$0	\$83,716	\$0	\$0
238 Concrete Sidewalks - Repair	\$11,600	\$12,064	\$12,547	\$13,048	\$13,570
240 Asphalt Parking (CC) - Repave	\$0	\$0	\$0	\$0	\$0
241 Asphalt Parking (CC) - Seal/Repair	\$0	\$0	\$10,600	\$0	\$0
244 Asphalt Parking (NE) - Repave	\$0	\$0	\$0	\$0	\$0
245 Asphalt Parking (NE) - Seal/Repair	\$0	\$0	\$0	\$9,336	\$0
247 Concrete Drive (NE-A) - Replace	\$0	\$0	\$0	\$0	\$12,985
247 Concrete Drive (NE-B) - Replace	\$0	\$0	\$0	\$0	\$0
250 Asphalt Parking (SE) - Repave	\$0	\$0	\$0	\$0	\$435,772
251 Asphalt Parking (SE) - Seal/Repair	\$0	\$0	\$0	\$0	\$0
254 Concrete Drive (SE) - Replace	\$0	\$0	\$0	\$0	\$23,865
260 Asphalt Parking (HC) - Repave	\$0	\$0	\$0	\$102,588	\$0
261 Asphalt Parking (HC) - Seal/Repair	\$0	\$0	\$0	\$0	\$5,615
264 Concrete Drive (HC) - Replace	\$0	\$0	\$0	\$46,569	\$0
RV OVERNIGHTS					
280 RV Spaces - Replace	\$0	\$0	\$0	\$0	\$0
285 RV Power Centers - Replace	\$0	\$0	\$0	\$0	\$0
290 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
COMMON AREA					
300 Community Signs - Replace	\$0	\$0	\$0	\$0	\$0
306 Street Lights - Replace (A)	\$0	\$0	\$194,688	\$0	\$0
306 Street Lights - Replace (A-LED)	\$0	\$0	\$0	\$0	\$0
306 Street Lights - Replace (A-Pole)	\$0	\$0	\$0	\$0	\$0
307 Street Lights - Replace (B-LED)	\$0	\$0	\$0	\$0	\$0
307 Street Lights - Replace (B-Pole)	\$0	\$0	\$0	\$0	\$0
308 Street Lights - Replace (C-LED)	\$0	\$0	\$0	\$0	\$0
308 Street Lights - Replace (C-Pole)	\$0	\$0	\$0	\$0	\$0
310 Street Lights - Replace (D)	\$439,000	\$0	\$0	\$0	\$0
310 Street Lights - Replace (D-LED)	\$0	\$0	\$0	\$0	\$0
310 Street Lights - Replace (D-Pole)	\$0	\$0	\$0	\$0	\$0
311 Street Lights - Replace (E)	\$0	\$650,104	\$0	\$0	\$0
311 Street Lights - Replace (E-LED)	\$0	\$0	\$0	\$0	\$0
311 Street Lights - Replace (E-Pole)	\$0	\$0	\$0	\$0	\$0
312 Street Lights - Replace (F)	\$0	\$0	\$676,108	\$0	\$0
312 Street Lights - Replace (F-LED)	\$0	\$0	\$0	\$0	\$0
312 Street Lights - Replace (F-Pole)	\$0	\$0	\$0	\$0	\$0
313 Street Lights - Replace (G)	\$0	\$0	\$0	\$703,152	\$0
313 Street Lights - Replace (G-LED)	\$0	\$0	\$0	\$0	\$0
313 Street Lights - Replace (G-Pole)	\$0	\$0	\$0	\$0	\$0
314 Street Lights - Replace (H)	\$0	\$0	\$0	\$0	\$700,160
314 Street Lights - Replace (H-LED)	\$0	\$0	\$0	\$0	\$0
314 Street Lights - Replace (H-Pole)	\$0	\$0	\$0	\$0	\$0
320 Solar Panels - Replace	\$0	\$0	\$0	\$0	\$0
322 Solar Inverters (10-YR) - Replace	\$0	\$105,144	\$0	\$0	\$0
323 Solar Inverters (20-YR) - Replace	\$0	\$0	\$0	\$0	\$0
330 Block Walls - Replace	\$0	\$0	\$0	\$0	\$0
331 Block Walls - Repair	\$50,000	\$0	\$0	\$0	\$0
340 Backflow Valves - Replace	\$0	\$0	\$0	\$0	\$0
346 Landscape Granite - Replenish	\$0	\$8,528	\$0	\$0	\$0
380 Barcode Readers - Replace	\$0	\$15,080	\$0	\$0	\$0
382 Barrier Arm (Entry) - Replace	\$0	\$0	\$0	\$0	\$7,955
383 Barrier Arm (Exit) - Replace	\$0	\$7,072	\$0	\$0	\$0
384 Gate Operators - Replace	\$9,200	\$0	\$0	\$0	\$0
388 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
390 Storage Roof - Replace	\$0	\$0	\$0	\$0	\$0
404 Isolation Valves - Partial Replace	\$15,400	\$16,016	\$16,657	\$17,323	\$18,016
410 Storm Drain - Reline	\$0	\$0	\$0	\$0	\$0
420 Sewer Pipes - Reline	\$0	\$0	\$0	\$0	\$0
423 Water Pipes - Reline	\$0	\$0	\$0	\$0	\$0
426 Water/Sewer Pipes - Repair	\$0	\$0	\$62,733	\$0	\$0
WEST POOL - BATHHOUSE					
500 Bathhouse - Renovate	\$0	\$0	\$0	\$0	\$0
502 Bathhouse - Remodel	\$0	\$0	\$0	\$0	\$0
504 Water Heater - Replace	\$11,300	\$0	\$0	\$0	\$0
510 Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2021	2022	2023	2024	2025
514 HVAC Unit - Replace	\$0	\$0	\$0	\$0	\$0
WEST POOL					
520 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
526 Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
528 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
530 Pool Deck - Replace	\$0	\$0	\$0	\$0	\$0
533 Pool - Replace	\$0	\$0	\$0	\$0	\$0
534 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
536 Spas - Replace	\$0	\$0	\$0	\$0	\$0
537 Spas - Resurface	\$0	\$0	\$0	\$0	\$0
540 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
WEST POOL - EQUIPMENT					
560 Pool Filter #1 - Replace	\$0	\$0	\$0	\$0	\$0
561 Pool Filter #2 - Replace	\$0	\$0	\$0	\$0	\$0
564 Pool Pumps - Replace	\$0	\$0	\$0	\$0	\$0
567 Pool Heater #1 - Replace	\$0	\$0	\$0	\$0	\$0
568 Pool Heater #2 - Replace	\$0	\$0	\$0	\$0	\$0
569 Pool Heater #3 - Replace	\$0	\$0	\$0	\$0	\$0
574 Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$0
577 Spa Heater (North) - Replace	\$0	\$0	\$0	\$0	\$0
578 Spa Heater (South) - Replace	\$0	\$0	\$0	\$0	\$0
580 Chlorinator (Pool) - Replace	\$0	\$0	\$0	\$0	\$0
581 Chlorinator (N. Spa) - Replace	\$0	\$0	\$0	\$0	\$0
582 Chlorinator (S. Spa) - Replace	\$0	\$0	\$0	\$0	\$0
EPC - POOL					
600 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
608 Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
610 Pool Deck - Replace	\$0	\$0	\$0	\$0	\$0
612 Pool - Replace	\$0	\$0	\$0	\$0	\$0
613 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
615 Spas - Replace	\$0	\$0	\$0	\$0	\$0
616 Spas - Resurface	\$0	\$0	\$0	\$0	\$0
618 Pool Lift - Replace	\$0	\$0	\$0	\$0	\$0
620 Pool Showers - Refurbish	\$0	\$0	\$0	\$0	\$0
622 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
623 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
EPC - POOL EQUIPMENT					
630 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
632 Pool Pumps - Replace	\$0	\$0	\$0	\$0	\$0
635 Pool Heaters - Replace	\$0	\$0	\$14,602	\$0	\$0
638 Spa Filters - Replace	\$0	\$0	\$0	\$0	\$0
641 Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$0
646 Spa Heaters - Replace	\$0	\$7,280	\$0	\$0	\$0
647 Chlorinator (Pool) - Replace	\$0	\$0	\$0	\$0	\$0
648 Chlorinator (N. Spa) - Replace	\$0	\$0	\$0	\$0	\$0
649 Chlorinator (S. Spa) - Replace	\$4,000	\$0	\$0	\$0	\$0
EPC - CLUBHOUSE EXTERIOR					
650 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
651 Keycard System - Replace	\$0	\$0	\$0	\$0	\$0
652 Doors - Replace	\$0	\$0	\$0	\$0	\$0
653 Windows - Replace	\$0	\$0	\$0	\$0	\$0
654 Bldg Exterior - Refurbish	\$0	\$0	\$18,387	\$0	\$0
657 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
658 Foam Roof - Recoat	\$0	\$0	\$0	\$9,224	\$0
660 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
661 Skylights - Replace	\$0	\$0	\$0	\$0	\$0
664 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
665 Water Softener - Replace	\$0	\$0	\$0	\$0	\$0
668 Personnel Lift - Replace	\$0	\$0	\$0	\$0	\$0
EPC - CLUBHOUSE HVAC					
670 HVAC Unit (CU1) - Replace	\$0	\$0	\$0	\$0	\$0
670 HVAC Unit (CU2) - Replace	\$0	\$0	\$0	\$0	\$0
670 HVAC Unit (CU3) - Replace	\$0	\$0	\$0	\$0	\$0
670 HVAC Unit (CU4) - Replace	\$0	\$0	\$0	\$0	\$0
670 HVAC Unit (CU5) - Replace	\$0	\$0	\$0	\$0	\$0
670 HVAC Unit (CU6) - Replace	\$0	\$0	\$0	\$0	\$0
670 HVAC Unit (CU7) - Replace	\$0	\$0	\$0	\$0	\$0
670 HVAC Unit (CU8) - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2021	2022	2023	2024	2025
EPC - CLUBHOUSE INTERIOR					
674 Carpet Floor - Replace	\$0	\$0	\$0	\$25,197	\$0
675 Door Openers - Replace	\$0	\$0	\$0	\$0	\$0
677 Bldg Interior - Remodel	\$0	\$0	\$0	\$0	\$0
680 Ceiling Tiles - Replace	\$0	\$0	\$0	\$0	\$0
685 Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
686 Saunas - Replace	\$0	\$0	\$0	\$0	\$0
690 Fire Alarm Panel - Replace	\$0	\$0	\$0	\$0	\$0
COMMUNITY CTR - EXTERIOR					
701 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
707 Walkway Deck - Resurface	\$0	\$0	\$0	\$0	\$0
708 Walkway Deck - Seal/Repair	\$0	\$0	\$0	\$0	\$21,057
710 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$27,609
712 Doors - Replace	\$0	\$0	\$0	\$0	\$0
713 Windows - Replace	\$0	\$0	\$0	\$0	\$0
714 Bldg Exterior - Refurbish	\$0	\$41,600	\$0	\$0	\$0
715 Metal Surfaces - Repaint	\$0	\$0	\$20,659	\$0	\$0
716 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
717 Foam Roof - Recoat	\$0	\$0	\$18,928	\$0	\$0
718 Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$132,662
COMMUNITY CTR - HVAC					
720 HVAC #1 - Replace	\$0	\$0	\$0	\$0	\$0
721 HVAC #2 - Replace	\$4,800	\$0	\$0	\$0	\$0
722 HVAC #3 - Replace	\$0	\$0	\$0	\$0	\$5,615
723 HVAC #4 - Replace	\$0	\$0	\$0	\$0	\$0
724 HVAC #5 - Replace	\$0	\$0	\$0	\$0	\$0
725 HVAC #6 - Replace	\$0	\$0	\$0	\$0	\$0
726 HVAC #7 - Replace	\$4,800	\$0	\$0	\$0	\$0
727 HVAC #8 - Replace	\$0	\$0	\$0	\$0	\$0
728 HVAC #9 - Replace	\$0	\$0	\$0	\$0	\$0
729 HVAC AHU1 - Replace	\$0	\$0	\$0	\$0	\$0
730 HVAC AHU2 - Replace	\$0	\$0	\$0	\$0	\$0
731 HVAC AHU3 - Replace	\$0	\$0	\$0	\$0	\$0
732 HVAC AHU4 - Replace	\$0	\$0	\$0	\$0	\$0
733 HVAC AHU5 - Replace	\$0	\$0	\$0	\$0	\$0
734 HVAC AHU6 - Replace	\$0	\$0	\$0	\$0	\$0
735 HVAC AHU7 - Replace	\$0	\$0	\$0	\$0	\$0
736 HVAC AHU8 - Replace	\$0	\$0	\$0	\$0	\$0
737 HVAC AHU9 - Replace	\$0	\$0	\$0	\$0	\$0
738 Mini-Split HVAC #1 - Replace	\$0	\$0	\$0	\$0	\$0
739 Mini-Split HVAC #2 - Replace	\$0	\$0	\$0	\$0	\$0
740 Mini-Split HVAC #3 - Replace	\$0	\$0	\$0	\$0	\$0
743 Walk-In HVAC #1 - Replace	\$10,300	\$0	\$0	\$0	\$0
744 Walk-In HVAC #2 - Replace	\$10,300	\$0	\$0	\$0	\$0
745 Evaporative Cooler - Replace	\$0	\$0	\$0	\$0	\$0
COMMUNITY CTR - INTERIOR					
750 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$0
752 Door Openers - Replace	\$0	\$0	\$7,571	\$0	\$0
756 Bldg Interior - Remodel	\$0	\$0	\$0	\$0	\$0
758 Ceiling Tiles - Replace	\$0	\$0	\$0	\$0	\$0
760 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
763 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
766 Ballroom Floor - Replace	\$0	\$0	\$0	\$0	\$0
772 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$35,096
773 Elevator #1 Equip - Modernize	\$0	\$0	\$0	\$0	\$0
774 Elevator #2 Equip - Modernize	\$0	\$0	\$0	\$0	\$0
777 Fire Alarm Panel - Replace	\$0	\$0	\$0	\$0	\$0
778 Phone System - Replace	\$18,000	\$0	\$0	\$0	\$0
COMMUNITY CTR - KITCHEN					
780 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
784 Hood & Ansul Systems - Replace	\$0	\$0	\$0	\$0	\$0
794 Water Heater - Replace	\$11,300	\$0	\$0	\$0	\$0
796 Water Softener - Replace	\$0	\$0	\$0	\$0	\$0
ANNEX BUILDING - EXTERIOR					
801 Doors - Replace	\$0	\$0	\$0	\$0	\$0
802 Windows - Replace	\$0	\$0	\$0	\$0	\$0
804 Bldg Exterior - Refurbish	\$0	\$17,680	\$0	\$0	\$0

Fiscal Year	2021	2022	2023	2024	2025
810 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
811 Foam Roof - Recoat	\$20,600	\$0	\$0	\$0	\$0
812 Roof Rail - Replace	\$0	\$0	\$0	\$0	\$0
813 HVAC Screens - Replace	\$6,500	\$0	\$0	\$0	\$0
814 HVAC #1 - Replace	\$0	\$0	\$0	\$0	\$0
815 HVAC #2 - Replace	\$0	\$0	\$0	\$0	\$0
816 HVAC #3 - Replace	\$0	\$0	\$0	\$0	\$0
817 HVAC #4 - Replace	\$0	\$0	\$0	\$0	\$0
818 HVAC #5 - Replace	\$0	\$0	\$0	\$0	\$11,699
819 HVAC #6 - Replace	\$0	\$0	\$10,816	\$0	\$0
820 HVAC #7 - Replace	\$0	\$0	\$0	\$0	\$0
821 HVAC #8 - Replace	\$0	\$0	\$0	\$0	\$0
822 HVAC #9 - Replace	\$10,000	\$0	\$0	\$0	\$0
826 Personnel Lift - Replace	\$0	\$18,824	\$0	\$0	\$0
828 Sewer Pipe - Reline	\$30,000	\$0	\$0	\$0	\$0
ANNEX BUILDING - INTERIOR					
830 Carpet Floor - Replace	\$0	\$0	\$20,118	\$0	\$0
832 Bldg Interior - Remodel	\$0	\$0	\$106,646	\$0	\$0
834 Ceiling Tiles - Replace	\$0	\$0	\$45,427	\$0	\$0
840 Ballroom Floor - Replace	\$0	\$0	\$0	\$0	\$0
844 Room Dividers - Replace	\$0	\$0	\$30,285	\$0	\$0
848 Restrooms - Remodel	\$0	\$0	\$49,429	\$0	\$0
ADMIN BUILDING - EXTERIOR					
850 Admin Bldg - Replace	\$0	\$0	\$0	\$0	\$0
852 Doors - Replace	\$0	\$0	\$0	\$0	\$0
860 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
861 Foam Roof - Recoat	\$10,400	\$0	\$0	\$0	\$0
862 HVAC #1 - Replace	\$0	\$0	\$0	\$11,249	\$0
863 HVAC #2 - Replace	\$10,000	\$0	\$0	\$0	\$0
864 Wi-Fi System - Replace	\$0	\$0	\$0	\$0	\$28,077
ADMIN BUILDING - INTERIOR					
870 Carpet Floor - Replace	\$14,000	\$0	\$0	\$0	\$0
872 Bldg Interior - Remodel	\$60,000	\$0	\$0	\$0	\$0
890 Restrooms - Remodel	\$19,000	\$0	\$0	\$0	\$0
LAUNDRY BUILDING					
900 Metal Handrails - Replace	\$0	\$0	\$0	\$0	\$0
902 Doors - Replace	\$0	\$0	\$0	\$0	\$0
903 Windows - Replace	\$0	\$0	\$0	\$0	\$0
906 Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
908 Evaporative Coolers - Replace	\$0	\$0	\$6,490	\$0	\$0
910 HVAC (Laundry) - Replace	\$0	\$0	\$0	\$0	\$0
911 HVAC (Sewing) - Replace	\$0	\$0	\$0	\$0	\$0
914 Restrooms - Remodel	\$15,000	\$0	\$0	\$0	\$0
916 Laundry Room - Remodel	\$0	\$0	\$27,040	\$0	\$0
918 Bill Changer - Replace	\$0	\$0	\$0	\$0	\$6,551
920 Laundry Dryers - Replace (A)	\$0	\$16,224	\$0	\$0	\$0
921 Laundry Dryers - Replace (B)	\$6,000	\$0	\$0	\$0	\$0
922 Laundry Dryers - Replace (C)	\$0	\$6,240	\$0	\$0	\$0
930 Laundry Washers - Replace (A)	\$13,000	\$0	\$0	\$0	\$0
934 Laundry Washers - Replace (D)	\$0	\$14,976	\$0	\$0	\$0
934 Laundry Washers - Replace (E)	\$0	\$0	\$0	\$0	\$0
940 Water Heaters - Replace	\$0	\$0	\$0	\$0	\$0
950 Ceramics Room - Remodel	\$0	\$0	\$0	\$23,622	\$0
960 Sewing Room - Remodel	\$0	\$0	\$0	\$43,082	\$0
SATELLITE BATHHOUSES					
1001 Bathhouse #1 - Remodel	\$0	\$0	\$116,164	\$0	\$0
1001 Bathhouse #1 - Sewer Line	\$0	\$48,880	\$0	\$0	\$0
1004 Bathhouse #2 - Remodel	\$0	\$0	\$0	\$120,810	\$0
1005 Bathhouse #2 - Sewer Line	\$0	\$0	\$0	\$0	\$0
1007 Bathhouse #3 - Remodel	\$0	\$0	\$0	\$0	\$125,643
1008 Bathhouse #3 - Sewer Line	\$0	\$0	\$50,835	\$0	\$0
1010 Bathhouse #4 - Remodel	\$0	\$0	\$0	\$0	\$0
1011 Bathhouse #4 - Sewer Line	\$0	\$0	\$0	\$52,869	\$0
1013 Bathhouse #5 - Remodel	\$0	\$0	\$0	\$0	\$0
1014 Bathhouse #5 - Sewer Line	\$0	\$0	\$0	\$0	\$0
1016 Bathhouse #6 - Remodel	\$0	\$0	\$0	\$0	\$0
1017 Bathhouse #6 - Sewer Line	\$47,000	\$0	\$0	\$0	\$0
1019 Bathhouse #7 - Remodel	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2021	2022	2023	2024	2025
1020	Bathhouse #7 - Sewer Line	\$0	\$0	\$0	\$0	\$54,983
1022	Bathhouse #8 - Remodel	\$0	\$0	\$0	\$0	\$0
1023	Bathhouse #8 - Sewer Line	\$0	\$0	\$0	\$0	\$0
1031	Water Heater #1 - Replace	\$0	\$0	\$0	\$0	\$0
1032	Water Heater #2 - Replace	\$0	\$0	\$0	\$0	\$0
1033	Water Heater #3 - Replace	\$0	\$0	\$0	\$3,600	\$0
1035	Water Heater #5 - Replace	\$3,200	\$0	\$0	\$0	\$0
1036	Water Heater #6 - Replace	\$0	\$0	\$3,461	\$0	\$0
1037	Water Heater #7 - Replace	\$0	\$3,328	\$0	\$0	\$0
1038	Water Heater #8 - Replace	\$0	\$3,328	\$0	\$0	\$0
1050	Shingle Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1060	HVAC Screens - Replace	\$0	\$0	\$0	\$0	\$0
1070	HVAC #5M - Replace	\$5,000	\$0	\$0	\$0	\$0
1071	HVAC #5W - Replace	\$0	\$0	\$0	\$0	\$0
1072	HVAC #6M - Replace	\$0	\$0	\$0	\$0	\$0
1073	HVAC #6W - Replace	\$0	\$0	\$5,408	\$0	\$0
1074	HVAC #7M - Replace	\$5,000	\$0	\$0	\$0	\$0
1075	HVAC #7W - Replace	\$0	\$5,200	\$0	\$0	\$0
1076	HVAC #8M - Replace	\$5,000	\$0	\$0	\$0	\$0
1077	HVAC #8W - Replace	\$5,000	\$0	\$0	\$0	\$0
SOUTHEAST RV LOT						
1210	Trash Compactor - Replace	\$0	\$0	\$0	\$0	\$0
1211	Trash Carts - Replace	\$16,000	\$0	\$0	\$0	\$0
1217	Street Sweeper - Replace	\$0	\$0	\$0	\$0	\$0
1218	Tractor - Replace	\$0	\$0	\$0	\$40,495	\$0
1219	Tractor - Refurbish	\$0	\$0	\$0	\$0	\$0
SOUTHEAST RV LOT - MAINTENANCE BLDG						
1222	Doors - Replace	\$0	\$0	\$0	\$0	\$0
1223	Windows - Replace	\$0	\$0	\$0	\$0	\$0
1228	Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1231	HVAC Unit - Replace	\$0	\$0	\$0	\$0	\$0
1236	Push Mower - Replace	\$0	\$10,816	\$0	\$0	\$0
1240	Bldg Interior - Remodel	\$0	\$0	\$39,370	\$0	\$0
SOUTHEAST RV LOT - GLASS ARTS BLDG						
1261	Doors - Replace	\$0	\$0	\$0	\$0	\$0
1266	Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
1270	HVAC #1 - Replace	\$0	\$0	\$0	\$0	\$0
1271	HVAC #2 - Replace	\$0	\$0	\$0	\$0	\$0
1276	Bldg Interior - Remodel	\$0	\$0	\$0	\$0	\$0
1280	Room Divider - Replace	\$0	\$0	\$0	\$0	\$0
HOBBY CENTER						
1300	Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
1312	Pet Walk Lights - Replace	\$10,000	\$0	\$0	\$0	\$0
1314	Pet Walk Fence (2008) - Replace	\$0	\$0	\$0	\$0	\$0
1315	Pet Walk Fence (2014) - Replace	\$0	\$0	\$0	\$0	\$0
1320	Pet Walk Bridge - Replace	\$0	\$0	\$0	\$0	\$0
1322	Pet Walk Handrails - Replace	\$0	\$0	\$0	\$0	\$0
HOBBY CENTER - CRAFTS BLDGS						
1330	Hobby Buildings - Replace	\$0	\$0	\$0	\$0	\$5,381,349
1342	HVAC #1 - Replace	\$5,000	\$0	\$0	\$0	\$0
1343	HVAC #2 - Replace	\$5,000	\$0	\$0	\$0	\$0
1344	HVAC #3 - Replace	\$0	\$0	\$0	\$5,399	\$0
SPORTS AMENITIES - CENTRAL						
1605	Lawn Bowling Turf #1 - Replace	\$0	\$0	\$0	\$0	\$0
1606	Lawn Bowling Turf #2 - Replace	\$0	\$0	\$0	\$58,718	\$0
1608	Lawn Bowling Fence - Replace	\$0	\$0	\$0	\$0	\$0
1610	Putting Green Turf - Replace	\$0	\$0	\$43,264	\$0	\$0
1620	Shuffleboard Courts - Resurface	\$0	\$27,040	\$0	\$0	\$0
1624	Shuffleboard Lights - Replace	\$0	\$0	\$0	\$0	\$0
1640	Pickleball Crts (1-6) - Resurface	\$0	\$0	\$0	\$0	\$21,057
1642	Pickleball Fence (1-4) - Replace	\$0	\$0	\$0	\$0	\$46,794
1643	Pickleball Fence (5-6) - Replace	\$0	\$0	\$0	\$0	\$16,027
1646	Pickleball Ramada - Replace	\$0	\$0	\$0	\$0	\$0
1647	Pickleball Shade - Replace	\$0	\$3,120	\$0	\$0	\$0
1662	Tennis Courts (7-8) - Resurface	\$0	\$0	\$0	\$13,498	\$0
1664	Tennis Lights (7-8) - Replace (A)	\$0	\$0	\$0	\$0	\$0
1665	Tennis Lights (7-8) - Replace (B)	\$0	\$0	\$0	\$0	\$0
1667	Tennis Fence (7-8) - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2021	2022	2023	2024	2025
1670 Tennis Shades (7-8) - Replace	\$0	\$0	\$0	\$0	\$0
SPORTS AMENITIES - NORTHEAST					
1804 Security System - Replace	\$0	\$0	\$0	\$0	\$0
1806 Fountain - Refurbish	\$0	\$0	\$0	\$0	\$0
1820 Bocce Ball Courts - Replace	\$0	\$0	\$0	\$719,913	\$0
1822 Bocce Ball Turf - Replace	\$0	\$0	\$0	\$49,269	\$0
1826 Bocce Lights (1992) - Replace	\$0	\$0	\$0	\$26,997	\$0
1826 Bocce Lights (2012) - Replace	\$0	\$0	\$0	\$8,999	\$0
1830 Bocce Shades (2003) - Replace	\$0	\$0	\$0	\$35,996	\$0
1830 Bocce Shades (2012) - Replace	\$0	\$0	\$0	\$8,999	\$0
1842 Pickleball Crts (1-9) - Resurface	\$27,000	\$0	\$0	\$0	\$31,586
1843 Pickleball Crts (10-11) - Resurface	\$0	\$0	\$6,490	\$0	\$0
1844 Pickleball Fence (1-9) - Replace	\$0	\$0	\$0	\$0	\$0
1845 Pickleball Fence (10-11) - Replace	\$0	\$0	\$0	\$0	\$0
1850 PB Lights (2,8,9) - Replace (A)	\$0	\$0	\$0	\$0	\$0
1851 PB Lights (2,8,9) - Replace (B)	\$0	\$0	\$0	\$0	\$0
1852 PB Lights (4,5) - Replace (A)	\$0	\$0	\$0	\$0	\$0
1853 PB Lights (4,5) - Replace (B)	\$0	\$0	\$0	\$0	\$0
1860 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
1871 Tennis Courts (1-2) - Resurface	\$0	\$12,480	\$0	\$0	\$0
1873 Tennis Courts (3-4) - Resurface	\$0	\$0	\$0	\$13,498	\$0
1875 Tennis Courts (5-6) - Resurface	\$0	\$0	\$0	\$13,498	\$0
1877 Tennis Fence (1-6) - Replace	\$0	\$0	\$0	\$0	\$0
1890 Golf Cages - Replace	\$0	\$0	\$0	\$0	\$0
NORTHEAST - SPORTS PLEX BLDG					
2003 Doors - Replace	\$0	\$0	\$0	\$0	\$0
2004 Windows - Replace	\$0	\$0	\$0	\$0	\$0
2014 Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2022 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2024 Ceiling Tiles - Replace	\$0	\$0	\$0	\$0	\$0
2030 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
NORTHEAST - TENNIS VERANDA					
2050 Veranda Deck - Replace	\$0	\$0	\$0	\$0	\$0
2052 Veranda Rails - Replace	\$0	\$0	\$0	\$0	\$0
2060 Doors - Replace	\$0	\$0	\$0	\$0	\$0
2064 Shingle Roof - Replace	\$0	\$4,160	\$0	\$0	\$0
2070 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2080 Restrooms - Remodel	\$0	\$0	\$27,797	\$0	\$0
NORTHEAST - BOCCE BALL CLUBHOUSE					
2103 Doors - Replace	\$0	\$0	\$0	\$0	\$0
2122 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
NORTHEAST - OASIS BLDG					
2143 Doors - Replace	\$0	\$0	\$0	\$0	\$14,974
2154 Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2156 HVAC #1 - Replace	\$0	\$0	\$0	\$0	\$0
2157 HVAC #2 - Replace	\$0	\$0	\$0	\$0	\$0
2162 Bldg Interior - Remodel	\$0	\$0	\$0	\$41,620	\$0
2165 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$0
2168 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
2180 Restrooms - Remodel	\$0	\$0	\$0	\$29,246	\$0
NORTHEAST - ELECTRONICS BLDG					
2202 Keycard System - Replace	\$0	\$0	\$0	\$0	\$0
2203 Doors - Replace	\$0	\$0	\$0	\$0	\$8,891
2204 Windows - Replace	\$0	\$0	\$0	\$0	\$0
2214 Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2216 HVAC #1 - Replace	\$0	\$0	\$0	\$0	\$0
2217 HVAC #2 - Replace	\$0	\$0	\$0	\$0	\$0
2224 Bldg Interior - Remodel	\$0	\$23,088	\$0	\$0	\$0
2226 Carpet Floor - Replace	\$0	\$0	\$5,516	\$0	\$0
2240 Restrooms - Remodel	\$0	\$27,872	\$0	\$0	\$0
Total Expenses	\$1,341,200	\$1,471,600	\$2,160,388	\$2,691,125	\$7,618,002
Ending Reserve Balance	\$2,218,075	\$3,800,455	\$4,907,489	\$5,693,245	\$1,736,275

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$1,736,275	\$3,926,336	\$7,054,504	\$8,396,555	\$10,328,218
Annual Reserve Contribution	\$1,870,000	\$2,057,000	\$2,262,700	\$2,488,970	\$2,737,867
Recommended Special Assessments	\$1,923,900	\$1,923,900	\$0	\$0	\$0
Interest Earnings	\$28,301	\$54,881	\$77,222	\$93,584	\$113,285
Total Income	\$5,558,476	\$7,962,117	\$9,394,426	\$10,979,109	\$13,179,369
# Component					
MAIN ENTRY					
100 Monument - Replace	\$0	\$0	\$18,423	\$0	\$0
101 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
110 Metal Fence - Replace	\$0	\$19,233	\$0	\$0	\$0
114 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
120 Entry System - Replace	\$0	\$0	\$0	\$8,485	\$0
122 Barcode Readers - Replace	\$0	\$0	\$0	\$0	\$0
124 Barrier Arm (Residents) - Replace	\$0	\$0	\$0	\$9,306	\$0
125 Barrier Arm (Visitor) - Replace	\$6,083	\$0	\$0	\$0	\$0
126 Barrier Arm (Exit) - Replace	\$0	\$0	\$0	\$0	\$9,679
130 Gate Operators - Replace	\$0	\$0	\$36,320	\$0	\$0
134 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
138 Metal Surfaces - Repaint	\$0	\$6,200	\$0	\$0	\$0
MAIN ENTRY - GATEHOUSE					
140 Doors - Replace	\$0	\$0	\$0	\$0	\$7,117
142 Windows - Replace	\$0	\$0	\$0	\$0	\$0
144 Gatehouse - Remodel	\$0	\$0	\$0	\$0	\$0
152 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
154 HVAC Unit - Replace	\$0	\$0	\$0	\$0	\$0
SECURITY DEPARTMENT					
170 Camera System - Replace	\$0	\$0	\$0	\$21,350	\$0
177 Alarm Receiver - Replace	\$0	\$0	\$0	\$0	\$4,270
184 Radio Repeater - Replace	\$0	\$0	\$0	\$0	\$0
188 Card Reader System - Replace	\$0	\$0	\$0	\$19,844	\$0
PAVEMENT					
200 Asphalt Streets (Ph1) - Repave	\$0	\$0	\$0	\$0	\$0
201 Asphalt Streets (Ph1) - Seal	\$0	\$0	\$0	\$10,538	\$0
202 Asphalt Streets (Ph2) - Repave	\$0	\$0	\$0	\$0	\$0
203 Asphalt Streets (Ph2) - Seal	\$0	\$0	\$10,001	\$0	\$0
204 Asphalt Streets (Ph3) - Repave	\$0	\$0	\$0	\$0	\$0
205 Asphalt Streets (Ph3) - Seal	\$0	\$0	\$10,001	\$0	\$0
206 Asphalt Streets (Ph4) - Repave	\$0	\$0	\$0	\$0	\$0
207 Asphalt Streets (Ph4) - Seal	\$0	\$0	\$0	\$18,065	\$0
208 Asphalt Streets (Ph5) - Repave	\$0	\$0	\$0	\$0	\$0
209 Asphalt Streets (Ph5) - Seal	\$10,950	\$0	\$0	\$0	\$0
210 Asphalt Streets (Ph6) - Repave	\$0	\$0	\$0	\$0	\$0
211 Asphalt Streets (Ph6) - Seal	\$10,342	\$0	\$0	\$0	\$0
212 Asphalt Streets (Ph7) - Repave	\$0	\$0	\$0	\$0	\$0
213 Asphalt Streets (Ph7) - Seal	\$0	\$12,400	\$0	\$0	\$0
214 Asphalt Streets (Ph8) - Repave	\$0	\$0	\$0	\$0	\$0
215 Asphalt Streets (Ph8) - Seal	\$0	\$0	\$13,028	\$0	\$0
216 Asphalt Streets (Ph9) - Repave	\$0	\$0	\$0	\$0	\$0
217 Asphalt Streets (Ph9) - Seal	\$0	\$0	\$0	\$24,087	\$0
218 Asphalt Streets (Ph10) - Repave	\$0	\$0	\$0	\$0	\$0
219 Asphalt Streets (Ph10) - Seal	\$0	\$0	\$0	\$0	\$25,050
220 Asphalt Streets (Ph11) - Repave	\$0	\$0	\$0	\$0	\$0
221 Asphalt Streets (Ph11) - Seal	\$21,413	\$0	\$0	\$0	\$0
222 Asphalt Streets (Ph12) - Repave	\$411,229	\$0	\$0	\$0	\$0
223 Asphalt Streets (Ph12) - Seal	\$0	\$22,270	\$0	\$0	\$0
224 Asphalt Streets (Ph13) - Repave	\$0	\$427,678	\$0	\$0	\$0
225 Asphalt Streets (Ph13) - Seal	\$0	\$0	\$23,160	\$0	\$0
226 Asphalt Streets (Ph14) - Repave	\$0	\$0	\$444,785	\$0	\$0
227 Asphalt Streets (Ph14) - Seal	\$0	\$0	\$0	\$24,087	\$0
230 Asphalt - Crack Seal	\$54,749	\$0	\$0	\$0	\$0
234 Valley Gutters - Replace (A)	\$0	\$0	\$0	\$0	\$0
234 Valley Gutters - Replace (B)	\$0	\$0	\$0	\$0	\$0
234 Valley Gutters - Replace (C)	\$0	\$0	\$0	\$0	\$0
234 Valley Gutters - Replace (D)	\$0	\$0	\$0	\$0	\$0
234 Valley Gutters - Replace (E)	\$0	\$0	\$0	\$0	\$0
234 Valley Gutters - Replace (F)	\$0	\$0	\$0	\$0	\$0
238 Concrete Sidewalks - Repair	\$14,113	\$14,678	\$15,265	\$15,875	\$16,510

Fiscal Year	2026	2027	2028	2029	2030
240 Asphalt Parking (CC) - Repave	\$0	\$0	\$0	\$0	\$0
241 Asphalt Parking (CC) - Seal/Repair	\$0	\$0	\$12,896	\$0	\$0
244 Asphalt Parking (NE) - Repave	\$0	\$0	\$0	\$0	\$0
245 Asphalt Parking (NE) - Seal/Repair	\$0	\$0	\$0	\$11,359	\$0
247 Concrete Drive (NE-A) - Replace	\$0	\$0	\$0	\$0	\$0
247 Concrete Drive (NE-B) - Replace	\$0	\$0	\$0	\$0	\$0
250 Asphalt Parking (SE) - Repave	\$0	\$0	\$0	\$0	\$0
251 Asphalt Parking (SE) - Seal/Repair	\$23,603	\$0	\$0	\$0	\$0
254 Concrete Drive (SE) - Replace	\$0	\$0	\$0	\$0	\$0
260 Asphalt Parking (HC) - Repave	\$0	\$0	\$0	\$0	\$0
261 Asphalt Parking (HC) - Seal/Repair	\$0	\$0	\$0	\$0	\$6,832
264 Concrete Drive (HC) - Replace	\$0	\$0	\$0	\$0	\$0
RV OVERNIGHTS					
280 RV Spaces - Replace	\$0	\$0	\$0	\$0	\$0
285 RV Power Centers - Replace	\$0	\$0	\$0	\$0	\$0
290 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
COMMON AREA					
300 Community Signs - Replace	\$0	\$0	\$21,055	\$0	\$0
306 Street Lights - Replace (A)	\$0	\$0	\$0	\$0	\$0
306 Street Lights - Replace (A-LED)	\$0	\$0	\$0	\$0	\$0
306 Street Lights - Replace (A-Pole)	\$0	\$0	\$0	\$0	\$0
307 Street Lights - Replace (B-LED)	\$0	\$0	\$0	\$0	\$0
307 Street Lights - Replace (B-Pole)	\$0	\$0	\$0	\$0	\$0
308 Street Lights - Replace (C-LED)	\$0	\$0	\$0	\$0	\$0
308 Street Lights - Replace (C-Pole)	\$0	\$0	\$0	\$0	\$0
310 Street Lights - Replace (D)	\$0	\$0	\$0	\$0	\$0
310 Street Lights - Replace (D-LED)	\$0	\$0	\$0	\$0	\$0
310 Street Lights - Replace (D-Pole)	\$0	\$0	\$0	\$0	\$0
311 Street Lights - Replace (E)	\$0	\$0	\$0	\$0	\$0
311 Street Lights - Replace (E-LED)	\$0	\$0	\$0	\$0	\$0
311 Street Lights - Replace (E-Pole)	\$0	\$0	\$0	\$0	\$0
312 Street Lights - Replace (F)	\$0	\$0	\$0	\$0	\$0
312 Street Lights - Replace (F-LED)	\$0	\$0	\$0	\$0	\$0
312 Street Lights - Replace (F-Pole)	\$0	\$0	\$0	\$0	\$0
313 Street Lights - Replace (G)	\$0	\$0	\$0	\$0	\$0
313 Street Lights - Replace (G-LED)	\$0	\$0	\$0	\$0	\$0
313 Street Lights - Replace (G-Pole)	\$0	\$0	\$0	\$0	\$0
314 Street Lights - Replace (H)	\$0	\$0	\$0	\$0	\$0
314 Street Lights - Replace (H-LED)	\$0	\$0	\$0	\$0	\$0
314 Street Lights - Replace (H-Pole)	\$0	\$0	\$0	\$0	\$0
320 Solar Panels - Replace	\$0	\$0	\$0	\$0	\$0
322 Solar Inverters (10-YR) - Replace	\$0	\$0	\$0	\$0	\$0
323 Solar Inverters (20-YR) - Replace	\$0	\$0	\$0	\$0	\$0
330 Block Walls - Replace	\$0	\$0	\$0	\$0	\$0
331 Block Walls - Repair	\$60,833	\$0	\$0	\$0	\$0
340 Backflow Valves - Replace	\$0	\$0	\$0	\$0	\$0
346 Landscape Granite - Replenish	\$9,977	\$0	\$0	\$0	\$11,671
380 Barcode Readers - Replace	\$0	\$0	\$0	\$0	\$0
382 Barrier Arm (Entry) - Replace	\$0	\$0	\$0	\$0	\$0
383 Barrier Arm (Exit) - Replace	\$0	\$0	\$0	\$0	\$9,679
384 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
388 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
390 Storage Roof - Replace	\$0	\$0	\$0	\$0	\$0
404 Isolation Valves - Partial Replace	\$18,736	\$19,486	\$20,265	\$21,076	\$21,919
410 Storm Drain - Reline	\$0	\$0	\$0	\$0	\$0
420 Sewer Pipes - Reline	\$0	\$0	\$0	\$0	\$0
423 Water Pipes - Reline	\$0	\$0	\$0	\$0	\$0
426 Water/Sewer Pipes - Repair	\$0	\$0	\$76,324	\$0	\$0
WEST POOL - BATHHOUSE					
500 Bathhouse - Renovate	\$0	\$0	\$0	\$0	\$0
502 Bathhouse - Remodel	\$0	\$0	\$0	\$0	\$0
504 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
510 Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
514 HVAC Unit - Replace	\$9,733	\$0	\$0	\$0	\$0
WEST POOL					
520 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
526 Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
528 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2026	2027	2028	2029	2030
530 Pool Deck - Replace	\$0	\$0	\$0	\$0	\$0
533 Pool - Replace	\$0	\$0	\$0	\$0	\$0
534 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
536 Spas - Replace	\$0	\$0	\$0	\$0	\$0
537 Spas - Resurface	\$0	\$0	\$0	\$0	\$0
540 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
WEST POOL - EQUIPMENT					
560 Pool Filter #1 - Replace	\$0	\$0	\$0	\$0	\$0
561 Pool Filter #2 - Replace	\$0	\$0	\$0	\$0	\$0
564 Pool Pumps - Replace	\$0	\$0	\$0	\$0	\$0
567 Pool Heater #1 - Replace	\$0	\$0	\$0	\$0	\$0
568 Pool Heater #2 - Replace	\$0	\$0	\$0	\$0	\$0
569 Pool Heater #3 - Replace	\$0	\$0	\$0	\$0	\$0
574 Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$0
577 Spa Heater (North) - Replace	\$0	\$0	\$0	\$4,790	\$0
578 Spa Heater (South) - Replace	\$0	\$0	\$0	\$4,790	\$0
580 Chlorinator (Pool) - Replace	\$0	\$0	\$0	\$0	\$0
581 Chlorinator (N. Spa) - Replace	\$0	\$0	\$0	\$0	\$0
582 Chlorinator (S. Spa) - Replace	\$0	\$0	\$0	\$0	\$0
EPC - POOL					
600 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
608 Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
610 Pool Deck - Replace	\$0	\$0	\$0	\$0	\$0
612 Pool - Replace	\$0	\$0	\$0	\$0	\$0
613 Pool - Resurface	\$0	\$0	\$0	\$82,114	\$0
615 Spas - Replace	\$0	\$0	\$0	\$0	\$0
616 Spas - Resurface	\$0	\$0	\$0	\$28,740	\$0
618 Pool Lift - Replace	\$0	\$0	\$0	\$8,211	\$0
620 Pool Showers - Refurbish	\$0	\$0	\$0	\$10,538	\$0
622 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
623 Shade Screens - Replace	\$0	\$0	\$0	\$7,390	\$0
EPC - POOL EQUIPMENT					
630 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
632 Pool Pumps - Replace	\$4,380	\$0	\$0	\$0	\$0
635 Pool Heaters - Replace	\$0	\$0	\$0	\$0	\$0
638 Spa Filters - Replace	\$6,083	\$0	\$0	\$0	\$0
641 Spa Pumps - Replace	\$0	\$8,857	\$0	\$0	\$0
646 Spa Heaters - Replace	\$0	\$0	\$0	\$9,580	\$0
647 Chlorinator (Pool) - Replace	\$0	\$0	\$0	\$5,474	\$0
648 Chlorinator (N. Spa) - Replace	\$0	\$0	\$0	\$0	\$0
649 Chlorinator (S. Spa) - Replace	\$0	\$0	\$0	\$0	\$0
EPC - CLUBHOUSE EXTERIOR					
650 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
651 Keycard System - Replace	\$18,250	\$0	\$0	\$0	\$0
652 Doors - Replace	\$0	\$0	\$0	\$0	\$0
653 Windows - Replace	\$0	\$0	\$0	\$0	\$0
654 Bldg Exterior - Refurbish	\$0	\$0	\$0	\$0	\$0
657 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
658 Foam Roof - Recoat	\$0	\$0	\$0	\$11,222	\$0
660 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
661 Skylights - Replace	\$0	\$0	\$0	\$0	\$0
664 Water Heater - Replace	\$9,247	\$0	\$0	\$0	\$0
665 Water Softener - Replace	\$0	\$0	\$0	\$0	\$8,682
668 Personnel Lift - Replace	\$0	\$0	\$0	\$0	\$0
EPC - CLUBHOUSE HVAC					
670 HVAC Unit (CU1) - Replace	\$20,683	\$0	\$0	\$0	\$0
670 HVAC Unit (CU2) - Replace	\$20,683	\$0	\$0	\$0	\$0
670 HVAC Unit (CU3) - Replace	\$15,573	\$0	\$0	\$0	\$0
670 HVAC Unit (CU4) - Replace	\$38,933	\$0	\$0	\$0	\$0
670 HVAC Unit (CU5) - Replace	\$5,840	\$0	\$0	\$0	\$0
670 HVAC Unit (CU6) - Replace	\$9,733	\$0	\$0	\$0	\$0
670 HVAC Unit (CU7) - Replace	\$9,733	\$0	\$0	\$0	\$0
670 HVAC Unit (CU8) - Replace	\$4,867	\$0	\$0	\$0	\$0
EPC - CLUBHOUSE INTERIOR					
674 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$0
675 Door Openers - Replace	\$8,517	\$0	\$0	\$0	\$0
677 Bldg Interior - Remodel	\$0	\$0	\$0	\$0	\$0
680 Ceiling Tiles - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2026	2027	2028	2029	2030
685 Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
686 Saunas - Replace	\$0	\$0	\$0	\$30,109	\$0
690 Fire Alarm Panel - Replace	\$0	\$0	\$0	\$6,843	\$0
COMMUNITY CTR - EXTERIOR					
701 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$85,399
707 Walkway Deck - Resurface	\$0	\$0	\$0	\$0	\$112,157
708 Walkway Deck - Seal/Repair	\$0	\$0	\$0	\$0	\$25,620
710 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
712 Doors - Replace	\$0	\$0	\$0	\$0	\$0
713 Windows - Replace	\$0	\$0	\$0	\$0	\$0
714 Bldg Exterior - Refurbish	\$0	\$0	\$0	\$0	\$56,932
715 Metal Surfaces - Repaint	\$0	\$0	\$25,134	\$0	\$0
716 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
717 Foam Roof - Recoat	\$0	\$0	\$23,029	\$0	\$0
718 Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
COMMUNITY CTR - HVAC					
720 HVAC #1 - Replace	\$0	\$9,743	\$0	\$0	\$0
721 HVAC #2 - Replace	\$0	\$0	\$0	\$0	\$0
722 HVAC #3 - Replace	\$0	\$0	\$0	\$0	\$0
723 HVAC #4 - Replace	\$0	\$0	\$0	\$0	\$0
724 HVAC #5 - Replace	\$0	\$0	\$0	\$0	\$0
725 HVAC #6 - Replace	\$5,840	\$0	\$0	\$0	\$0
726 HVAC #7 - Replace	\$0	\$0	\$0	\$0	\$0
727 HVAC #8 - Replace	\$0	\$12,653	\$0	\$0	\$0
728 HVAC #9 - Replace	\$0	\$5,061	\$0	\$0	\$0
729 HVAC AHU1 - Replace	\$0	\$0	\$0	\$0	\$0
730 HVAC AHU2 - Replace	\$0	\$0	\$0	\$0	\$0
731 HVAC AHU3 - Replace	\$0	\$0	\$0	\$0	\$0
732 HVAC AHU4 - Replace	\$0	\$0	\$0	\$0	\$0
733 HVAC AHU5 - Replace	\$0	\$0	\$0	\$0	\$0
734 HVAC AHU6 - Replace	\$0	\$0	\$0	\$0	\$0
735 HVAC AHU7 - Replace	\$0	\$0	\$0	\$0	\$0
736 HVAC AHU8 - Replace	\$0	\$0	\$0	\$0	\$0
737 HVAC AHU9 - Replace	\$0	\$0	\$0	\$0	\$0
738 Mini-Split HVAC #1 - Replace	\$0	\$0	\$0	\$0	\$0
739 Mini-Split HVAC #2 - Replace	\$6,205	\$0	\$0	\$0	\$0
740 Mini-Split HVAC #3 - Replace	\$0	\$0	\$0	\$0	\$0
743 Walk-In HVAC #1 - Replace	\$0	\$0	\$0	\$0	\$0
744 Walk-In HVAC #2 - Replace	\$0	\$0	\$0	\$0	\$0
745 Evaporative Cooler - Replace	\$0	\$0	\$0	\$0	\$0
COMMUNITY CTR - INTERIOR					
750 Carpet Floor - Replace	\$45,016	\$0	\$0	\$0	\$0
752 Door Openers - Replace	\$0	\$0	\$0	\$0	\$0
756 Bldg Interior - Remodel	\$238,464	\$0	\$0	\$0	\$0
758 Ceiling Tiles - Replace	\$0	\$0	\$0	\$0	\$0
760 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
763 Restrooms - Remodel	\$170,331	\$0	\$0	\$0	\$0
766 Ballroom Floor - Replace	\$0	\$0	\$0	\$0	\$0
772 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
773 Elevator #1 Equip - Modernize	\$0	\$101,226	\$0	\$0	\$0
774 Elevator #2 Equip - Modernize	\$0	\$0	\$0	\$0	\$0
777 Fire Alarm Panel - Replace	\$21,900	\$0	\$0	\$0	\$0
778 Phone System - Replace	\$0	\$0	\$0	\$0	\$0
COMMUNITY CTR - KITCHEN					
780 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$95,362
784 Hood & Ansul Systems - Replace	\$0	\$0	\$0	\$0	\$45,546
794 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
796 Water Softener - Replace	\$0	\$0	\$0	\$0	\$0
ANNEX BUILDING - EXTERIOR					
801 Doors - Replace	\$0	\$0	\$0	\$0	\$0
802 Windows - Replace	\$0	\$0	\$0	\$0	\$0
804 Bldg Exterior - Refurbish	\$0	\$0	\$0	\$0	\$24,196
810 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
811 Foam Roof - Recoat	\$25,063	\$0	\$0	\$0	\$0
812 Roof Rail - Replace	\$0	\$0	\$0	\$0	\$0
813 HVAC Screens - Replace	\$0	\$0	\$0	\$0	\$0
814 HVAC #1 - Replace	\$0	\$12,653	\$0	\$0	\$0
815 HVAC #2 - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2026	2027	2028	2029	2030
816 HVAC #3 - Replace	\$0	\$0	\$0	\$0	\$0
817 HVAC #4 - Replace	\$0	\$0	\$0	\$0	\$0
818 HVAC #5 - Replace	\$0	\$0	\$0	\$0	\$0
819 HVAC #6 - Replace	\$0	\$0	\$0	\$0	\$0
820 HVAC #7 - Replace	\$12,167	\$0	\$0	\$0	\$0
821 HVAC #8 - Replace	\$0	\$0	\$0	\$0	\$0
822 HVAC #9 - Replace	\$0	\$0	\$0	\$0	\$0
826 Personnel Lift - Replace	\$0	\$0	\$0	\$0	\$0
828 Sewer Pipe - Reline	\$0	\$0	\$0	\$0	\$0
ANNEX BUILDING - INTERIOR					
830 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$0
832 Bldg Interior - Remodel	\$0	\$0	\$0	\$0	\$0
834 Ceiling Tiles - Replace	\$0	\$0	\$0	\$0	\$0
840 Ballroom Floor - Replace	\$0	\$0	\$0	\$0	\$0
844 Room Dividers - Replace	\$0	\$0	\$0	\$0	\$0
848 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
ADMIN BUILDING - EXTERIOR					
850 Admin Bldg - Replace	\$0	\$0	\$0	\$0	\$0
852 Doors - Replace	\$0	\$0	\$0	\$0	\$0
860 Foam Roof - Replace	\$22,751	\$0	\$0	\$0	\$0
861 Foam Roof - Recoat	\$12,653	\$0	\$0	\$0	\$0
862 HVAC #1 - Replace	\$0	\$0	\$0	\$0	\$0
863 HVAC #2 - Replace	\$0	\$0	\$0	\$0	\$0
864 Wi-Fi System - Replace	\$0	\$0	\$0	\$0	\$0
ADMIN BUILDING - INTERIOR					
870 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$0
872 Bldg Interior - Remodel	\$0	\$0	\$0	\$0	\$0
890 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
LAUNDRY BUILDING					
900 Metal Handrails - Replace	\$0	\$0	\$5,922	\$0	\$0
902 Doors - Replace	\$0	\$0	\$0	\$0	\$0
903 Windows - Replace	\$0	\$0	\$0	\$0	\$0
906 Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
908 Evaporative Coolers - Replace	\$0	\$0	\$0	\$0	\$0
910 HVAC (Laundry) - Replace	\$0	\$0	\$0	\$0	\$0
911 HVAC (Sewing) - Replace	\$0	\$0	\$0	\$0	\$0
914 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
916 Laundry Room - Remodel	\$0	\$0	\$0	\$0	\$0
918 Bill Changer - Replace	\$0	\$0	\$0	\$0	\$0
920 Laundry Dryers - Replace (A)	\$0	\$0	\$0	\$0	\$0
921 Laundry Dryers - Replace (B)	\$0	\$0	\$0	\$0	\$0
922 Laundry Dryers - Replace (C)	\$0	\$0	\$0	\$0	\$0
930 Laundry Washers - Replace (A)	\$0	\$0	\$0	\$0	\$0
934 Laundry Washers - Replace (D)	\$0	\$0	\$0	\$0	\$0
934 Laundry Washers - Replace (E)	\$0	\$0	\$10,659	\$0	\$0
940 Water Heaters - Replace	\$20,683	\$0	\$0	\$0	\$0
950 Ceramics Room - Remodel	\$0	\$0	\$0	\$0	\$0
960 Sewing Room - Remodel	\$0	\$0	\$0	\$0	\$0
SATELLITE BATHHOUSES					
1001 Bathhouse #1 - Remodel	\$0	\$0	\$0	\$0	\$0
1001 Bathhouse #1 - Sewer Line	\$0	\$0	\$0	\$0	\$0
1004 Bathhouse #2 - Remodel	\$0	\$0	\$0	\$0	\$0
1005 Bathhouse #2 - Sewer Line	\$0	\$0	\$0	\$0	\$0
1007 Bathhouse #3 - Remodel	\$0	\$0	\$0	\$0	\$0
1008 Bathhouse #3 - Sewer Line	\$0	\$0	\$0	\$0	\$0
1010 Bathhouse #4 - Remodel	\$130,669	\$0	\$0	\$0	\$0
1011 Bathhouse #4 - Sewer Line	\$0	\$0	\$0	\$0	\$0
1013 Bathhouse #5 - Remodel	\$0	\$151,079	\$0	\$0	\$0
1014 Bathhouse #5 - Sewer Line	\$0	\$0	\$0	\$0	\$0
1016 Bathhouse #6 - Remodel	\$0	\$0	\$157,122	\$0	\$0
1017 Bathhouse #6 - Sewer Line	\$0	\$0	\$0	\$0	\$0
1019 Bathhouse #7 - Remodel	\$0	\$0	\$0	\$163,407	\$0
1020 Bathhouse #7 - Sewer Line	\$0	\$0	\$0	\$0	\$0
1022 Bathhouse #8 - Remodel	\$0	\$0	\$0	\$0	\$169,943
1023 Bathhouse #8 - Sewer Line	\$0	\$0	\$0	\$0	\$0
1031 Water Heater #1 - Replace	\$0	\$0	\$0	\$0	\$0
1032 Water Heater #2 - Replace	\$0	\$4,049	\$0	\$0	\$0
1033 Water Heater #3 - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2026	2027	2028	2029	2030
1035 Water Heater #5 - Replace	\$0	\$0	\$0	\$0	\$0
1036 Water Heater #6 - Replace	\$0	\$0	\$0	\$0	\$0
1037 Water Heater #7 - Replace	\$0	\$0	\$0	\$0	\$0
1038 Water Heater #8 - Replace	\$0	\$0	\$0	\$0	\$0
1050 Shingle Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1060 HVAC Screens - Replace	\$0	\$0	\$0	\$0	\$0
1070 HVAC #5M - Replace	\$0	\$0	\$0	\$0	\$0
1071 HVAC #5W - Replace	\$0	\$0	\$0	\$0	\$0
1072 HVAC #6M - Replace	\$6,083	\$0	\$0	\$0	\$0
1073 HVAC #6W - Replace	\$0	\$0	\$0	\$0	\$0
1074 HVAC #7M - Replace	\$0	\$0	\$0	\$0	\$0
1075 HVAC #7W - Replace	\$0	\$0	\$0	\$0	\$0
1076 HVAC #8M - Replace	\$0	\$0	\$0	\$0	\$0
1077 HVAC #8W - Replace	\$0	\$0	\$0	\$0	\$0
SOUTHEAST RV LOT					
1210 Trash Compactor - Replace	\$0	\$0	\$0	\$0	\$0
1211 Trash Carts - Replace	\$0	\$0	\$0	\$0	\$0
1217 Street Sweeper - Replace	\$0	\$66,303	\$0	\$0	\$0
1218 Tractor - Replace	\$0	\$0	\$0	\$0	\$0
1219 Tractor - Refurbish	\$0	\$0	\$0	\$0	\$0
SOUTHEAST RV LOT - MAINTENANCE BLDG					
1222 Doors - Replace	\$0	\$0	\$0	\$0	\$10,390
1223 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1228 Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1231 HVAC Unit - Replace	\$0	\$0	\$0	\$0	\$0
1236 Push Mower - Replace	\$0	\$0	\$0	\$0	\$14,802
1240 Bldg Interior - Remodel	\$0	\$0	\$0	\$0	\$0
SOUTHEAST RV LOT - GLASS ARTS BLDG					
1261 Doors - Replace	\$0	\$0	\$0	\$0	\$0
1266 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
1270 HVAC #1 - Replace	\$0	\$0	\$11,317	\$0	\$0
1271 HVAC #2 - Replace	\$0	\$0	\$13,159	\$0	\$0
1276 Bldg Interior - Remodel	\$0	\$0	\$0	\$0	\$0
1280 Room Divider - Replace	\$0	\$0	\$0	\$0	\$0
HOBBY CENTER					
1300 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
1312 Pet Walk Lights - Replace	\$0	\$0	\$0	\$0	\$0
1314 Pet Walk Fence (2008) - Replace	\$0	\$0	\$0	\$0	\$0
1315 Pet Walk Fence (2014) - Replace	\$0	\$0	\$0	\$0	\$0
1320 Pet Walk Bridge - Replace	\$0	\$0	\$0	\$0	\$0
1322 Pet Walk Handrails - Replace	\$0	\$0	\$7,238	\$0	\$0
HOBBY CENTER - CRAFTS BLDGS					
1330 Hobby Buildings - Replace	\$0	\$0	\$0	\$0	\$0
1342 HVAC #1 - Replace	\$0	\$0	\$0	\$0	\$0
1343 HVAC #2 - Replace	\$0	\$0	\$0	\$0	\$0
1344 HVAC #3 - Replace	\$0	\$0	\$0	\$0	\$0
SPORTS AMENITIES - CENTRAL					
1605 Lawn Bowling Turf #1 - Replace	\$0	\$0	\$0	\$0	\$0
1606 Lawn Bowling Turf #2 - Replace	\$0	\$0	\$0	\$0	\$0
1608 Lawn Bowling Fence - Replace	\$0	\$0	\$0	\$0	\$0
1610 Putting Green Turf - Replace	\$0	\$0	\$0	\$0	\$0
1620 Shuffleboard Courts - Resurface	\$0	\$0	\$0	\$0	\$0
1624 Shuffleboard Lights - Replace	\$0	\$0	\$0	\$0	\$0
1640 Pickleball Crts (1-6) - Resurface	\$0	\$0	\$0	\$0	\$25,620
1642 Pickleball Fence (1-4) - Replace	\$0	\$0	\$0	\$0	\$0
1643 Pickleball Fence (5-6) - Replace	\$0	\$0	\$0	\$0	\$0
1646 Pickleball Ramada - Replace	\$0	\$0	\$12,501	\$0	\$0
1647 Pickleball Shade - Replace	\$0	\$0	\$0	\$0	\$0
1662 Tennis Courts (7-8) - Resurface	\$0	\$0	\$0	\$0	\$0
1664 Tennis Lights (7-8) - Replace (A)	\$0	\$0	\$0	\$0	\$0
1665 Tennis Lights (7-8) - Replace (B)	\$0	\$0	\$0	\$0	\$0
1667 Tennis Fence (7-8) - Replace	\$0	\$0	\$0	\$0	\$0
1670 Tennis Shades (7-8) - Replace	\$0	\$0	\$0	\$0	\$0
SPORTS AMENITIES - NORTHEAST					
1804 Security System - Replace	\$0	\$0	\$0	\$33,119	\$0
1806 Fountain - Refurbish	\$0	\$0	\$0	\$0	\$10,817
1820 Bocce Ball Courts - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2026	2027	2028	2029	2030
1822 Bocce Ball Turf - Replace	\$0	\$0	\$0	\$0	\$0
1826 Bocce Lights (1992) - Replace	\$0	\$0	\$0	\$0	\$0
1826 Bocce Lights (2012) - Replace	\$0	\$0	\$0	\$0	\$0
1830 Bocce Shades (2003) - Replace	\$0	\$0	\$0	\$0	\$0
1830 Bocce Shades (2012) - Replace	\$0	\$0	\$0	\$0	\$0
1842 Pickleball Crts (1-9) - Resurface	\$0	\$0	\$0	\$36,951	\$0
1843 Pickleball Crts (10-11) - Resurface	\$0	\$7,592	\$0	\$0	\$0
1844 Pickleball Fence (1-9) - Replace	\$0	\$0	\$0	\$0	\$0
1845 Pickleball Fence (10-11) - Replace	\$0	\$0	\$0	\$0	\$0
1850 PB Lights (2,8,9) - Replace (A)	\$0	\$0	\$0	\$0	\$0
1851 PB Lights (2,8,9) - Replace (B)	\$0	\$0	\$0	\$0	\$0
1852 PB Lights (4,5) - Replace (A)	\$0	\$0	\$0	\$0	\$0
1853 PB Lights (4,5) - Replace (B)	\$0	\$0	\$0	\$0	\$0
1860 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
1871 Tennis Courts (1-2) - Resurface	\$0	\$0	\$15,791	\$0	\$0
1873 Tennis Courts (3-4) - Resurface	\$0	\$0	\$0	\$0	\$17,080
1875 Tennis Courts (5-6) - Resurface	\$0	\$0	\$0	\$0	\$17,080
1877 Tennis Fence (1-6) - Replace	\$0	\$0	\$0	\$0	\$0
1890 Golf Cages - Replace	\$0	\$0	\$0	\$0	\$0
NORTHEAST - SPORTS PLEX BLDG					
2003 Doors - Replace	\$0	\$0	\$0	\$0	\$0
2004 Windows - Replace	\$0	\$0	\$0	\$0	\$0
2014 Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2022 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2024 Ceiling Tiles - Replace	\$0	\$0	\$0	\$0	\$0
2030 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
NORTHEAST - TENNIS VERANDA					
2050 Veranda Deck - Replace	\$90,032	\$0	\$0	\$0	\$0
2052 Veranda Rails - Replace	\$0	\$0	\$0	\$0	\$0
2060 Doors - Replace	\$0	\$0	\$0	\$0	\$0
2064 Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2070 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2080 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
NORTHEAST - BOCCE BALL CLUBHOUSE					
2103 Doors - Replace	\$0	\$0	\$0	\$0	\$0
2122 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
NORTHEAST - OASIS BLDG					
2143 Doors - Replace	\$0	\$0	\$0	\$0	\$0
2154 Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2156 HVAC #1 - Replace	\$0	\$0	\$0	\$11,770	\$0
2157 HVAC #2 - Replace	\$0	\$0	\$0	\$11,770	\$0
2162 Bldg Interior - Remodel	\$0	\$0	\$0	\$0	\$0
2165 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$8,682
2168 Tile Floor - Replace	\$0	\$0	\$14,475	\$0	\$0
2180 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
NORTHEAST - ELECTRONICS BLDG					
2202 Keycard System - Replace	\$0	\$6,453	\$0	\$0	\$0
2203 Doors - Replace	\$0	\$0	\$0	\$0	\$0
2204 Windows - Replace	\$0	\$0	\$0	\$0	\$0
2214 Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2216 HVAC #1 - Replace	\$0	\$0	\$0	\$0	\$0
2217 HVAC #2 - Replace	\$0	\$0	\$0	\$0	\$0
2224 Bldg Interior - Remodel	\$0	\$0	\$0	\$0	\$0
2226 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$0
2240 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,632,140	\$907,613	\$997,871	\$650,891	\$841,035
Ending Reserve Balance	\$3,926,336	\$7,054,504	\$8,396,555	\$10,328,218	\$12,338,334

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$12,338,334	\$5,386,978	\$8,119,808	\$11,165,446	\$14,248,815
Annual Reserve Contribution	\$3,011,654	\$3,312,819	\$3,644,101	\$4,008,511	\$4,409,362
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$88,589	\$67,505	\$96,385	\$127,017	\$160,108
Total Income	\$15,438,577	\$8,767,302	\$11,860,294	\$15,300,975	\$18,818,285
# Component					
MAIN ENTRY					
100 Monument - Replace	\$0	\$0	\$0	\$0	\$0
101 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
110 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
114 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
120 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
122 Barcode Readers - Replace	\$0	\$0	\$0	\$24,144	\$0
124 Barrier Arm (Residents) - Replace	\$0	\$0	\$0	\$0	\$0
125 Barrier Arm (Visitor) - Replace	\$0	\$0	\$0	\$8,325	\$0
126 Barrier Arm (Exit) - Replace	\$0	\$0	\$0	\$0	\$0
130 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
134 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
138 Metal Surfaces - Repaint	\$0	\$7,543	\$0	\$0	\$0
MAIN ENTRY - GATEHOUSE					
140 Doors - Replace	\$0	\$0	\$0	\$0	\$0
142 Windows - Replace	\$0	\$0	\$0	\$0	\$0
144 Gatehouse - Remodel	\$0	\$0	\$0	\$0	\$0
152 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$6,580
154 HVAC Unit - Replace	\$0	\$0	\$0	\$9,657	\$0
SECURITY DEPARTMENT					
170 Camera System - Replace	\$0	\$0	\$0	\$0	\$27,014
177 Alarm Receiver - Replace	\$0	\$0	\$0	\$0	\$0
184 Radio Repeater - Replace	\$0	\$6,774	\$0	\$0	\$0
188 Card Reader System - Replace	\$0	\$0	\$0	\$0	\$0
PAVEMENT					
200 Asphalt Streets (Ph1) - Repave	\$0	\$0	\$0	\$0	\$256,981
201 Asphalt Streets (Ph1) - Seal	\$0	\$0	\$0	\$12,821	\$0
202 Asphalt Streets (Ph2) - Repave	\$0	\$0	\$0	\$0	\$0
203 Asphalt Streets (Ph2) - Seal	\$0	\$0	\$12,168	\$0	\$0
204 Asphalt Streets (Ph3) - Repave	\$0	\$0	\$0	\$0	\$0
205 Asphalt Streets (Ph3) - Seal	\$0	\$0	\$12,168	\$0	\$0
206 Asphalt Streets (Ph4) - Repave	\$0	\$0	\$0	\$0	\$0
207 Asphalt Streets (Ph4) - Seal	\$0	\$0	\$0	\$21,979	\$0
208 Asphalt Streets (Ph5) - Repave	\$0	\$0	\$0	\$0	\$0
209 Asphalt Streets (Ph5) - Seal	\$13,322	\$0	\$0	\$0	\$0
210 Asphalt Streets (Ph6) - Repave	\$0	\$0	\$0	\$0	\$0
211 Asphalt Streets (Ph6) - Seal	\$12,582	\$0	\$0	\$0	\$0
212 Asphalt Streets (Ph7) - Repave	\$0	\$0	\$0	\$0	\$0
213 Asphalt Streets (Ph7) - Seal	\$0	\$15,087	\$0	\$0	\$0
214 Asphalt Streets (Ph8) - Repave	\$0	\$0	\$0	\$0	\$0
215 Asphalt Streets (Ph8) - Seal	\$0	\$0	\$15,850	\$0	\$0
216 Asphalt Streets (Ph9) - Repave	\$0	\$0	\$0	\$0	\$0
217 Asphalt Streets (Ph9) - Seal	\$0	\$0	\$0	\$29,305	\$0
218 Asphalt Streets (Ph10) - Repave	\$0	\$0	\$0	\$0	\$0
219 Asphalt Streets (Ph10) - Seal	\$0	\$0	\$0	\$0	\$30,478
220 Asphalt Streets (Ph11) - Repave	\$0	\$0	\$0	\$0	\$0
221 Asphalt Streets (Ph11) - Seal	\$26,052	\$0	\$0	\$0	\$0
222 Asphalt Streets (Ph12) - Repave	\$0	\$0	\$0	\$0	\$0
223 Asphalt Streets (Ph12) - Seal	\$0	\$27,094	\$0	\$0	\$0
224 Asphalt Streets (Ph13) - Repave	\$0	\$0	\$0	\$0	\$0
225 Asphalt Streets (Ph13) - Seal	\$0	\$0	\$28,178	\$0	\$0
226 Asphalt Streets (Ph14) - Repave	\$0	\$0	\$0	\$0	\$0
227 Asphalt Streets (Ph14) - Seal	\$0	\$0	\$0	\$29,305	\$0
230 Asphalt - Crack Seal	\$66,611	\$0	\$0	\$0	\$0
234 Valley Gutters - Replace (A)	\$0	\$0	\$0	\$0	\$0
234 Valley Gutters - Replace (B)	\$0	\$0	\$0	\$0	\$0
234 Valley Gutters - Replace (C)	\$0	\$0	\$0	\$0	\$0
234 Valley Gutters - Replace (D)	\$0	\$0	\$0	\$0	\$0
234 Valley Gutters - Replace (E)	\$0	\$0	\$0	\$0	\$0
234 Valley Gutters - Replace (F)	\$0	\$0	\$0	\$0	\$0
238 Concrete Sidewalks - Repair	\$17,171	\$17,858	\$18,572	\$19,315	\$20,087

Fiscal Year	2031	2032	2033	2034	2035
240 Asphalt Parking (CC) - Repave	\$0	\$0	\$0	\$0	\$0
241 Asphalt Parking (CC) - Seal/Repair	\$0	\$0	\$15,690	\$0	\$0
244 Asphalt Parking (NE) - Repave	\$0	\$0	\$0	\$0	\$0
245 Asphalt Parking (NE) - Seal/Repair	\$0	\$0	\$0	\$13,820	\$0
247 Concrete Drive (NE-A) - Replace	\$0	\$0	\$0	\$0	\$0
247 Concrete Drive (NE-B) - Replace	\$0	\$0	\$0	\$0	\$0
250 Asphalt Parking (SE) - Repave	\$0	\$0	\$0	\$0	\$0
251 Asphalt Parking (SE) - Seal/Repair	\$28,717	\$0	\$0	\$0	\$0
254 Concrete Drive (SE) - Replace	\$0	\$0	\$0	\$0	\$0
260 Asphalt Parking (HC) - Repave	\$0	\$0	\$0	\$0	\$0
261 Asphalt Parking (HC) - Seal/Repair	\$0	\$0	\$0	\$0	\$8,312
264 Concrete Drive (HC) - Replace	\$0	\$0	\$0	\$0	\$0
RV OVERNIGHTS					
280 RV Spaces - Replace	\$0	\$0	\$0	\$0	\$0
285 RV Power Centers - Replace	\$0	\$0	\$0	\$0	\$0
290 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
COMMON AREA					
300 Community Signs - Replace	\$0	\$0	\$0	\$0	\$0
306 Street Lights - Replace (A)	\$0	\$0	\$0	\$0	\$0
306 Street Lights - Replace (A-LED)	\$0	\$0	\$96,062	\$0	\$0
306 Street Lights - Replace (A-Pole)	\$0	\$0	\$0	\$0	\$0
307 Street Lights - Replace (B-LED)	\$0	\$0	\$44,829	\$0	\$0
307 Street Lights - Replace (B-Pole)	\$0	\$0	\$0	\$0	\$0
308 Street Lights - Replace (C-LED)	\$0	\$0	\$0	\$0	\$131,607
308 Street Lights - Replace (C-Pole)	\$0	\$0	\$0	\$0	\$0
310 Street Lights - Replace (D)	\$0	\$0	\$0	\$0	\$0
310 Street Lights - Replace (D-LED)	\$0	\$0	\$0	\$0	\$0
310 Street Lights - Replace (D-Pole)	\$0	\$0	\$0	\$0	\$0
311 Street Lights - Replace (E)	\$0	\$0	\$0	\$0	\$0
311 Street Lights - Replace (E-LED)	\$0	\$0	\$0	\$0	\$0
311 Street Lights - Replace (E-Pole)	\$0	\$0	\$0	\$0	\$0
312 Street Lights - Replace (F)	\$0	\$0	\$0	\$0	\$0
312 Street Lights - Replace (F-LED)	\$0	\$0	\$0	\$0	\$0
312 Street Lights - Replace (F-Pole)	\$0	\$0	\$0	\$0	\$0
313 Street Lights - Replace (G)	\$0	\$0	\$0	\$0	\$0
313 Street Lights - Replace (G-LED)	\$0	\$0	\$0	\$0	\$0
313 Street Lights - Replace (G-Pole)	\$0	\$0	\$0	\$0	\$0
314 Street Lights - Replace (H)	\$0	\$0	\$0	\$0	\$0
314 Street Lights - Replace (H-LED)	\$0	\$0	\$0	\$0	\$0
314 Street Lights - Replace (H-Pole)	\$0	\$0	\$0	\$0	\$0
320 Solar Panels - Replace	\$0	\$0	\$0	\$0	\$0
322 Solar Inverters (10-YR) - Replace	\$0	\$155,639	\$0	\$0	\$0
323 Solar Inverters (20-YR) - Replace	\$0	\$119,000	\$0	\$0	\$0
330 Block Walls - Replace	\$4,070,672	\$0	\$0	\$0	\$0
331 Block Walls - Repair	\$74,012	\$0	\$0	\$0	\$0
340 Backflow Valves - Replace	\$0	\$0	\$0	\$0	\$0
346 Landscape Granite - Replenish	\$0	\$0	\$0	\$13,654	\$0
380 Barcode Readers - Replace	\$0	\$0	\$0	\$24,144	\$0
382 Barrier Arm (Entry) - Replace	\$0	\$0	\$10,887	\$0	\$0
383 Barrier Arm (Exit) - Replace	\$0	\$0	\$0	\$0	\$0
384 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
388 Vehicle Gates - Replace	\$18,207	\$0	\$0	\$0	\$0
390 Storage Roof - Replace	\$22,204	\$0	\$0	\$0	\$0
404 Isolation Valves - Partial Replace	\$22,796	\$23,708	\$24,656	\$25,642	\$26,668
410 Storm Drain - Reline	\$0	\$0	\$0	\$0	\$0
420 Sewer Pipes - Reline	\$0	\$0	\$0	\$0	\$0
423 Water Pipes - Reline	\$0	\$0	\$0	\$0	\$0
426 Water/Sewer Pipes - Repair	\$0	\$0	\$92,860	\$0	\$0
WEST POOL - BATHHOUSE					
500 Bathhouse - Renovate	\$0	\$0	\$0	\$0	\$0
502 Bathhouse - Remodel	\$119,900	\$0	\$0	\$0	\$0
504 Water Heater - Replace	\$16,727	\$0	\$0	\$0	\$0
510 Shingle Roof - Replace	\$16,579	\$0	\$0	\$0	\$0
514 HVAC Unit - Replace	\$0	\$0	\$0	\$0	\$0
WEST POOL					
520 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
526 Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
528 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2031	2032	2033	2034	2035
530 Pool Deck - Replace	\$0	\$0	\$0	\$0	\$0
533 Pool - Replace	\$0	\$0	\$0	\$0	\$0
534 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
536 Spas - Replace	\$0	\$0	\$0	\$0	\$0
537 Spas - Resurface	\$0	\$0	\$0	\$0	\$0
540 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
WEST POOL - EQUIPMENT					
560 Pool Filter #1 - Replace	\$0	\$0	\$0	\$0	\$0
561 Pool Filter #2 - Replace	\$0	\$0	\$0	\$0	\$0
564 Pool Pumps - Replace	\$0	\$0	\$0	\$5,328	\$0
567 Pool Heater #1 - Replace	\$0	\$6,928	\$0	\$0	\$0
568 Pool Heater #2 - Replace	\$0	\$6,928	\$0	\$0	\$0
569 Pool Heater #3 - Replace	\$0	\$6,928	\$0	\$0	\$0
574 Spa Pumps - Replace	\$0	\$0	\$0	\$10,656	\$0
577 Spa Heater (North) - Replace	\$0	\$0	\$0	\$0	\$0
578 Spa Heater (South) - Replace	\$0	\$0	\$0	\$0	\$0
580 Chlorinator (Pool) - Replace	\$0	\$0	\$0	\$0	\$0
581 Chlorinator (N. Spa) - Replace	\$0	\$0	\$0	\$0	\$0
582 Chlorinator (S. Spa) - Replace	\$0	\$0	\$0	\$0	\$0
EPC - POOL					
600 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
608 Landscape - Renovate	\$0	\$0	\$0	\$24,976	\$0
610 Pool Deck - Replace	\$0	\$0	\$0	\$0	\$0
612 Pool - Replace	\$0	\$0	\$0	\$0	\$0
613 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
615 Spas - Replace	\$0	\$0	\$0	\$0	\$0
616 Spas - Resurface	\$0	\$0	\$0	\$0	\$0
618 Pool Lift - Replace	\$0	\$0	\$0	\$0	\$0
620 Pool Showers - Refurbish	\$0	\$0	\$0	\$0	\$0
622 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
623 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
EPC - POOL EQUIPMENT					
630 Pool Filters - Replace	\$8,881	\$0	\$0	\$0	\$0
632 Pool Pumps - Replace	\$0	\$0	\$0	\$0	\$0
635 Pool Heaters - Replace	\$19,983	\$0	\$0	\$0	\$0
638 Spa Filters - Replace	\$0	\$0	\$0	\$0	\$0
641 Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$0
646 Spa Heaters - Replace	\$0	\$0	\$0	\$0	\$0
647 Chlorinator (Pool) - Replace	\$0	\$0	\$0	\$0	\$0
648 Chlorinator (N. Spa) - Replace	\$0	\$6,158	\$0	\$0	\$0
649 Chlorinator (S. Spa) - Replace	\$0	\$0	\$0	\$0	\$0
EPC - CLUBHOUSE EXTERIOR					
650 Exterior Lights - Replace	\$0	\$0	\$0	\$22,145	\$0
651 Keycard System - Replace	\$0	\$0	\$0	\$0	\$0
652 Doors - Replace	\$0	\$0	\$0	\$0	\$0
653 Windows - Replace	\$0	\$0	\$0	\$0	\$0
654 Bldg Exterior - Refurbish	\$25,164	\$0	\$0	\$0	\$0
657 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
658 Foam Roof - Recoat	\$0	\$0	\$0	\$13,654	\$0
660 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
661 Skylights - Replace	\$0	\$0	\$0	\$0	\$0
664 Water Heater - Replace	\$0	\$11,700	\$0	\$0	\$0
665 Water Softener - Replace	\$0	\$0	\$0	\$0	\$0
668 Personnel Lift - Replace	\$0	\$0	\$0	\$0	\$0
EPC - CLUBHOUSE HVAC					
670 HVAC Unit (CU1) - Replace	\$0	\$0	\$0	\$0	\$0
670 HVAC Unit (CU2) - Replace	\$0	\$0	\$0	\$0	\$0
670 HVAC Unit (CU3) - Replace	\$0	\$0	\$0	\$0	\$0
670 HVAC Unit (CU4) - Replace	\$0	\$0	\$0	\$0	\$0
670 HVAC Unit (CU5) - Replace	\$0	\$0	\$0	\$0	\$0
670 HVAC Unit (CU6) - Replace	\$0	\$0	\$0	\$0	\$0
670 HVAC Unit (CU7) - Replace	\$0	\$0	\$0	\$0	\$0
670 HVAC Unit (CU8) - Replace	\$0	\$0	\$0	\$0	\$0
EPC - CLUBHOUSE INTERIOR					
674 Carpet Floor - Replace	\$0	\$0	\$0	\$37,298	\$0
675 Door Openers - Replace	\$0	\$0	\$0	\$0	\$0
677 Bldg Interior - Remodel	\$0	\$0	\$0	\$216,460	\$0
680 Ceiling Tiles - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2031	2032	2033	2034	2035
685 Locker Rooms - Remodel	\$0	\$0	\$0	\$313,034	\$0
686 Saunas - Replace	\$0	\$0	\$0	\$0	\$0
690 Fire Alarm Panel - Replace	\$0	\$0	\$0	\$0	\$0
COMMUNITY CTR - EXTERIOR					
701 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
707 Walkway Deck - Resurface	\$0	\$0	\$0	\$0	\$0
708 Walkway Deck - Seal/Repair	\$0	\$0	\$0	\$0	\$31,170
710 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
712 Doors - Replace	\$167,268	\$0	\$0	\$0	\$0
713 Windows - Replace	\$0	\$0	\$0	\$0	\$0
714 Bldg Exterior - Refurbish	\$0	\$0	\$0	\$0	\$0
715 Metal Surfaces - Repaint	\$0	\$0	\$30,580	\$0	\$0
716 Foam Roof - Replace	\$0	\$0	\$31,540	\$0	\$0
717 Foam Roof - Recoat	\$0	\$0	\$28,018	\$0	\$0
718 Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
COMMUNITY CTR - HVAC					
720 HVAC #1 - Replace	\$0	\$0	\$0	\$0	\$0
721 HVAC #2 - Replace	\$0	\$0	\$7,685	\$0	\$0
722 HVAC #3 - Replace	\$0	\$0	\$0	\$0	\$0
723 HVAC #4 - Replace	\$12,730	\$0	\$0	\$0	\$0
724 HVAC #5 - Replace	\$14,802	\$0	\$0	\$0	\$0
725 HVAC #6 - Replace	\$0	\$0	\$0	\$0	\$0
726 HVAC #7 - Replace	\$0	\$0	\$7,685	\$0	\$0
727 HVAC #8 - Replace	\$0	\$0	\$0	\$0	\$0
728 HVAC #9 - Replace	\$0	\$0	\$0	\$0	\$0
729 HVAC AHU1 - Replace	\$71,052	\$0	\$0	\$0	\$0
730 HVAC AHU2 - Replace	\$71,052	\$0	\$0	\$0	\$0
731 HVAC AHU3 - Replace	\$31,085	\$0	\$0	\$0	\$0
732 HVAC AHU4 - Replace	\$31,085	\$0	\$0	\$0	\$0
733 HVAC AHU5 - Replace	\$31,085	\$0	\$0	\$0	\$0
734 HVAC AHU6 - Replace	\$31,085	\$0	\$0	\$0	\$0
735 HVAC AHU7 - Replace	\$31,085	\$0	\$0	\$0	\$0
736 HVAC AHU8 - Replace	\$37,746	\$0	\$0	\$0	\$0
737 HVAC AHU9 - Replace	\$23,388	\$0	\$0	\$0	\$0
738 Mini-Split HVAC #1 - Replace	\$0	\$7,851	\$0	\$0	\$0
739 Mini-Split HVAC #2 - Replace	\$0	\$0	\$0	\$0	\$0
740 Mini-Split HVAC #3 - Replace	\$7,549	\$0	\$0	\$0	\$0
743 Walk-In HVAC #1 - Replace	\$0	\$0	\$0	\$0	\$0
744 Walk-In HVAC #2 - Replace	\$0	\$0	\$0	\$0	\$0
745 Evaporative Cooler - Replace	\$8,881	\$0	\$0	\$0	\$0
COMMUNITY CTR - INTERIOR					
750 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$0
752 Door Openers - Replace	\$0	\$0	\$0	\$0	\$12,122
756 Bldg Interior - Remodel	\$0	\$0	\$0	\$0	\$0
758 Ceiling Tiles - Replace	\$0	\$0	\$0	\$0	\$0
760 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
763 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
766 Ballroom Floor - Replace	\$0	\$0	\$0	\$0	\$242,435
772 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
773 Elevator #1 Equip - Modernize	\$0	\$0	\$0	\$0	\$0
774 Elevator #2 Equip - Modernize	\$0	\$0	\$0	\$0	\$138,534
777 Fire Alarm Panel - Replace	\$0	\$0	\$0	\$0	\$0
778 Phone System - Replace	\$0	\$0	\$0	\$0	\$31,170
COMMUNITY CTR - KITCHEN					
780 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
784 Hood & Ansul Systems - Replace	\$0	\$0	\$0	\$0	\$0
794 Water Heater - Replace	\$16,727	\$0	\$0	\$0	\$0
796 Water Softener - Replace	\$11,102	\$0	\$0	\$0	\$0
ANNEX BUILDING - EXTERIOR					
801 Doors - Replace	\$85,854	\$0	\$0	\$0	\$0
802 Windows - Replace	\$23,684	\$0	\$0	\$0	\$0
804 Bldg Exterior - Refurbish	\$0	\$0	\$0	\$0	\$0
810 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
811 Foam Roof - Recoat	\$30,493	\$0	\$0	\$0	\$0
812 Roof Rail - Replace	\$0	\$0	\$0	\$0	\$0
813 HVAC Screens - Replace	\$0	\$0	\$0	\$0	\$0
814 HVAC #1 - Replace	\$0	\$0	\$0	\$0	\$0
815 HVAC #2 - Replace	\$0	\$0	\$0	\$16,651	\$0

Fiscal Year	2031	2032	2033	2034	2035
816 HVAC #3 - Replace	\$0	\$15,395	\$0	\$0	\$0
817 HVAC #4 - Replace	\$0	\$0	\$13,609	\$0	\$0
818 HVAC #5 - Replace	\$0	\$0	\$0	\$0	\$0
819 HVAC #6 - Replace	\$0	\$0	\$0	\$0	\$0
820 HVAC #7 - Replace	\$0	\$0	\$0	\$0	\$0
821 HVAC #8 - Replace	\$0	\$15,395	\$0	\$0	\$0
822 HVAC #9 - Replace	\$0	\$0	\$0	\$0	\$0
826 Personnel Lift - Replace	\$0	\$0	\$0	\$0	\$0
828 Sewer Pipe - Reline	\$0	\$0	\$0	\$0	\$0
ANNEX BUILDING - INTERIOR					
830 Carpet Floor - Replace	\$0	\$0	\$29,779	\$0	\$0
832 Bldg Interior - Remodel	\$0	\$0	\$0	\$0	\$0
834 Ceiling Tiles - Replace	\$0	\$0	\$0	\$0	\$0
840 Ballroom Floor - Replace	\$31,085	\$0	\$0	\$0	\$0
844 Room Dividers - Replace	\$0	\$0	\$0	\$0	\$0
848 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
ADMIN BUILDING - EXTERIOR					
850 Admin Bldg - Replace	\$4,440,733	\$0	\$0	\$0	\$0
852 Doors - Replace	\$31,085	\$0	\$0	\$0	\$0
860 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
861 Foam Roof - Recoat	\$15,395	\$0	\$0	\$0	\$0
862 HVAC #1 - Replace	\$0	\$0	\$0	\$0	\$0
863 HVAC #2 - Replace	\$0	\$0	\$16,010	\$0	\$0
864 Wi-Fi System - Replace	\$35,526	\$0	\$0	\$0	\$0
ADMIN BUILDING - INTERIOR					
870 Carpet Floor - Replace	\$20,723	\$0	\$0	\$0	\$0
872 Bldg Interior - Remodel	\$0	\$0	\$0	\$0	\$0
890 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
LAUNDRY BUILDING					
900 Metal Handrails - Replace	\$0	\$0	\$0	\$0	\$0
902 Doors - Replace	\$32,565	\$0	\$0	\$0	\$0
903 Windows - Replace	\$26,940	\$0	\$0	\$0	\$0
906 Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
908 Evaporative Coolers - Replace	\$0	\$0	\$0	\$0	\$0
910 HVAC (Laundry) - Replace	\$12,730	\$0	\$0	\$0	\$0
911 HVAC (Sewing) - Replace	\$0	\$0	\$0	\$0	\$0
914 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
916 Laundry Room - Remodel	\$0	\$0	\$0	\$0	\$0
918 Bill Changer - Replace	\$0	\$0	\$0	\$0	\$0
920 Laundry Dryers - Replace (A)	\$0	\$0	\$0	\$0	\$0
921 Laundry Dryers - Replace (B)	\$0	\$0	\$0	\$0	\$0
922 Laundry Dryers - Replace (C)	\$0	\$0	\$0	\$0	\$0
930 Laundry Washers - Replace (A)	\$0	\$0	\$0	\$0	\$0
934 Laundry Washers - Replace (D)	\$0	\$0	\$0	\$0	\$0
934 Laundry Washers - Replace (E)	\$0	\$0	\$0	\$0	\$0
940 Water Heaters - Replace	\$0	\$0	\$0	\$0	\$0
950 Ceramics Room - Remodel	\$0	\$0	\$0	\$0	\$0
960 Sewing Room - Remodel	\$0	\$0	\$0	\$0	\$0
SATELLITE BATHHOUSES					
1001 Bathhouse #1 - Remodel	\$0	\$0	\$0	\$0	\$0
1001 Bathhouse #1 - Sewer Line	\$0	\$0	\$0	\$0	\$0
1004 Bathhouse #2 - Remodel	\$0	\$0	\$0	\$0	\$0
1005 Bathhouse #2 - Sewer Line	\$0	\$0	\$0	\$0	\$0
1007 Bathhouse #3 - Remodel	\$0	\$0	\$0	\$0	\$0
1008 Bathhouse #3 - Sewer Line	\$0	\$0	\$0	\$0	\$0
1010 Bathhouse #4 - Remodel	\$0	\$0	\$0	\$0	\$0
1011 Bathhouse #4 - Sewer Line	\$0	\$0	\$0	\$0	\$0
1013 Bathhouse #5 - Remodel	\$0	\$0	\$0	\$0	\$0
1014 Bathhouse #5 - Sewer Line	\$0	\$0	\$0	\$0	\$0
1016 Bathhouse #6 - Remodel	\$0	\$0	\$0	\$0	\$0
1017 Bathhouse #6 - Sewer Line	\$0	\$0	\$0	\$0	\$0
1019 Bathhouse #7 - Remodel	\$0	\$0	\$0	\$0	\$0
1020 Bathhouse #7 - Sewer Line	\$0	\$0	\$0	\$0	\$0
1022 Bathhouse #8 - Remodel	\$0	\$0	\$0	\$0	\$0
1023 Bathhouse #8 - Sewer Line	\$0	\$0	\$0	\$0	\$0
1031 Water Heater #1 - Replace	\$4,737	\$0	\$0	\$0	\$0
1032 Water Heater #2 - Replace	\$0	\$0	\$0	\$0	\$0
1033 Water Heater #3 - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2031	2032	2033	2034	2035
1035 Water Heater #5 - Replace	\$0	\$0	\$5,123	\$0	\$0
1036 Water Heater #6 - Replace	\$0	\$0	\$0	\$0	\$5,541
1037 Water Heater #7 - Replace	\$0	\$0	\$0	\$5,328	\$0
1038 Water Heater #8 - Replace	\$0	\$0	\$0	\$5,328	\$0
1050 Shingle Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1060 HVAC Screens - Replace	\$0	\$0	\$0	\$0	\$0
1070 HVAC #5M - Replace	\$0	\$0	\$0	\$0	\$0
1071 HVAC #5W - Replace	\$0	\$0	\$0	\$0	\$8,658
1072 HVAC #6M - Replace	\$0	\$0	\$0	\$0	\$0
1073 HVAC #6W - Replace	\$0	\$0	\$0	\$0	\$0
1074 HVAC #7M - Replace	\$0	\$0	\$0	\$0	\$0
1075 HVAC #7W - Replace	\$0	\$0	\$0	\$0	\$0
1076 HVAC #8M - Replace	\$0	\$0	\$0	\$0	\$0
1077 HVAC #8W - Replace	\$0	\$0	\$0	\$0	\$0
SOUTHEAST RV LOT					
1210 Trash Compactor - Replace	\$0	\$0	\$0	\$0	\$0
1211 Trash Carts - Replace	\$0	\$0	\$0	\$0	\$0
1217 Street Sweeper - Replace	\$0	\$0	\$0	\$0	\$0
1218 Tractor - Replace	\$0	\$0	\$0	\$0	\$0
1219 Tractor - Refurbish	\$0	\$0	\$0	\$0	\$0
SOUTHEAST RV LOT - MAINTENANCE BLDG					
1222 Doors - Replace	\$0	\$0	\$0	\$0	\$0
1223 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1228 Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1231 HVAC Unit - Replace	\$0	\$0	\$0	\$9,990	\$0
1236 Push Mower - Replace	\$0	\$0	\$0	\$0	\$0
1240 Bldg Interior - Remodel	\$0	\$0	\$0	\$0	\$0
SOUTHEAST RV LOT - GLASS ARTS BLDG					
1261 Doors - Replace	\$0	\$0	\$0	\$0	\$0
1266 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
1270 HVAC #1 - Replace	\$0	\$0	\$0	\$0	\$0
1271 HVAC #2 - Replace	\$0	\$0	\$0	\$0	\$0
1276 Bldg Interior - Remodel	\$0	\$0	\$73,007	\$0	\$0
1280 Room Divider - Replace	\$0	\$0	\$20,493	\$0	\$0
HOBBY CENTER					
1300 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
1312 Pet Walk Lights - Replace	\$0	\$0	\$0	\$0	\$0
1314 Pet Walk Fence (2008) - Replace	\$0	\$13,855	\$0	\$0	\$0
1315 Pet Walk Fence (2014) - Replace	\$0	\$0	\$0	\$0	\$0
1320 Pet Walk Bridge - Replace	\$0	\$0	\$0	\$0	\$0
1322 Pet Walk Handrails - Replace	\$0	\$0	\$0	\$0	\$0
HOBBY CENTER - CRAFTS BLDGS					
1330 Hobby Buildings - Replace	\$0	\$0	\$0	\$0	\$0
1342 HVAC #1 - Replace	\$0	\$0	\$0	\$0	\$0
1343 HVAC #2 - Replace	\$0	\$0	\$0	\$0	\$0
1344 HVAC #3 - Replace	\$0	\$0	\$0	\$0	\$0
SPORTS AMENITIES - CENTRAL					
1605 Lawn Bowling Turf #1 - Replace	\$0	\$0	\$0	\$104,234	\$0
1606 Lawn Bowling Turf #2 - Replace	\$0	\$0	\$0	\$0	\$0
1608 Lawn Bowling Fence - Replace	\$0	\$0	\$0	\$14,986	\$0
1610 Putting Green Turf - Replace	\$0	\$0	\$0	\$0	\$0
1620 Shuffleboard Courts - Resurface	\$0	\$40,026	\$0	\$0	\$0
1624 Shuffleboard Lights - Replace	\$0	\$0	\$0	\$0	\$0
1640 Pickleball Crts (1-6) - Resurface	\$0	\$0	\$0	\$0	\$31,170
1642 Pickleball Fence (1-4) - Replace	\$0	\$0	\$0	\$0	\$0
1643 Pickleball Fence (5-6) - Replace	\$0	\$0	\$0	\$0	\$0
1646 Pickleball Ramada - Replace	\$0	\$0	\$0	\$0	\$0
1647 Pickleball Shade - Replace	\$0	\$0	\$0	\$0	\$0
1662 Tennis Courts (7-8) - Resurface	\$0	\$18,473	\$0	\$0	\$0
1664 Tennis Lights (7-8) - Replace (A)	\$23,684	\$0	\$0	\$0	\$0
1665 Tennis Lights (7-8) - Replace (B)	\$0	\$0	\$0	\$0	\$0
1667 Tennis Fence (7-8) - Replace	\$0	\$0	\$0	\$0	\$0
1670 Tennis Shades (7-8) - Replace	\$4,885	\$0	\$0	\$0	\$0
SPORTS AMENITIES - NORTHEAST					
1804 Security System - Replace	\$0	\$0	\$0	\$0	\$0
1806 Fountain - Refurbish	\$0	\$0	\$0	\$0	\$0
1820 Bocce Ball Courts - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2031	2032	2033	2034	2035
1822 Bocce Ball Turf - Replace	\$0	\$67,428	\$0	\$0	\$0
1826 Bocce Lights (1992) - Replace	\$0	\$0	\$0	\$0	\$0
1826 Bocce Lights (2012) - Replace	\$0	\$0	\$0	\$0	\$0
1830 Bocce Shades (2003) - Replace	\$0	\$0	\$0	\$0	\$0
1830 Bocce Shades (2012) - Replace	\$0	\$0	\$0	\$0	\$0
1842 Pickleball Crts (1-9) - Resurface	\$0	\$0	\$43,228	\$0	\$0
1843 Pickleball Crts (10-11) - Resurface	\$8,881	\$0	\$0	\$0	\$10,390
1844 Pickleball Fence (1-9) - Replace	\$0	\$0	\$0	\$0	\$0
1845 Pickleball Fence (10-11) - Replace	\$0	\$0	\$0	\$0	\$0
1850 PB Lights (2,8,9) - Replace (A)	\$0	\$0	\$0	\$0	\$0
1851 PB Lights (2,8,9) - Replace (B)	\$0	\$0	\$0	\$0	\$0
1852 PB Lights (4,5) - Replace (A)	\$0	\$12,316	\$0	\$0	\$0
1853 PB Lights (4,5) - Replace (B)	\$0	\$0	\$0	\$0	\$0
1860 Shade Screens - Replace	\$0	\$16,318	\$0	\$0	\$0
1871 Tennis Courts (1-2) - Resurface	\$0	\$0	\$0	\$19,981	\$0
1873 Tennis Courts (3-4) - Resurface	\$0	\$0	\$0	\$0	\$0
1875 Tennis Courts (5-6) - Resurface	\$0	\$0	\$0	\$0	\$0
1877 Tennis Fence (1-6) - Replace	\$0	\$0	\$0	\$0	\$0
1890 Golf Cages - Replace	\$0	\$0	\$0	\$0	\$12,988
NORTHEAST - SPORTS PLEX BLDG					
2003 Doors - Replace	\$0	\$0	\$0	\$0	\$0
2004 Windows - Replace	\$0	\$0	\$0	\$0	\$0
2014 Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2022 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2024 Ceiling Tiles - Replace	\$0	\$0	\$0	\$0	\$0
2030 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
NORTHEAST - TENNIS VERANDA					
2050 Veranda Deck - Replace	\$0	\$0	\$0	\$0	\$0
2052 Veranda Rails - Replace	\$17,763	\$0	\$0	\$0	\$0
2060 Doors - Replace	\$14,210	\$0	\$0	\$0	\$0
2064 Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2070 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2080 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
NORTHEAST - BOCCE BALL CLUBHOUSE					
2103 Doors - Replace	\$0	\$0	\$0	\$0	\$0
2122 Kitchen - Remodel	\$0	\$21,552	\$0	\$0	\$0
NORTHEAST - OASIS BLDG					
2143 Doors - Replace	\$0	\$0	\$0	\$0	\$0
2154 Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2156 HVAC #1 - Replace	\$0	\$0	\$0	\$0	\$0
2157 HVAC #2 - Replace	\$0	\$0	\$0	\$0	\$0
2162 Bldg Interior - Remodel	\$0	\$0	\$0	\$0	\$0
2165 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$0
2168 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
2180 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
NORTHEAST - ELECTRONICS BLDG					
2202 Keycard System - Replace	\$0	\$0	\$0	\$0	\$0
2203 Doors - Replace	\$0	\$0	\$0	\$0	\$0
2204 Windows - Replace	\$0	\$7,543	\$0	\$0	\$0
2214 Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2216 HVAC #1 - Replace	\$13,322	\$0	\$0	\$0	\$0
2217 HVAC #2 - Replace	\$0	\$0	\$8,005	\$0	\$0
2224 Bldg Interior - Remodel	\$0	\$0	\$0	\$0	\$0
2226 Carpet Floor - Replace	\$0	\$0	\$8,165	\$0	\$0
2240 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$10,051,599	\$647,494	\$694,848	\$1,052,160	\$1,031,906
Ending Reserve Balance	\$5,386,978	\$8,119,808	\$11,165,446	\$14,248,815	\$17,786,379

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$17,786,379	\$21,569,109	\$24,147,852	\$28,379,385	\$32,871,426
Annual Reserve Contribution	\$4,850,298	\$5,080,688	\$5,322,020	\$5,574,816	\$5,839,620
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$196,694	\$228,488	\$262,525	\$306,124	\$352,698
Total Income	\$22,833,371	\$26,878,284	\$29,732,397	\$34,260,325	\$39,063,743
# Component					
MAIN ENTRY					
100 Monument - Replace	\$0	\$0	\$0	\$0	\$0
101 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
110 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
114 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$44,244
120 Entry System - Replace	\$0	\$0	\$0	\$12,560	\$0
122 Barcode Readers - Replace	\$0	\$0	\$0	\$0	\$0
124 Barrier Arm (Residents) - Replace	\$0	\$12,736	\$0	\$0	\$0
125 Barrier Arm (Visitor) - Replace	\$0	\$0	\$0	\$0	\$0
126 Barrier Arm (Exit) - Replace	\$0	\$0	\$13,246	\$0	\$0
130 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
134 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$42,558
138 Metal Surfaces - Repaint	\$0	\$9,178	\$0	\$0	\$0
MAIN ENTRY - GATEHOUSE					
140 Doors - Replace	\$0	\$0	\$0	\$0	\$0
142 Windows - Replace	\$0	\$0	\$0	\$0	\$0
144 Gatehouse - Remodel	\$0	\$0	\$0	\$0	\$25,914
152 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
154 HVAC Unit - Replace	\$0	\$0	\$0	\$0	\$0
SECURITY DEPARTMENT					
170 Camera System - Replace	\$0	\$0	\$0	\$0	\$0
177 Alarm Receiver - Replace	\$0	\$0	\$0	\$0	\$0
184 Radio Repeater - Replace	\$0	\$0	\$0	\$0	\$0
188 Card Reader System - Replace	\$0	\$0	\$0	\$0	\$0
PAVEMENT					
200 Asphalt Streets (Ph1) - Repave	\$0	\$0	\$0	\$0	\$0
201 Asphalt Streets (Ph1) - Seal	\$0	\$0	\$0	\$15,599	\$0
202 Asphalt Streets (Ph2) - Repave	\$262,217	\$0	\$0	\$0	\$0
203 Asphalt Streets (Ph2) - Seal	\$0	\$0	\$14,804	\$0	\$0
204 Asphalt Streets (Ph3) - Repave	\$0	\$271,957	\$0	\$0	\$0
205 Asphalt Streets (Ph3) - Seal	\$0	\$0	\$14,804	\$0	\$0
206 Asphalt Streets (Ph4) - Repave	\$0	\$0	\$0	\$0	\$0
207 Asphalt Streets (Ph4) - Seal	\$0	\$0	\$0	\$26,741	\$0
208 Asphalt Streets (Ph5) - Repave	\$0	\$0	\$0	\$0	\$0
209 Asphalt Streets (Ph5) - Seal	\$16,208	\$0	\$0	\$0	\$0
210 Asphalt Streets (Ph6) - Repave	\$0	\$0	\$0	\$0	\$0
211 Asphalt Streets (Ph6) - Seal	\$15,308	\$0	\$0	\$0	\$0
212 Asphalt Streets (Ph7) - Repave	\$0	\$0	\$0	\$0	\$0
213 Asphalt Streets (Ph7) - Seal	\$0	\$18,355	\$0	\$0	\$0
214 Asphalt Streets (Ph8) - Repave	\$0	\$0	\$0	\$0	\$0
215 Asphalt Streets (Ph8) - Seal	\$0	\$0	\$19,284	\$0	\$0
216 Asphalt Streets (Ph9) - Repave	\$0	\$0	\$0	\$0	\$0
217 Asphalt Streets (Ph9) - Seal	\$0	\$0	\$0	\$35,654	\$0
218 Asphalt Streets (Ph10) - Repave	\$0	\$0	\$0	\$0	\$0
219 Asphalt Streets (Ph10) - Seal	\$0	\$0	\$0	\$0	\$37,081
220 Asphalt Streets (Ph11) - Repave	\$0	\$0	\$0	\$0	\$0
221 Asphalt Streets (Ph11) - Seal	\$31,697	\$0	\$0	\$0	\$0
222 Asphalt Streets (Ph12) - Repave	\$0	\$0	\$0	\$0	\$0
223 Asphalt Streets (Ph12) - Seal	\$0	\$32,964	\$0	\$0	\$0
224 Asphalt Streets (Ph13) - Repave	\$0	\$0	\$0	\$0	\$0
225 Asphalt Streets (Ph13) - Seal	\$0	\$0	\$34,283	\$0	\$0
226 Asphalt Streets (Ph14) - Repave	\$0	\$0	\$0	\$0	\$0
227 Asphalt Streets (Ph14) - Seal	\$0	\$0	\$0	\$35,654	\$0
230 Asphalt - Crack Seal	\$81,042	\$0	\$0	\$0	\$0
234 Valley Gutters - Replace (A)	\$0	\$0	\$0	\$0	\$0
234 Valley Gutters - Replace (B)	\$0	\$0	\$0	\$0	\$0
234 Valley Gutters - Replace (C)	\$0	\$0	\$0	\$0	\$0
234 Valley Gutters - Replace (D)	\$0	\$0	\$0	\$0	\$0
234 Valley Gutters - Replace (E)	\$0	\$0	\$0	\$0	\$0
234 Valley Gutters - Replace (F)	\$0	\$0	\$0	\$0	\$0
238 Concrete Sidewalks - Repair	\$20,891	\$21,727	\$22,596	\$23,499	\$24,439

Fiscal Year	2036	2037	2038	2039	2040
240 Asphalt Parking (CC) - Repave	\$0	\$352,120	\$0	\$0	\$0
241 Asphalt Parking (CC) - Seal/Repair	\$0	\$0	\$19,089	\$0	\$0
244 Asphalt Parking (NE) - Repave	\$0	\$0	\$0	\$0	\$0
245 Asphalt Parking (NE) - Seal/Repair	\$0	\$0	\$0	\$16,814	\$0
247 Concrete Drive (NE-A) - Replace	\$0	\$0	\$0	\$0	\$0
247 Concrete Drive (NE-B) - Replace	\$0	\$0	\$0	\$0	\$0
250 Asphalt Parking (SE) - Repave	\$0	\$0	\$0	\$0	\$0
251 Asphalt Parking (SE) - Seal/Repair	\$34,938	\$0	\$0	\$0	\$0
254 Concrete Drive (SE) - Replace	\$0	\$0	\$0	\$0	\$0
260 Asphalt Parking (HC) - Repave	\$0	\$0	\$0	\$0	\$0
261 Asphalt Parking (HC) - Seal/Repair	\$0	\$0	\$0	\$0	\$10,113
264 Concrete Drive (HC) - Replace	\$0	\$0	\$0	\$0	\$0
RV OVERNIGHTS					
280 RV Spaces - Replace	\$0	\$0	\$0	\$0	\$526,712
285 RV Power Centers - Replace	\$0	\$0	\$0	\$0	\$130,625
290 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$56,042
COMMON AREA					
300 Community Signs - Replace	\$0	\$0	\$31,166	\$0	\$0
306 Street Lights - Replace (A)	\$0	\$0	\$0	\$0	\$0
306 Street Lights - Replace (A-LED)	\$0	\$0	\$0	\$0	\$0
306 Street Lights - Replace (A-Pole)	\$0	\$0	\$0	\$0	\$0
307 Street Lights - Replace (B-LED)	\$0	\$0	\$0	\$0	\$0
307 Street Lights - Replace (B-Pole)	\$0	\$0	\$0	\$0	\$0
308 Street Lights - Replace (C-LED)	\$0	\$0	\$0	\$0	\$0
308 Street Lights - Replace (C-Pole)	\$0	\$0	\$0	\$0	\$0
310 Street Lights - Replace (D)	\$0	\$0	\$0	\$0	\$0
310 Street Lights - Replace (D-LED)	\$59,431	\$0	\$0	\$0	\$0
310 Street Lights - Replace (D-Pole)	\$0	\$0	\$0	\$0	\$0
311 Street Lights - Replace (E)	\$0	\$0	\$0	\$0	\$0
311 Street Lights - Replace (E-LED)	\$0	\$88,030	\$0	\$0	\$0
311 Street Lights - Replace (E-Pole)	\$0	\$0	\$0	\$0	\$0
312 Street Lights - Replace (F)	\$0	\$0	\$0	\$0	\$0
312 Street Lights - Replace (F-LED)	\$0	\$0	\$91,551	\$0	\$0
312 Street Lights - Replace (F-Pole)	\$0	\$0	\$0	\$0	\$0
313 Street Lights - Replace (G)	\$0	\$0	\$0	\$0	\$0
313 Street Lights - Replace (G-LED)	\$0	\$0	\$0	\$95,213	\$0
313 Street Lights - Replace (G-Pole)	\$0	\$0	\$0	\$0	\$0
314 Street Lights - Replace (H)	\$0	\$0	\$0	\$0	\$0
314 Street Lights - Replace (H-LED)	\$0	\$0	\$0	\$0	\$94,808
314 Street Lights - Replace (H-Pole)	\$0	\$0	\$0	\$0	\$0
320 Solar Panels - Replace	\$0	\$1,227,365	\$0	\$0	\$0
322 Solar Inverters (10-YR) - Replace	\$0	\$0	\$0	\$0	\$0
323 Solar Inverters (20-YR) - Replace	\$0	\$0	\$0	\$0	\$0
330 Block Walls - Replace	\$0	\$0	\$0	\$0	\$0
331 Block Walls - Repair	\$90,047	\$0	\$0	\$0	\$0
340 Backflow Valves - Replace	\$0	\$0	\$57,658	\$0	\$0
346 Landscape Granite - Replenish	\$0	\$0	\$15,973	\$0	\$0
380 Barcode Readers - Replace	\$0	\$0	\$0	\$0	\$0
382 Barrier Arm (Entry) - Replace	\$0	\$0	\$0	\$0	\$0
383 Barrier Arm (Exit) - Replace	\$0	\$0	\$13,246	\$0	\$0
384 Gate Operators - Replace	\$16,569	\$0	\$0	\$0	\$0
388 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
390 Storage Roof - Replace	\$0	\$0	\$0	\$0	\$0
404 Isolation Valves - Partial Replace	\$27,735	\$28,844	\$29,998	\$31,198	\$32,445
410 Storm Drain - Reline	\$0	\$0	\$0	\$0	\$0
420 Sewer Pipes - Reline	\$0	\$0	\$0	\$0	\$0
423 Water Pipes - Reline	\$0	\$0	\$0	\$0	\$0
426 Water/Sewer Pipes - Repair	\$0	\$0	\$112,978	\$0	\$0
WEST POOL - BATHHOUSE					
500 Bathhouse - Renovate	\$0	\$0	\$0	\$0	\$0
502 Bathhouse - Remodel	\$0	\$0	\$0	\$0	\$0
504 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
510 Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
514 HVAC Unit - Replace	\$0	\$0	\$0	\$0	\$0
WEST POOL					
520 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
526 Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
528 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2036	2037	2038	2039	2040
530 Pool Deck - Replace	\$0	\$0	\$0	\$0	\$0
533 Pool - Replace	\$0	\$0	\$0	\$0	\$0
534 Pool - Resurface	\$0	\$112,379	\$0	\$0	\$0
536 Spas - Replace	\$0	\$112,379	\$0	\$0	\$0
537 Spas - Resurface	\$0	\$46,825	\$0	\$0	\$0
540 Shade Screens - Replace	\$0	\$5,994	\$0	\$0	\$0
WEST POOL - EQUIPMENT					
560 Pool Filter #1 - Replace	\$0	\$5,619	\$0	\$0	\$0
561 Pool Filter #2 - Replace	\$0	\$5,619	\$0	\$0	\$0
564 Pool Pumps - Replace	\$0	\$0	\$0	\$0	\$0
567 Pool Heater #1 - Replace	\$0	\$0	\$0	\$0	\$0
568 Pool Heater #2 - Replace	\$0	\$0	\$0	\$0	\$0
569 Pool Heater #3 - Replace	\$0	\$0	\$0	\$0	\$0
574 Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$0
577 Spa Heater (North) - Replace	\$6,303	\$0	\$0	\$0	\$0
578 Spa Heater (South) - Replace	\$6,303	\$0	\$0	\$0	\$0
580 Chlorinator (Pool) - Replace	\$0	\$7,492	\$0	\$0	\$0
581 Chlorinator (N. Spa) - Replace	\$0	\$7,492	\$0	\$0	\$0
582 Chlorinator (S. Spa) - Replace	\$0	\$7,492	\$0	\$0	\$0
EPC - POOL					
600 Pool Fence - Replace	\$0	\$0	\$82,396	\$0	\$0
608 Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
610 Pool Deck - Replace	\$0	\$0	\$0	\$466,748	\$0
612 Pool - Replace	\$0	\$0	\$0	\$0	\$0
613 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
615 Spas - Replace	\$0	\$0	\$0	\$0	\$0
616 Spas - Resurface	\$0	\$0	\$0	\$0	\$0
618 Pool Lift - Replace	\$0	\$0	\$0	\$0	\$0
620 Pool Showers - Refurbish	\$0	\$0	\$0	\$0	\$0
622 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
623 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
EPC - POOL EQUIPMENT					
630 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
632 Pool Pumps - Replace	\$0	\$0	\$7,012	\$0	\$0
635 Pool Heaters - Replace	\$0	\$0	\$0	\$27,349	\$0
638 Spa Filters - Replace	\$0	\$0	\$9,740	\$0	\$0
641 Spa Pumps - Replace	\$0	\$0	\$0	\$14,181	\$0
646 Spa Heaters - Replace	\$12,607	\$0	\$0	\$0	\$0
647 Chlorinator (Pool) - Replace	\$0	\$0	\$0	\$0	\$0
648 Chlorinator (N. Spa) - Replace	\$0	\$0	\$0	\$0	\$0
649 Chlorinator (S. Spa) - Replace	\$7,204	\$0	\$0	\$0	\$0
EPC - CLUBHOUSE EXTERIOR					
650 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
651 Keycard System - Replace	\$0	\$0	\$29,219	\$0	\$0
652 Doors - Replace	\$0	\$0	\$0	\$125,601	\$0
653 Windows - Replace	\$0	\$0	\$0	\$0	\$0
654 Bldg Exterior - Refurbish	\$0	\$0	\$0	\$34,439	\$0
657 Foam Roof - Replace	\$0	\$0	\$0	\$18,840	\$0
658 Foam Roof - Recoat	\$0	\$0	\$0	\$16,612	\$0
660 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
661 Skylights - Replace	\$0	\$0	\$0	\$16,207	\$0
664 Water Heater - Replace	\$0	\$0	\$14,804	\$0	\$0
665 Water Softener - Replace	\$0	\$0	\$0	\$0	\$0
668 Personnel Lift - Replace	\$0	\$0	\$0	\$0	\$0
EPC - CLUBHOUSE HVAC					
670 HVAC Unit (CU1) - Replace	\$0	\$0	\$33,114	\$0	\$0
670 HVAC Unit (CU2) - Replace	\$0	\$0	\$33,114	\$0	\$0
670 HVAC Unit (CU3) - Replace	\$0	\$0	\$24,933	\$0	\$0
670 HVAC Unit (CU4) - Replace	\$0	\$0	\$62,333	\$0	\$0
670 HVAC Unit (CU5) - Replace	\$0	\$0	\$9,350	\$0	\$0
670 HVAC Unit (CU6) - Replace	\$0	\$0	\$15,583	\$0	\$0
670 HVAC Unit (CU7) - Replace	\$0	\$0	\$15,583	\$0	\$0
670 HVAC Unit (CU8) - Replace	\$0	\$0	\$7,792	\$0	\$0
EPC - CLUBHOUSE INTERIOR					
674 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$0
675 Door Openers - Replace	\$0	\$0	\$13,635	\$0	\$0
677 Bldg Interior - Remodel	\$0	\$0	\$0	\$0	\$0
680 Ceiling Tiles - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2036	2037	2038	2039	2040
685 Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
686 Saunas - Replace	\$0	\$0	\$0	\$0	\$0
690 Fire Alarm Panel - Replace	\$0	\$0	\$0	\$0	\$0
COMMUNITY CTR - EXTERIOR					
701 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
707 Walkway Deck - Resurface	\$0	\$0	\$0	\$0	\$0
708 Walkway Deck - Seal/Repair	\$0	\$0	\$0	\$0	\$37,923
710 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
712 Doors - Replace	\$0	\$0	\$0	\$0	\$0
713 Windows - Replace	\$0	\$0	\$0	\$0	\$0
714 Bldg Exterior - Refurbish	\$0	\$0	\$77,916	\$0	\$0
715 Metal Surfaces - Repaint	\$0	\$0	\$37,205	\$0	\$0
716 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
717 Foam Roof - Recoat	\$0	\$0	\$34,088	\$0	\$0
718 Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
COMMUNITY CTR - HVAC					
720 HVAC #1 - Replace	\$0	\$0	\$0	\$15,599	\$0
721 HVAC #2 - Replace	\$0	\$0	\$0	\$0	\$0
722 HVAC #3 - Replace	\$0	\$8,990	\$0	\$0	\$0
723 HVAC #4 - Replace	\$0	\$0	\$0	\$0	\$0
724 HVAC #5 - Replace	\$0	\$0	\$0	\$0	\$0
725 HVAC #6 - Replace	\$0	\$0	\$9,350	\$0	\$0
726 HVAC #7 - Replace	\$0	\$0	\$0	\$0	\$0
727 HVAC #8 - Replace	\$0	\$0	\$0	\$20,258	\$0
728 HVAC #9 - Replace	\$0	\$7,492	\$0	\$0	\$0
729 HVAC AHU1 - Replace	\$0	\$0	\$0	\$0	\$0
730 HVAC AHU2 - Replace	\$0	\$0	\$0	\$0	\$0
731 HVAC AHU3 - Replace	\$0	\$0	\$0	\$0	\$0
732 HVAC AHU4 - Replace	\$0	\$0	\$0	\$0	\$0
733 HVAC AHU5 - Replace	\$0	\$0	\$0	\$0	\$0
734 HVAC AHU6 - Replace	\$0	\$0	\$0	\$0	\$0
735 HVAC AHU7 - Replace	\$0	\$0	\$0	\$0	\$0
736 HVAC AHU8 - Replace	\$0	\$0	\$0	\$0	\$0
737 HVAC AHU9 - Replace	\$0	\$0	\$0	\$0	\$0
738 Mini-Split HVAC #1 - Replace	\$0	\$0	\$0	\$0	\$0
739 Mini-Split HVAC #2 - Replace	\$0	\$0	\$9,934	\$0	\$0
740 Mini-Split HVAC #3 - Replace	\$0	\$0	\$0	\$0	\$0
743 Walk-In HVAC #1 - Replace	\$18,550	\$0	\$0	\$0	\$0
744 Walk-In HVAC #2 - Replace	\$18,550	\$0	\$0	\$0	\$0
745 Evaporative Cooler - Replace	\$0	\$0	\$0	\$0	\$0
COMMUNITY CTR - INTERIOR					
750 Carpet Floor - Replace	\$66,635	\$0	\$0	\$0	\$0
752 Door Openers - Replace	\$0	\$0	\$0	\$0	\$0
756 Bldg Interior - Remodel	\$0	\$0	\$0	\$0	\$0
758 Ceiling Tiles - Replace	\$0	\$0	\$0	\$0	\$0
760 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
763 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
766 Ballroom Floor - Replace	\$0	\$0	\$0	\$0	\$0
772 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
773 Elevator #1 Equip - Modernize	\$0	\$0	\$0	\$0	\$0
774 Elevator #2 Equip - Modernize	\$0	\$0	\$0	\$0	\$0
777 Fire Alarm Panel - Replace	\$32,417	\$0	\$0	\$0	\$0
778 Phone System - Replace	\$0	\$0	\$0	\$0	\$0
COMMUNITY CTR - KITCHEN					
780 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
784 Hood & Ansul Systems - Replace	\$0	\$0	\$0	\$0	\$0
794 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
796 Water Softener - Replace	\$0	\$0	\$0	\$0	\$0
ANNEX BUILDING - EXTERIOR					
801 Doors - Replace	\$0	\$0	\$0	\$0	\$0
802 Windows - Replace	\$0	\$0	\$0	\$0	\$0
804 Bldg Exterior - Refurbish	\$0	\$0	\$33,114	\$0	\$0
810 Foam Roof - Replace	\$41,602	\$0	\$0	\$0	\$0
811 Foam Roof - Recoat	\$37,099	\$0	\$0	\$0	\$0
812 Roof Rail - Replace	\$0	\$0	\$0	\$0	\$0
813 HVAC Screens - Replace	\$0	\$0	\$0	\$0	\$0
814 HVAC #1 - Replace	\$0	\$0	\$0	\$0	\$0
815 HVAC #2 - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2036	2037	2038	2039	2040
816 HVAC #3 - Replace	\$0	\$0	\$0	\$0	\$0
817 HVAC #4 - Replace	\$0	\$0	\$0	\$0	\$0
818 HVAC #5 - Replace	\$0	\$0	\$0	\$0	\$21,068
819 HVAC #6 - Replace	\$0	\$0	\$19,479	\$0	\$0
820 HVAC #7 - Replace	\$0	\$0	\$0	\$0	\$0
821 HVAC #8 - Replace	\$0	\$0	\$0	\$0	\$0
822 HVAC #9 - Replace	\$18,009	\$0	\$0	\$0	\$0
826 Personnel Lift - Replace	\$0	\$0	\$0	\$0	\$0
828 Sewer Pipe - Reline	\$0	\$0	\$0	\$0	\$0
ANNEX BUILDING - INTERIOR					
830 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$0
832 Bldg Interior - Remodel	\$0	\$0	\$0	\$0	\$0
834 Ceiling Tiles - Replace	\$0	\$0	\$0	\$0	\$0
840 Ballroom Floor - Replace	\$0	\$0	\$0	\$0	\$0
844 Room Dividers - Replace	\$0	\$0	\$0	\$0	\$0
848 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
ADMIN BUILDING - EXTERIOR					
850 Admin Bldg - Replace	\$0	\$0	\$0	\$0	\$0
852 Doors - Replace	\$0	\$0	\$0	\$0	\$0
860 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
861 Foam Roof - Recoat	\$18,730	\$0	\$0	\$0	\$0
862 HVAC #1 - Replace	\$18,009	\$0	\$0	\$0	\$0
863 HVAC #2 - Replace	\$0	\$0	\$0	\$0	\$0
864 Wi-Fi System - Replace	\$0	\$44,952	\$0	\$0	\$0
ADMIN BUILDING - INTERIOR					
870 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$0
872 Bldg Interior - Remodel	\$0	\$0	\$0	\$0	\$0
890 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
LAUNDRY BUILDING					
900 Metal Handrails - Replace	\$0	\$0	\$0	\$0	\$0
902 Doors - Replace	\$0	\$0	\$0	\$0	\$0
903 Windows - Replace	\$0	\$0	\$0	\$0	\$0
906 Shingle Roof - Replace	\$64,834	\$0	\$0	\$0	\$0
908 Evaporative Coolers - Replace	\$0	\$0	\$0	\$0	\$0
910 HVAC (Laundry) - Replace	\$0	\$0	\$0	\$0	\$0
911 HVAC (Sewing) - Replace	\$0	\$0	\$0	\$17,422	\$0
914 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
916 Laundry Room - Remodel	\$0	\$0	\$0	\$0	\$0
918 Bill Changer - Replace	\$0	\$0	\$0	\$0	\$0
920 Laundry Dryers - Replace (A)	\$0	\$0	\$0	\$0	\$32,867
921 Laundry Dryers - Replace (B)	\$0	\$0	\$0	\$12,155	\$0
922 Laundry Dryers - Replace (C)	\$0	\$0	\$0	\$0	\$12,641
930 Laundry Washers - Replace (A)	\$0	\$0	\$0	\$26,336	\$0
934 Laundry Washers - Replace (D)	\$0	\$0	\$0	\$0	\$30,339
934 Laundry Washers - Replace (E)	\$0	\$0	\$0	\$0	\$0
940 Water Heaters - Replace	\$0	\$0	\$0	\$0	\$0
950 Ceramics Room - Remodel	\$0	\$0	\$0	\$0	\$0
960 Sewing Room - Remodel	\$0	\$0	\$0	\$0	\$0
SATELLITE BATHHOUSES					
1001 Bathhouse #1 - Remodel	\$0	\$0	\$0	\$0	\$0
1001 Bathhouse #1 - Sewer Line	\$0	\$0	\$0	\$0	\$0
1004 Bathhouse #2 - Remodel	\$0	\$0	\$0	\$0	\$0
1005 Bathhouse #2 - Sewer Line	\$0	\$0	\$0	\$0	\$0
1007 Bathhouse #3 - Remodel	\$0	\$0	\$0	\$0	\$0
1008 Bathhouse #3 - Sewer Line	\$0	\$0	\$0	\$0	\$0
1010 Bathhouse #4 - Remodel	\$0	\$0	\$0	\$0	\$0
1011 Bathhouse #4 - Sewer Line	\$0	\$0	\$0	\$0	\$0
1013 Bathhouse #5 - Remodel	\$0	\$0	\$0	\$0	\$0
1014 Bathhouse #5 - Sewer Line	\$0	\$0	\$0	\$0	\$0
1016 Bathhouse #6 - Remodel	\$0	\$0	\$0	\$0	\$0
1017 Bathhouse #6 - Sewer Line	\$0	\$0	\$0	\$0	\$0
1019 Bathhouse #7 - Remodel	\$0	\$0	\$0	\$0	\$0
1020 Bathhouse #7 - Sewer Line	\$0	\$0	\$0	\$0	\$0
1022 Bathhouse #8 - Remodel	\$0	\$0	\$0	\$0	\$0
1023 Bathhouse #8 - Sewer Line	\$0	\$0	\$0	\$0	\$0
1031 Water Heater #1 - Replace	\$0	\$0	\$0	\$0	\$0
1032 Water Heater #2 - Replace	\$0	\$0	\$0	\$6,483	\$0
1033 Water Heater #3 - Replace	\$5,763	\$0	\$0	\$0	\$0

Fiscal Year	2036	2037	2038	2039	2040
1035 Water Heater #5 - Replace	\$0	\$0	\$0	\$0	\$0
1036 Water Heater #6 - Replace	\$0	\$0	\$0	\$0	\$0
1037 Water Heater #7 - Replace	\$0	\$0	\$0	\$0	\$0
1038 Water Heater #8 - Replace	\$0	\$0	\$0	\$0	\$0
1050 Shingle Roofs - Replace	\$0	\$0	\$0	\$101,291	\$0
1060 HVAC Screens - Replace	\$0	\$0	\$0	\$32,413	\$0
1070 HVAC #5M - Replace	\$9,005	\$0	\$0	\$0	\$0
1071 HVAC #5W - Replace	\$0	\$0	\$0	\$0	\$0
1072 HVAC #6M - Replace	\$0	\$0	\$0	\$0	\$0
1073 HVAC #6W - Replace	\$0	\$0	\$9,740	\$0	\$0
1074 HVAC #7M - Replace	\$9,005	\$0	\$0	\$0	\$0
1075 HVAC #7W - Replace	\$0	\$9,365	\$0	\$0	\$0
1076 HVAC #8M - Replace	\$9,005	\$0	\$0	\$0	\$0
1077 HVAC #8W - Replace	\$9,005	\$0	\$0	\$0	\$0
SOUTHEAST RV LOT					
1210 Trash Compactor - Replace	\$82,843	\$0	\$0	\$0	\$0
1211 Trash Carts - Replace	\$0	\$29,968	\$0	\$0	\$0
1217 Street Sweeper - Replace	\$0	\$0	\$0	\$0	\$0
1218 Tractor - Replace	\$0	\$0	\$0	\$0	\$0
1219 Tractor - Refurbish	\$0	\$0	\$22,401	\$0	\$0
SOUTHEAST RV LOT - MAINTENANCE BLDG					
1222 Doors - Replace	\$0	\$0	\$0	\$0	\$0
1223 Windows - Replace	\$0	\$0	\$0	\$0	\$12,220
1228 Shingle Roof - Replace	\$0	\$0	\$0	\$23,905	\$0
1231 HVAC Unit - Replace	\$0	\$0	\$0	\$0	\$0
1236 Push Mower - Replace	\$0	\$0	\$20,258	\$0	\$0
1240 Bldg Interior - Remodel	\$0	\$0	\$0	\$0	\$0
SOUTHEAST RV LOT - GLASS ARTS BLDG					
1261 Doors - Replace	\$0	\$0	\$0	\$0	\$0
1266 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
1270 HVAC #1 - Replace	\$0	\$0	\$0	\$0	\$0
1271 HVAC #2 - Replace	\$0	\$0	\$0	\$0	\$0
1276 Bldg Interior - Remodel	\$0	\$0	\$0	\$0	\$0
1280 Room Divider - Replace	\$0	\$0	\$0	\$0	\$0
HOBBY CENTER					
1300 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
1312 Pet Walk Lights - Replace	\$0	\$0	\$0	\$0	\$0
1314 Pet Walk Fence (2008) - Replace	\$0	\$0	\$0	\$0	\$0
1315 Pet Walk Fence (2014) - Replace	\$0	\$0	\$7,792	\$0	\$0
1320 Pet Walk Bridge - Replace	\$0	\$0	\$0	\$0	\$0
1322 Pet Walk Handrails - Replace	\$0	\$0	\$0	\$0	\$0
HOBBY CENTER - CRAFTS BLDGS					
1330 Hobby Buildings - Replace	\$0	\$0	\$0	\$0	\$0
1342 HVAC #1 - Replace	\$9,005	\$0	\$0	\$0	\$0
1343 HVAC #2 - Replace	\$9,005	\$0	\$0	\$0	\$0
1344 HVAC #3 - Replace	\$0	\$0	\$0	\$9,724	\$0
SPORTS AMENITIES - CENTRAL					
1605 Lawn Bowling Turf #1 - Replace	\$0	\$0	\$0	\$0	\$0
1606 Lawn Bowling Turf #2 - Replace	\$0	\$0	\$0	\$0	\$0
1608 Lawn Bowling Fence - Replace	\$0	\$0	\$0	\$0	\$0
1610 Putting Green Turf - Replace	\$0	\$0	\$0	\$0	\$0
1620 Shuffleboard Courts - Resurface	\$0	\$0	\$0	\$0	\$0
1624 Shuffleboard Lights - Replace	\$12,246	\$0	\$0	\$0	\$0
1640 Pickleball Crts (1-6) - Resurface	\$0	\$0	\$0	\$0	\$37,923
1642 Pickleball Fence (1-4) - Replace	\$0	\$0	\$0	\$0	\$0
1643 Pickleball Fence (5-6) - Replace	\$0	\$0	\$0	\$0	\$0
1646 Pickleball Ramada - Replace	\$0	\$0	\$0	\$0	\$0
1647 Pickleball Shade - Replace	\$0	\$5,619	\$0	\$0	\$0
1662 Tennis Courts (7-8) - Resurface	\$0	\$0	\$0	\$0	\$25,282
1664 Tennis Lights (7-8) - Replace (A)	\$0	\$0	\$0	\$0	\$0
1665 Tennis Lights (7-8) - Replace (B)	\$0	\$0	\$0	\$0	\$0
1667 Tennis Fence (7-8) - Replace	\$0	\$0	\$0	\$0	\$0
1670 Tennis Shades (7-8) - Replace	\$0	\$0	\$0	\$0	\$0
SPORTS AMENITIES - NORTHEAST					
1804 Security System - Replace	\$0	\$0	\$0	\$49,025	\$0
1806 Fountain - Refurbish	\$0	\$0	\$0	\$0	\$0
1820 Bocce Ball Courts - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2036	2037	2038	2039	2040
1822 Bocce Ball Turf - Replace	\$0	\$0	\$0	\$0	\$92,280
1826 Bocce Lights (1992) - Replace	\$0	\$0	\$0	\$0	\$0
1826 Bocce Lights (2012) - Replace	\$0	\$0	\$0	\$0	\$0
1830 Bocce Shades (2003) - Replace	\$0	\$0	\$0	\$0	\$0
1830 Bocce Shades (2012) - Replace	\$0	\$0	\$0	\$0	\$0
1842 Pickleball Crts (1-9) - Resurface	\$0	\$50,570	\$0	\$0	\$0
1843 Pickleball Crts (10-11) - Resurface	\$0	\$0	\$0	\$12,155	\$0
1844 Pickleball Fence (1-9) - Replace	\$0	\$0	\$0	\$0	\$0
1845 Pickleball Fence (10-11) - Replace	\$0	\$0	\$0	\$38,896	\$0
1850 PB Lights (2,8,9) - Replace (A)	\$18,009	\$0	\$0	\$0	\$0
1851 PB Lights (2,8,9) - Replace (B)	\$0	\$0	\$0	\$0	\$0
1852 PB Lights (4,5) - Replace (A)	\$0	\$0	\$0	\$0	\$0
1853 PB Lights (4,5) - Replace (B)	\$0	\$0	\$0	\$0	\$0
1860 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
1871 Tennis Courts (1-2) - Resurface	\$0	\$0	\$0	\$0	\$25,282
1873 Tennis Courts (3-4) - Resurface	\$21,611	\$0	\$0	\$0	\$0
1875 Tennis Courts (5-6) - Resurface	\$21,611	\$0	\$0	\$0	\$0
1877 Tennis Fence (1-6) - Replace	\$0	\$0	\$194,790	\$0	\$0
1890 Golf Cages - Replace	\$0	\$0	\$0	\$0	\$0
NORTHEAST - SPORTS PLEX BLDG					
2003 Doors - Replace	\$0	\$0	\$0	\$0	\$0
2004 Windows - Replace	\$0	\$0	\$0	\$0	\$0
2014 Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2022 Kitchen - Remodel	\$0	\$73,046	\$0	\$0	\$0
2024 Ceiling Tiles - Replace	\$0	\$0	\$0	\$0	\$0
2030 Restrooms - Remodel	\$0	\$79,789	\$0	\$0	\$0
NORTHEAST - TENNIS VERANDA					
2050 Veranda Deck - Replace	\$0	\$0	\$0	\$0	\$0
2052 Veranda Rails - Replace	\$0	\$0	\$0	\$0	\$0
2060 Doors - Replace	\$0	\$0	\$0	\$0	\$0
2064 Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2070 Kitchen - Remodel	\$25,213	\$0	\$0	\$0	\$0
2080 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
NORTHEAST - BOCCE BALL CLUBHOUSE					
2103 Doors - Replace	\$0	\$0	\$0	\$0	\$0
2122 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
NORTHEAST - OASIS BLDG					
2143 Doors - Replace	\$0	\$0	\$0	\$0	\$0
2154 Shingle Roof - Replace	\$0	\$46,075	\$0	\$0	\$0
2156 HVAC #1 - Replace	\$0	\$0	\$0	\$0	\$0
2157 HVAC #2 - Replace	\$0	\$0	\$0	\$0	\$0
2162 Bldg Interior - Remodel	\$0	\$0	\$0	\$0	\$0
2165 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$12,852
2168 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
2180 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
NORTHEAST - ELECTRONICS BLDG					
2202 Keycard System - Replace	\$0	\$0	\$0	\$10,332	\$0
2203 Doors - Replace	\$0	\$0	\$0	\$0	\$0
2204 Windows - Replace	\$0	\$0	\$0	\$0	\$0
2214 Shingle Roof - Replace	\$0	\$0	\$27,660	\$0	\$0
2216 HVAC #1 - Replace	\$0	\$0	\$0	\$0	\$0
2217 HVAC #2 - Replace	\$0	\$0	\$0	\$0	\$0
2224 Bldg Interior - Remodel	\$0	\$0	\$0	\$0	\$0
2226 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$0
2240 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,264,262	\$2,730,432	\$1,353,012	\$1,388,900	\$1,365,660
Ending Reserve Balance	\$21,569,109	\$24,147,852	\$28,379,385	\$32,871,426	\$37,698,084

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$37,698,084	\$43,175,651	\$49,093,201	\$53,254,230	\$59,280,085
Annual Reserve Contribution	\$6,117,002	\$6,407,560	\$6,711,919	\$7,030,735	\$7,364,695
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$404,197	\$461,148	\$511,520	\$562,433	\$622,285
Total Income	\$44,219,282	\$50,044,358	\$56,316,639	\$60,847,397	\$67,267,064
# Component					
MAIN ENTRY					
100 Monument - Replace	\$0	\$0	\$0	\$0	\$0
101 Monument - Refurbish	\$0	\$0	\$18,959	\$0	\$0
110 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
114 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
120 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
122 Barcode Readers - Replace	\$0	\$0	\$0	\$0	\$0
124 Barrier Arm (Residents) - Replace	\$0	\$0	\$0	\$0	\$17,430
125 Barrier Arm (Visitor) - Replace	\$0	\$11,394	\$0	\$0	\$0
126 Barrier Arm (Exit) - Replace	\$0	\$0	\$0	\$0	\$0
130 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
134 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
138 Metal Surfaces - Repaint	\$0	\$11,166	\$0	\$0	\$0
MAIN ENTRY - GATEHOUSE					
140 Doors - Replace	\$0	\$0	\$0	\$0	\$0
142 Windows - Replace	\$0	\$0	\$0	\$0	\$0
144 Gatehouse - Remodel	\$0	\$0	\$0	\$0	\$0
152 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
154 HVAC Unit - Replace	\$0	\$0	\$0	\$0	\$0
SECURITY DEPARTMENT					
170 Camera System - Replace	\$34,182	\$0	\$0	\$0	\$0
177 Alarm Receiver - Replace	\$0	\$0	\$0	\$0	\$0
184 Radio Repeater - Replace	\$0	\$10,027	\$0	\$0	\$0
188 Card Reader System - Replace	\$31,771	\$0	\$0	\$0	\$0
PAVEMENT					
200 Asphalt Streets (Ph1) - Repave	\$0	\$0	\$0	\$0	\$0
201 Asphalt Streets (Ph1) - Seal	\$0	\$0	\$0	\$18,978	\$0
202 Asphalt Streets (Ph2) - Repave	\$0	\$0	\$0	\$0	\$0
203 Asphalt Streets (Ph2) - Seal	\$0	\$0	\$18,011	\$0	\$0
204 Asphalt Streets (Ph3) - Repave	\$0	\$0	\$0	\$0	\$0
205 Asphalt Streets (Ph3) - Seal	\$0	\$0	\$18,011	\$0	\$0
206 Asphalt Streets (Ph4) - Repave	\$0	\$0	\$602,433	\$0	\$0
207 Asphalt Streets (Ph4) - Seal	\$0	\$0	\$0	\$32,534	\$0
208 Asphalt Streets (Ph5) - Repave	\$0	\$0	\$0	\$427,628	\$0
209 Asphalt Streets (Ph5) - Seal	\$19,720	\$0	\$0	\$0	\$0
210 Asphalt Streets (Ph6) - Repave	\$0	\$0	\$0	\$0	\$385,777
211 Asphalt Streets (Ph6) - Seal	\$18,625	\$0	\$0	\$0	\$0
212 Asphalt Streets (Ph7) - Repave	\$0	\$0	\$0	\$0	\$0
213 Asphalt Streets (Ph7) - Seal	\$0	\$22,332	\$0	\$0	\$0
214 Asphalt Streets (Ph8) - Repave	\$0	\$0	\$0	\$0	\$0
215 Asphalt Streets (Ph8) - Seal	\$0	\$0	\$23,462	\$0	\$0
216 Asphalt Streets (Ph9) - Repave	\$0	\$0	\$0	\$0	\$0
217 Asphalt Streets (Ph9) - Seal	\$0	\$0	\$0	\$43,379	\$0
218 Asphalt Streets (Ph10) - Repave	\$0	\$0	\$0	\$0	\$0
219 Asphalt Streets (Ph10) - Seal	\$0	\$0	\$0	\$0	\$45,114
220 Asphalt Streets (Ph11) - Repave	\$0	\$0	\$0	\$0	\$0
221 Asphalt Streets (Ph11) - Seal	\$38,564	\$0	\$0	\$0	\$0
222 Asphalt Streets (Ph12) - Repave	\$0	\$0	\$0	\$0	\$0
223 Asphalt Streets (Ph12) - Seal	\$0	\$40,106	\$0	\$0	\$0
224 Asphalt Streets (Ph13) - Repave	\$0	\$0	\$0	\$0	\$0
225 Asphalt Streets (Ph13) - Seal	\$0	\$0	\$41,711	\$0	\$0
226 Asphalt Streets (Ph14) - Repave	\$0	\$0	\$0	\$0	\$0
227 Asphalt Streets (Ph14) - Seal	\$0	\$0	\$0	\$43,379	\$0
230 Asphalt - Crack Seal	\$98,601	\$0	\$0	\$0	\$0
234 Valley Gutters - Replace (A)	\$0	\$0	\$0	\$0	\$0
234 Valley Gutters - Replace (B)	\$0	\$0	\$0	\$0	\$0
234 Valley Gutters - Replace (C)	\$0	\$0	\$0	\$0	\$0
234 Valley Gutters - Replace (D)	\$0	\$0	\$0	\$0	\$0
234 Valley Gutters - Replace (E)	\$0	\$0	\$0	\$0	\$0
234 Valley Gutters - Replace (F)	\$0	\$0	\$0	\$0	\$0
238 Concrete Sidewalks - Repair	\$25,417	\$26,434	\$27,491	\$28,591	\$29,734

Fiscal Year	2041	2042	2043	2044	2045
240 Asphalt Parking (CC) - Repave	\$0	\$0	\$0	\$0	\$0
241 Asphalt Parking (CC) - Seal/Repair	\$0	\$0	\$23,225	\$0	\$0
244 Asphalt Parking (NE) - Repave	\$0	\$0	\$426,585	\$0	\$0
245 Asphalt Parking (NE) - Seal/Repair	\$0	\$0	\$0	\$20,457	\$0
247 Concrete Drive (NE-A) - Replace	\$0	\$0	\$0	\$0	\$0
247 Concrete Drive (NE-B) - Replace	\$0	\$0	\$0	\$0	\$0
250 Asphalt Parking (SE) - Repave	\$0	\$0	\$0	\$0	\$0
251 Asphalt Parking (SE) - Seal/Repair	\$42,508	\$0	\$0	\$0	\$0
254 Concrete Drive (SE) - Replace	\$0	\$0	\$0	\$0	\$0
260 Asphalt Parking (HC) - Repave	\$0	\$0	\$0	\$0	\$0
261 Asphalt Parking (HC) - Seal/Repair	\$0	\$0	\$0	\$0	\$12,304
264 Concrete Drive (HC) - Replace	\$0	\$0	\$0	\$0	\$0
RV OVERNIGHTS					
280 RV Spaces - Replace	\$0	\$0	\$0	\$0	\$0
285 RV Power Centers - Replace	\$0	\$0	\$0	\$0	\$0
290 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
COMMON AREA					
300 Community Signs - Replace	\$0	\$0	\$0	\$0	\$0
306 Street Lights - Replace (A)	\$0	\$0	\$0	\$0	\$0
306 Street Lights - Replace (A-LED)	\$0	\$0	\$0	\$0	\$0
306 Street Lights - Replace (A-Pole)	\$0	\$0	\$0	\$0	\$0
307 Street Lights - Replace (B-LED)	\$0	\$0	\$0	\$0	\$0
307 Street Lights - Replace (B-Pole)	\$0	\$0	\$0	\$0	\$0
308 Street Lights - Replace (C-LED)	\$0	\$0	\$0	\$0	\$0
308 Street Lights - Replace (C-Pole)	\$0	\$0	\$0	\$0	\$0
310 Street Lights - Replace (D)	\$0	\$0	\$0	\$0	\$0
310 Street Lights - Replace (D-LED)	\$0	\$0	\$0	\$0	\$0
310 Street Lights - Replace (D-Pole)	\$0	\$0	\$0	\$0	\$0
311 Street Lights - Replace (E)	\$0	\$0	\$0	\$0	\$0
311 Street Lights - Replace (E-LED)	\$0	\$0	\$0	\$0	\$0
311 Street Lights - Replace (E-Pole)	\$0	\$0	\$0	\$0	\$0
312 Street Lights - Replace (F)	\$0	\$0	\$0	\$0	\$0
312 Street Lights - Replace (F-LED)	\$0	\$0	\$0	\$0	\$0
312 Street Lights - Replace (F-Pole)	\$0	\$0	\$0	\$0	\$0
313 Street Lights - Replace (G)	\$0	\$0	\$0	\$0	\$0
313 Street Lights - Replace (G-LED)	\$0	\$0	\$0	\$0	\$0
313 Street Lights - Replace (G-Pole)	\$0	\$0	\$0	\$0	\$0
314 Street Lights - Replace (H)	\$0	\$0	\$0	\$0	\$0
314 Street Lights - Replace (H-LED)	\$0	\$0	\$0	\$0	\$0
314 Street Lights - Replace (H-Pole)	\$0	\$0	\$0	\$0	\$0
320 Solar Panels - Replace	\$0	\$0	\$0	\$0	\$0
322 Solar Inverters (10-YR) - Replace	\$0	\$230,383	\$0	\$0	\$0
323 Solar Inverters (20-YR) - Replace	\$0	\$0	\$0	\$0	\$0
330 Block Walls - Replace	\$0	\$0	\$0	\$0	\$0
331 Block Walls - Repair	\$109,556	\$0	\$0	\$0	\$0
340 Backflow Valves - Replace	\$0	\$0	\$0	\$0	\$0
346 Landscape Granite - Replenish	\$0	\$18,686	\$0	\$0	\$0
380 Barcode Readers - Replace	\$0	\$0	\$0	\$0	\$0
382 Barrier Arm (Entry) - Replace	\$14,900	\$0	\$0	\$0	\$0
383 Barrier Arm (Exit) - Replace	\$0	\$0	\$0	\$0	\$0
384 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
388 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
390 Storage Roof - Replace	\$0	\$0	\$0	\$0	\$0
404 Isolation Valves - Partial Replace	\$33,743	\$35,093	\$36,497	\$37,957	\$39,475
410 Storm Drain - Reline	\$0	\$0	\$0	\$0	\$0
420 Sewer Pipes - Reline	\$0	\$0	\$0	\$0	\$0
423 Water Pipes - Reline	\$0	\$0	\$0	\$0	\$0
426 Water/Sewer Pipes - Repair	\$0	\$0	\$137,455	\$0	\$0
WEST POOL - BATHHOUSE					
500 Bathhouse - Renovate	\$0	\$0	\$0	\$0	\$0
502 Bathhouse - Remodel	\$0	\$0	\$0	\$0	\$0
504 Water Heater - Replace	\$24,760	\$0	\$0	\$0	\$0
510 Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
514 HVAC Unit - Replace	\$17,529	\$0	\$0	\$0	\$0
WEST POOL					
520 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
526 Landscape - Renovate	\$0	\$34,182	\$0	\$0	\$0
528 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2041	2042	2043	2044	2045
530 Pool Deck - Replace	\$0	\$0	\$0	\$0	\$0
533 Pool - Replace	\$0	\$0	\$0	\$0	\$0
534 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
536 Spas - Replace	\$0	\$0	\$0	\$0	\$0
537 Spas - Resurface	\$0	\$0	\$0	\$0	\$0
540 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
WEST POOL - EQUIPMENT					
560 Pool Filter #1 - Replace	\$0	\$0	\$0	\$0	\$0
561 Pool Filter #2 - Replace	\$0	\$0	\$0	\$0	\$0
564 Pool Pumps - Replace	\$0	\$0	\$0	\$0	\$0
567 Pool Heater #1 - Replace	\$0	\$10,254	\$0	\$0	\$0
568 Pool Heater #2 - Replace	\$0	\$10,254	\$0	\$0	\$0
569 Pool Heater #3 - Replace	\$0	\$10,254	\$0	\$0	\$0
574 Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$0
577 Spa Heater (North) - Replace	\$0	\$0	\$8,295	\$0	\$0
578 Spa Heater (South) - Replace	\$0	\$0	\$8,295	\$0	\$0
580 Chlorinator (Pool) - Replace	\$0	\$0	\$0	\$0	\$0
581 Chlorinator (N. Spa) - Replace	\$0	\$0	\$0	\$0	\$0
582 Chlorinator (S. Spa) - Replace	\$0	\$0	\$0	\$0	\$0
EPC - POOL					
600 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
608 Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
610 Pool Deck - Replace	\$0	\$0	\$0	\$0	\$0
612 Pool - Replace	\$0	\$0	\$0	\$0	\$0
613 Pool - Resurface	\$0	\$0	\$0	\$147,883	\$0
615 Spas - Replace	\$0	\$0	\$0	\$0	\$0
616 Spas - Resurface	\$0	\$0	\$0	\$51,759	\$0
618 Pool Lift - Replace	\$0	\$0	\$0	\$14,788	\$0
620 Pool Showers - Refurbish	\$0	\$0	\$0	\$18,978	\$0
622 Pole Lights - Replace	\$0	\$0	\$0	\$88,730	\$0
623 Shade Screens - Replace	\$0	\$0	\$0	\$13,309	\$0
EPC - POOL EQUIPMENT					
630 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
632 Pool Pumps - Replace	\$0	\$0	\$0	\$0	\$0
635 Pool Heaters - Replace	\$0	\$0	\$0	\$0	\$0
638 Spa Filters - Replace	\$0	\$0	\$0	\$0	\$0
641 Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$0
646 Spa Heaters - Replace	\$0	\$0	\$16,589	\$0	\$0
647 Chlorinator (Pool) - Replace	\$0	\$0	\$0	\$9,859	\$0
648 Chlorinator (N. Spa) - Replace	\$0	\$0	\$0	\$0	\$0
649 Chlorinator (S. Spa) - Replace	\$0	\$0	\$0	\$0	\$0
EPC - CLUBHOUSE EXTERIOR					
650 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
651 Keycard System - Replace	\$0	\$0	\$0	\$0	\$0
652 Doors - Replace	\$0	\$0	\$0	\$0	\$0
653 Windows - Replace	\$0	\$0	\$0	\$0	\$0
654 Bldg Exterior - Refurbish	\$0	\$0	\$0	\$0	\$0
657 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
658 Foam Roof - Recoat	\$0	\$0	\$0	\$20,211	\$0
660 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
661 Skylights - Replace	\$0	\$0	\$0	\$0	\$0
664 Water Heater - Replace	\$0	\$0	\$0	\$18,732	\$0
665 Water Softener - Replace	\$0	\$0	\$0	\$0	\$15,636
668 Personnel Lift - Replace	\$0	\$0	\$0	\$0	\$0
EPC - CLUBHOUSE HVAC					
670 HVAC Unit (CU1) - Replace	\$0	\$0	\$0	\$0	\$0
670 HVAC Unit (CU2) - Replace	\$0	\$0	\$0	\$0	\$0
670 HVAC Unit (CU3) - Replace	\$0	\$0	\$0	\$0	\$0
670 HVAC Unit (CU4) - Replace	\$0	\$0	\$0	\$0	\$0
670 HVAC Unit (CU5) - Replace	\$0	\$0	\$0	\$0	\$0
670 HVAC Unit (CU6) - Replace	\$0	\$0	\$0	\$0	\$0
670 HVAC Unit (CU7) - Replace	\$0	\$0	\$0	\$0	\$0
670 HVAC Unit (CU8) - Replace	\$0	\$0	\$0	\$0	\$0
EPC - CLUBHOUSE INTERIOR					
674 Carpet Floor - Replace	\$0	\$0	\$0	\$55,210	\$0
675 Door Openers - Replace	\$0	\$0	\$0	\$0	\$0
677 Bldg Interior - Remodel	\$0	\$0	\$0	\$0	\$0
680 Ceiling Tiles - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2041	2042	2043	2044	2045
685 Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
686 Saunas - Replace	\$0	\$0	\$0	\$54,224	\$0
690 Fire Alarm Panel - Replace	\$0	\$0	\$0	\$12,324	\$0
COMMUNITY CTR - EXTERIOR					
701 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
707 Walkway Deck - Resurface	\$0	\$0	\$0	\$0	\$0
708 Walkway Deck - Seal/Repair	\$0	\$0	\$0	\$0	\$46,139
710 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$60,494
712 Doors - Replace	\$0	\$0	\$0	\$0	\$0
713 Windows - Replace	\$0	\$0	\$0	\$0	\$0
714 Bldg Exterior - Refurbish	\$0	\$0	\$0	\$0	\$0
715 Metal Surfaces - Repaint	\$0	\$0	\$45,265	\$0	\$0
716 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
717 Foam Roof - Recoat	\$0	\$0	\$41,474	\$0	\$0
718 Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$290,679
COMMUNITY CTR - HVAC					
720 HVAC #1 - Replace	\$0	\$0	\$0	\$0	\$0
721 HVAC #2 - Replace	\$0	\$0	\$0	\$0	\$12,304
722 HVAC #3 - Replace	\$0	\$0	\$0	\$0	\$0
723 HVAC #4 - Replace	\$0	\$0	\$20,381	\$0	\$0
724 HVAC #5 - Replace	\$0	\$0	\$23,699	\$0	\$0
725 HVAC #6 - Replace	\$0	\$0	\$0	\$0	\$0
726 HVAC #7 - Replace	\$0	\$0	\$0	\$0	\$12,304
727 HVAC #8 - Replace	\$0	\$0	\$0	\$0	\$0
728 HVAC #9 - Replace	\$0	\$0	\$0	\$0	\$0
729 HVAC AHU1 - Replace	\$0	\$0	\$113,756	\$0	\$0
730 HVAC AHU2 - Replace	\$0	\$0	\$113,756	\$0	\$0
731 HVAC AHU3 - Replace	\$0	\$0	\$49,768	\$0	\$0
732 HVAC AHU4 - Replace	\$0	\$0	\$49,768	\$0	\$0
733 HVAC AHU5 - Replace	\$0	\$0	\$49,768	\$0	\$0
734 HVAC AHU6 - Replace	\$0	\$0	\$49,768	\$0	\$0
735 HVAC AHU7 - Replace	\$0	\$0	\$49,768	\$0	\$0
736 HVAC AHU8 - Replace	\$0	\$0	\$60,433	\$0	\$0
737 HVAC AHU9 - Replace	\$0	\$0	\$37,445	\$0	\$0
738 Mini-Split HVAC #1 - Replace	\$0	\$0	\$0	\$12,570	\$0
739 Mini-Split HVAC #2 - Replace	\$0	\$0	\$0	\$0	\$0
740 Mini-Split HVAC #3 - Replace	\$0	\$0	\$12,087	\$0	\$0
743 Walk-In HVAC #1 - Replace	\$0	\$0	\$0	\$0	\$0
744 Walk-In HVAC #2 - Replace	\$0	\$0	\$0	\$0	\$0
745 Evaporative Cooler - Replace	\$0	\$0	\$14,220	\$0	\$0
COMMUNITY CTR - INTERIOR					
750 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$0
752 Door Openers - Replace	\$0	\$0	\$0	\$0	\$0
756 Bldg Interior - Remodel	\$0	\$0	\$0	\$0	\$0
758 Ceiling Tiles - Replace	\$0	\$0	\$0	\$0	\$0
760 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$549,060
763 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
766 Ballroom Floor - Replace	\$0	\$0	\$0	\$0	\$0
772 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$76,899
773 Elevator #1 Equip - Modernize	\$0	\$0	\$0	\$0	\$0
774 Elevator #2 Equip - Modernize	\$0	\$0	\$0	\$0	\$0
777 Fire Alarm Panel - Replace	\$0	\$0	\$0	\$0	\$0
778 Phone System - Replace	\$0	\$0	\$0	\$0	\$0
COMMUNITY CTR - KITCHEN					
780 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
784 Hood & Ansul Systems - Replace	\$0	\$0	\$0	\$0	\$0
794 Water Heater - Replace	\$24,760	\$0	\$0	\$0	\$0
796 Water Softener - Replace	\$0	\$0	\$0	\$0	\$0
ANNEX BUILDING - EXTERIOR					
801 Doors - Replace	\$0	\$0	\$0	\$0	\$0
802 Windows - Replace	\$0	\$0	\$0	\$0	\$0
804 Bldg Exterior - Refurbish	\$0	\$0	\$0	\$0	\$0
810 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
811 Foam Roof - Recoat	\$45,137	\$0	\$0	\$0	\$0
812 Roof Rail - Replace	\$0	\$0	\$0	\$0	\$0
813 HVAC Screens - Replace	\$0	\$0	\$0	\$0	\$0
814 HVAC #1 - Replace	\$0	\$22,788	\$0	\$0	\$0
815 HVAC #2 - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2041	2042	2043	2044	2045
816 HVAC #3 - Replace	\$0	\$0	\$0	\$0	\$0
817 HVAC #4 - Replace	\$0	\$0	\$0	\$0	\$0
818 HVAC #5 - Replace	\$0	\$0	\$0	\$0	\$0
819 HVAC #6 - Replace	\$0	\$0	\$0	\$0	\$0
820 HVAC #7 - Replace	\$21,911	\$0	\$0	\$0	\$0
821 HVAC #8 - Replace	\$0	\$0	\$0	\$0	\$0
822 HVAC #9 - Replace	\$0	\$0	\$0	\$0	\$0
826 Personnel Lift - Replace	\$0	\$0	\$0	\$0	\$0
828 Sewer Pipe - Reline	\$0	\$0	\$0	\$0	\$0
ANNEX BUILDING - INTERIOR					
830 Carpet Floor - Replace	\$0	\$0	\$44,080	\$0	\$0
832 Bldg Interior - Remodel	\$0	\$0	\$233,674	\$0	\$0
834 Ceiling Tiles - Replace	\$0	\$0	\$0	\$0	\$0
840 Ballroom Floor - Replace	\$0	\$0	\$0	\$0	\$0
844 Room Dividers - Replace	\$0	\$0	\$0	\$0	\$0
848 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
ADMIN BUILDING - EXTERIOR					
850 Admin Bldg - Replace	\$0	\$0	\$0	\$0	\$0
852 Doors - Replace	\$0	\$0	\$0	\$0	\$0
860 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
861 Foam Roof - Recoat	\$22,788	\$0	\$0	\$0	\$0
862 HVAC #1 - Replace	\$0	\$0	\$0	\$0	\$0
863 HVAC #2 - Replace	\$0	\$0	\$0	\$0	\$25,633
864 Wi-Fi System - Replace	\$0	\$0	\$56,878	\$0	\$0
ADMIN BUILDING - INTERIOR					
870 Carpet Floor - Replace	\$30,676	\$0	\$0	\$0	\$0
872 Bldg Interior - Remodel	\$131,467	\$0	\$0	\$0	\$0
890 Restrooms - Remodel	\$41,631	\$0	\$0	\$0	\$0
LAUNDRY BUILDING					
900 Metal Handrails - Replace	\$0	\$0	\$0	\$0	\$0
902 Doors - Replace	\$0	\$0	\$0	\$0	\$0
903 Windows - Replace	\$0	\$0	\$0	\$0	\$0
906 Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
908 Evaporative Coolers - Replace	\$0	\$0	\$14,220	\$0	\$0
910 HVAC (Laundry) - Replace	\$0	\$0	\$0	\$0	\$0
911 HVAC (Sewing) - Replace	\$0	\$0	\$0	\$0	\$0
914 Restrooms - Remodel	\$32,867	\$0	\$0	\$0	\$0
916 Laundry Room - Remodel	\$0	\$0	\$59,248	\$0	\$0
918 Bill Changer - Replace	\$0	\$0	\$0	\$0	\$0
920 Laundry Dryers - Replace (A)	\$0	\$0	\$0	\$0	\$0
921 Laundry Dryers - Replace (B)	\$0	\$0	\$0	\$0	\$0
922 Laundry Dryers - Replace (C)	\$0	\$0	\$0	\$0	\$0
930 Laundry Washers - Replace (A)	\$0	\$0	\$0	\$0	\$0
934 Laundry Washers - Replace (D)	\$0	\$0	\$0	\$0	\$0
934 Laundry Washers - Replace (E)	\$0	\$0	\$0	\$0	\$0
940 Water Heaters - Replace	\$37,249	\$0	\$0	\$0	\$0
950 Ceramics Room - Remodel	\$0	\$0	\$0	\$0	\$0
960 Sewing Room - Remodel	\$0	\$0	\$0	\$0	\$0
SATELLITE BATHHOUSES					
1001 Bathhouse #1 - Remodel	\$0	\$0	\$254,529	\$0	\$0
1001 Bathhouse #1 - Sewer Line	\$0	\$0	\$0	\$0	\$0
1004 Bathhouse #2 - Remodel	\$0	\$0	\$0	\$264,710	\$0
1005 Bathhouse #2 - Sewer Line	\$0	\$0	\$0	\$0	\$0
1007 Bathhouse #3 - Remodel	\$0	\$0	\$0	\$0	\$275,299
1008 Bathhouse #3 - Sewer Line	\$0	\$0	\$0	\$0	\$0
1010 Bathhouse #4 - Remodel	\$0	\$0	\$0	\$0	\$0
1011 Bathhouse #4 - Sewer Line	\$0	\$0	\$0	\$0	\$0
1013 Bathhouse #5 - Remodel	\$0	\$0	\$0	\$0	\$0
1014 Bathhouse #5 - Sewer Line	\$0	\$0	\$0	\$0	\$0
1016 Bathhouse #6 - Remodel	\$0	\$0	\$0	\$0	\$0
1017 Bathhouse #6 - Sewer Line	\$0	\$0	\$0	\$0	\$0
1019 Bathhouse #7 - Remodel	\$0	\$0	\$0	\$0	\$0
1020 Bathhouse #7 - Sewer Line	\$0	\$0	\$0	\$0	\$0
1022 Bathhouse #8 - Remodel	\$0	\$0	\$0	\$0	\$0
1023 Bathhouse #8 - Sewer Line	\$0	\$0	\$0	\$0	\$0
1031 Water Heater #1 - Replace	\$0	\$0	\$7,584	\$0	\$0
1032 Water Heater #2 - Replace	\$0	\$0	\$0	\$0	\$0
1033 Water Heater #3 - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2041	2042	2043	2044	2045
1035	Water Heater #5 - Replace	\$0	\$0	\$0	\$0	\$8,203
1036	Water Heater #6 - Replace	\$0	\$0	\$0	\$0	\$0
1037	Water Heater #7 - Replace	\$0	\$0	\$0	\$0	\$0
1038	Water Heater #8 - Replace	\$0	\$0	\$0	\$0	\$0
1050	Shingle Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1060	HVAC Screens - Replace	\$0	\$0	\$0	\$0	\$0
1070	HVAC #5M - Replace	\$0	\$0	\$0	\$0	\$0
1071	HVAC #5W - Replace	\$0	\$0	\$0	\$0	\$0
1072	HVAC #6M - Replace	\$10,956	\$0	\$0	\$0	\$0
1073	HVAC #6W - Replace	\$0	\$0	\$0	\$0	\$0
1074	HVAC #7M - Replace	\$0	\$0	\$0	\$0	\$0
1075	HVAC #7W - Replace	\$0	\$0	\$0	\$0	\$0
1076	HVAC #8M - Replace	\$0	\$0	\$0	\$0	\$0
1077	HVAC #8W - Replace	\$0	\$0	\$0	\$0	\$0
SOUTHEAST RV LOT						
1210	Trash Compactor - Replace	\$0	\$0	\$0	\$0	\$0
1211	Trash Carts - Replace	\$0	\$0	\$0	\$0	\$0
1217	Street Sweeper - Replace	\$0	\$119,407	\$0	\$0	\$0
1218	Tractor - Replace	\$0	\$0	\$0	\$88,730	\$0
1219	Tractor - Refurbish	\$0	\$0	\$0	\$0	\$0
SOUTHEAST RV LOT - MAINTENANCE BLDG						
1222	Doors - Replace	\$0	\$0	\$0	\$0	\$0
1223	Windows - Replace	\$0	\$0	\$0	\$0	\$0
1228	Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1231	HVAC Unit - Replace	\$0	\$0	\$0	\$0	\$0
1236	Push Mower - Replace	\$0	\$0	\$0	\$0	\$0
1240	Bldg Interior - Remodel	\$0	\$0	\$86,265	\$0	\$0
SOUTHEAST RV LOT - GLASS ARTS BLDG						
1261	Doors - Replace	\$0	\$0	\$16,115	\$0	\$0
1266	Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
1270	HVAC #1 - Replace	\$0	\$0	\$20,381	\$0	\$0
1271	HVAC #2 - Replace	\$0	\$0	\$23,699	\$0	\$0
1276	Bldg Interior - Remodel	\$0	\$0	\$0	\$0	\$0
1280	Room Divider - Replace	\$0	\$0	\$0	\$0	\$0
HOBBY CENTER						
1300	Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
1312	Pet Walk Lights - Replace	\$0	\$0	\$0	\$0	\$0
1314	Pet Walk Fence (2008) - Replace	\$0	\$0	\$0	\$0	\$0
1315	Pet Walk Fence (2014) - Replace	\$0	\$0	\$0	\$0	\$0
1320	Pet Walk Bridge - Replace	\$0	\$0	\$20,144	\$0	\$0
1322	Pet Walk Handrails - Replace	\$0	\$0	\$0	\$0	\$0
HOBBY CENTER - CRAFTS BLDGS						
1330	Hobby Buildings - Replace	\$0	\$0	\$0	\$0	\$0
1342	HVAC #1 - Replace	\$0	\$0	\$0	\$0	\$0
1343	HVAC #2 - Replace	\$0	\$0	\$0	\$0	\$0
1344	HVAC #3 - Replace	\$0	\$0	\$0	\$0	\$0
SPORTS AMENITIES - CENTRAL						
1605	Lawn Bowling Turf #1 - Replace	\$0	\$0	\$0	\$0	\$0
1606	Lawn Bowling Turf #2 - Replace	\$0	\$0	\$0	\$0	\$0
1608	Lawn Bowling Fence - Replace	\$0	\$0	\$0	\$0	\$0
1610	Putting Green Turf - Replace	\$0	\$0	\$0	\$0	\$0
1620	Shuffleboard Courts - Resurface	\$0	\$59,248	\$0	\$0	\$0
1624	Shuffleboard Lights - Replace	\$0	\$0	\$0	\$0	\$0
1640	Pickleball Crts (1-6) - Resurface	\$0	\$0	\$0	\$0	\$46,139
1642	Pickleball Fence (1-4) - Replace	\$0	\$0	\$0	\$0	\$0
1643	Pickleball Fence (5-6) - Replace	\$0	\$0	\$0	\$0	\$0
1646	Pickleball Ramada - Replace	\$0	\$0	\$0	\$0	\$0
1647	Pickleball Shade - Replace	\$0	\$0	\$0	\$0	\$0
1662	Tennis Courts (7-8) - Resurface	\$0	\$0	\$0	\$0	\$0
1664	Tennis Lights (7-8) - Replace (A)	\$0	\$0	\$0	\$0	\$0
1665	Tennis Lights (7-8) - Replace (B)	\$0	\$0	\$0	\$0	\$0
1667	Tennis Fence (7-8) - Replace	\$75,156	\$0	\$0	\$0	\$0
1670	Tennis Shades (7-8) - Replace	\$0	\$0	\$0	\$0	\$0
SPORTS AMENITIES - NORTHEAST						
1804	Security System - Replace	\$0	\$0	\$0	\$0	\$0
1806	Fountain - Refurbish	\$0	\$0	\$0	\$0	\$19,481
1820	Bocce Ball Courts - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2041	2042	2043	2044	2045
1822 Bocce Ball Turf - Replace	\$0	\$0	\$0	\$0	\$0
1826 Bocce Lights (1992) - Replace	\$0	\$0	\$0	\$0	\$0
1826 Bocce Lights (2012) - Replace	\$0	\$0	\$0	\$0	\$0
1830 Bocce Shades (2003) - Replace	\$0	\$0	\$0	\$0	\$0
1830 Bocce Shades (2012) - Replace	\$0	\$0	\$0	\$0	\$0
1842 Pickleball Crts (1-9) - Resurface	\$59,160	\$0	\$0	\$0	\$69,209
1843 Pickleball Crts (10-11) - Resurface	\$0	\$0	\$14,220	\$0	\$0
1844 Pickleball Fence (1-9) - Replace	\$0	\$174,782	\$0	\$0	\$0
1845 Pickleball Fence (10-11) - Replace	\$0	\$0	\$0	\$0	\$0
1850 PB Lights (2,8,9) - Replace (A)	\$0	\$0	\$0	\$0	\$0
1851 PB Lights (2,8,9) - Replace (B)	\$0	\$0	\$0	\$0	\$0
1852 PB Lights (4,5) - Replace (A)	\$0	\$0	\$0	\$0	\$0
1853 PB Lights (4,5) - Replace (B)	\$0	\$0	\$0	\$0	\$0
1860 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
1871 Tennis Courts (1-2) - Resurface	\$0	\$0	\$0	\$0	\$0
1873 Tennis Courts (3-4) - Resurface	\$0	\$27,345	\$0	\$0	\$0
1875 Tennis Courts (5-6) - Resurface	\$0	\$27,345	\$0	\$0	\$0
1877 Tennis Fence (1-6) - Replace	\$0	\$0	\$0	\$0	\$0
1890 Golf Cages - Replace	\$0	\$0	\$0	\$0	\$0
NORTHEAST - SPORTS PLEX BLDG					
2003 Doors - Replace	\$0	\$0	\$0	\$0	\$0
2004 Windows - Replace	\$0	\$0	\$0	\$0	\$0
2014 Shingle Roof - Replace	\$0	\$23,927	\$0	\$0	\$0
2022 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2024 Ceiling Tiles - Replace	\$0	\$0	\$0	\$0	\$0
2030 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
NORTHEAST - TENNIS VERANDA					
2050 Veranda Deck - Replace	\$0	\$0	\$0	\$0	\$0
2052 Veranda Rails - Replace	\$0	\$0	\$0	\$0	\$0
2060 Doors - Replace	\$0	\$0	\$0	\$0	\$0
2064 Shingle Roof - Replace	\$0	\$9,115	\$0	\$0	\$0
2070 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2080 Restrooms - Remodel	\$0	\$0	\$60,907	\$0	\$0
NORTHEAST - BOCCE BALL CLUBHOUSE					
2103 Doors - Replace	\$0	\$16,635	\$0	\$0	\$0
2122 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
NORTHEAST - OASIS BLDG					
2143 Doors - Replace	\$0	\$0	\$0	\$0	\$0
2154 Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2156 HVAC #1 - Replace	\$0	\$0	\$0	\$21,197	\$0
2157 HVAC #2 - Replace	\$0	\$0	\$0	\$21,197	\$0
2162 Bldg Interior - Remodel	\$0	\$0	\$0	\$0	\$0
2165 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$0
2168 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
2180 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
NORTHEAST - ELECTRONICS BLDG					
2202 Keycard System - Replace	\$0	\$0	\$0	\$0	\$0
2203 Doors - Replace	\$0	\$0	\$0	\$0	\$0
2204 Windows - Replace	\$0	\$0	\$0	\$0	\$0
2214 Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2216 HVAC #1 - Replace	\$0	\$0	\$0	\$0	\$0
2217 HVAC #2 - Replace	\$0	\$0	\$0	\$0	\$0
2224 Bldg Interior - Remodel	\$0	\$0	\$0	\$0	\$0
2226 Carpet Floor - Replace	\$0	\$0	\$12,087	\$0	\$0
2240 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,043,632	\$951,158	\$3,062,409	\$1,567,313	\$2,037,314
Ending Reserve Balance	\$43,175,651	\$49,093,201	\$53,254,230	\$59,280,085	\$65,229,750

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$65,229,750	\$69,805,143	\$76,648,495	\$82,837,293	\$89,941,738
Annual Reserve Contribution	\$7,714,518	\$8,080,957	\$8,464,803	\$8,866,881	\$9,288,058
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$674,888	\$731,957	\$797,090	\$863,528	\$924,112
Total Income	\$73,619,155	\$78,618,057	\$85,910,388	\$92,567,702	\$100,153,907
# Component					
MAIN ENTRY					
100 Monument - Replace	\$0	\$0	\$0	\$0	\$0
101 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
110 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
114 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
120 Entry System - Replace	\$0	\$0	\$0	\$18,592	\$0
122 Barcode Readers - Replace	\$38,655	\$0	\$0	\$0	\$0
124 Barrier Arm (Residents) - Replace	\$0	\$0	\$0	\$0	\$0
125 Barrier Arm (Visitor) - Replace	\$0	\$0	\$0	\$0	\$15,593
126 Barrier Arm (Exit) - Replace	\$18,128	\$0	\$0	\$0	\$0
130 Gate Operators - Replace	\$73,577	\$0	\$0	\$0	\$0
134 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
138 Metal Surfaces - Repaint	\$0	\$13,585	\$0	\$0	\$0
MAIN ENTRY - GATEHOUSE					
140 Doors - Replace	\$0	\$0	\$0	\$0	\$15,593
142 Windows - Replace	\$0	\$0	\$0	\$0	\$19,648
144 Gatehouse - Remodel	\$0	\$0	\$0	\$0	\$0
152 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
154 HVAC Unit - Replace	\$15,462	\$0	\$0	\$0	\$0
SECURITY DEPARTMENT					
170 Camera System - Replace	\$0	\$43,251	\$0	\$0	\$0
177 Alarm Receiver - Replace	\$0	\$0	\$0	\$0	\$9,356
184 Radio Repeater - Replace	\$0	\$0	\$0	\$0	\$0
188 Card Reader System - Replace	\$0	\$0	\$0	\$0	\$0
PAVEMENT					
200 Asphalt Streets (Ph1) - Repave	\$0	\$0	\$0	\$0	\$0
201 Asphalt Streets (Ph1) - Seal	\$0	\$0	\$0	\$23,090	\$0
202 Asphalt Streets (Ph2) - Repave	\$0	\$0	\$0	\$0	\$0
203 Asphalt Streets (Ph2) - Seal	\$0	\$0	\$21,914	\$0	\$0
204 Asphalt Streets (Ph3) - Repave	\$0	\$0	\$0	\$0	\$0
205 Asphalt Streets (Ph3) - Seal	\$0	\$0	\$21,914	\$0	\$0
206 Asphalt Streets (Ph4) - Repave	\$0	\$0	\$0	\$0	\$0
207 Asphalt Streets (Ph4) - Seal	\$0	\$0	\$0	\$39,583	\$0
208 Asphalt Streets (Ph5) - Repave	\$0	\$0	\$0	\$0	\$0
209 Asphalt Streets (Ph5) - Seal	\$23,993	\$0	\$0	\$0	\$0
210 Asphalt Streets (Ph6) - Repave	\$0	\$0	\$0	\$0	\$0
211 Asphalt Streets (Ph6) - Seal	\$22,660	\$0	\$0	\$0	\$0
212 Asphalt Streets (Ph7) - Repave	\$500,111	\$0	\$0	\$0	\$0
213 Asphalt Streets (Ph7) - Seal	\$0	\$27,170	\$0	\$0	\$0
214 Asphalt Streets (Ph8) - Repave	\$0	\$529,542	\$0	\$0	\$0
215 Asphalt Streets (Ph8) - Seal	\$0	\$0	\$28,545	\$0	\$0
216 Asphalt Streets (Ph9) - Repave	\$0	\$0	\$974,579	\$0	\$0
217 Asphalt Streets (Ph9) - Seal	\$0	\$0	\$0	\$52,777	\$0
218 Asphalt Streets (Ph10) - Repave	\$0	\$0	\$0	\$1,013,562	\$0
219 Asphalt Streets (Ph10) - Seal	\$0	\$0	\$0	\$0	\$54,888
220 Asphalt Streets (Ph11) - Repave	\$0	\$0	\$0	\$0	\$1,054,104
221 Asphalt Streets (Ph11) - Seal	\$46,919	\$0	\$0	\$0	\$0
222 Asphalt Streets (Ph12) - Repave	\$0	\$0	\$0	\$0	\$0
223 Asphalt Streets (Ph12) - Seal	\$0	\$48,795	\$0	\$0	\$0
224 Asphalt Streets (Ph13) - Repave	\$0	\$0	\$0	\$0	\$0
225 Asphalt Streets (Ph13) - Seal	\$0	\$0	\$50,747	\$0	\$0
226 Asphalt Streets (Ph14) - Repave	\$0	\$0	\$0	\$0	\$0
227 Asphalt Streets (Ph14) - Seal	\$0	\$0	\$0	\$52,777	\$0
230 Asphalt - Crack Seal	\$119,963	\$0	\$0	\$0	\$0
234 Valley Gutters - Replace (A)	\$0	\$0	\$0	\$0	\$561,357
234 Valley Gutters - Replace (B)	\$0	\$0	\$0	\$0	\$0
234 Valley Gutters - Replace (C)	\$0	\$0	\$0	\$0	\$0
234 Valley Gutters - Replace (D)	\$0	\$0	\$0	\$0	\$0
234 Valley Gutters - Replace (E)	\$0	\$0	\$0	\$0	\$0
234 Valley Gutters - Replace (F)	\$0	\$0	\$0	\$0	\$0
238 Concrete Sidewalks - Repair	\$30,924	\$32,161	\$33,447	\$34,785	\$36,176

Fiscal Year	2046	2047	2048	2049	2050
240 Asphalt Parking (CC) - Repave	\$0	\$0	\$0	\$0	\$0
241 Asphalt Parking (CC) - Seal/Repair	\$0	\$0	\$28,257	\$0	\$0
244 Asphalt Parking (NE) - Repave	\$0	\$0	\$0	\$0	\$0
245 Asphalt Parking (NE) - Seal/Repair	\$0	\$0	\$0	\$24,889	\$0
247 Concrete Drive (NE-A) - Replace	\$0	\$0	\$0	\$0	\$0
247 Concrete Drive (NE-B) - Replace	\$0	\$0	\$32,005	\$0	\$0
250 Asphalt Parking (SE) - Repave	\$0	\$0	\$0	\$0	\$1,161,698
251 Asphalt Parking (SE) - Seal/Repair	\$51,717	\$0	\$0	\$0	\$0
254 Concrete Drive (SE) - Replace	\$0	\$0	\$0	\$0	\$0
260 Asphalt Parking (HC) - Repave	\$0	\$0	\$0	\$273,482	\$0
261 Asphalt Parking (HC) - Seal/Repair	\$0	\$0	\$0	\$0	\$14,970
264 Concrete Drive (HC) - Replace	\$0	\$0	\$0	\$0	\$0
RV OVERNIGHTS					
280 RV Spaces - Replace	\$0	\$0	\$0	\$0	\$0
285 RV Power Centers - Replace	\$0	\$0	\$0	\$0	\$0
290 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
COMMON AREA					
300 Community Signs - Replace	\$0	\$0	\$46,134	\$0	\$0
306 Street Lights - Replace (A)	\$0	\$0	\$0	\$0	\$0
306 Street Lights - Replace (A-LED)	\$0	\$0	\$173,002	\$0	\$0
306 Street Lights - Replace (A-Pole)	\$0	\$0	\$173,002	\$0	\$0
307 Street Lights - Replace (B-LED)	\$0	\$0	\$80,734	\$0	\$0
307 Street Lights - Replace (B-Pole)	\$0	\$0	\$161,469	\$0	\$0
308 Street Lights - Replace (C-LED)	\$0	\$0	\$0	\$0	\$237,018
308 Street Lights - Replace (C-Pole)	\$0	\$0	\$0	\$0	\$474,035
310 Street Lights - Replace (D)	\$0	\$0	\$0	\$0	\$0
310 Street Lights - Replace (D-LED)	\$0	\$0	\$0	\$0	\$0
310 Street Lights - Replace (D-Pole)	\$0	\$0	\$0	\$0	\$0
311 Street Lights - Replace (E)	\$0	\$0	\$0	\$0	\$0
311 Street Lights - Replace (E-LED)	\$0	\$0	\$0	\$0	\$0
311 Street Lights - Replace (E-Pole)	\$0	\$0	\$0	\$0	\$0
312 Street Lights - Replace (F)	\$0	\$0	\$0	\$0	\$0
312 Street Lights - Replace (F-LED)	\$0	\$0	\$0	\$0	\$0
312 Street Lights - Replace (F-Pole)	\$0	\$0	\$0	\$0	\$0
313 Street Lights - Replace (G)	\$0	\$0	\$0	\$0	\$0
313 Street Lights - Replace (G-LED)	\$0	\$0	\$0	\$0	\$0
313 Street Lights - Replace (G-Pole)	\$0	\$0	\$0	\$0	\$0
314 Street Lights - Replace (H)	\$0	\$0	\$0	\$0	\$0
314 Street Lights - Replace (H-LED)	\$0	\$0	\$0	\$0	\$0
314 Street Lights - Replace (H-Pole)	\$0	\$0	\$0	\$0	\$0
320 Solar Panels - Replace	\$0	\$0	\$0	\$0	\$0
322 Solar Inverters (10-YR) - Replace	\$0	\$0	\$0	\$0	\$0
323 Solar Inverters (20-YR) - Replace	\$0	\$0	\$0	\$0	\$0
330 Block Walls - Replace	\$0	\$0	\$0	\$0	\$0
331 Block Walls - Repair	\$133,292	\$0	\$0	\$0	\$0
340 Backflow Valves - Replace	\$0	\$0	\$0	\$0	\$0
346 Landscape Granite - Replenish	\$21,860	\$0	\$0	\$0	\$25,573
380 Barcode Readers - Replace	\$38,655	\$0	\$0	\$0	\$0
382 Barrier Arm (Entry) - Replace	\$0	\$0	\$0	\$20,391	\$0
383 Barrier Arm (Exit) - Replace	\$18,128	\$0	\$0	\$0	\$0
384 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
388 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
390 Storage Roof - Replace	\$0	\$0	\$0	\$0	\$0
404 Isolation Valves - Partial Replace	\$41,054	\$42,696	\$44,404	\$46,180	\$48,027
410 Storm Drain - Reline	\$0	\$0	\$0	\$0	\$0
420 Sewer Pipes - Reline	\$0	\$0	\$0	\$0	\$0
423 Water Pipes - Reline	\$0	\$0	\$0	\$0	\$0
426 Water/Sewer Pipes - Repair	\$0	\$0	\$167,235	\$0	\$0
WEST POOL - BATHHOUSE					
500 Bathhouse - Renovate	\$0	\$0	\$0	\$0	\$0
502 Bathhouse - Remodel	\$0	\$0	\$0	\$0	\$0
504 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
510 Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
514 HVAC Unit - Replace	\$0	\$0	\$0	\$0	\$0
WEST POOL					
520 Pool Fence - Replace	\$97,303	\$0	\$0	\$0	\$0
526 Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
528 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2046	2047	2048	2049	2050
530 Pool Deck - Replace	\$0	\$554,494	\$0	\$0	\$0
533 Pool - Replace	\$0	\$0	\$0	\$0	\$0
534 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
536 Spas - Replace	\$0	\$0	\$0	\$0	\$0
537 Spas - Resurface	\$0	\$0	\$0	\$0	\$0
540 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
WEST POOL - EQUIPMENT					
560 Pool Filter #1 - Replace	\$0	\$0	\$0	\$0	\$0
561 Pool Filter #2 - Replace	\$0	\$0	\$0	\$0	\$0
564 Pool Pumps - Replace	\$8,531	\$0	\$0	\$0	\$0
567 Pool Heater #1 - Replace	\$0	\$0	\$0	\$0	\$0
568 Pool Heater #2 - Replace	\$0	\$0	\$0	\$0	\$0
569 Pool Heater #3 - Replace	\$0	\$0	\$0	\$0	\$0
574 Spa Pumps - Replace	\$17,061	\$0	\$0	\$0	\$0
577 Spa Heater (North) - Replace	\$0	\$0	\$0	\$0	\$10,915
578 Spa Heater (South) - Replace	\$0	\$0	\$0	\$0	\$10,915
580 Chlorinator (Pool) - Replace	\$0	\$0	\$0	\$0	\$0
581 Chlorinator (N. Spa) - Replace	\$0	\$0	\$0	\$0	\$0
582 Chlorinator (S. Spa) - Replace	\$0	\$0	\$0	\$0	\$0
EPC - POOL					
600 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
608 Landscape - Renovate	\$0	\$0	\$0	\$0	\$0
610 Pool Deck - Replace	\$0	\$0	\$0	\$0	\$0
612 Pool - Replace	\$0	\$0	\$0	\$0	\$0
613 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
615 Spas - Replace	\$0	\$0	\$0	\$0	\$0
616 Spas - Resurface	\$0	\$0	\$0	\$0	\$0
618 Pool Lift - Replace	\$0	\$0	\$0	\$0	\$0
620 Pool Showers - Refurbish	\$0	\$0	\$0	\$0	\$0
622 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
623 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
EPC - POOL EQUIPMENT					
630 Pool Filters - Replace	\$15,995	\$0	\$0	\$0	\$0
632 Pool Pumps - Replace	\$0	\$0	\$0	\$0	\$11,227
635 Pool Heaters - Replace	\$0	\$37,428	\$0	\$0	\$0
638 Spa Filters - Replace	\$0	\$0	\$0	\$0	\$15,593
641 Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$0
646 Spa Heaters - Replace	\$0	\$0	\$0	\$0	\$21,831
647 Chlorinator (Pool) - Replace	\$0	\$0	\$0	\$0	\$0
648 Chlorinator (N. Spa) - Replace	\$0	\$11,090	\$0	\$0	\$0
649 Chlorinator (S. Spa) - Replace	\$0	\$0	\$0	\$0	\$0
EPC - CLUBHOUSE EXTERIOR					
650 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
651 Keycard System - Replace	\$0	\$0	\$0	\$0	\$46,780
652 Doors - Replace	\$0	\$0	\$0	\$0	\$0
653 Windows - Replace	\$0	\$0	\$0	\$0	\$0
654 Bldg Exterior - Refurbish	\$0	\$47,132	\$0	\$0	\$0
657 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
658 Foam Roof - Recoat	\$0	\$0	\$0	\$24,589	\$0
660 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
661 Skylights - Replace	\$0	\$0	\$0	\$0	\$0
664 Water Heater - Replace	\$0	\$0	\$0	\$0	\$23,702
665 Water Softener - Replace	\$0	\$0	\$0	\$0	\$0
668 Personnel Lift - Replace	\$48,252	\$0	\$0	\$0	\$0
EPC - CLUBHOUSE HVAC					
670 HVAC Unit (CU1) - Replace	\$0	\$0	\$0	\$0	\$53,017
670 HVAC Unit (CU2) - Replace	\$0	\$0	\$0	\$0	\$53,017
670 HVAC Unit (CU3) - Replace	\$0	\$0	\$0	\$0	\$39,919
670 HVAC Unit (CU4) - Replace	\$0	\$0	\$0	\$0	\$99,797
670 HVAC Unit (CU5) - Replace	\$0	\$0	\$0	\$0	\$14,970
670 HVAC Unit (CU6) - Replace	\$0	\$0	\$0	\$0	\$24,949
670 HVAC Unit (CU7) - Replace	\$0	\$0	\$0	\$0	\$24,949
670 HVAC Unit (CU8) - Replace	\$0	\$0	\$0	\$0	\$12,475
EPC - CLUBHOUSE INTERIOR					
674 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$0
675 Door Openers - Replace	\$0	\$0	\$0	\$0	\$21,831
677 Bldg Interior - Remodel	\$0	\$0	\$0	\$0	\$0
680 Ceiling Tiles - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2046	2047	2048	2049	2050
685 Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
686 Saunas - Replace	\$0	\$0	\$0	\$0	\$0
690 Fire Alarm Panel - Replace	\$0	\$0	\$0	\$0	\$0
COMMUNITY CTR - EXTERIOR					
701 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
707 Walkway Deck - Resurface	\$0	\$0	\$0	\$0	\$245,750
708 Walkway Deck - Seal/Repair	\$0	\$0	\$0	\$0	\$56,136
710 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
712 Doors - Replace	\$0	\$0	\$0	\$0	\$0
713 Windows - Replace	\$0	\$0	\$0	\$0	\$0
714 Bldg Exterior - Refurbish	\$106,633	\$0	\$0	\$0	\$0
715 Metal Surfaces - Repaint	\$0	\$0	\$55,072	\$0	\$0
716 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
717 Foam Roof - Recoat	\$0	\$0	\$50,459	\$0	\$0
718 Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
COMMUNITY CTR - HVAC					
720 HVAC #1 - Replace	\$0	\$0	\$0	\$0	\$0
721 HVAC #2 - Replace	\$0	\$0	\$0	\$0	\$0
722 HVAC #3 - Replace	\$0	\$0	\$0	\$14,394	\$0
723 HVAC #4 - Replace	\$0	\$0	\$0	\$0	\$0
724 HVAC #5 - Replace	\$0	\$0	\$0	\$0	\$0
725 HVAC #6 - Replace	\$0	\$0	\$0	\$0	\$14,970
726 HVAC #7 - Replace	\$0	\$0	\$0	\$0	\$0
727 HVAC #8 - Replace	\$0	\$0	\$0	\$0	\$0
728 HVAC #9 - Replace	\$0	\$11,090	\$0	\$0	\$0
729 HVAC AHU1 - Replace	\$0	\$0	\$0	\$0	\$0
730 HVAC AHU2 - Replace	\$0	\$0	\$0	\$0	\$0
731 HVAC AHU3 - Replace	\$0	\$0	\$0	\$0	\$0
732 HVAC AHU4 - Replace	\$0	\$0	\$0	\$0	\$0
733 HVAC AHU5 - Replace	\$0	\$0	\$0	\$0	\$0
734 HVAC AHU6 - Replace	\$0	\$0	\$0	\$0	\$0
735 HVAC AHU7 - Replace	\$0	\$0	\$0	\$0	\$0
736 HVAC AHU8 - Replace	\$0	\$0	\$0	\$0	\$0
737 HVAC AHU9 - Replace	\$0	\$0	\$0	\$0	\$0
738 Mini-Split HVAC #1 - Replace	\$0	\$0	\$0	\$0	\$0
739 Mini-Split HVAC #2 - Replace	\$0	\$0	\$0	\$0	\$15,905
740 Mini-Split HVAC #3 - Replace	\$0	\$0	\$0	\$0	\$0
743 Walk-In HVAC #1 - Replace	\$0	\$0	\$0	\$0	\$0
744 Walk-In HVAC #2 - Replace	\$0	\$0	\$0	\$0	\$0
745 Evaporative Cooler - Replace	\$0	\$0	\$0	\$0	\$0
COMMUNITY CTR - INTERIOR					
750 Carpet Floor - Replace	\$98,636	\$0	\$0	\$0	\$0
752 Door Openers - Replace	\$0	\$19,407	\$0	\$0	\$0
756 Bldg Interior - Remodel	\$522,504	\$0	\$0	\$0	\$0
758 Ceiling Tiles - Replace	\$533,167	\$0	\$0	\$0	\$0
760 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
763 Restrooms - Remodel	\$373,217	\$0	\$0	\$0	\$0
766 Ballroom Floor - Replace	\$0	\$0	\$0	\$0	\$0
772 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
773 Elevator #1 Equip - Modernize	\$0	\$0	\$0	\$0	\$0
774 Elevator #2 Equip - Modernize	\$0	\$0	\$0	\$0	\$0
777 Fire Alarm Panel - Replace	\$47,985	\$0	\$0	\$0	\$0
778 Phone System - Replace	\$0	\$0	\$0	\$53,977	\$0
COMMUNITY CTR - KITCHEN					
780 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
784 Hood & Ansul Systems - Replace	\$0	\$0	\$0	\$0	\$0
794 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
796 Water Softener - Replace	\$19,994	\$0	\$0	\$0	\$0
ANNEX BUILDING - EXTERIOR					
801 Doors - Replace	\$0	\$0	\$0	\$0	\$0
802 Windows - Replace	\$0	\$0	\$0	\$0	\$0
804 Bldg Exterior - Refurbish	\$45,319	\$0	\$0	\$0	\$0
810 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
811 Foam Roof - Recoat	\$54,916	\$0	\$0	\$0	\$0
812 Roof Rail - Replace	\$0	\$0	\$0	\$8,996	\$0
813 HVAC Screens - Replace	\$0	\$0	\$0	\$0	\$0
814 HVAC #1 - Replace	\$0	\$0	\$0	\$0	\$0
815 HVAC #2 - Replace	\$0	\$0	\$0	\$29,987	\$0

Fiscal Year	2046	2047	2048	2049	2050
816 HVAC #3 - Replace	\$0	\$27,725	\$0	\$0	\$0
817 HVAC #4 - Replace	\$0	\$0	\$24,509	\$0	\$0
818 HVAC #5 - Replace	\$0	\$0	\$0	\$0	\$0
819 HVAC #6 - Replace	\$0	\$0	\$0	\$0	\$0
820 HVAC #7 - Replace	\$0	\$0	\$0	\$0	\$0
821 HVAC #8 - Replace	\$0	\$27,725	\$0	\$0	\$0
822 HVAC #9 - Replace	\$0	\$0	\$0	\$0	\$0
826 Personnel Lift - Replace	\$0	\$0	\$0	\$0	\$0
828 Sewer Pipe - Reline	\$0	\$0	\$0	\$0	\$0
ANNEX BUILDING - INTERIOR					
830 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$0
832 Bldg Interior - Remodel	\$0	\$0	\$0	\$0	\$0
834 Ceiling Tiles - Replace	\$0	\$0	\$0	\$0	\$0
840 Ballroom Floor - Replace	\$0	\$0	\$0	\$0	\$0
844 Room Dividers - Replace	\$0	\$0	\$0	\$0	\$0
848 Restrooms - Remodel	\$0	\$0	\$131,770	\$0	\$0
ADMIN BUILDING - EXTERIOR					
850 Admin Bldg - Replace	\$0	\$0	\$0	\$0	\$0
852 Doors - Replace	\$0	\$0	\$0	\$0	\$0
860 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
861 Foam Roof - Recoat	\$27,725	\$0	\$0	\$0	\$0
862 HVAC #1 - Replace	\$0	\$0	\$28,834	\$0	\$0
863 HVAC #2 - Replace	\$0	\$0	\$0	\$0	\$0
864 Wi-Fi System - Replace	\$0	\$0	\$0	\$71,969	\$0
ADMIN BUILDING - INTERIOR					
870 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$0
872 Bldg Interior - Remodel	\$0	\$0	\$0	\$0	\$0
890 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
LAUNDRY BUILDING					
900 Metal Handrails - Replace	\$0	\$0	\$0	\$0	\$0
902 Doors - Replace	\$0	\$0	\$0	\$0	\$0
903 Windows - Replace	\$0	\$0	\$0	\$0	\$0
906 Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
908 Evaporative Coolers - Replace	\$0	\$0	\$0	\$0	\$0
910 HVAC (Laundry) - Replace	\$22,926	\$0	\$0	\$0	\$0
911 HVAC (Sewing) - Replace	\$0	\$0	\$0	\$0	\$0
914 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
916 Laundry Room - Remodel	\$0	\$0	\$0	\$0	\$0
918 Bill Changer - Replace	\$0	\$0	\$0	\$0	\$17,464
920 Laundry Dryers - Replace (A)	\$0	\$0	\$0	\$0	\$0
921 Laundry Dryers - Replace (B)	\$0	\$0	\$0	\$0	\$0
922 Laundry Dryers - Replace (C)	\$0	\$0	\$0	\$0	\$0
930 Laundry Washers - Replace (A)	\$0	\$0	\$0	\$0	\$0
934 Laundry Washers - Replace (D)	\$0	\$0	\$0	\$0	\$0
934 Laundry Washers - Replace (E)	\$21,593	\$0	\$0	\$0	\$0
940 Water Heaters - Replace	\$0	\$0	\$0	\$0	\$0
950 Ceramics Room - Remodel	\$0	\$0	\$0	\$0	\$0
960 Sewing Room - Remodel	\$0	\$0	\$0	\$0	\$0
SATELLITE BATHHOUSES					
1001 Bathhouse #1 - Remodel	\$0	\$0	\$0	\$0	\$0
1001 Bathhouse #1 - Sewer Line	\$0	\$0	\$0	\$0	\$0
1004 Bathhouse #2 - Remodel	\$0	\$0	\$0	\$0	\$0
1005 Bathhouse #2 - Sewer Line	\$0	\$0	\$0	\$0	\$0
1007 Bathhouse #3 - Remodel	\$0	\$0	\$0	\$0	\$0
1008 Bathhouse #3 - Sewer Line	\$0	\$0	\$0	\$0	\$0
1010 Bathhouse #4 - Remodel	\$286,311	\$0	\$0	\$0	\$0
1011 Bathhouse #4 - Sewer Line	\$0	\$0	\$0	\$0	\$0
1013 Bathhouse #5 - Remodel	\$0	\$331,033	\$0	\$0	\$0
1014 Bathhouse #5 - Sewer Line	\$0	\$0	\$0	\$0	\$0
1016 Bathhouse #6 - Remodel	\$0	\$0	\$344,274	\$0	\$0
1017 Bathhouse #6 - Sewer Line	\$0	\$0	\$0	\$0	\$0
1019 Bathhouse #7 - Remodel	\$0	\$0	\$0	\$358,045	\$0
1020 Bathhouse #7 - Sewer Line	\$0	\$0	\$0	\$0	\$0
1022 Bathhouse #8 - Remodel	\$0	\$0	\$0	\$0	\$372,367
1023 Bathhouse #8 - Sewer Line	\$0	\$0	\$0	\$0	\$0
1031 Water Heater #1 - Replace	\$0	\$0	\$0	\$0	\$0
1032 Water Heater #2 - Replace	\$0	\$0	\$0	\$0	\$0
1033 Water Heater #3 - Replace	\$0	\$0	\$9,227	\$0	\$0

Fiscal Year	2046	2047	2048	2049	2050
1035 Water Heater #5 - Replace	\$0	\$0	\$0	\$0	\$0
1036 Water Heater #6 - Replace	\$0	\$8,872	\$0	\$0	\$0
1037 Water Heater #7 - Replace	\$8,531	\$0	\$0	\$0	\$0
1038 Water Heater #8 - Replace	\$8,531	\$0	\$0	\$0	\$0
1050 Shingle Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1060 HVAC Screens - Replace	\$0	\$0	\$0	\$0	\$0
1070 HVAC #5M - Replace	\$0	\$0	\$0	\$0	\$0
1071 HVAC #5W - Replace	\$0	\$0	\$0	\$0	\$15,593
1072 HVAC #6M - Replace	\$0	\$0	\$0	\$0	\$0
1073 HVAC #6W - Replace	\$0	\$0	\$0	\$0	\$0
1074 HVAC #7M - Replace	\$0	\$0	\$0	\$0	\$0
1075 HVAC #7W - Replace	\$0	\$0	\$0	\$0	\$0
1076 HVAC #8M - Replace	\$0	\$0	\$0	\$0	\$0
1077 HVAC #8W - Replace	\$0	\$0	\$0	\$0	\$0
SOUTHEAST RV LOT					
1210 Trash Compactor - Replace	\$0	\$0	\$0	\$0	\$0
1211 Trash Carts - Replace	\$0	\$0	\$0	\$0	\$0
1217 Street Sweeper - Replace	\$0	\$0	\$0	\$0	\$0
1218 Tractor - Replace	\$0	\$0	\$0	\$0	\$0
1219 Tractor - Refurbish	\$0	\$0	\$0	\$0	\$0
SOUTHEAST RV LOT - MAINTENANCE BLDG					
1222 Doors - Replace	\$0	\$0	\$0	\$0	\$0
1223 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1228 Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1231 HVAC Unit - Replace	\$0	\$0	\$0	\$17,992	\$0
1236 Push Mower - Replace	\$27,725	\$0	\$0	\$0	\$0
1240 Bldg Interior - Remodel	\$0	\$0	\$0	\$0	\$0
SOUTHEAST RV LOT - GLASS ARTS BLDG					
1261 Doors - Replace	\$0	\$0	\$0	\$0	\$0
1266 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
1270 HVAC #1 - Replace	\$0	\$0	\$0	\$0	\$0
1271 HVAC #2 - Replace	\$0	\$0	\$0	\$0	\$0
1276 Bldg Interior - Remodel	\$0	\$0	\$0	\$0	\$0
1280 Room Divider - Replace	\$0	\$0	\$0	\$0	\$0
HOBBY CENTER					
1300 Vehicle Gates - Replace	\$0	\$0	\$0	\$15,893	\$0
1312 Pet Walk Lights - Replace	\$26,658	\$0	\$0	\$0	\$0
1314 Pet Walk Fence (2008) - Replace	\$0	\$0	\$0	\$0	\$0
1315 Pet Walk Fence (2014) - Replace	\$0	\$0	\$0	\$0	\$0
1320 Pet Walk Bridge - Replace	\$0	\$0	\$0	\$0	\$0
1322 Pet Walk Handrails - Replace	\$0	\$0	\$0	\$0	\$0
HOBBY CENTER - CRAFTS BLDGS					
1330 Hobby Buildings - Replace	\$0	\$0	\$0	\$0	\$0
1342 HVAC #1 - Replace	\$0	\$0	\$0	\$0	\$0
1343 HVAC #2 - Replace	\$0	\$0	\$0	\$0	\$0
1344 HVAC #3 - Replace	\$0	\$0	\$0	\$0	\$0
SPORTS AMENITIES - CENTRAL					
1605 Lawn Bowling Turf #1 - Replace	\$0	\$0	\$0	\$0	\$0
1606 Lawn Bowling Turf #2 - Replace	\$0	\$0	\$0	\$156,532	\$0
1608 Lawn Bowling Fence - Replace	\$0	\$0	\$0	\$0	\$0
1610 Putting Green Turf - Replace	\$0	\$0	\$115,335	\$0	\$0
1620 Shuffleboard Courts - Resurface	\$0	\$0	\$0	\$0	\$0
1624 Shuffleboard Lights - Replace	\$0	\$0	\$0	\$0	\$0
1640 Pickleball Crts (1-6) - Resurface	\$0	\$0	\$0	\$0	\$56,136
1642 Pickleball Fence (1-4) - Replace	\$0	\$0	\$0	\$0	\$124,746
1643 Pickleball Fence (5-6) - Replace	\$0	\$0	\$0	\$0	\$42,726
1646 Pickleball Ramada - Replace	\$0	\$0	\$0	\$0	\$0
1647 Pickleball Shade - Replace	\$0	\$0	\$0	\$0	\$0
1662 Tennis Courts (7-8) - Resurface	\$0	\$0	\$34,600	\$0	\$0
1664 Tennis Lights (7-8) - Replace (A)	\$42,653	\$0	\$0	\$0	\$0
1665 Tennis Lights (7-8) - Replace (B)	\$59,981	\$0	\$0	\$0	\$0
1667 Tennis Fence (7-8) - Replace	\$0	\$0	\$0	\$0	\$0
1670 Tennis Shades (7-8) - Replace	\$8,797	\$0	\$0	\$0	\$0
SPORTS AMENITIES - NORTHEAST					
1804 Security System - Replace	\$0	\$0	\$0	\$72,569	\$0
1806 Fountain - Refurbish	\$0	\$0	\$0	\$0	\$0
1820 Bocce Ball Courts - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2046	2047	2048	2049	2050
1822 Bocce Ball Turf - Replace	\$0	\$0	\$126,292	\$0	\$0
1826 Bocce Lights (1992) - Replace	\$0	\$0	\$0	\$0	\$0
1826 Bocce Lights (2012) - Replace	\$0	\$0	\$0	\$0	\$0
1830 Bocce Shades (2003) - Replace	\$0	\$0	\$0	\$95,959	\$0
1830 Bocce Shades (2012) - Replace	\$0	\$0	\$0	\$23,990	\$0
1842 Pickleball Crts (1-9) - Resurface	\$0	\$0	\$0	\$80,965	\$0
1843 Pickleball Crts (10-11) - Resurface	\$0	\$16,635	\$0	\$0	\$0
1844 Pickleball Fence (1-9) - Replace	\$0	\$0	\$0	\$0	\$0
1845 Pickleball Fence (10-11) - Replace	\$0	\$0	\$0	\$0	\$0
1850 PB Lights (2,8,9) - Replace (A)	\$0	\$0	\$0	\$0	\$0
1851 PB Lights (2,8,9) - Replace (B)	\$0	\$0	\$0	\$0	\$0
1852 PB Lights (4,5) - Replace (A)	\$0	\$22,180	\$0	\$0	\$0
1853 PB Lights (4,5) - Replace (B)	\$0	\$44,360	\$0	\$0	\$0
1860 Shade Screens - Replace	\$0	\$29,388	\$0	\$0	\$0
1871 Tennis Courts (1-2) - Resurface	\$31,990	\$0	\$0	\$0	\$0
1873 Tennis Courts (3-4) - Resurface	\$0	\$0	\$34,600	\$0	\$0
1875 Tennis Courts (5-6) - Resurface	\$0	\$0	\$34,600	\$0	\$0
1877 Tennis Fence (1-6) - Replace	\$0	\$0	\$0	\$0	\$0
1890 Golf Cages - Replace	\$0	\$0	\$0	\$0	\$0
NORTHEAST - SPORTS PLEX BLDG					
2003 Doors - Replace	\$0	\$43,805	\$0	\$0	\$0
2004 Windows - Replace	\$0	\$0	\$0	\$0	\$0
2014 Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2022 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2024 Ceiling Tiles - Replace	\$0	\$0	\$0	\$0	\$0
2030 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
NORTHEAST - TENNIS VERANDA					
2050 Veranda Deck - Replace	\$0	\$0	\$0	\$0	\$0
2052 Veranda Rails - Replace	\$31,990	\$0	\$0	\$0	\$0
2060 Doors - Replace	\$0	\$0	\$0	\$0	\$0
2064 Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2070 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2080 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
NORTHEAST - BOCCE BALL CLUBHOUSE					
2103 Doors - Replace	\$0	\$0	\$0	\$0	\$0
2122 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
NORTHEAST - OASIS BLDG					
2143 Doors - Replace	\$0	\$0	\$0	\$0	\$0
2154 Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2156 HVAC #1 - Replace	\$0	\$0	\$0	\$0	\$0
2157 HVAC #2 - Replace	\$0	\$0	\$0	\$0	\$0
2162 Bldg Interior - Remodel	\$0	\$0	\$0	\$0	\$0
2165 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$19,024
2168 Tile Floor - Replace	\$0	\$0	\$31,717	\$0	\$0
2180 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
NORTHEAST - ELECTRONICS BLDG					
2202 Keycard System - Replace	\$0	\$0	\$0	\$0	\$0
2203 Doors - Replace	\$0	\$0	\$0	\$0	\$0
2204 Windows - Replace	\$0	\$0	\$0	\$0	\$0
2214 Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2216 HVAC #1 - Replace	\$23,993	\$0	\$0	\$0	\$0
2217 HVAC #2 - Replace	\$0	\$0	\$14,417	\$0	\$0
2224 Bldg Interior - Remodel	\$0	\$0	\$0	\$0	\$0
2226 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$0
2240 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$3,814,012	\$1,969,563	\$3,073,094	\$2,625,964	\$5,194,738
Ending Reserve Balance	\$69,805,143	\$76,648,495	\$82,837,293	\$89,941,738	\$94,959,170



Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. DJ Vlaming, R.S., company president, is a credentialed Reserve Specialist (#61). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

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

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

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

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



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)
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 the physical analysis and subsequent research. The information presented here represents 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 repair & replacement responsibility
- 2) Component must have a limited useful life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of Annual operating expenses).

Not all of your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) 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, and we have attempted to present the cost range in which your actual expense will occur.

Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

MAIN ENTRY

Comp #: 100 Monument - Replace

Quantity: (1) Monument

Location: Community entrance at Main St. & Commanche

Funded?: Yes.

History: Installed in 1997 for \$6,743.

Comments: This is a double sided monument sign. Still intact and in good shape for its age. Long life span is anticipated and is also based on scheduled refurbishing. Replacement should be expected eventually.

Useful Life:
30 years

Remaining Life:
7 years



Best Case: \$ 14,000

Worst Case: \$ 14,000

Cost Source: Client Cost History

Comp #: 101 Monument - Refurbish

Quantity: (1) Monument

Location: Community entrance at Main St. & Commanche

Funded?: Yes.

History: Refurbished in 2013-14 for \$5,867.

Comments: The refurbish work in 2013-14 involved re-wiring the lights and reconditioning the sign interior. This component is scheduled to occur at the monument's estimated half life, so the remaining life offsets replacement by 15-years.

Useful Life:
30 years

Remaining Life:
22 years



Best Case: \$ 8,000

Worst Case: \$ 8,000

Cost Source: Client Cost History

Comp #: 104 Flagpoles - Replace

Quantity: (4) Flagpoles

Location: Community entrance at Main St. & Commanche, plus (3) more at the Admin Building

Funded?: No. This component has an extended life span with no expectancy to replace in the foreseeable future. Inspections and repairs should be addressed as a maintenance expense when needed.

History: Actual age is unknown. Possibly still original.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 110 Metal Fence - Replace

Quantity: Approx 276 LF

Location: Community entrance at Main St. & Commanche

Funded?: Yes.

History: Installed in the early 2000's.

Comments: Fence is still securely mounted and in good shape. Visible weld repairs noted as well as some surface rusting.

Useful Life:
24 years

Remaining Life:
6 years



Best Case: \$ 15,200

Worst Case: \$ 15,200

Cost Source: ARI Cost Database

Comp #: 114 Pole Lights - Replace

Quantity: (6) Pole Lights

Location: Community entrance at Main St. & Commanche

Funded?: Yes.

History: Installed in 2010-11 as part of the entry and gatehouse remodel project.

Comments: These are large, decorative street lights installed around the community entrance and gatehouse. Long life expectancy under normal circumstances.

Useful Life:
30 years

Remaining Life:
19 years



Best Case: \$ 21,000

Worst Case: \$ 21,000

Cost Source: ARI Cost Database

Comp #: 120 Entry System - Replace

Quantity: (1) DoorKing System

Location: Community entrance at Main St. & Commanche

Funded?: Yes.

History: Replaced between 2018 & 2020. Previously replaced in 2010-11 as part of the entry renovation project.

Comments: This telephone entry system is newer and in good condition. No signs of damage or abuse.

*Model: 1835-090

Useful Life:
10 years

Remaining Life:
8 years



Best Case: \$ 6,200

Worst Case: \$ 6,200

Cost Source: ARI Cost Database

Comp #: 122 Barcode Readers - Replace

Quantity: (2) BAI Readers

Location: Community entrance at Main St. & Commanche

Funded?: Yes.

History: Installed in 2010-11 as part of the entry renovation project.

Comments: Barcode readers are getting older. Still intact and functional. No problems were observed or reported.

*Model: BA-220

Useful Life:
12 years

Remaining Life:
1 years



Best Case: \$ 14,500

Worst Case: \$ 14,500

Cost Source: Internet Research

Comp #: 124 Barrier Arm (Residents) - Replace

Quantity: (1) Magnetic Automatic

Location: Community entrance at Main St. & Commanche - residents entry lane

Funded?: Yes.

History: Replaced in 2013-14 for \$4,788. Previously installed in 2010-11 as part of the entry renovation project.

Comments: This is a higher quality, more expensive barrier arm than was installed during 2010-11. Looks fine, but it is getting older.

*Model: Access Pro-H-RC01540, Serial #U20033473, mfg date 2012-07A

Useful Life:
8 years

Remaining Life:
0 years



Best Case: \$ 6,800

Worst Case: \$ 6,800

Cost Source: Client Cost History

Comp #: 125 Barrier Arm (Visitor) - Replace

Quantity: (1) HySecurity

Location: Community entrance at Main St. & Commanche - visitor entry lane next to the gatehouse

Funded?: Yes.

History: Replaced 7/2018 for \$4,340. Previously installed in 2010-11 as part of the entry renovation project.

Comments: No obvious ware, still in good condition.

*Model: StrongArm Park DC14, Serial #SP14-1819-363, Mfg date 5/8/2018

Useful Life:
8 years

Remaining Life:
5 years



Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: Client Cost History

Comp #: 126 Barrier Arm (Exit) - Replace

Quantity: (1) Magnetic Automatic

Location: Community entrance at Main St. & Commanche - exit lane next to the gatehouse

Funded?: Yes.

History: Replaced in 2014-15 for \$5,630. Previously installed in 2010-11 as part of the entry renovation project.

Comments: This is a higher quality, more expensive barrier arm than was installed in 2010-11. It had a bent arm at the time of inspection but was still working fine.

*Model: Parking Pro-RC01240, Serial #U20040883, Mfg date 2014-03A

Useful Life:
8 years

Remaining Life:
1 years



Best Case: \$ 6,800

Worst Case: \$ 6,800

Cost Source: Client Cost History

Comp #: 130 Gate Operators - Replace

Quantity: (6) Viking Access

Location: Community entrance at Main St. & Commanche

Funded?: Yes.

History: Installed in 2010-11 as part of the entry renovation project.

Comments: These gate operators are open all day and receive minimal overall use, so the life span has been increased. No problems have been reported. They are expected to be in good working condition.

*Model: F-1, mfg date 7-1-2010

Useful Life:
18 years

Remaining Life:
7 years



Best Case: \$ 27,600

Worst Case: \$ 27,600

Cost Source: ARI Cost Database

Comp #: 134 Vehicle Gates - Replace

Quantity: (6) Gates & Fence

Location: Community entrance at Main St. & Commanche

Funded?: Yes.

History: Installed during 2010-11.

Comments: Vehicle gates have a long life expectancy under normal circumstances. They can often be repaired or rebuilt as needed. Future replacement should be planned to update or modernize the gates. This component accounts for the (6) 9.5 LF gates plus 36 LF of adjacent fence.

Useful Life:
30 years

Remaining Life:
19 years



Best Case: \$ 20,200

Worst Case: \$ 20,200

Cost Source: ARI Cost Database

Comp #: 138 Metal Surfaces - Repaint

Quantity: Fence, Gates, Pole

Location: Community Entrance, East & West Pools, Recreation Area & Laundry Bldg

Funded?: Yes.

History: Repainted 9/2017 for \$4,235.

Comments: Overall fair condition. Some surface rusting noted. Recommend repainting regularly to protect the metal and to maintain the appearance at the main community entrance. This component funds to paint 312 LF of metal fence, (6) 9.5 LF vehicle gates, and (1) flagpole.

Useful Life:
5 years

Remaining Life:
1 years



Best Case: \$ 4,900

Worst Case: \$ 4,900

Cost Source: Client Cost History

MAIN ENTRY - GATEHOUSE

Comp #: 140 Doors - Replace

Quantity: (2) Glass Sliders

Location: Community entrance at Main St. & Commanche

Funded?: Yes.

History: Installed in 2010-11 as part of the entry renovation project.

Comments: Glass slider doors each measure ~8' high x 6.5 LF. They have commercial style frames that match the windows. Still in good shape overall and sliding fine. They receive high use and will not last as long as the windows.

Useful Life:
20 years

Remaining Life:
9 years



Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: AR Cost Database

Comp #: 142 Windows - Replace

Quantity: (8) Windows

Location: Community entrance at Main St. & Commanche

Funded?: Yes.

History: Installed in 2010-11 as part of the entry renovation project.

Comments: There are (8) windows with a surface area of ~99 sq ft. Windows are commercial/storefront quality with thick aluminum frames. Long life expectancy under normal circumstances. It is prudent to plan for replacement eventually.

Useful Life:
40 years

Remaining Life:
29 years



Best Case: \$ 6,300

Worst Case: \$ 6,300

Cost Source: AR Cost Database

Comp #: 144 Gatehouse - Remodel

Quantity: (1) Gatehouse

Location: Community entrance at Main St. & Commanche

Funded?: Yes.

History: Installed in 2010-11 as part of the entry renovation project.

Comments: Original gatehouse was removed and replaced with the current structure in 2010-11. Interior is still in fair condition but getting older. This component funds to eventually remodel by replacing tile surfaces, counters, cabinets, lights, window blinds, and bathroom fixtures. the floor is in good condition, but there is some wear on the counter.

Useful Life:
15 years

Remaining Life:
4 years



Best Case: \$ 12,300

Worst Case: \$ 12,300

Cost Source: ARI Cost Database

Comp #: 146 Computers - Replace

Quantity: (2) Computers

Location: Community entrance at Main St. & Commanche

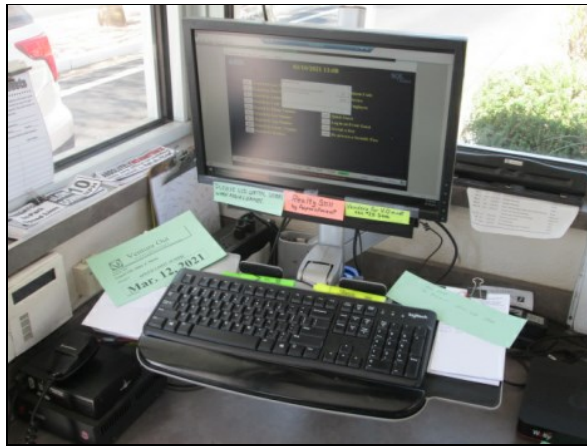
Funded?: No. HOA plans to replace as needed with Operating funds, so no Reserve funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 150 Exterior - Repaint

Quantity: Approx 800 Sq Ft

Location: Community entrance at Main St. & Commanche

Funded?: No. HOA treats painting as an Operating expense, so no Reserve funding has been allocated.

History: Painted in 2010-11.

Comments: Gatehouse exterior has a combination of stucco and painted block.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 152 Foam Roof - Replace

Quantity: Approx 380 Sq Ft

Location: Community entrance at Main St. & Commanche

Funded?: Yes.

History: Installed in 2010-11 with the new gatehouse.

Comments: This foam roof system is assumed to have a 10-year warranty. Appears to be a good, commercial style coating. Long life expectancy if maintained and re-coated periodically. Still appears to be in good shape. There are some patched spots next to the HVAC unit.

Useful Life:
25 years

Remaining Life:
14 years



Best Case: \$ 3,800

Worst Case: \$ 3,800

Cost Source: AR Cost Database

Comp #: 153 Foam Roof - Recoat

Quantity: Approx 380 Sq Ft

Location: Community entrance at Main St. & Commanche

Funded?: No. Cost is below the Reserve expense threshold, so no Reserve funding has been allocated.

History:

Comments: We believe this roof has a 10-year warranty, as is typical for a new foam roof. It should be re-coated at the end of 10-years and then every 5-years thereafter until replacement is needed.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 154 HVAC Unit - Replace

Quantity: (1) Mitsubishi, 2-ton

Location: Community entrance at Main St. & Commanche

Funded?: Yes.

History: Installed in 2010-11 with the new gatehouse.

Comments: This is a ductless, mini-split HVAC system. Still working fine at the time of inspection, but it is getting old. Periodic replacement should be expected.

*Model: PUZ-A24NHA3, Serial #92U00536B

Useful Life:
12 years

Remaining Life:
1 years



Best Case: \$ 5,800

Worst Case: \$ 5,800

Cost Source: Internet Research

SECURITY DEPARTMENT

Comp #: 170 Camera System - Replace

Quantity: (30) Cameras, (3) DVRs

Location: Mounted at the Gatehouse, Admin Building, Rear Gate, and various other locations throughout the community
Funded?: Yes.

History: Replaced/upgraded in 2017-18 for \$13,890. Previously installed in 2010 and 2011.

Comments: There are reportedly around (30) cameras now. This component funds to periodically replace or upgrade the system.
Treat repairs and individual replacements as a maintenance expense.

Useful Life:
6 years

Remaining Life:
2 years



Best Case: \$ 15,600

Worst Case: \$ 15,600

Cost Source: Client Cost History

Comp #: 174 Surveillance DVR's - Replace

Quantity: (3) DVR Systems

Location: Inside the Gatehouse & Admin Building

Funded?: No. Funding is included as part of the Camera System component.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 177 Alarm Receiver - Replace

Quantity: (1) Bosch D6100

Location: Inside the Gatehouse

Funded?: Yes.

History: Installed in late 2010.

Comments: This receiver unit connects to the community's phone lines. Whenever an alarm in the community is activated, it notifies the security staff. Long life expectancy under normal circumstances.

Useful Life:
20 years

Remaining Life:
9 years



Best Case: \$ 3,000

Worst Case: \$ 3,000

Cost Source: Internet Research

Comp #: 180 Handheld Radios - Replace

Quantity: (25) Motorola

Location: Inside the Gatehouse & Admin Building

Funded?: No. HOA treats replacement as an Operating expense, so no Reserve funding has been allocated.

History: Purchased around 2010.

Comments: Radios are Mag One by Motorola with 2-channels.

*Model: BPR40

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 182 Radio Base Stations - Replace

Quantity: (2) Motorola Radius

Location: Inside the Gatehouse & Admin Building

Funded?: No. Cost is below the Reserve expense threshold, so no Reserve funding has been allocated.

History: Purchased around 2010.

Comments: Base stations are part of the handheld radio system.

*Model: CM200

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 184 Radio Repeater - Replace

Quantity: (1) MotoTRBO XPR 8300

Location: A/V Room inside the Community Center, plus antenna on the roof

Funded?: Yes.

History: Purchased around 2009-10.

Comments: This repeater is part of the handheld radio system. It is getting old, but no issues were reported.

*Model: AAM27JNR9JANAN

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 4,400

Worst Case: \$ 4,400

Cost Source: Internet Research

Comp #: 188 Card Reader System - Replace

Quantity: (1) System

Location: Mounted at pedestrian gates throughout the community

Funded?: Yes.

History: Installed in 2017-18 for \$12,628.

Comments: Card reader system was a new addition to the community. This component funds to periodically replace the system. Treat repairs and individual reader replacements as a maintenance expense.

Useful Life:
12 years

Remaining Life:
8 years



Best Case: \$ 14,500

Worst Case: \$ 14,500

Cost Source: Client Cost History

Comp #: 190 Security Carts - Replace

Quantity: (4) Carts

Location: Parked at the Admin Building or near the Gatehouse

Funded?: No. HOA treats replacement as an Operating expense, so no Reserve funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 192 Security Vehicle - Replace

Quantity: (1) 2011 Smart Car

Location: Parked at the Admin. Building or near the Gatehouse

Funded?: No. HOA treats replacement as an Operating expense, so no Reserve funding has been allocated.

History: Purchased 5/2011 for ~\$11,000. Previously purchased in 2003.

Comments: This car replaced a 2003 Ford Ranger. Life span will vary depending on the level of use and maintenance.

*License #ARJ9288

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 194 Speed Radar (Sign) - Replace

Quantity: (1) Radar Sign

Location: Mounted on Commanche or stored at the Admin Building

Funded?: No. HOA treats replacement as an Operating expense, so no Reserve funding has been allocated.

History: Purchased in 2009 for \$4,095.

Comments: This is a digital speed radar sign.

*Model: TC-500, Serial #SNTC500100651

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 195 Speed Radar (Trailers) - Replace

Quantity: (2) RU2 Systems, Inc.

Location: Parked on various streets throughout the community or stored at the Admin Building

Funded?: No. HOA treats replacement as an Operating expense, so no Reserve funding has been allocated.

History: Purchased 10/2010 for \$8,876 (not received until early 2011).

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

PAVEMENT

Comp #: 200 Asphalt Streets (Ph1) - Repave

Quantity: Approx 49,463 Sq Ft

Location: Main Street Entrance, Admin Parking Lot, Commanche arterial street & tennis parking (from Aztec to Luscombe)
Funded?: Yes.

History: Possibly repaved in 2010, but actual age is unknown.

Comments: This asphalt accounts for the main entry and street into the community. It has been repaved in the past, but the actual history is unknown. Still in fair condition. Cracks and patched spots are visible.

Useful Life:
25 years

Remaining Life:
14 years



Best Case: \$ 148,400

Worst Case: \$ 148,400

Cost Source: ARI Cost Database

Comp #: 201 Asphalt Streets (Ph1) - Seal

Quantity: Approx 49,463 Sq Ft

Location: Main Street Entrance, Admin Parking Lot, Commanche arterial street & tennis parking (from Aztec to Luscombe)
Funded?: Yes.

History: Sealed in 2019.

Comments: Still is still intact and in good to fair condition.

Useful Life:
5 years

Remaining Life:
3 years



Best Case: \$ 7,700

Worst Case: \$ 7,700

Cost Source: Client Cost History

Comp #: 202 Asphalt Streets (Ph2) - Repave

Quantity: Approx 48,540 Sq Ft

Location: Fairchild & Helio arterial streets, plus streets at RV Overnights (Boeing & Debonair)

Funded?: Yes.

History: Repaved Fairchild & Helio in 2011 for \$109,258. RV Overnights was replaced in 2010-11.

Comments: Fairchild was replaced with a new 3" layer of asphalt due to heavy traffic concerns. Helio received a 2" layer of asphalt. RV Overnights section was repaved as part of the renovations to that area. Surfaces are still smooth and in good condition overall. Some cracking is visible though.

Useful Life:
25 years

Remaining Life:
15 years



Best Case: \$ 145,600

Worst Case: \$ 145,600

Cost Source: ARI Cost Database

Comp #: 203 Asphalt Streets (Ph2) - Seal

Quantity: Approx 48,540 Sq Ft

Location: Fairchild & Helio arterial streets, plus streets at RV Overnights (Boeing & Debonair)

Funded?: Yes.

History: Partially sealed in 2019.

Comments: Conditions vary. These sections of asphalt are scheduled for sealing again in 2023 on the asphalt plan. Helio is not accounted for on the asphalt sealing plan, but it should be included with the other streets listed here.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$ 7,600

Worst Case: \$ 7,600

Cost Source: Client Cost History

Comp #: 204 Asphalt Streets (Ph3) - Repave

Quantity: Approx 48,376 Sq Ft

Location: Navajo (btwn Ercoupe & Cherokee), Douglas (btwn Aero & Bonanza), EPC parking spaces

Funded?: Yes.

History: Repaved 10/2012 for ~\$112,516. Parking spaces were added in 2014.

Comments: These streets were repaved with 2.5" of asphalt. Surfaces are still smooth and in good condition. Some small cracks were noted.

Useful Life:
25 years

Remaining Life:
16 years



Best Case: \$ 145,200

Worst Case: \$ 145,200

Cost Source: Client Cost History

Comp #: 205 Asphalt Streets (Ph3) - Seal

Quantity: Approx 48,376 Sq Ft

Location: Navajo (btwn Ercoupe & Cherokee), Douglas (btwn Aero & Bonanza), EPC parking spaces

Funded?: Yes.

History: Sealed in 2017.

Comments: This asphalt is scheduled for sealing again in 2023.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$ 7,600

Worst Case: \$ 7,600

Cost Source: Client Cost History

Comp #: 206 Asphalt Streets (Ph4) - Repave

Quantity: Approx 84,735 Sq Ft

Location: Bonanza arterial street plus sections of Navajo (btwn Bonanza & Aero), Aero (btwn Bonanza & Merlin), Merlin (btwn Aero & Cherokee)

Funded?: Yes.

History: Repaved 8/2018 for \$232,156 (included Northeast Parking Lot).

Comments: This asphalt still looks newer and is in good condition.

Useful Life:
25 years

Remaining Life:
22 years



Best Case: \$ 254,200

Worst Case: \$ 254,200

Cost Source: Client Cost History

Comp #: 207 Asphalt Streets (Ph4) - Seal

Quantity: Approx 84,735 Sq Ft

Location: Bonanza arterial street plus sections of Navajo (btwn Bonanza & Aero), Aero (btwn Bonanza & Merlin), Merlin (btwn Aero & Cherokee)

Funded?: Yes.

History: Sealed 10/2019 for ~\$9,623.

Comments: The seal in 2019 was a single coat application, because the asphalt was new. Expect future seals to be a double coat.

Useful Life:
5 years

Remaining Life:
3 years



Best Case: \$ 13,200

Worst Case: \$ 13,200

Cost Source: Client Cost History

Comp #: 208 Asphalt Streets (Ph5) - Repave

Quantity: Approx 57,843 Sq Ft

Location: Jenny arterial street, plus Luscombe (btwn Commanche & Invincible), Navion (btwn Jenny & Invincible), Boeing (btwn Jenny & Invincible), Debonair (btwn Jenny & Helio)

Funded?: Yes.

History: Repaved 6/2020 for \$157,967.

Comments: This asphalt is still near new and in good condition.

Useful Life:
25 years

Remaining Life:
23 years



Best Case: \$ 173,500

Worst Case: \$ 173,500

Cost Source: Client Cost History

Comp #: 209 Asphalt Streets (Ph5) - Seal

Quantity: Approx 57,843 Sq Ft

Location: Jenny arterial street, plus Luscombe (btwn Commanche & Invincible), Navion (btwn Jenny & Invincible), Boeing (btwn Jenny & Invincible), Debonair (btwn Jenny & Helio)

Funded?: Yes.

History:

Comments: These asphalt sections are newer, but they still need the initial seal coat.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 9,000

Worst Case: \$ 9,000

Cost Source: Client Cost History

Comp #: 210 Asphalt Streets (Ph6) - Repave

Quantity: Approx 54,198 Sq Ft

Location: Grumman arterial street plus Navion (btwn Fairchild & Helio), Navajo (btwn Grumman & Fairchild)

Funded?: Yes.

History: Repaved in 2021 for \$143,284.

Comments: This asphalt was just recently repaved. It is new and in good condition.

Useful Life:
25 years

Remaining Life:
24 years



Best Case: \$ 150,500

Worst Case: \$ 150,500

Cost Source: Client Cost History

Comp #: 211 Asphalt Streets (Ph6) - Seal

Quantity: Approx 54,198 Sq Ft

Location: Grumman arterial street plus Navion (btwn Fairchild & Helio), Navajo (btwn Grumman & Fairchild)

Funded?: Yes.

History:

Comments: This asphalt is new and should receive an initial seal coat this coming year.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 8,500

Worst Case: \$ 8,500

Cost Source: Client Cost History

Comp #: 212 Asphalt Streets (Ph7) - Repave

Quantity: Approx 62,541 Sq Ft

Location: Dart & Invincible arterial streets

Funded?: Yes.

History:

Comments: Conditions vary. Dart is mostly old and rough. invincible has some rough spots and cracks but is not bad. Both streets are scheduled for repaving in 2021-22.

Useful Life:
25 years

Remaining Life:
0 years



Best Case: \$ 187,600

Worst Case: \$ 187,600

Cost Source: Client Cost History

Comp #: 213 Asphalt Streets (Ph7) - Seal

Quantity: Approx 62,541 Sq Ft

Location: Dart & Invincible arterial streets

Funded?: Yes.

History:

Comments: These streets will be repaved in 2021-22, so seal coating should be planned shortly after.

Useful Life:
5 years

Remaining Life:
1 years



Best Case: \$ 9,800

Worst Case: \$ 9,800

Cost Source: Client Cost History

Comp #: 214 Asphalt Streets (Ph8) - Repave

Quantity: Approx 63,674 Sq Ft

Location: Cherokee & Ercoupe arterial streets

Funded?: Yes.

History:

Comments: Conditions vary. A lot of the surface on Cherokee is rough and eroded. Ercoupe has both rough spots and patched spots. Both streets are scheduled for repaving in 2022-23.

Useful Life:
25 years

Remaining Life:
1 years



Best Case: \$ 191,000

Worst Case: \$ 191,000

Cost Source: Client Cost History

Comp #: 215 Asphalt Streets (Ph8) - Seal

Quantity: Approx 63,674 Sq Ft

Location: Cherokee & Ercoupe arterial streets

Funded?: Yes.

History:

Comments: These streets will be repaved in 2022-23, so seal coating should be planned shortly after.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$ 9,900

Worst Case: \$ 9,900

Cost Source: Client Cost History

Comp #: 216 Asphalt Streets (Ph9) - Repave

Quantity: 1/6 of 675,710 Sq Ft

Location: Streets throughout the community, excluding specific locations identified in Phases 1 - 8

Funded?: Yes.

History: All streets were repaved during 1998 through 2002.

Comments: This component budgets to repave 1/6 of the remaining streets. Conditions vary throughout the community. Some areas exhibit more cracking and deterioration than others. Future updates to this report will more specifically identify and track actual street locations once repaved.

Useful Life:
25 years

Remaining Life:
2 years



Best Case: \$ 338,000

Worst Case: \$ 338,000

Cost Source: Client Cost History

Comp #: 217 Asphalt Streets (Ph9) - Seal

Quantity: 1/6 of 675,710 Sq Ft

Location: Streets throughout the community, excluding specific locations identified in Phases 1 - 8

Funded?: Yes.

History: Ages vary.

Comments: Specific streets are not identified. This component attempts to cycle seal coating with the repave component.

Useful Life:
5 years

Remaining Life:
3 years



Best Case: \$ 17,600

Worst Case: \$ 17,600

Cost Source: Client Cost History

Comp #: 218 Asphalt Streets (Ph10) - Repave

Quantity: 1/6 of 675,710 Sq Ft

Location: Streets throughout the community, excluding specific locations identified in Phases 1 - 8

Funded?: Yes.

History: All streets were repaved during 1998 through 2002.

Comments: This component budgets to repave 1/6 of the remaining streets. Conditions vary throughout the community. Some areas exhibit more cracking and deterioration than others. Future updates to this report will more specifically identify and track actual street locations once repaved.

Useful Life:
25 years

Remaining Life:
3 years



Best Case: \$ 338,000

Worst Case: \$ 338,000

Cost Source: Client Cost History

Comp #: 219 Asphalt Streets (Ph10) - Seal

Quantity: 1/6 of 675,710 Sq Ft

Location: Streets throughout the community, excluding specific locations identified in Phases 1 - 8

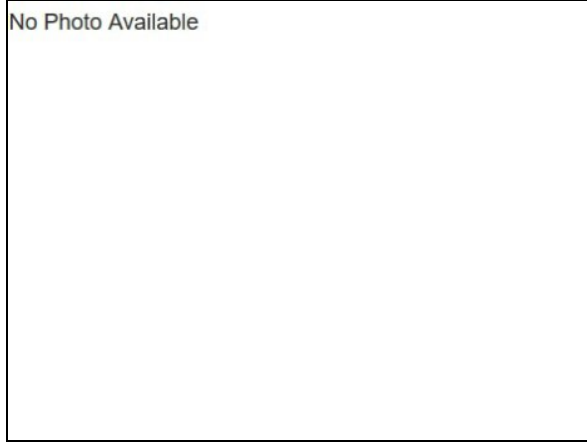
Funded?: Yes.

History: Ages vary.

Comments: Specific streets are not identified. This component attempts to cycle seal coating with the repave component.

Useful Life:
5 years

Remaining Life:
4 years



Best Case: \$ 17,600

Worst Case: \$ 17,600

Cost Source: Client Cost History

Comp #: 220 Asphalt Streets (Ph11) - Repave

Quantity: 1/6 of 675,710 Sq Ft

Location: Streets throughout the community, excluding specific locations identified in Phases 1 - 8

Funded?: Yes.

History: All streets were repaved during 1998 through 2002.

Comments: This component budgets to repave 1/6 of the remaining streets. Conditions vary throughout the community. Some areas exhibit more cracking and deterioration than others. Future updates to this report will more specifically identify and track actual street locations once repaved.

Useful Life:
25 years

Remaining Life:
4 years



Best Case: \$ 338,000

Worst Case: \$ 338,000

Cost Source: Client Cost History

Comp #: 221 Asphalt Streets (Ph11) - Seal

Quantity: 1/6 of 675,710 Sq Ft

Location: Streets throughout the community, excluding specific locations identified in Phases 1 - 8

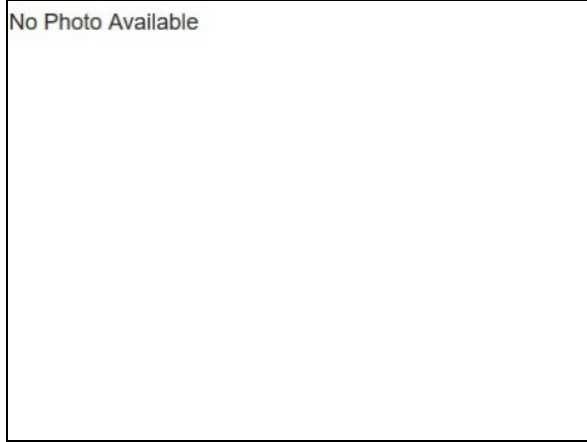
Funded?: Yes.

History: Ages vary.

Comments: Specific streets are not identified. This component attempts to cycle seal coating with the repave component.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 17,600

Worst Case: \$ 17,600

Cost Source: Client Cost History

Comp #: 222 Asphalt Streets (Ph12) - Repave

Quantity: 1/6 of 675,710 Sq Ft

Location: Streets throughout the community, excluding specific locations identified in Phases 1 - 8

Funded?: Yes.

History: All streets were repaved during 1998 through 2002.

Comments: This component budgets to repave 1/6 of the remaining streets. Conditions vary throughout the community. Some areas exhibit more cracking and deterioration than others. Future updates to this report will more specifically identify and track actual street locations once repaved.

Useful Life:
25 years

Remaining Life:
5 years



Best Case: \$ 338,000

Worst Case: \$ 338,000

Cost Source: Client Cost History

Comp #: 223 Asphalt Streets (Ph12) - Seal

Quantity: 1/6 of 675,710 Sq Ft

Location: Streets throughout the community, excluding specific locations identified in Phases 1 - 8

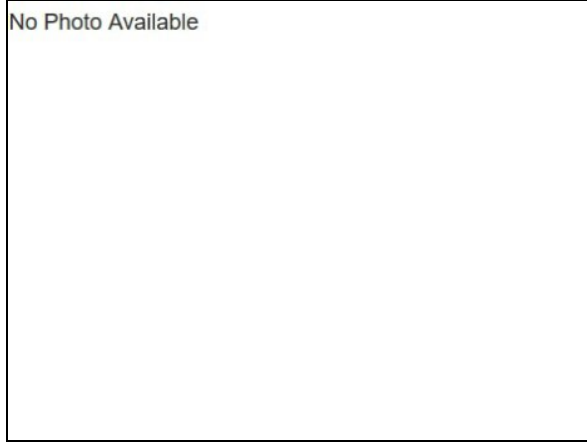
Funded?: Yes.

History: Ages vary.

Comments: Specific streets are not identified. This component attempts to cycle seal coating with the repave component.

Useful Life:
5 years

Remaining Life:
1 years



Best Case: \$ 17,600

Worst Case: \$ 17,600

Cost Source: Client Cost History

Comp #: 224 Asphalt Streets (Ph13) - Repave

Quantity: 1/6 of 675,710 Sq Ft

Location: Streets throughout the community, excluding specific locations identified in Phases 1 - 8

Funded?: Yes.

History: All streets were repaved during 1998 through 2002.

Comments: This component budgets to repave 1/6 of the remaining streets. Conditions vary throughout the community. Some areas exhibit more cracking and deterioration than others. Future updates to this report will more specifically identify and track actual street locations once repaved.

Useful Life:
25 years

Remaining Life:
6 years



Best Case: \$ 338,000

Worst Case: \$ 338,000

Cost Source: Client Cost History

Comp #: 225 Asphalt Streets (Ph13) - Seal

Quantity: 1/6 of 675,710 Sq Ft

Location: Streets throughout the community, excluding specific locations identified in Phases 1 - 8

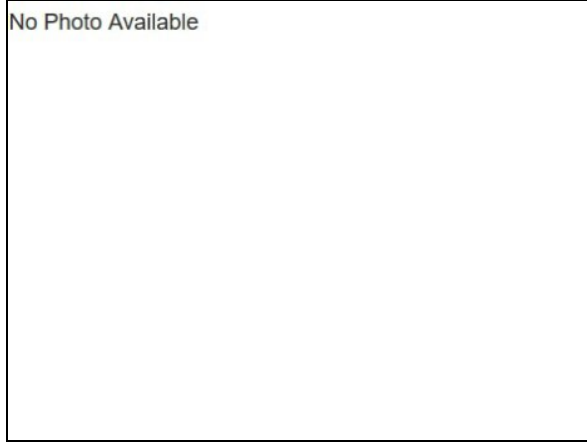
Funded?: Yes.

History: Ages vary.

Comments: Specific streets are not identified. This component attempts to cycle seal coating with the repave component.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$ 17,600

Worst Case: \$ 17,600

Cost Source: Client Cost History

Comp #: 226 Asphalt Streets (Ph14) - Repave

Quantity: 1/6 of 675,710 Sq Ft

Location: Streets throughout the community, excluding specific locations identified in Phases 1 - 8

Funded?: Yes.

History: All streets were repaved during 1998 through 2002.

Comments: This component budgets to repave 1/6 of the remaining streets. Conditions vary throughout the community. Some areas exhibit more cracking and deterioration than others. Future updates to this report will more specifically identify and track actual street locations once repaved.

Useful Life:
25 years

Remaining Life:
7 years



Best Case: \$ 338,000

Worst Case: \$ 338,000

Cost Source: Client Cost History

Comp #: 227 Asphalt Streets (Ph14) - Seal

Quantity: 1/6 of 675,710 Sq Ft

Location: Streets throughout the community, excluding specific locations identified in Phases 1 - 8

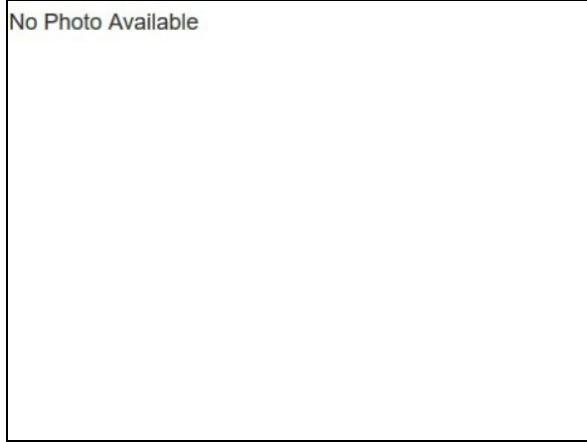
Funded?: Yes.

History: Ages vary.

Comments: Specific streets are not identified. This component attempts to cycle seal coating with the repave component.

Useful Life:
5 years

Remaining Life:
3 years



Best Case: \$ 17,600

Worst Case: \$ 17,600

Cost Source: Client Cost History

Comp #: 230 Asphalt - Crack Seal

Quantity: Approx 1,440,614 Sq Ft

Location: Streets & parking lots throughout the community

Funded?: Yes.

History:

Comments: Asphalt varies in age throughout the community. Some sections exhibit moderate cracking. This component funds an allowance for crack sealing and minor patching work where needed.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 45,000

Worst Case: \$ 45,000

Cost Source: Estimate Provided by Client

Comp #: 234 Valley Gutters - Replace (A)

Quantity: Numerous LF

Location: Valley gutters throughout community - specific locations are unknown

Funded?: Yes.

History: Replaced in 2011 for \$47,482. Also spent ~\$80,000 prior to 2011.

Comments: There is an extensive amount of concrete valley gutters throughout the community. A portion was replaced in 2010-11, so this component funds long-term replacement again.

Useful Life:
40 years

Remaining Life:
29 years



Best Case: \$ 180,000

Worst Case: \$ 180,000

Cost Source: Client Cost History

Comp #: 234 Valley Gutters - Replace (B)

Quantity: Numerous LF

Location: Valley gutters throughout community - specific locations are unknown
Funded?: Yes.

History: Replaced in 2016-17 for \$53,480.

Comments: There is an extensive amount of concrete valley gutters throughout the community. A portion was replaced in 2016-17, so this component funds long-term replacement again.

Useful Life:
40 years

Remaining Life:
35 years



Best Case: \$ 65,000

Worst Case: \$ 65,000

Cost Source: Client Cost History

Comp #: 234 Valley Gutters - Replace (C)

Quantity: Numerous LF

Location: Valley gutters throughout community - specific locations are unknown
Funded?: Yes.

History: Replaced in 2019-20 for \$217,981.

Comments: There is an extensive amount of concrete valley gutters throughout the community. A large portion was replaced in 2019-20, so this component funds long-term replacement again.

Useful Life:
40 years

Remaining Life:
38 years



Best Case: \$ 236,000

Worst Case: \$ 236,000

Cost Source: Client Cost History

Comp #: 234 Valley Gutters - Replace (D)

Quantity: Approx 2,585 LF

Location: Invincible and Navajo (btwn Jenny & Helio) - per pavement plan

Funded?: Yes.

History:

Comments: Pavement plan schedules replacement of these valley gutters in 2021.

Useful Life:
40 years

Remaining Life:
0 years



Best Case: \$ 119,000

Worst Case: \$ 119,000

Cost Source: Pavement Plan & Client Cost History

Comp #: 234 Valley Gutters - Replace (E)

Quantity: Approx 2,099 LF

Location: Douglas (btwn Helio & Fairchild) and Boeing (btwn Helio & Fairchild) - per pavement plan

Funded?: Yes.

History:

Comments: Pavement plan schedules replacement of these valley gutters in 2022.

Useful Life:
40 years

Remaining Life:
1 years



Best Case: \$ 96,600

Worst Case: \$ 96,600

Cost Source: Pavement Plan & Client Cost History

Comp #: 234 Valley Gutters - Replace (F)

Quantity: Approx 1,682 LF

Location: Aero (btwn Jenny & Merlin), Douglas (btwn Jenny & Aero), Merlin (btwn Jenny & Aero) - per pavement plan
Funded?: Yes.

History:

Comments: Pavement plan schedules replacement of these valley gutters in 2023.

Useful Life:
40 years

Remaining Life:
2 years



Best Case: \$ 77,400

Worst Case: \$ 77,400

Cost Source: Pavement Plan & Client Cost History

Comp #: 238 Concrete Sidewalks - Repair

Quantity: Numerous Sq Ft

Location: Curbs and sidewalks throughout community
Funded?: Yes.

History: Replaced sidewalks around the Community Center in 2013-14 for \$39,075.

Comments: There is no expectancy to complete replace the concrete. This component funds an allowance for ongoing repairs and partial replacement as needed.

Useful Life:
1 years

Remaining Life:
0 years



Best Case: \$ 11,600

Worst Case: \$ 11,600

Cost Source: Past Estimate Provided by Client

Comp #: 240 Asphalt Parking (CC) - Repave

Quantity: Approx 62,642 Sq Ft

Location: Parking lot at the Community Center

Funded?: Yes.

History: Repaved 10/2012 with 3" of asphalt for \$134,703.

Comments: The 2012 repave project was upgraded with 3" asphalt. Surfaces are still generally smooth and in good to fair condition. Some cracking noted throughout.

Useful Life:
25 years

Remaining Life:
16 years



Best Case: \$ 188,000

Worst Case: \$ 188,000

Cost Source: Client Cost History

Comp #: 241 Asphalt Parking (CC) - Seal/Repair

Quantity: Approx 62,642 Sq Ft

Location: Parking lot at the Community Center

Funded?: Yes.

History:

Comments: Parking lot has been sealed since repaved in 2012, but the actual timing and cost is unknown. Seal looks older and faded. Paving plan schedules the next seal application in 2023.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$ 9,800

Worst Case: \$ 9,800

Cost Source: Client Cost History

Comp #: 244 Asphalt Parking (NE) - Repave

Quantity: Approx 60,000 Sq Ft

Location: Parking lot at the Northeast Sports Complex

Funded?: Yes.

History: Repaved 8/2018.

Comments: This entire location has been renovated and the parking lot repaved afterward. Surfaces are generally smooth and look good. Some small cracks noted.

Useful Life:
25 years

Remaining Life:
22 years



Best Case: \$ 180,000

Worst Case: \$ 180,000

Cost Source: Client Cost History

Comp #: 245 Asphalt Parking (NE) - Seal/Repair

Quantity: Approx 60,000 Sq Ft

Location: Parking lot at the Northeast Sports Complex

Funded?: Yes.

History: Sealed 10/2019. Previously sealed in 2007.

Comments: Seal is still relatively dark and looks good.

Useful Life:
5 years

Remaining Life:
3 years



Best Case: \$ 8,300

Worst Case: \$ 8,300

Cost Source: Client Cost History

Comp #: 247 Concrete Drive (NE-A) - Replace

Quantity: Approx 925 Sq Ft

Location: Driveway to the Northeast Sports Complex - Entry Lane

Funded?: Yes.

History: Age is unknown.

Comments: The entry lane section of this driveway is older. It has some larger cracks. Still in overall fair condition. Complete replacement should be anticipated eventually.

Useful Life:
30 years

Remaining Life:
4 years



Best Case: \$ 11,100

Worst Case: \$ 11,100

Cost Source: AR Cost Database

Comp #: 247 Concrete Drive (NE-B) - Replace

Quantity: Approx 925 Sq Ft

Location: Driveway to the Northeast Sports Complex - Exit Lane

Funded?: Yes.

History: Replaced in 2018.

Comments: The exit lane section of this driveway is newer and in good condition. We assume it was replaced as part of the area renovation in 2018.

Useful Life:
30 years

Remaining Life:
27 years



Best Case: \$ 11,100

Worst Case: \$ 11,100

Cost Source: AR Cost Database

Comp #: 250 Asphalt Parking (SE) - Repave

Quantity: Approx 124,175 Sq Ft

Location: Southeast RV Storage Lot

Funded?: Yes.

History: Age is unknown.

Comments: Pavement is still old and in poor condition. It has not been maintained. Heavy alligating and cracking evident. Some spots are still in decent shape. Repaving is needed, but this area is a lower priority. It is not included in the pavement plan for the next few years.

Useful Life:
25 years

Remaining Life:
4 years



Best Case: \$ 372,500

Worst Case: \$ 372,500

Cost Source: Client Cost History

Comp #: 251 Asphalt Parking (SE) - Seal/Repair

Quantity: Approx 124,175 Sq Ft

Location: Southeast RV Storage Lot

Funded?: Yes.

History: Last repaired & sealed in 2009-10 for ~\$9,262.

Comments: Seal is completely worn off. This area is not included in the pavement plan. At this point, it does not appear worthwhile sealing until after it has been repaved. Remaining life is scheduled to occur 1-year after repaving. Seal coat asphalt surfaces regularly to prevent premature cracking and deterioration.

Useful Life:
5 years

Remaining Life:
5 years



Best Case: \$ 19,400

Worst Case: \$ 19,400

Cost Source: Client Cost History

Comp #: 254 Concrete Drive (SE) - Replace

Quantity: Approx 1,700 Sq Ft

Location: Entry drive to the Southeast RV Storage Lot

Funded?: Yes.

History: Age is unknown.

Comments: Concrete driveway is older but still decent. Some sections have been replaced, and others are old. A few cracks noted. Complete replacement should be anticipated eventually. Recommend coordinating with repaving the asphalt, if possible.

Useful Life:
30 years

Remaining Life:
4 years



Best Case: \$ 20,400

Worst Case: \$ 20,400

Cost Source: ARI Cost Database

Comp #: 260 Asphalt Parking (HC) - Repave

Quantity: Approx 30,384 Sq Ft

Location: Parking lot at the Hobby Center

Funded?: Yes.

History: Age is unknown.

Comments: Moderate cracking as well as alligating visible. Appears older and worn. Repaving is needed soon, but this area is not included in the pavement plan for the next few years.

Useful Life:
25 years

Remaining Life:
3 years



Best Case: \$ 91,200

Worst Case: \$ 91,200

Cost Source: Client Cost History

Comp #: 261 Asphalt Parking (HC) - Seal/Repair

Quantity: Approx 30,384 Sq Ft

Location: Parking lot at the Hobby Center

Funded?: Yes.

History:

Comments: This area is not included in the pavement plan. At this point, it does not appear worthwhile sealing until after it has been repaved. Remaining life is scheduled to occur 1-year after repaving. Seal coat asphalt surfaces regularly to prevent premature cracking and deterioration.

Useful Life:
5 years

Remaining Life:
4 years



Best Case: \$ 4,800

Worst Case: \$ 4,800

Cost Source: Client Cost History

Comp #: 264 Concrete Drive (HC) - Replace

Quantity: Approx 3,450 Sq Ft

Location: Entry drive to the Hobby Center parking lot

Funded?: Yes.

History: Age is unknown.

Comments: Concrete appears generally older, rough, and deteriorated. Complete replacement should be expected eventually. Recommend coordinating with repaving the asphalt, if possible.

Useful Life:
30 years

Remaining Life:
3 years



Best Case: \$ 41,400

Worst Case: \$ 41,400

Cost Source: ARI Cost Database

RV OVERNIGHTS

Comp #: 270 Asphalt - Repave

Quantity: Approx 19,700 Sq Ft

Location: Streets at RV Overnights - section of Boeing & other areas between the Admin & Laundry Buildings

Funded?: No. Repaving & seal coating are included under the Pavement section of this report.

History: Replaced in 2010-11 as part of the RV Rental renovation project.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 273 Concrete Gutters - Replace

Quantity: Approx 2,600 Sq Ft

Location: Streets at RV Overnights - between the Admin & Laundry Buildings

Funded?: No. Replacement is included under the Pavement section of this report.

History: Replaced in 2010-11 as part of the RV Rental renovation project.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 280 RV Spaces - Replace

Quantity: (20) Spaces

Location: Parking spaces at RV Overnights - between the Admin & Laundry Buildings

Funded?: Yes.

History: Replaced in 2010-11 as part of the RV Rental renovation project.

Comments: RV parking spaces have a combination of concrete (~18,600 sq ft) and concrete pavers (~3,500 sq ft). Good conditions observed. Long life expectancy under normal circumstances. Future replacement should be anticipated to renovate this area again.

Useful Life:
30 years

Remaining Life:
19 years



Best Case: \$ 250,000

Worst Case: \$ 250,000

Cost Source: ARI Cost Database

Comp #: 285 RV Power Centers - Replace

Quantity: (20) Midwest Parkmate

Location: Parking spaces at RV Overnights - between the Admin & Laundry Buildings

Funded?: Yes.

History: Replaced in 2010-11 as part of the RV Rental renovation project.

Comments: The Parkmate power center features an arrange of options including telephone connections, cable television connections, and electric metering.

*Model: VPKJHCST

Useful Life:
30 years

Remaining Life:
19 years



Best Case: \$ 62,000

Worst Case: \$ 62,000

Cost Source: Internet Research

Comp #: 290 Bollard Lights - Replace

Quantity: (19) Bollard Lights

Location: Parking spaces at RV Overnights - between the Admin & Laundry Buildings

Funded?: Yes.

History: Replaced in 2010-11 as part of the RV Rental renovation project.

Comments: Bollard lights still look good condition. Future replacement should be anticipated.

Useful Life:
30 years

Remaining Life:
19 years



Best Case: \$ 26,600

Worst Case: \$ 26,600

Cost Source: ARI Cost Database

Comp #: 295 Landscape Granite - Refurbish

Quantity: Approx 17,620 Sq Ft

Location: Parking spaces at RV Overnights - between the Admin & Laundry Buildings

Funded?: No. HOA treats replenishing as an Operating expense, so no Reserve funding has been allocated.

History: Replaced in 2010-11 as part of the RV Rental renovation project.

Comments: Landscape granite covers approximately 17,620 sq ft. It will need to be replenished periodically with a new 1" layer of rock, which would require approximately 98-tons.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

COMMON AREA

Comp #: 300 Community Signs - Replace

Quantity: Numerous Signs

Location: Common areas throughout community

Funded?: Yes.

History: Spent \$14,060 in 2018-19. Previously spent \$13,729 to replace 59 signs & posts between 2007 and 2009.

Comments: Total quantity of signs is unknown. This component funds for periodic sign replacement to restore the appearance.

Useful Life:
10 years

Remaining Life:
7 years



Best Case: \$ 16,000

Worst Case: \$ 16,000

Cost Source: Client Cost History

Comp #: 302 Street Signs - Replace

Quantity: Numerous Signs

Location: Bordering streets throughout community

Funded?: No. These are generic street signs. Complete replacement throughout the community is not expected. Recommend replacing as needed with Operating funds.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 306 Street Lights - Replace (A)

Quantity: (30) Light Poles

Location: Mounted in the center of Aztec throughout the community

Funded?: Yes.

History:

Comments: Lighting project throughout the community involves trenching to install underground wiring inside conduit, and then replacing the street lights. These street lights were replaced already, but the underground wiring and conduit were not.

Replacement of the wiring and conduit is not expected to be recurring, so this expense is being scheduled as a one-time project.

Useful Life:
50 years

Remaining Life:
2 years



Best Case: \$ 180,000

Worst Case: \$ 180,000

Cost Source: Internet Research

Comp #: 306 Street Lights - Replace (A-LED)

Quantity: (60) LED Fixtures

Location: Mounted in the center of Aztec throughout the community

Funded?: Yes.

History: Replaced in 2017 - 2019. Previous age was unknown.

Comments: Street lights with double LED fixtures are mounted in landscape islands on Aztec. All of them were replaced with LED fixtures. Near new and in good condition. Life span varies depending on usage, but the fixtures will not last as long as the poles.

*Per the light plan, fixtures are from Hubbell: 59 Watts, Catalog #ASL-A-8L-3K-210 2-3-DB

Useful Life:
15 years

Remaining Life:
12 years



Best Case: \$ 60,000

Worst Case: \$ 60,000

Cost Source: Internet Research

Comp #: 306 Street Lights - Replace (A-Pole)

Quantity: (30) Light Poles

Location: Mounted in the center of Aztec throughout the community

Funded?: Yes.

History: Replaced in 2017 - 2019. Previous age was unknown.

Comments: The metal light poles will last longer than the light fixtures, but replacement should still be anticipated eventually.

Useful Life:
30 years

Remaining Life:
27 years



Best Case: \$ 60,000

Worst Case: \$ 60,000

Cost Source: Internet Research

Comp #: 307 Street Lights - Replace (B-LED)

Quantity: (28) LED Lights

Location: Adjacent to streets throughout the 300 & 900 Blocks of the community

Funded?: Yes.

History: Replaced in 2018. Previously replaced in 2010.

Comments: The small, residential pole lights were replaced with commercial quality poles and LED fixtures. Near new and in good condition. Life span varies depending on usage, but the fixtures will not last as long as the poles.

Useful Life:
15 years

Remaining Life:
12 years



Best Case: \$ 28,000

Worst Case: \$ 28,000

Cost Source: Internet Research

Comp #: 307 Street Lights - Replace (B-Pole)

Quantity: (28) Light Poles

Location: Adjacent to streets throughout the 300 & 900 Blocks of the community

Funded?: Yes.

History: Replaced in 2018. Previous age was unknown.

Comments: The metal light poles will last longer than the light fixtures, but replacement should still be anticipated eventually.

Useful Life:
30 years

Remaining Life:
27 years



Best Case: \$ 56,000

Worst Case: \$ 56,000

Cost Source: Internet Research

Comp #: 308 Street Lights - Replace (C-LED)

Quantity: (76) LED Lights

Location: Adjacent to streets throughout the the community - assuming throughout the 100-00 Blocks at Northwest section of the community

Funded?: Yes.

History: Replaced in 2019 - 2021. Previously replaced in 2010.

Comments: The small, residential pole lights were replaced with commercial quality poles and LED fixtures. Near new and in good condition. Life span varies depending on usage, but the fixtures will not last as long as the poles.

Useful Life:
15 years

Remaining Life:
14 years



Best Case: \$ 76,000

Worst Case: \$ 76,000

Cost Source: Internet Research

Comp #: 308 Street Lights - Replace (C-Pole)

Quantity: (76) Light Poles

Location: Adjacent to streets throughout the the community - assuming throughout the 100-00 Blocks at Northwest section of the community

Funded?: Yes.

History: Replaced in 2020-21. Previous age was unknown.

Comments: The metal light poles will last longer than the light fixtures, but replacement should still be anticipated eventually. Previous light poles were residential style, and their age was unknown.

Useful Life:
30 years

Remaining Life:
29 years



Best Case: \$ 152,000

Worst Case: \$ 152,000

Cost Source: Internet Research

Comp #: 310 Street Lights - Replace (D)

Quantity: (33) Street Lights

Location: Adjacent to streets throughout the community - specific locations are unknown

Funded?: Yes.

History:

Comments: Lighting project throughout the community involves trenching to install underground wiring inside conduit, and then replacing the street lights. This is more extensive than normally expected. Replacement to this extent is not expected again, so the large initial expense is being scheduled as a one-time project. There are reportedly 323 of these single fixture street lights. Components 307 & 308 account for 104 lights. The remaining 219 lights will be phased over several years.

Useful Life:
50 years

Remaining Life:
0 years



Best Case: \$ 439,000

Worst Case: \$ 439,000

Cost Source: Estimate Provided by Client

Comp #: 310 Street Lights - Replace (D-LED)

Quantity: (33) LED Lights

Location: Adjacent to streets throughout the community - specific locations are unknown

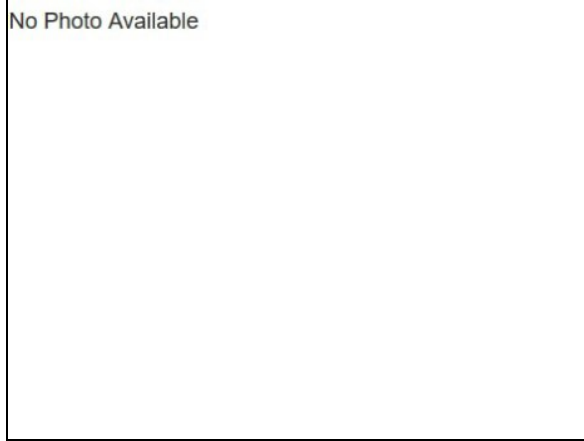
Funded?: Yes.

History:

Comments: This component funds future replacement of the LED fixtures. Life span varies depending on usage, but the fixtures will not last as long as the poles.

Useful Life:
15 years

Remaining Life:
15 years



Best Case: \$ 33,000

Worst Case: \$ 33,000

Cost Source: Internet Research

Comp #: 310 Street Lights - Replace (D-Pole)

Quantity: (33) Light Poles

Location: Adjacent to streets throughout the community - specific locations are unknown

Funded?: Yes.

History:

Comments: The metal light poles will last longer than the light fixtures, but replacement should still be anticipated eventually.

Useful Life:
30 years

Remaining Life:
30 years



Best Case: \$ 66,000

Worst Case: \$ 66,000

Cost Source: Internet Research

Comp #: 311 Street Lights - Replace (E)

Quantity: (47) Street Lights

Location: Adjacent to streets throughout the community - specific locations are unknown

Funded?: Yes.

History:

Comments: Lighting project throughout the community involves trenching to install underground wiring inside conduit, and then replacing the street lights. This is more extensive than normally expected. Replacement to this extent is not expected again, so the large initial expense is being scheduled as a one-time project. There are reportedly 323 of these single fixture street lights.

Components 307 & 308 account for 104 lights. The remaining 219 lights will be phased over several years.

Useful Life:
50 years

Remaining Life:
1 years



Best Case: \$ 625,100

Worst Case: \$ 625,100

Cost Source: Estimate Provided by Client

Comp #: 311 Street Lights - Replace (E-LED)

Quantity: (47) LED Lights

Location: Adjacent to streets throughout the community - specific locations are unknown

Funded?: Yes.

History:

Comments: This component funds future replacement of the LED fixtures. Life span varies depending on usage, but the fixtures will not last as long as the poles.

Useful Life:
15 years

Remaining Life:
16 years



Best Case: \$ 47,000

Worst Case: \$ 47,000

Cost Source: Internet Research

Comp #: 311 Street Lights - Replace (E-Pole)

Quantity: (47) Light Poles

Location: Adjacent to streets throughout the community - specific locations are unknown

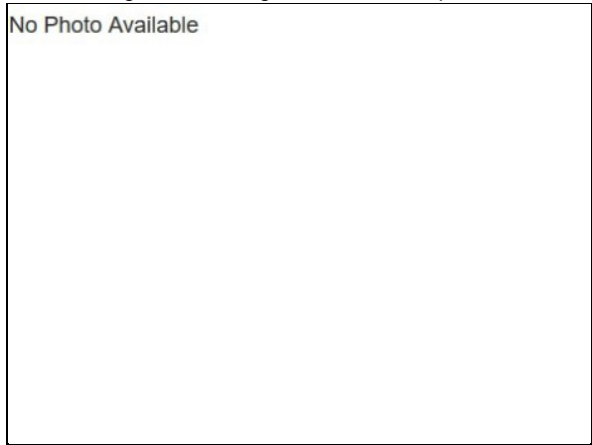
Funded?: Yes.

History:

Comments: The metal light poles will last longer than the light fixtures, but replacement should still be anticipated eventually.

Useful Life:
30 years

Remaining Life:
31 years



Best Case: \$ 94,000

Worst Case: \$ 94,000

Cost Source: Internet Research

Comp #: 312 Street Lights - Replace (F)

Quantity: (47) Street Lights

Location: Adjacent to streets throughout the community - specific locations are unknown

Funded?: Yes.

History:

Comments: Lighting project throughout the community involves trenching to install underground wiring inside conduit, and then replacing the street lights. This is more extensive than normally expected. Replacement to this extent is not expected again, so the large initial expense is being scheduled as a one-time project. There are reportedly 323 of these single fixture street lights. Components 307 & 308 account for 104 lights. The remaining 219 lights will be phased over several years.

Useful Life:
50 years

Remaining Life:
2 years



Best Case: \$ 625,100

Worst Case: \$ 625,100

Cost Source: Estimate Provided by Client

Comp #: 312 Street Lights - Replace (F-LED)

Quantity: (47) LED Lights

Location: Adjacent to streets throughout the community - specific locations are unknown

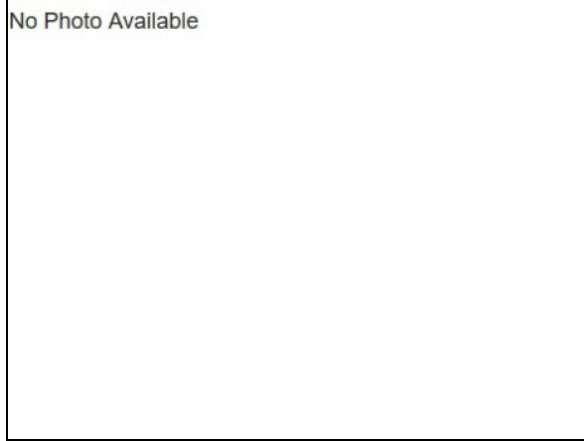
Funded?: Yes.

History:

Comments: This component funds future replacement of the LED fixtures. Life span varies depending on usage, but the fixtures will not last as long as the poles.

Useful Life:
15 years

Remaining Life:
17 years



Best Case: \$ 47,000

Worst Case: \$ 47,000

Cost Source: Internet Research

Comp #: 312 Street Lights - Replace (F-Pole)

Quantity: (47) Light Poles

Location: Adjacent to streets throughout the community - specific locations are unknown

Funded?: Yes.

History:

Comments: The metal light poles will last longer than the light fixtures, but replacement should still be anticipated eventually.

Useful Life:
30 years

Remaining Life:
32 years



Best Case: \$ 94,000

Worst Case: \$ 94,000

Cost Source: Internet Research

Comp #: 313 Street Lights - Replace (G)

Quantity: (47) Street Lights

Location: Adjacent to streets throughout the community - specific locations are unknown

Funded?: Yes.

History:

Comments: Lighting project throughout the community involves trenching to install underground wiring inside conduit, and then replacing the street lights. This is more extensive than normally expected. Replacement to this extent is not expected again, so the large initial expense is being scheduled as a one-time project. There are reportedly 323 of these single fixture street lights.

Components 307 & 308 account for 104 lights. The remaining 219 lights will be phased over several years.

Useful Life:
50 years

Remaining Life:
3 years



Best Case: \$ 625,100

Worst Case: \$ 625,100

Cost Source: Estimate Provided by Client

Comp #: 313 Street Lights - Replace (G-LED)

Quantity: (47) LED Lights

Location: Adjacent to streets throughout the community - specific locations are unknown

Funded?: Yes.

History:

Comments: This component funds future replacement of the LED fixtures. Life span varies depending on usage, but the fixtures will not last as long as the poles.

Useful Life:
15 years

Remaining Life:
18 years



Best Case: \$ 47,000

Worst Case: \$ 47,000

Cost Source: Internet Research

Comp #: 313 Street Lights - Replace (G-Pole)

Quantity: (47) Light Poles

Location: Adjacent to streets throughout the community - specific locations are unknown

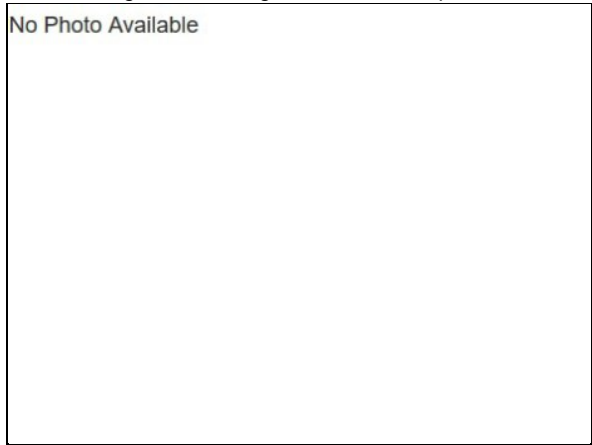
Funded?: Yes.

History:

Comments: The metal light poles will last longer than the light fixtures, but replacement should still be anticipated eventually.

Useful Life:
30 years

Remaining Life:
33 years



Best Case: \$ 94,000

Worst Case: \$ 94,000

Cost Source: Internet Research

Comp #: 314 Street Lights - Replace (H)

Quantity: (45) Street Lights

Location: Adjacent to streets throughout the community - specific locations are unknown

Funded?: Yes.

History:

Comments: Lighting project throughout the community involves trenching to install underground wiring inside conduit, and then replacing the street lights. This is more extensive than normally expected. Replacement to this extent is not expected again, so the large initial expense is being scheduled as a one-time project. There are reportedly 323 of these single fixture street lights.

Components 307 & 308 account for 104 lights. The remaining 219 lights will be phased over several years.

Useful Life:
50 years

Remaining Life:
4 years



Best Case: \$ 598,500

Worst Case: \$ 598,500

Cost Source: Estimate Provided by Client

Comp #: 314 Street Lights - Replace (H-LED)

Quantity: (45) LED Lights

Location: Adjacent to streets throughout the community - specific locations are unknown

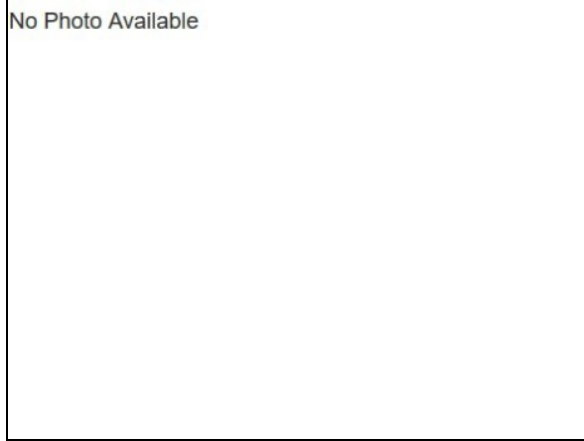
Funded?: Yes.

History:

Comments: This component funds future replacement of the LED fixtures. Life span varies depending on usage, but the fixtures will not last as long as the poles.

Useful Life:
15 years

Remaining Life:
19 years



Best Case: \$ 45,000

Worst Case: \$ 45,000

Cost Source: Internet Research

Comp #: 314 Street Lights - Replace (H-Pole)

Quantity: (45) Light Poles

Location: Adjacent to streets throughout the community - specific locations are unknown

Funded?: Yes.

History:

Comments: The metal light poles will last longer than the light fixtures, but replacement should still be anticipated eventually.

Useful Life:
30 years

Remaining Life:
34 years



Best Case: \$ 90,000

Worst Case: \$ 90,000

Cost Source: Internet Research

Comp #: 320 Solar Panels - Replace

Quantity: (1,656) Solar Panels

Location: Mounted to shade structures near the Admin Bldg, Community Ctr, West Pool & rooftop of the EPC

Funded?: Yes.

History: Installed in 2012 & 2013.

Comments: HOA installed solar panels under a lease to own program. Panels have a 25-year warranty. Any panels that fail within 25-years will be replaced at no cost to the HOA.

Useful Life:
25 years

Remaining Life:
16 years



Best Case: \$ 655,300

Worst Case: \$ 655,300

Cost Source: Past Research with SunRenu Solar (480-945-5169)

Comp #: 322 Solar Inverters (10-YR) - Replace

Quantity: (18) Solar Inverters

Location: Mounted at area north of the Admin Bldg, Community Ctr, West Pool & the EPC Building

Funded?: Yes.

History: Installed in 2012 & 2013.

Comments: Quantity includes (11) SMA Sunny Boy SB-8000 US and (7) Fronius IG Plus 10 kW. These inverters have warranties of both 5 and 10 years. In general, they are expected to last around 10-years. Individual inverter sizes and replacement costs vary. No problems have been reported yet.

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 101,100

Worst Case: \$ 101,100

Cost Source: Past Research with SunRenu Solar (480-945-5169)

Comp #: 323 Solar Inverters (20-YR) - Replace

Quantity: (2) Solectria Renewables

Location: Mounted at the Community Center

Funded?: Yes.

History: Installed in 2012 & 2013.

Comments: These are large inverters with a 20-year warranty. They are expected to last longer than the other inverters in the community.

*Model: PVI 95 kW, Serial #121105-50 & 121105-51

Useful Life:
20 years

Remaining Life:
11 years



Best Case: \$ 77,300

Worst Case: \$ 77,300

Cost Source: Past Research with SunRenu Solar (480-945-5169)

Comp #: 325 Solar Structures - Replace

Quantity: (8) Structures

Location: Mounted to near the Admin Bldg, Community Ctr & West Pool

Funded?: No. These are steel structures used to both hold the solar panels and create shaded parking spaces. This component has an extended life span with no expectancy to replace.

History: Installed in 2012 & 2013.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 326 Solar Structures - Repaint

Quantity: (8) Structures

Location: Mounted to near the Admin Bldg, Community Ctr & West Pool

Funded?: No. The steel support posts and beams on these structures are painted. HOA treats painting as an Operating expense, so no Reserve funding has been allocated.

History: Installed during 2012 & 2013.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 330 Block Walls - Replace

Quantity: Approx 12,630 LF

Location: Perimeter of the community

Funded?: Yes.

History: Installed in 1969.

Comments: Walls have a long life span under normal circumstances. These walls look aged and dated. There is also a desire to increase their height for better security. Per the HOA's request, replacement funding has been included in Reserves. Combined cost with the repair component accounts for the total estimated replacement budget.

Useful Life:
60 years

Remaining Life:
10 years



Best Case: \$ 2,750,000

Worst Case: \$ 2,750,000

Cost Source: Estimate Provided by Brycon

Comp #: 331 Block Walls - Repair

Quantity: Approx 12,630 LF

Location: Perimeter of the community

Funded?: Yes.

History:

Comments: Walls generally look old. Some visible deterioration, especially at the base. This component funds an allowance for periodic repair and partial replacement.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 50,000

Worst Case: \$ 50,000

Cost Source: ARI Cost Allowance

Comp #: 332 Stucco Walls - Repaint

Quantity: Approx 12,350 Sq Ft

Location: Perimeter wall on Main Street and bordering Main Entrance

Funded?: No. HOA treats painting as an Operating expense, so no Reserve funding has been allocated.

History: Actual age of the paint is unknown.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 336 Metal Surfaces - Repaint

Quantity: Approx 2,080 LF

Location: East & West Pools, Recreation Area & Laundry Bldg

Funded?: No. HOA treats painting as an Operating expense, so no Reserve funding has been allocated.

History:

Comments: Paint surfaces vary in condition. Most fences and gates look older and faded. Recommend painting more frequently to maintain the appearance and to inhibit rusting.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 340 Backflow Valves - Replace

Quantity: (2) Zurn-Wilkins

Location: Community entrance on Main St (next to the flagpole) & bordering Higley Rd (next to the Southeast RV Storage)

Funded?: Yes.

History: Installed in 2013-14 for \$56,336.

Comments: City of Mesa required installation of these backflow pressure reducers. The initial cost was much higher than budgeted replacement due to running new pipe, etc. This component funds to replace the backflow valves, but not all of the underground pipes. Both valves have had reports of leaking and will be repaired soon.

*Entry - Model: 375A-6, Size 6", Serial #X28088, Mfg date 8/2013

*Higley - Model: 375A-8, Size 8", Serial #27615, Mfg date 7/2013

Useful Life:
25 years

Remaining Life:
17 years



Best Case: \$ 29,600

Worst Case: \$ 29,600

Cost Source: Internet Research

Comp #: 344 Irrigation System - Replace

Quantity: Timers, Valves, Lines

Location: Common areas throughout community

Funded?: No. There is no expectancy to completely replace the irrigation system at this time. Repairs and partial replacements should be included in the annual landscape maintenance budget. Replacement of larger items like irrigation timers is still below the Reserve expense threshold.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 346 Landscape Granite - Replenish

Quantity: Approx 170,000 Sq Ft

Location: Common areas throughout the community

Funded?: Yes.

History: Replenished 6/2016 for \$6,767.

Comments: There is no expectancy to completely replace the granite or replenish the entire community at one-time. Periodic replenishing with a new 1" layer should be planned to maintain and restore the appearance. Most areas still look well covered.

Useful Life:
4 years

Remaining Life:
1 years



Best Case: \$ 8,200

Worst Case: \$ 8,200

Cost Source: Client Cost History

Comp #: 350 Drywells - Inspect/Clean

Quantity: (7) Drywells

Location: (2) at Northeast Sports Complex, (1) at Southeast RV Storage Lot, (4) at the Pet Walk (Hobby Ctr)

Funded?: No. Recommend inspecting & cleaning as needed with Operating funds.

History: Installed (2) single chamber drywells in the pet walk area in 2008 for \$18,994.

Comments: Drywells at the Northeast Sports Complex are mostly silted over and not functional. Restoration is reportedly not an issue, because this area rarely collects substantial amounts of water. Two of the Pet Walk drywells are not functional and were abandoned. Other drywells should be periodically inspected and cleaned to ensure proper operation.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 380 Barcode Readers - Replace

Quantity: (2) BAi Readers

Location: Rear gate on Broadway Road & Fairchild

Funded?: Yes.

History: Installed during 2010-11.

Comments: Barcode readers appear to be functional and in fair condition. No problems were observed or reported.

*Model: BA-220.

Useful Life:
12 years

Remaining Life:
1 years



Best Case: \$ 14,500

Worst Case: \$ 14,500

Cost Source: Internet Research

Comp #: 382 Barrier Arm (Entry) - Replace

Quantity: (1) Magnetic Access

Location: Rear gate on Broadway Road & Fairchild - entry lane

Funded?: Yes.

History: Replaced in 2017 for \$6,440. Previously replaced in 2006.

Comments: This is a newer barrier arm unit. Functional and appears to be in good condition.

*Model: Parking Pro-M-RC00040, Serial #U20062556, Mfg date 3/2017

Useful Life:
8 years

Remaining Life:
4 years



Best Case: \$ 6,800

Worst Case: \$ 6,800

Cost Source: Client Cost History

Comp #: 383 Barrier Arm (Exit) - Replace

Quantity: (1) Magnetic Automatic

Location: Rear gate on Broadway Road & Fairchild - exit lane

Funded?: Yes.

History: Replaced in 2014-15 for \$5,472.

Comments: This is a higher quality, more expensive barrier arm than was previously installed. Still appears to be in good condition.

*Model: Access Pro-H-RC01240, Serial #U20040843, Mfg date 3/2014

Useful Life:
8 years

Remaining Life:
1 years



Best Case: \$ 6,800

Worst Case: \$ 6,800

Cost Source: Client Cost History

Comp #: 384 Gate Operators - Replace

Quantity: (2) Elite Operators

Location: Rear gate on Broadway Road & Fairchild

Funded?: Yes.

History: Installed around 2000.

Comments: These gate operators are still functional. They are getting very old and should be due for replacement soon.

*Model: SL-3000-UL, Serial #UO315002113 & UO315002110.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 9,200

Worst Case: \$ 9,200

Cost Source: ARI Cost Database

Comp #: 388 Vehicle Gates - Replace

Quantity: (2) Gates & Fence

Location: Rear gate on Broadway Road & Fairchild

Funded?: Yes.

History: Actual age is unknown.

Comments: These rear gates are older but look fine. Vehicle gates have a long life expectancy under normal circumstances. They can often be repaired or rebuilt as needed. Future replacement should be planned to update or modernize the gates. This component accounts for the (2) 22 LF gates plus 22 LF of adjacent fence.

Useful Life:
30 years

Remaining Life:
10 years



Best Case: \$ 12,300

Worst Case: \$ 12,300

Cost Source: ARI Cost Database

Comp #: 390 Storage Roof - Replace

Quantity: Approx 1,500 Sq Ft

Location: Storage Building next to the rear gate on Broadway Road & Fairchild

Funded?: Yes.

History: Age is unknown.

Comments: Storage building has a metal roof system with low slope, so it looks flat. Age of this roof is unknown, but no problems were reported. Some minor dents noted.

Useful Life:
40 years

Remaining Life:
10 years



Best Case: \$ 15,000

Worst Case: \$ 15,000

Cost Source: ARI Cost Database

Comp #: 400 Electric Lines - Repair

Quantity: Numerous LF

Location: Underground bordering lots throughout the community

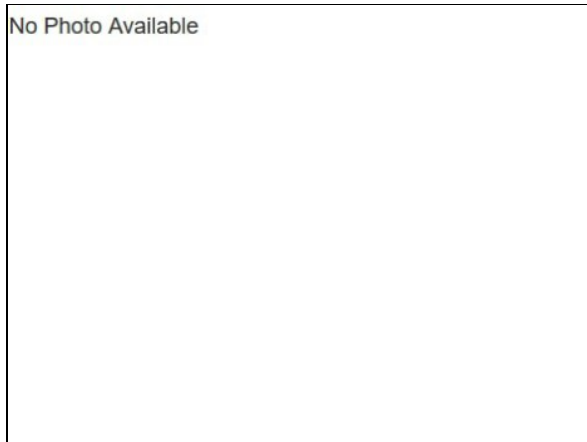
Funded?: No. HOA had issues in the past where homes were encroaching in the roadway, so the electric lines had to be re-routed around the home. HOA shares the cost of this repair with the owner. This repair has become rare, so Reserve funding has been removed at management's request. HOA plans to treat repairs as an Operating expense.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 404 Isolation Valves - Partial Replace

Quantity: Approx (134) Valves

Location: Underground throughout the community

Funded?: Yes.

History: (5) valves replaced in 2013-14 for \$12,498. All valves were replaced in 2002.

Comments: Isolation valves are not accessible to inspect. Most were installed in 2002 and should be nearing time for replacement. There is no expectancy to completely replace all valves again. Per management's request, this component funds an allowance for annual, partial replacement.

Useful Life:
1 years

Remaining Life:
0 years



Best Case: \$ 15,400

Worst Case: \$ 15,400

Cost Source: Client Cost History

Comp #: 410 Storm Drain - Reline

Quantity: Numerous LF

Location: Underground throughout the community

Funded?: Yes.

History: Re-lining is planned in 2022 separate from Reserves.

Comments: The main drain or sewer line in the community reportedly needs to be re-lined in the near future. Estimated cost of this project in 2022 is ~\$1,532,000. Funding will not be paid from Reserves this time, so the project is reflected as new in 2022.

Useful Life:
50 years

Remaining Life:
51 years



Best Case: \$ 1,532,000

Worst Case: \$ 1,532,000

Cost Source: Estimate Provided by Brycon

Comp #: 420 Sewer Pipes - Reline

Quantity: Numerous LF

Location: Underground throughout the community

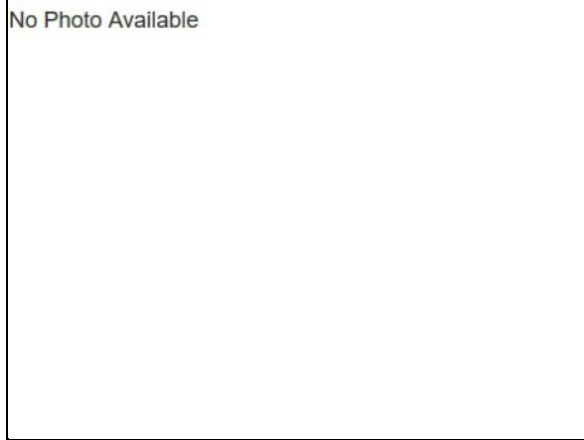
Funded?: Yes.

History:

Comments: HOA is responsible for underground sewer pipes in the community. There is typically no expectancy to replace all of the pipes. The community is getting older and management feels it is prudent to plan for significant sewer pipe work at some point. Per the HOA's request, this component funds a long-term allowance to reline the sewer pipes rather than replace. We recommend working with an engineer or plumbing contractor to periodically assess conditions of the sewer pipes to refine timing and cost estimates.

Useful Life:
100 years

Remaining Life:
48 years



Best Case: \$ 5,000,000

Worst Case: \$ 5,000,000

Cost Source: Estimate Provided by Client

Comp #: 423 Water Pipes - Reline

Quantity: Numerous LF

Location: Underground throughout the community

Funded?: Yes.

History:

Comments: HOA is responsible for underground water pipes in the community. There is typically no expectancy to replace all of the pipes. The community is getting older and management feels it is prudent to plan for significant water pipe work at some point. Per the HOA's request, this component funds a long-term allowance to reline or refurbish the water pipes rather than replace. We recommend working with an engineer or plumbing contractor to periodically assess conditions of the water pipes to refine timing and cost estimates.

Useful Life:
100 years

Remaining Life:
50 years



Best Case: \$ 5,000,000

Worst Case: \$ 5,000,000

Cost Source: Estimate Provided by Client

Comp #: 426 Water/Sewer Pipes - Repair

Quantity: Approx 5,700 LF

Location: Underground throughout the community

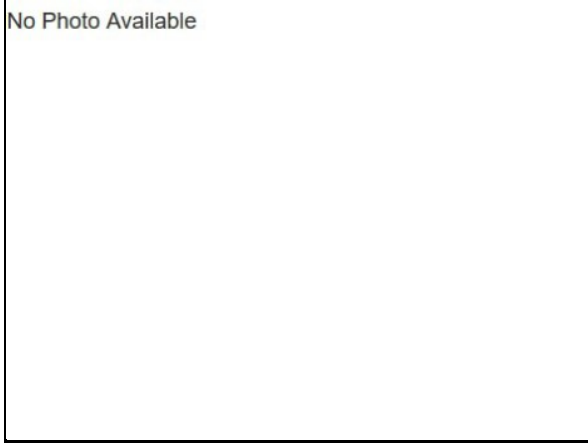
Funded?: Yes.

History:

Comments: HOA is responsible for underground water and sewer lines in the community. There is no expectancy to replace all of the piping. This component funds an allowance for repairs and partial replacement as needed. Timing and extent of this expense is unknown but has been included as requested.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$ 58,000

Worst Case: \$ 58,000

Cost Source: ARI Cost Allowance

WEST POOL - BATHHOUSE

Comp #: 500 Bathhouse - Renovate

Quantity: (2) Restrooms

Location: West Pool

Funded?: Yes.

History: Renovated in 2011 for \$186,573.

Comments: This bathhouse was completely gutted as part of the 2011 renovation project. Per the HOA's request, we are budgeting to periodically renovate this building. This component combined with bathhouse remodel #1252 reflects the complete renovation cost. Project includes replacement of (4) doors and (2) windows.

Useful Life:
40 years

Remaining Life:
30 years



Best Case: \$ 160,500

Worst Case: \$ 160,500

Cost Source: Client Cost History

Comp #: 502 Bathhouse - Remodel

Quantity: (2) Restrooms

Location: West Pool

Funded?: Yes.

History: Remodeled during 2011 as part of the renovation project.

Comments: These restrooms are clean and in good condition. Complete remodel of both restrooms should be expected again in the future. Project includes replacement of the tile surfaces, sinks, counters, toilets, stall doors, hand dryers, etc.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 81,000

Worst Case: \$ 81,000

Cost Source: ARI Cost Database

Comp #: 504 Water Heater - Replace

Quantity: (1) A.O Smith, 100-Gal

Location: West Pool - Storage Room at the Bathhouse

Funded?: Yes.

History: Replaced in 2011 with the bathhouse renovation project.

Comments: Water heater is getting older. There is rust around the bottom of the tank. It is likely nearing time for replacement.

*Model: BTH 199 100, Serial #1034M000491, 199,000 BTU, Mfg date 8/23/2010

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 11,300

Worst Case: \$ 11,300

Cost Source: Internet Research

Comp #: 505 Exterior Surfaces - Repaint

Quantity: Approx 5,110 Sq Ft

Location: West Pool - exterior block & wood of the Bathhouse, Pool Equipment Enclosure, and Ramadas

Funded?: No. HOA treats painting as an Operating expense, so no Reserve funding has been allocated.

History: Repainted in 2011 as part of the bathhouse renovation project.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 506 Exterior Lights - Replace

Quantity: (28) Lights

Location: West Pool - mounted to Bathhouse & Ramada Columns

Funded?: No. Recommend replacing as needed with Operating funds.

History: Ages & conditions vary.

Comments: Quantity includes (12) 4' fluorescent lights mounted to bathhouse building and (16) lights mounted to the ramada columns. Some of the ramada lights have been replaced, but not all of them. The bathhouse building lights were installed as part of the 2011 renovation project.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 508 Pool Shower - Retile

Quantity: Approx 164 Sq Ft

Location: West Pool - front side of the Bathhouse

Funded?: No. Funding to replace the tile & faucets is included as part of the Bathhouse Remodel component.

History: Re-tiled during 2011 as part of the bathhouse renovation.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 509 Swimsuit Extractor - Replace

Quantity: (1) Suitmate

Location: West Pool - mounted to exterior of the Bathhouse

Funded?: No. Cost is below the Reserve expense threshold, so no Reserve funding has been allocated.

History: Replaced in 2011 as part of the bathhouse renovation.

Comments: This machine is used to dry swimsuits. Functional, but is looking older.

*Model: Suitmate, Serial #67890

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 510 Shingle Roof - Replace

Quantity: Approx 1,860 Sq Ft

Location: West Pool - rooftop of the Bathhouse & Pool Equipment Enclosure

Funded?: Yes.

History: Replaced in 2011 as part of the bathhouse renovation.

Comments: Roof is displaying signs of granule loss and wear. Still in decent shape, but it does not look as good as it should given the age. Pool equipment roof looks bad. We assume maintenance staff will repair as needed between replacement intervals.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 11,200

Worst Case: \$ 11,200

Cost Source: ARI Cost Database

Comp #: 512 Skylights - Replace

Quantity: (2) Dome Skylights

Location: West Pool - rooftop of the Bathhouse

Funded?: No. Each restroom has a dome-shaped skylight. Cost is below the Reserve expense threshold, so no Reserve funding has been allocated. Treat replacement as an Operating expense or include with roof replacement.

History: Replaced in 2011 as part of the bathhouse renovation.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 513 Exhaust Fan - Replace

Quantity: (1) Exhaust Fan

Location: West Pool - rooftop of the Bathhouse

Funded?: No. Cost is below the Reserve expense threshold, so no Reserve funding has been allocated.

History: Replaced in 2011 as part of the bathhouse renovation.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 514 HVAC Unit - Replace

Quantity: (1) Carrier, 4-Ton

Location: West Pool - ground mounted behind the Pool Equipment Enclosure

Funded?: Yes.

History: Replaced in 2011 as part of the bathhouse renovation.

Comments: This is a split HVAC system for the restrooms. Still appears to be in fair condition with minor weathering. This component budgets to replace both the condenser and air handler together.

*Model: 24ABB348A310, Serial #1610E13642, Mfg date 4/2010

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 8,000

Worst Case: \$ 8,000

Cost Source: ARI Cost Database

WEST POOL

Comp #: 518 Wood Ramadas - Replace

Quantity: (2) Ramadas: 1,310 Sq Ft

Location: West Pool

Funded?: No. Wood ramada structures will be removed and not replaced as part of the pool area renovation project in 2022, so Reserve funding has been removed.

History: Installed in 1984.

Comments: These structures are old and a lot of the wood is rotting. Maintenance staff has reportedly replaced a lot of wood, but the ramadas still appear to be in poor condition.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 520 Pool Fence - Replace

Quantity: Approx 730 LF

Location: West Pool

Funded?: Yes.

History: Replacement is planned in 2022 as part of a pool area renovation. Partially replaced in 2015-16 for \$15,970 (584 LF of the total).

Comments: Fence is holding up and appears to be in good condition. It will be replaced anyway as part of the pool area renovation project. HOA paints the fence as an Operating expense.

Useful Life:
24 years

Remaining Life:
25 years



Best Case: \$ 36,500

Worst Case: \$ 36,500

Cost Source: ARI Cost Database

Comp #: 522 Gate Opener - Replace

Quantity: (1) Nabco Opener

Location: West Pool - mounted at the main entrance gate

Funded?: No. Cost is below the Reserve expense threshold, so no Reserve funding has been allocated.

History: Replacement is planned in 2022 as part of a pool area renovation. Installed in 2003.

Comments: Appears functional and in fair condition, but it looks old.

*Model 710, Mfg date 10/2003

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 526 Landscape - Renovate

Quantity: Irrig, Granite, Plants

Location: West Pool

Funded?: Yes.

History: Renovation is planned in 2022 as part of a pool area renovation. Age is unknown.

Comments: Landscaping looks older and needs a renovation. This should include new irrigation, granite, plants, and landscape lights. Landscaping at the East Pool had to be renovated as part of the pool replacement project. Expect to renovate the landscaping at this location in a similar manner with pool replacement.

Useful Life:
20 years

Remaining Life:
21 years



Best Case: \$ 15,000

Worst Case: \$ 15,000

Cost Source: Client Cost History (2014-15 at the East Pool)

Comp #: 528 Pole Lights - Replace

Quantity: (2) Pole Lights

Location: West Pool

Funded?: Yes.

History: Replacement is planned in 2022 as part of a pool area renovation. Age is unknown.

Comments: Lights look old and dated. They were reportedly re-wired, so there are currently no problems with the lighting. Recommend planning to replace in conjunction with the pool area renovation projects to modernize the appearance.

Useful Life:
30 years

Remaining Life:
31 years



Best Case: \$ 6,000

Worst Case: \$ 6,000

Cost Source: ARI Cost Database

Comp #: 530 Pool Deck - Replace

Quantity: Approx 12,160 Sq Ft

Location: West Pool

Funded?: Yes.

History: Replacement is planned in 2022 as part of a pool area renovation. Previously resurfaced in 2008 for \$38,252.

Comments: Pool deck looks old and in in poor condition. Surfaces have inconsistent appearance and texture due to patched spots and cracks. HOA expects to replace this deck with pavers like at the East Pool, so funding has been changed to reflect replacement rather than resurfacing.

Useful Life:
25 years

Remaining Life:
26 years



Best Case: \$ 200,000

Worst Case: \$ 200,000

Cost Source: AR Cost Database

Comp #: 531 Pool Deck - Seal/Repair

Quantity: Approx 12,160 Sq Ft

Location: West Pool

Funded?: No. Deck will be replaced with pavers in the near future, so sealing is no longer necessary.

History: Repaired deck in 2013-14 for \$9,201.

Comments: Once the deck is replaced with pavers, it will no longer need to be sealed/painted. Patch and paint sections of the deck as a maintenance expense until replacement is scheduled.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 533 Pool - Replace

Quantity: (1) Pool, 220 LF

Location: West Pool

Funded?: Yes.

History: Replacement is planned in 2022 as part of a pool area renovation. Previously installed in the 1970's.

Comments: Pool is old and some pipe leaks have occurred. HOA expects to completely replace the pool and plumbing in the near future, as was done at the East Pool. Reported cost for pool replacement in 2022 is over \$3.6 million, which includes the deck.

Combined cost with the pool resurface component accounts for the total estimated replacement budget.

Useful Life:
45 years

Remaining Life:
46 years



Best Case: \$ 3,400,000

Worst Case: \$ 3,400,000

Cost Source: HOA's Estimate from Brycon

Comp #: 534 Pool - Resurface

Quantity: (1) Pool, 220 LF

Location: West Pool

Funded?: Yes.

History: Resurface is planned in 2022 as part of a pool area renovation. Previously resurfaced in 2006 for \$22,310.

Comments: This pool has a white plaster surface with waterline tile. Surface is stained and chipped. Overall poor condition. Scheduled life span reflects resurfacing with a pebble finish.

Useful Life:
15 years

Remaining Life:
16 years



Best Case: \$ 60,000

Worst Case: \$ 60,000

Cost Source: Client Cost History

Comp #: 536 Spas - Replace

Quantity: (2) Spas, 136 LF

Location: West Pool

Funded?: Yes.

History: Installed in the 1970's.

Comments: Spas were re-piped in 2014-15, but the shells are still original. When the West Pool area is renovated in the near future, the spas will not be replaced with the pool, but they will need to be replaced eventually. Combined cost with the spa resurface component accounts for the total estimated replacement budget.

Useful Life:
45 years

Remaining Life:
16 years



Best Case: \$ 60,000

Worst Case: \$ 60,000

Cost Source: Past Research with California Pools (480-345-0005)

Comp #: 537 Spas - Resurface

Quantity: (2) Spas, 136 LF

Location: West Pool

Funded?: Yes.

History: Resurface is planned in 2022 as part of a pool area renovation. Previously refurbished in 2014-15 for \$27,212.

Comments: The spas have a tile surface. The 2014-15 project involved resurfacing and re-piping the spas. Surface still looks nice, but will be redone with the West pool renovation.

Useful Life:
15 years

Remaining Life:
16 years



Best Case: \$ 25,000

Worst Case: \$ 25,000

Cost Source: AR Cost Database

Comp #: 540 Shade Screens - Replace

Quantity: (2) Screens, ~265 Sq Ft

Location: West Pool

Funded?: Yes. Cost is below the Reserve expense threshold, so no Reserve funding has been allocated.

History: Replacement is planned in 2022 as part of a pool area renovation. New install in 2013-14.

Comments: These are tension style shade screens. There is no expectancy to replace the shade structures under normal circumstances. Periodic replacement of the shade screen material should be expected. No visible holes or tears noted. Material still appears to be in good shape.

Useful Life:
15 years

Remaining Life:
16 years



Best Case: \$ 3,200

Worst Case: \$ 3,200

Cost Source: AR Cost Database

Comp #: 544 Furniture - Replace

Quantity: Numerous Pieces

Location: West Pool

Funded?: No. Social Club is responsible for replacement, so no Reserve funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

WEST POOL - EQUIPMENT

Comp #: 560 Pool Filter #1 - Replace

Quantity: (1) Purex Filter

Location: West Pool - Equipment Enclosure

Funded?: Yes.

History: Replacement is planned in 2022 as part of a pool area renovation. Previously replaced in 2001.

Comments: Pool filter is old and should be nearing time for replacement.

*Model: TR-140, Serial #01C

Useful Life:
15 years

Remaining Life:
16 years



Best Case: \$ 3,000

Worst Case: \$ 3,000

Cost Source: ARI Cost Database

Comp #: 561 Pool Filter #2 - Replace

Quantity: (1) Pentair Filter

Location: West Pool - Equipment Enclosure

Funded?: Yes.

History: Replacement is planned in 2022 as part of a pool area renovation. Previously replaced 1/2019 for \$1,999 and in 2001.

Comments: This filter is newer and appears to be in good condition.

*Model: TR-140, Serial #0101271180118K, Mfg date 9/28/2018

Useful Life:
15 years

Remaining Life:
16 years



Best Case: \$ 3,000

Worst Case: \$ 3,000

Cost Source:

Comp #: 564 Pool Pumps - Replace

Quantity: (2) Pac-Fab Challengers

Location: West Pool - Equipment Enclosure

Funded?: Yes.

History: Replacement is planned in 2022 as part of a pool area renovation. Current age is unknown.

Comments: These pumps are getting old. Still functional at the time of inspection. Periodic repair and motor replacement should be addressed as a maintenance issue. This component funds for replacement of the pump and motor assembly.

Useful Life:
12 years

Remaining Life:
13 years



Best Case: \$ 3,200

Worst Case: \$ 3,200

Cost Source: AR Cost Database

Comp #: 567 Pool Heater #1 - Replace

Quantity: (1) Raypak 399,000 BTU

Location: West Pool - Equipment Enclosure (front heater)

Funded?: Yes.

History: Replacement is planned in 2022 as part of a pool area renovation. Previously replaced in 2015 and in 2001.

Comments: Fair condition. Minor corrosion noted, but no visible rusting.

*Model: C-R406A-EN-C, Serial #1501392170

Useful Life:
10 years

Remaining Life:
11 years



Best Case: \$ 4,500

Worst Case: \$ 4,500

Cost Source: ARI Cost Database

Comp #: 568 Pool Heater #2 - Replace

Quantity: (1) Raypak 399,000 BTU

Location: West Pool - Equipment Enclosure (middle heater)

Funded?: Yes.

History: Replacement is planned in 2022 as part of a pool area renovation. Previously replaced in 2016 for \$2,247 and in 2001.

Comments: Heater appears to be in fair condition.

*Model: C-R406A-EN-C, Serial #1509408054

Useful Life:
10 years

Remaining Life:
11 years



Best Case: \$ 4,500

Worst Case: \$ 4,500

Cost Source:

Comp #: 569 Pool Heater #3 - Replace

Quantity: (1) Raypak 399,000 BTU

Location: West Pool - Equipment Enclosure (back heater, against the wall)

Funded?: Yes.

History: Replacement is planned in 2022 as part of a pool area renovation. Previously replaced 6/2019 for \$3,313 and in 2001.

Comments: Heater is newer and still in good condition.

Model C-R406A-EN-C, Serial #1809474640

Useful Life:
10 years

Remaining Life:
11 years



Best Case: \$ 4,500

Worst Case: \$ 4,500

Cost Source: ARI Cost Database

Comp #: 570 Spa Filter (South) - Replace

Quantity: (1) Pentair Filter

Location: West Pool - Equipment Enclosure (front of the enclosure)

Funded?: No. This filter services the south spa. Cost is below the Reserve expense threshold, so no Reserve funding has been allocated.

History: Replacement is planned in 2022 as part of a pool area renovation. Previously replaced in 2013 and in 2001.

Comments: *Model: TR-60, Serial #0101010130029P, Mfg date 1/10/2013

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 571 Spa Filter (North) - Replace

Quantity: (1) Pentair Filter

Location: West Pool - Equipment Enclosure (backside of the enclosure)

Funded?: No. This filter services the north spa. Cost is below the Reserve expense threshold, so no Reserve funding has been allocated.

History: Replacement is planned in 2022 as part of a pool area renovation. Previously replaced in 2020, 2013 and in 2001.

Comments: *Model: TR-100, Serial #0101228200054P, Mfg date 8/15/2020

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 574 Spa Pumps - Replace

Quantity: (4) Pentair IntelliFlo

Location: West Pool - Equipment Enclosure
Funded?: Yes.

History: Replacement is planned in 2022 as part of a pool area renovation. Previously replaced in 2009.
Comments: Pumps are still from 2009. Variable speed motors have all been replaced with regular motors. Pumps look older and should be nearing time for replacement. Periodic repair and motor replacement should be addressed as a maintenance issue. This component funds for replacement of the pump and motor assembly.

Useful Life:
12 years

Remaining Life:
13 years



Best Case: \$ 6,400

Worst Case: \$ 6,400

Cost Source: ARI Cost Database

Comp #: 577 Spa Heater (North) - Replace

Quantity: (1) Raypak 206,000 BTU

Location: West Pool - Equipment Enclosure
Funded?: Yes.

History: Replacement is planned in 2022 as part of a pool area renovation. Previously replaced in 2018-19 and around 2008-09.
Comments: This heater services the north spa. It still looks newer and is in good condition.
*Model: P-R206A-EN-C, Serial #1812348649

Useful Life:
7 years

Remaining Life:
8 years



Best Case: \$ 3,500

Worst Case: \$ 3,500

Cost Source: ARI Cost Database

Comp #: 578 Spa Heater (South) - Replace

Quantity: (1) Raypak 266,000 BTU

Location: West Pool - Equipment Enclosure

Funded?: Yes.

History: Replacement is planned in 2022 as part of a pool area renovation. Previously replaced in 2019-20 and in 2012.

Comments: This heater services the south spa. It still looks newer and is in good condition.

*Model: C-R266A-EN-C, Serial #1903485376

Useful Life:
7 years

Remaining Life:
8 years



Best Case: \$ 3,500

Worst Case: \$ 3,500

Cost Source: ARI Cost Database

Comp #: 580 Chlorinator (Pool) - Replace

Quantity: (1) Aquasol

Location: West Pool - Equipment Enclosure

Funded?: Yes.

History: Replacement is planned in 2022 as part of a pool area renovation. Previously replaced in 2014 for \$1,916.

Comments: This chlorinator services the pool. Still intact and appears to be in fair condition. This component funds replacement of the chlorinator system, not just the control panel.

*Model: SPC, Serial #30063, Mfg date 6/21/2013

Useful Life:
15 years

Remaining Life:
16 years



Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: AR Cost Database

Comp #: 581 Chlorinator (N. Spa) - Replace

Quantity: (1) Aquasol

Location: West Pool - Equipment Enclosure

Funded?: Yes.

History: Replacement is planned in 2022 as part of a pool area renovation. Current age is unknown.

Comments: This chlorinator services the north spa. It looks very old and should be replaced in the near future.

*Model: 60094, Serial #224297

Useful Life:
15 years

Remaining Life:
16 years



Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: ARI Cost Database

Comp #: 582 Chlorinator (S. Spa) - Replace

Quantity: (1) Aquasol

Location: West Pool - Equipment Enclosure

Funded?: Yes.

History: Replacement is planned in 2022 as part of a pool area renovation. Previously replaced in 2018-19.

Comments: This chlorinator services the south spa. It is newer and appears to be in good condition.

*Model: WTC, Serial #35643, Mfg date 10/11/2018

Useful Life:
15 years

Remaining Life:
16 years



Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: ARI Cost Database

EPC - POOL

Comp #: 600 Pool Fence - Replace

Quantity: Approx 920 LF

Location: East Pool - pool perimeter & in front of the EPC Clubhouse

Funded?: Yes.

History: Partially replaced in 2014 as part of the pool area renovation.

Comments: Quantity accounts for fencing that ranges from 4' to 7' tall, (4) sets of large, double entry gates, and ~310 LF of single handrails. A lot of the fence and gates were replaced as part of the 2014 renovation project, but some of it was not replaced.

Surfaces look older and rusty in spots. HOA paints the fence as an Operating expense.

Useful Life:
24 years

Remaining Life:
17 years



Best Case: \$ 42,300

Worst Case: \$ 42,300

Cost Source: ARI Cost Database

Comp #: 603 Gate Opener - Replace

Quantity: (1) Stanley Opener

Location: East Pool - north side gate

Funded?: No. Cost is below the Reserve expense threshold, so no Reserve funding has been allocated.

History: Installed in 2014 as part of the pool area renovation.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 608 Landscape - Renovate

Quantity: Irrig, Granite, Plants

Location: East Pool

Funded?: Yes.

History: Renovated in 2014-15 for ~\$11,000.

Comments: Landscaping at the East Pool was renovated as part of the pool replacement project. It included a new irrigation system, landscape granite, and plants. This type of renovation should be planned periodically.

Useful Life:
20 years

Remaining Life:
13 years



Best Case: \$ 15,000

Worst Case: \$ 15,000

Cost Source: Client Cost History

Comp #: 610 Pool Deck - Replace

Quantity: Approx 14,400 Sq Ft

Location: East Pool

Funded?: Yes.

History: Replaced in 2014 for \$116,202 (cost did not include demo of the old deck).

Comments: The paver deck surface looks good. There are some stains around the pool perimeter and light deterioration on brick coping. This type of deck does not require sealing or maintenance, just cleaning. Long life expectancy, but future replacement should still be planned. Quantity includes coping around the pool and spas.

Useful Life:
25 years

Remaining Life:
18 years



Best Case: \$ 230,400

Worst Case: \$ 230,400

Cost Source: AR Cost Database

Comp #: 612 Pool - Replace

Quantity: (1) Pool, 235 LF

Location: East Pool

Funded?: Yes.

History: Replaced in 2014 for \$142,743 (cost did not include demo of the old pool).

Comments: The entire pool shell and plumbing was replaced as part of the 2014 project. Pool was enlarged and re-shaped to accommodate more people. Long life expectancy under normal circumstances. Per HOA's request, funding for future replacement of the pool has been added to this study. Combined cost with the pool resurface component accounts for the total estimated replacement budget.

Useful Life:
45 years

Remaining Life:
38 years



Best Case: \$ 3,400,000

Worst Case: \$ 3,400,000

Cost Source: HOA's Estimate for the West Pool

Comp #: 613 Pool - Resurface

Quantity: (1) Pool, 235 LF

Location: East Pool

Funded?: Yes.

History: New surface installed in 2014.

Comments: Pool has a pebble finish with waterline tile. It is 6.5' deep on one end and 4' deep on the other. Surface looked a little dirty or stained.

Useful Life:
15 years

Remaining Life:
8 years



Best Case: \$ 60,000

Worst Case: \$ 60,000

Cost Source: Client Cost History

Comp #: 615 Spas - Replace

Quantity: (2) Spas, 112 LF

Location: East Pool

Funded?: Yes.

History: Renovated with new plumbing & surfaces in 2014 for \$32,805.

Comments: Spas were both renovated as part of the pool area renovation. HOA recommends planning for complete replacement next time as opposed to just plumbing replacement. This component funds to replace the spas in the future with the pool. Combined cost with the spa resurface component accounts for the total estimated replacement budget.

Useful Life:
45 years

Remaining Life:
38 years



Best Case: \$ 60,000

Worst Case: \$ 60,000

Cost Source: Past Research with California Pools (480-345-0005)

Comp #: 616 Spas - Resurface

Quantity: (2) Spas, 112 LF

Location: East Pool

Funded?: Yes.

History: Resurfaced in 2014-15.

Comments: The spas have a tile surface. The 2014-15 project involved resurfacing and re-piping the spas. Portions of the surface looks dirty and has stained grout. It looks like there have been small repairs. Some missing tiles were noted.

Useful Life:
15 years

Remaining Life:
8 years



Best Case: \$ 21,000

Worst Case: \$ 21,000

Cost Source: AR Cost Database

Comp #: 618 Pool Lift - Replace

Quantity: (1) Spectrum Aquatics

Location: East Pool

Funded?: Yes.

History: Installed in 2014-15 as part of the pool area renovation.

Comments: Lift still appears to be in good to fair condition.

Useful Life:
15 years

Remaining Life:
8 years



Best Case: \$ 6,000

Worst Case: \$ 6,000

Cost Source: ARI Cost Database

Comp #: 620 Pool Showers - Refurbish

Quantity: (2) Showers

Location: East Pool

Funded?: Yes.

History: Installed in 2014-15 as part of the pool area renovation.

Comments: Each shower has a tile wall, stone floor surface, (2) shower heads, and a Rinnai instantaneous water heater (mounted to backside of the shower walls). Showers are in good condition overall. There is a crack forming at the base of the wall and floor. This component funds to replace all items associated with the showers.

*Heaters - Model: V53e, Serial #FC.BA-009069 & FB.BA-006334

Useful Life:
15 years

Remaining Life:
8 years



Best Case: \$ 7,700

Worst Case: \$ 7,700

Cost Source: ARI Cost Database

Comp #: 622 Pole Lights - Replace

Quantity: (12) Pole Lights

Location: East Pool - (6) in the Pool Area, (2) in front of Clubhouse, (2) at Pool Equipment Building (north side) & (2) at Parking Area (south side)

Funded?: Yes.

History: Installed in 2014-15 as part of the pool area renovation.

Comments: Pole lights were installed as part of the pool area renovation project. They are near new and in good condition.

Useful Life:
30 years

Remaining Life:
23 years



Best Case: \$ 36,000

Worst Case: \$ 36,000

Cost Source: ARI Cost Database

Comp #: 623 Shade Screens - Replace

Quantity: (2) Screens, ~450 Sq Ft

Location: East Pool

Funded?: Yes.

History: Installed in 2014-15 as part of the pool area renovation.

Comments: These are tension style shade screens. There is no expectancy to replace the shade structures under normal circumstances. Periodic replacement of the shade screen material should be expected. No visible holes or tears noted. Material still appears to be in good shape.

Useful Life:
15 years

Remaining Life:
8 years



Best Case: \$ 5,400

Worst Case: \$ 5,400

Cost Source: AR Cost Database

Comp #: 624 Furniture - Replace

Quantity: Numerous Pieces

Location: East Pool

Funded?: No. Social Club is responsible for replacement, so no Reserve funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 628 Swimsuit Extractor - Replace

Quantity: (1) Suitmate

Location: East Pool - mounted to exterior of the Clubhouse

Funded?: No. Cost is below the Reserve expense threshold, so no Reserve funding has been allocated.

History: Installed in 2014-15 as part of the pool area renovation.

Comments: This machine is used to dry swimsuits.

*Model: Suitmate, Serial #72012, Mfg date 10/2014

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

EPC - POOL EQUIPMENT

Comp #: 630 Pool Filters - Replace

Quantity: (2) Pentair Filters

Location: East Pool - Equipment Building

Funded?: Yes.

History: Replaced in 2016. Previously replaced in 2014 and in 2001.

Comments: Pool filters are newer and in good condition.

*Model: TR-140C, Serial #0116132160043V & 0116132160044Z, Mfg date 5/11/2016

Useful Life:
15 years

Remaining Life:
10 years



Best Case: \$ 6,000

Worst Case: \$ 6,000

Cost Source: ARI Cost Database

Comp #: 632 Pool Pumps - Replace

Quantity: (3) Pentair, 1.5-HP

Location: East Pool - Equipment Building

Funded?: Yes.

History: Replaced in 2014.

Comments: These are WhisperFlo pumps. Motors have been replaced. Treat repairs and motor replacement as an Operating expense. This component funds to replace the entire pump assembly.

*Model: WFE-6, Mfg dates 4/3/2014, 8/5/2014 & 9/12/2014

Useful Life:
12 years

Remaining Life:
5 years



Best Case: \$ 3,600

Worst Case: \$ 3,600

Cost Source: ARI Cost Database

Comp #: 635 Pool Heaters - Replace

Quantity: (3) Raypak 399,000 BTU

Location: East Pool - Equipment Building

Funded?: Yes.

History: Replaced in 2016 for \$14,117 (included spa heaters). Previously replaced in 2014 and in 2010.

Comments: Heaters look to be in fair condition.

*Model: C-R406A-EN-C, Serial #1508406548, 157404149 & 150948275

Useful Life:
8 years

Remaining Life:
2 years



Best Case: \$ 13,500

Worst Case: \$ 13,500

Cost Source: ARI Cost Database

Comp #: 638 Spa Filters - Replace

Quantity: (2) Pentair Filters

Location: East Pool - Equipment Building

Funded?: Yes.

History: Replaced in 2014. Previously installed during 2001.

Comments: Spa filters still appear to be in good condition.

*North - Model: TR-140C, Serial #0116290140028N, Mfg date 10/17/2014

*South - Model: TR-100, Serial #0101326140033G, Mfg date 11/22/2014

Useful Life:
12 years

Remaining Life:
5 years



Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: ARI Cost Database

Comp #: 640 Spa Filters - Replace

Quantity: (1) Pentair Filter

Location: East Pool - Equipment Building

Funded?: No. This filter also services the South Spa. Cost is below the Reserve expense threshold, so no Reserve funding has been allocated.

History: Replaced in 2019-20. Previously replaced in 2001.

Comments: *Model: TR-100, Serial #0101310190010I, Mfg date 11/8/2019

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 641 Spa Pumps - Replace

Quantity: (5) PacFab, 3-HP

Location: East Pool - Equipment Building

Funded?: Yes.

History: Replaced in 2016.

Comments: There are (3) pumps for the filters and (2) jet pumps. They already look older, but should be in fair condition based on age. Treat repairs and motor replacement as an Operating expense. This component funds to replace the entire pump assembly.

Useful Life:
12 years

Remaining Life:
6 years



Best Case: \$ 7,000

Worst Case: \$ 7,000

Cost Source: ARI Cost Database

Comp #: 646 Spa Heaters - Replace

Quantity: (2) Raypak Heaters

Location: East Pool - Equipment Building

Funded?: Yes.

History: Replaced in 2016 with pool heaters. Previously replaced in 2014.

Comments: Heaters were replaced prematurely (along with other equipment) due to an acid spill.

*North - Model: C-R206A-EN-C, Serial #1509408137, 206,000 BTU

*South - Model: C-R266A-EN-C, Serial #1509408146, 266,000 BTU

Useful Life:
7 years

Remaining Life:
1 years



Best Case: \$ 7,000

Worst Case: \$ 7,000

Cost Source: ARI Cost Database

Comp #: 647 Chlorinator (Pool) - Replace

Quantity: (1) Aquasol

Location: East Pool - Equipment Building

Funded?: Yes. Cost is below the Reserve expense threshold, so no Reserve funding has been allocated.

History: Replaced in 2014. Previous age was unknown.

Comments: This chlorinator services the pool. Still intact and appears to be in fair condition. This component funds replacement of the chlorinator system, not just the control panel.

*Model: WTC, Serial #33084, Mfg date 8/8/2014

Useful Life:
15 years

Remaining Life:
8 years



Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: AR Cost Database

Comp #: 648 Chlorinator (N. Spa) - Replace

Quantity: (1) Aquasol

Location: East Pool - Equipment Building

Funded?: Yes.

History: Replaced in 2017. Previous age was unknown.

Comments: This chlorinator services the north spa. It appears to be in good condition.

*Model: SPC, Serial #30877, Mfg date 8/9/2017

Useful Life:
15 years

Remaining Life:
11 years



Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: ARI Cost Database

Comp #: 649 Chlorinator (S. Spa) - Replace

Quantity: (1) Aquasol

Location: East Pool - Equipment Building

Funded?: Yes.

History: Replaced around 1996.

Comments: This chlorinator services the south spa. It looks very old and should be replaced in the near future.

*Model: 60094, Serial #21782, Mfg date 2/1996

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: ARI Cost Database

EPC - CLUBHOUSE EXTERIOR

Comp #: 650 Exterior Lights - Replace

Quantity: Approx (65) Lights

Location: EPC Clubhouse - Building Exterior & Pool Equipment Building

Funded?: Yes.

History: Installed in 2014-15.

Comments: Fixtures include (2) wall pack fluorescent lights, (3) 4' fluorescent lights with 1-bulb, (7) 4' fluorescent lights with 2-bulbs, (2) can lights, (35) assorted spot lights (wall, ceiling & ground mtd), (7) ceiling fans, (5) emergency lights, and (4) exit lights. This component funds to eventually replace and modernize all of the lighting. Repairs and individual replacements should be treated as an Operating expense.

Useful Life:
20 years

Remaining Life:
13 years



Best Case: \$ 13,300

Worst Case: \$ 13,300

Cost Source: ARI Cost Database

Comp #: 651 Keycard System - Replace

Quantity: (1) System

Location: EPC Clubhouse & Pool (control panels inside office closet)

Funded?: Yes.

History: Installed in 2014-15.

Comments: A keycard system was added for the EPC clubhouse and pool area. Repair and replace parts as a maintenance expense. This component funds to eventually replace the system.

Useful Life:
12 years

Remaining Life:
5 years



Best Case: \$ 15,000

Worst Case: \$ 15,000

Cost Source: Past Research with Guardian Gate (480-226-1170)

Comp #: 652 Doors - Replace

Quantity: (27) Assorted Doors

Location: EPC Clubhouse - Building Exterior & Pool Equipment Building

Funded?: Yes.

History: Installed in 2014-15.

Comments: Quantity includes (4) commercial quality, storefront style aluminum & glass, (16) aluminum & glass folding/retracting doors, and (7) steel closet-style doors. Long life expectancy. It is prudent to plan for eventual replacement. Individual replacements should be treated as an Operating expense.

Useful Life:
25 years

Remaining Life:
18 years



Best Case: \$ 62,000

Worst Case: \$ 62,000

Cost Source: RS Means Commercial Renovation Cost Data Guide

Comp #: 653 Windows - Replace

Quantity: (47) Windows

Location: EPC Clubhouse - Building Exterior

Funded?: Yes.

History: Installed in 2014-15.

Comments: There are (16) commercial/storefront quality window sections with a surface area of ~630 sq ft, plus another (31) glass block windows with a surface area of ~305 sq ft. Long life expectancy under normal circumstances. It is prudent to plan for replacement eventually. Individual replacements should be treated as an Operating expense.

Useful Life:
50 years

Remaining Life:
43 years



Best Case: \$ 57,100

Worst Case: \$ 57,100

Cost Source: RS Means Commercial Renovation Cost Data Guide

Comp #: 654 Bldg Exterior - Refurbish

Quantity: Approx 13,000 Sq Ft

Location: EPC Clubhouse - Building Exterior & Pool Equipment Building

Funded?: Yes.

History: Painted in 2014-15.

Comments: This component funds to refurbish the building exterior by repairing and painting. Exterior walls include ~7,000 sq ft of painted block and 6,000 sq ft of painted metal trim & ceilings. Surfaces still look well painted and fairly uniform.

Useful Life:
8 years

Remaining Life:
2 years



Best Case: \$ 17,000

Worst Case: \$ 17,000

Cost Source: ARI Cost Database

Comp #: 655 Metal Siding - Paint/Replace

Quantity: Approx 7,530 Sq Ft

Location: EPC Clubhouse - Building Exterior

Funded?: No. This component has an extended life span with no expectancy to replace in the foreseeable future. Inspections and repairs should be addressed as a maintenance expense when needed. Painting is included as part of the Block & Metal - Repaint component.

History: Installed in 2014-15.

Comments: Metal siding installed on this building has a baked-on finish. There is no expectancy to paint or replace the siding. If replacement becomes an issue in the future, then funding can be added to the Reserve Study.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 657 Foam Roof - Replace

Quantity: Approx 2,500 Sq Ft

Location: EPC Clubhouse - Building Roof, includes the Pool Equipment Building

Funded?: Yes.

History: Installed in 2014-15.

Comments: The flat roofs on these buildings have a foam system. No visible cracks or blisters. Good conditions observed. Life span is based on re-coating the roof periodically as required. Combined cost with the re-coat component accounts for the total estimated replacement budget.

Useful Life:
25 years

Remaining Life:
18 years



Best Case: \$ 9,300

Worst Case: \$ 9,300

Cost Source: AR Cost Database

Comp #: 658 Foam Roof - Recoat

Quantity: Approx 2,500 Sq Ft

Location: EPC Clubhouse - Building Roof, includes the Pool Equipment Building

Funded?: Yes. Cost is below the Reserve expense threshold, so no Reserve funding has been allocated.

History: Installed in 2014-15.

Comments: Foam roof system should have a 10-year initial warranty. This roof should be re-coated at the end of 10-years and then every 5-years thereafter until replacement is needed again. Surfaces still look good. No deterioration, cracks or bubbling.

Useful Life:
5 years

Remaining Life:
3 years



Best Case: \$ 8,200

Worst Case: \$ 8,200

Cost Source: Client Cost History (2019 at the Community Center)

Comp #: 660 Metal Roof - Replace

Quantity: Approx 10,430 Sq Ft

Location: EPC Clubhouse - Building Roof

Funded?: Yes.

History: Installed in 2014-15.

Comments: This is a standing seam steel roof system. Long life expectancy under normal circumstances. Because this is a roof system, replacement should be planned eventually, even if just for aesthetic purposes.

Useful Life:
40 years

Remaining Life:
33 years



Best Case: \$ 156,500

Worst Case: \$ 156,500

Cost Source: ARI Cost Database

Comp #: 661 Skylights - Replace

Quantity: (11) Solar Tube

Location: EPC Clubhouse - Building Roof

Funded?: Yes.

History: Installed in 2014-15.

Comments: These are round, 2' diameter, dome shaped skylights. Brand is Solar Tube. Good conditions observed. Replacement should be anticipated eventually.

Useful Life:
25 years

Remaining Life:
18 years



Best Case: \$ 8,000

Worst Case: \$ 8,000

Cost Source: Internet Research

Comp #: 664 Water Heater - Replace

Quantity: (1) Bradford White

Location: EPC Clubhouse - Building Exterior: Fire Sprinkler Closet (outside of the Women's Locker Room)

Funded?: Yes.

History: Replaced 2/2021 for \$7,275. Previously installed in 2014-15.

Comments: This is an electric, 119-gallon water heater. It is near new and in good condition. Due to high use, a lower life span is anticipated.

*Model: CEHD1203633LCF, Serial #TM44407947-77

Useful Life:
6 years

Remaining Life:
5 years



Best Case: \$ 7,600

Worst Case: \$ 7,600

Cost Source: Client Cost History

Comp #: 665 Water Softener - Replace

Quantity: (1) Softener System

Location: EPC Clubhouse - Building Exterior: Fire Sprinkler Closet (outside of the Women's Locker Room)

Funded?: Yes.

History: Installed in 2015-16 for \$5,111.

Comments: This softener was installed at some point after our site inspection during 2015. Appears to be in good condition.

*Serial #BR141604

Useful Life:
15 years

Remaining Life:
9 years



Best Case: \$ 6,100

Worst Case: \$ 6,100

Cost Source: Client Cost History

Comp #: 667 Fire Riser - Replace

Quantity: (1) Fire Riser

Location: EPC Clubhouse - Building Exterior: Fire Sprinkler Closet (outside of the Women's Locker Room)
Funded?: No. This component has an extended life span with no expectancy to replace. Repair and replace parts as a maintenance expense when needed.
History: Installed in 2014-15.
Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 668 Personnel Lift - Replace

Quantity: (1) Genie Runabout

Location: EPC Clubhouse - Building Exterior: Storage area with Solar Inverters (south side of the building)
Funded?: Yes.
History: Purchased in 2016 for \$14,841.
Comments: Single person scissor lift used to access high locations. Expected to be in good condition.
*Model: GR-20, Serial #GR16P-43398, Mfg date 5/13/2016

Useful Life:
30 years

Remaining Life:
25 years



Best Case: \$ 18,100

Worst Case: \$ 18,100

Cost Source: Client Cost History

EPC - CLUBHOUSE HVAC

Comp #: 670 HVAC Unit (CU1) - Replace**Quantity: (1) Carrier, 10-Ton**

Location: EPC Clubhouse - Building Exterior: equipment enclosure at north side of the building
Funded?: Yes.

History: Installed in 2014-15.

Comments: This is a split HVAC system. Replacement cost includes both the exterior condensing unit and the interior air handler.
Still appears to be in good shape.

*Model: 38AUQA12A, Serial #3014C91091, Mfg date 7/2014

Useful Life:
12 years

Remaining Life:
5 years



Best Case: \$ 17,000

Worst Case: \$ 17,000

Cost Source: AR Cost Database

Comp #: 670 HVAC Unit (CU2) - Replace**Quantity: (1) Carrier, 10-Ton**

Location: EPC Clubhouse - Building Exterior: equipment enclosure at north side of the building
Funded?: Yes.

History: Installed in 2014-15.

Comments: This is a split HVAC system. Replacement cost includes both the exterior condensing unit and the interior air handler.
Still appears to be in good shape.

*Model: 38AUQA12A, Serial #2914C90848, Mfg date 7/2014

Useful Life:
12 years

Remaining Life:
5 years



Best Case: \$ 17,000

Worst Case: \$ 17,000

Cost Source: AR Cost Database

Comp #: 670 HVAC Unit (CU3) - Replace

Quantity: (1) Carrier, 7.5-Ton

Location: EPC Clubhouse - Building Exterior: equipment enclosure at south side of the building

Funded?: Yes.

History: Installed in 2014-15.

Comments: This is a split HVAC system. Replacement cost includes both the exterior condensing unit and the interior air handler. Still appears to be in good shape.

*Model: 38AUQA08A, Serial #2414C94662, Mfg date 6/2014

Useful Life:
12 years

Remaining Life:
5 years



Best Case: \$ 12,800

Worst Case: \$ 12,800

Cost Source: AR Cost Database

Comp #: 670 HVAC Unit (CU4) - Replace

Quantity: (1) Carrier, 20-Ton

Location: EPC Clubhouse - Building Exterior: equipment enclosure at south side of the building

Funded?: Yes.

History: Installed in 2014-15.

Comments: This is a split HVAC system. Replacement cost includes both the exterior condensing unit and the interior air handler. Still appears to be in good shape.

*Model: 38AUQA25A, Serial #2614P45344, Mfg date 6/2014

Useful Life:
12 years

Remaining Life:
5 years



Best Case: \$ 32,000

Worst Case: \$ 32,000

Cost Source: AR Cost Database

Comp #: 670 HVAC Unit (CU5) - Replace

Quantity: (1) Carrier, 1.5-Ton

Location: EPC Clubhouse - Building Exterior: equipment enclosure at south side of the building

Funded?: Yes.

History: Installed in 2014-15.

Comments: This is a split HVAC system. Replacement cost includes both the exterior condensing unit and the interior air handler. Still appears to be in good shape.

*Model: 25HCD318A300, Serial #2914E00463, Mfg date 7/2014

Useful Life:
12 years

Remaining Life:
5 years



Best Case: \$ 4,800

Worst Case: \$ 4,800

Cost Source: AR Cost Database

Comp #: 670 HVAC Unit (CU6) - Replace

Quantity: (1) Carrier, 4-Ton

Location: EPC Clubhouse - Building Exterior: equipment enclosure at south side of the building

Funded?: Yes.

History: Installed in 2014-15.

Comments: This is a split HVAC system. Replacement cost includes both the exterior condensing unit and the interior air handler. Still appears to be in good shape.

*Model: 25HCD348A500, Serial #0714E17461, Mfg date 2/2014

Useful Life:
12 years

Remaining Life:
5 years



Best Case: \$ 8,000

Worst Case: \$ 8,000

Cost Source: AR Cost Database

Comp #: 670 HVAC Unit (CU7) - Replace

Quantity: (1) Carrier, 4-Ton

Location: EPC Clubhouse - Building Exterior: equipment enclosure at south side of the building

Funded?: Yes.

History: Installed in 2014-15.

Comments: This is a split HVAC system. Replacement cost includes both the exterior condensing unit and the interior air handler. Still appears to be in good shape.

*Model: 25HCD348A500, Serial #3214E02551, Mfg date 8/2014

Useful Life:
12 years

Remaining Life:
5 years



Best Case: \$ 8,000

Worst Case: \$ 8,000

Cost Source: AR Cost Database

Comp #: 670 HVAC Unit (CU8) - Replace

Quantity: (1) Carrier, 1-Ton

Location: EPC Clubhouse - Building Exterior: equipment enclosure at south side of the building

Funded?: Yes.

History: Installed in 2014-15.

Comments: This is a mini-split HVAC system. Replacement cost includes both the exterior condensing unit and the interior piece. Still appears to be in good shape.

*Model: 38GVQ012-3, Serial #0314V52688

Useful Life:
12 years

Remaining Life:
5 years



Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: AR Cost Database

EPC - CLUBHOUSE INTERIOR

Comp #: 674 Carpet Floor - Replace

Quantity: Approx 560 Sq Yds

Location: EPC Clubhouse - Building Interior: Lobby, Office behind Reception Desk, Fitness Center, Therapy Rooms 1 & 2
Funded?: Yes.

History: Installed in 2014-15.

Comments: Carpet is in fair condition. There are some minor stains and wear marks. Periodic replacement should be anticipated.

Useful Life:
10 years

Remaining Life:
3 years



Best Case: \$ 22,400

Worst Case: \$ 22,400

Cost Source: ARI Cost Database

Comp #: 675 Door Openers - Replace

Quantity: (2) Stanley Openers

Location: EPC Clubhouse - Building Interior: Lobby & Pool Access Doors

Funded?: Yes.

History: Installed in 2014-15.

Comments: Lobby doors have a double door opener, and the pool door has a single door opener. Both still appear to be in good condition.

Useful Life:
12 years

Remaining Life:
5 years



Best Case: \$ 7,000

Worst Case: \$ 7,000

Cost Source: ARI Cost Database

Comp #: 677 Bldg Interior - Remodel

Quantity: Floors, Lights, Cabinetry

Location: EPC Clubhouse - Building Interior

Funded?: Yes.

History: Installed in 2014-15.

Comments: Building interior is still clean and intact. No excessive wear or damage noted. Remodeling should be planned eventually to restore and update the appearance. This component funds to remodel by replacing ceramic and vinyl tile floors, rubber floors, reception desk, cabinetry, appliances, ~(62) assorted light fixtures, (3) industrial ceiling fans, (17) window blinds, plus painting.

Useful Life:
20 years

Remaining Life:
13 years



Best Case: \$ 130,000

Worst Case: \$ 130,000

Cost Source: ARI Cost Database

Comp #: 679 Bldg Interior - Repaint

Quantity: Approx 11,820 Sq Ft

Location: EPC Clubhouse - Building Interior

Funded?: No. Interior surfaces are touched-up and repainted by the maintenance staff as needed. Long-term repainting is included as part of the building remodel project.

History: Painted in 2014-15.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 680 Ceiling Tiles - Replace

Quantity: Approx 6,250 Sq Ft

Location: EPC Clubhouse - Building Interior (excludes locker rooms)

Funded?: Yes.

History: Installed in 2014-15.

Comments: Most locations in this building have suspended ceilings. These ceilings & tiles have a long life expectancy under normal circumstances. They do begin to look aged and dated over time. We recommend planning long-term replacement to eventually update and restore the appearance.

Useful Life:
40 years

Remaining Life:
33 years



Best Case: \$ 43,800

Worst Case: \$ 43,800

Cost Source: RS Means Commercial Renovation Cost Data Guide

Comp #: 682 Furniture & Equip - Replace

Quantity: Numerous Pieces

Location: EPC Clubhouse - Building Interior

Funded?: No. Social Club is responsible for replacement, so no Reserve funding has been allocated.

History: Purchased in 2014-15.

Comments: Furniture, televisions, fitness equipment, and the sound system belong to the Social Club.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 685 Locker Rooms - Remodel

Quantity: (2) Locker Rooms

Location: EPC Clubhouse - Building Interior: Locker Rooms

Funded?: Yes.

History: Installed in 2014-15.

Comments: Locker rooms are still clean and in good shape overall. This component funds to remodel by replacing the tile floors, tile walls, ceiling tiles, counters, laminate base cabinets, mirrors, sinks, sensor faucets & flush valves, toilets & stalls, urinals, showers faucets, light fixtures, plus repainting.

Useful Life:
20 years

Remaining Life:
13 years



Best Case: \$ 188,000

Worst Case: \$ 188,000

Cost Source: AR Cost Database

Comp #: 686 Saunas - Replace

Quantity: (2) Sunlighten mPulse

Location: EPC Clubhouse - Building Interior: Locker Rooms

Funded?: Yes.

History: Purchased in 2014-15 for \$17,196.

Comments: These sauna structures were purchased and are not built-in. Still looks clean and appears to be in good condition. Life span will vary depending on the level of use and maintenance. Replacement should be anticipated eventually. Treat repairs and parts replacement as an Operating expense, if needed.

Useful Life:
15 years

Remaining Life:
8 years



Best Case: \$ 22,000

Worst Case: \$ 22,000

Cost Source: Client Cost History

Comp #: 690 Fire Alarm Panel - Replace

Quantity: (1) Fike Panel

Location: EPC Clubhouse - Building Interior: Office behind the Reception Desk

Funded?: Yes.

History: Installed in 2014-15.

Comments: This fire alarm panel appears to be in good working condition. It should be professionally inspected and tested as required by local laws to ensure proper function.

Useful Life:
15 years

Remaining Life:
8 years



Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: ARI Cost Database

COMMUNITY CTR - EXTERIOR

Comp #: 700 Pole Lights - Replace

Quantity: (6) Pole Lights

Location: Community Center - Parking Lot

Funded?: No. These lights are owned by SRP, not the HOA, so no Reserve funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 701 Bollard Lights - Replace

Quantity: (24) Bollard Lights

Location: Community Center - Walkways around the Building Exterior

Funded?: Yes.

History: Installed in early 2006.

Comments: These lights are made of steel and are very sturdy. Good conditions were observed. Surfaces do look faded, and some rust spots were noted. Some of these lights are mounted next to grass and receive sprinkler exposure.

Useful Life:
25 years

Remaining Life:
9 years



Best Case: \$ 60,000

Worst Case: \$ 60,000

Cost Source: ARI Cost Database

Comp #: 702 BBQ Ramada - Replace

Quantity: (1) Ramada

Location: Community Center - Parking Lot

Funded?: No. BBQ Ramada structure consists of block columns and a metal roof. It has an extended life span with no expectancy to replace. Inspections and repairs should be addressed as a maintenance expense when needed.

History: Installed in 2009.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 703 Ramada BBQ's - Replace

Quantity: (4) BBQ Grills

Location: Community Center - Parking Lot

Funded?: No. Replacement will be addressed as either an Operating expense or by the Social Club.

History: Purchased in 2009 for ~\$9,700.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 705 Ramada Refrigerator - Replace

Quantity: (1) True Refrigerator

Location: Community Center - Parking Lot

Funded?: No. Replacement will be addressed as either an Operating expense or by the Social Club.

History:

Comments: Per the serial number, this refrigerator was manufactured in 1994. This is an old refrigerator that was used in the commercial kitchen, then moved to the BBQ Ramada.

*Model T-49, Serial #1235799

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 707 Walkway Deck - Resurface

Quantity: Approx 8,800 Sq Ft

Location: Community Center - Upper Walkways around the Building

Funded?: Yes.

History: Installed in 2005-06 as part of the building reconstruction project.

Comments: There was an initial problem with water intrusion, so a portion of the decks were re-leveled and sealed in June 2009 for \$37,846. Deck surfaces still appear to be in good condition. Some patched spots were noted. Combined cost with the seal/repair component accounts for the total estimated resurface budget.

Useful Life:
20 years

Remaining Life:
9 years



Best Case: \$ 78,800

Worst Case: \$ 78,800

Cost Source: ARI Cost Database

Comp #: 708 Walkway Deck - Seal/Repair

Quantity: Approx 8,800 Sq Ft

Location: Community Center - Upper Walkways around the Building

Funded?: Yes.

History: Sealed 9/2020-21 for \$17,100. Previously sealed/repared in mid-2015 for \$33,991, re-leveled & sealed 6/2009 for \$37,846.

Comments: Large deck area looks good. Appears to be well sealed and has decent texture.

Useful Life:
5 years

Remaining Life:
4 years



Best Case: \$ 18,000

Worst Case: \$ 18,000

Cost Source: Client Cost History

Comp #: 710 Exterior Lights - Replace

Quantity: Approx (93) Lights

Location: Community Center - Building Exterior

Funded?: Yes.

History: Installed in early 2006.

Comments: Quantity includes (19) large wall lights, (8) small wall lights, (42) large, round lights mounted at 1st floor ceilings, (15) recessed can lights, and (9) exit lights. Future replacement should be anticipated to update the lighting and appearance. Repair or replace individually as a maintenance expense if needed. Larger wall lights look faded, but there is no rust. Recessed fixtures look to be in fair condition as well.

Useful Life:
20 years

Remaining Life:
4 years



Best Case: \$ 23,600

Worst Case: \$ 23,600

Cost Source: ARI Cost Database

Comp #: 712 Doors - Replace

Quantity: (49) Assorted Doors

Location: Community Center - Building Exterior

Funded?: Yes.

History: Installed in early 2006.

Comments: Quantity includes (37) commercial quality, storefront style aluminum & glass doors and (12) steel closet-style doors. Long life expectancy. It is prudent to plan for eventual replacement. Individual replacements should be treated as an Operating expense.

Useful Life:
25 years

Remaining Life:
10 years



Best Case: \$ 113,000

Worst Case: \$ 113,000

Cost Source: RS Means Commercial Renovation Cost Data Guide

Comp #: 713 Windows - Replace

Quantity: Approx (193) Windows

Location: Community Center - Building Exterior

Funded?: Yes.

History: Installed in early 2006.

Comments: There are roughly (193) window sections with a surface area of ~3,627 sq ft. Windows are commercial/storefront quality with thick aluminum frames. Long life expectancy under normal circumstances. It is prudent to plan for replacement eventually.

Useful Life:
50 years

Remaining Life:
35 years



Best Case: \$ 215,000

Worst Case: \$ 215,000

Cost Source: RS Means Commercial Renovation Cost Data Guide

Comp #: 714 Bldg Exterior - Refurbish

Quantity: Approx 22,150 Sq Ft

Location: Community Center - Building Exterior

Funded?: Yes.

History: Painted in mid-2015 for ~\$33,000. Previously original from 2005-06.

Comments: This component funds to refurbish the building exterior by repairing and painting. Exterior walls are a mixture of stucco and block surfaces. Block surfaces with higher sun exposure look faded and discolored, plus some peeling was noted.

Useful Life:
8 years

Remaining Life:
1 years



Best Case: \$ 40,000

Worst Case: \$ 40,000

Cost Source: Client Cost History

Comp #: 715 Metal Surfaces - Repaint

Quantity: Approx 6,010 Sq Ft

Location: Community Center - Building Exterior: fascia, eaves, stairwells, and ~616 LF of rails (includes rails at the Annex)

Funded?: Yes.

History: Repainted 6/2018 for \$16,617. Previously painted in 2012 (cost is unknown), and then original from 2005-06.

Comments: Maintenance staff touches-up paint as needed. Metal rails were completely repainted by an outside company in 2012. It looks like the metal has been painted again since our 2015 inspection. Top surfaces are a little faded, but the rest of the metal looks pretty good overall.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$ 19,100

Worst Case: \$ 19,100

Cost Source: Client Cost History

Comp #: 716 Foam Roof - Replace

Quantity: Approx 5,310 Sq Ft

Location: Community Center - Building Roof

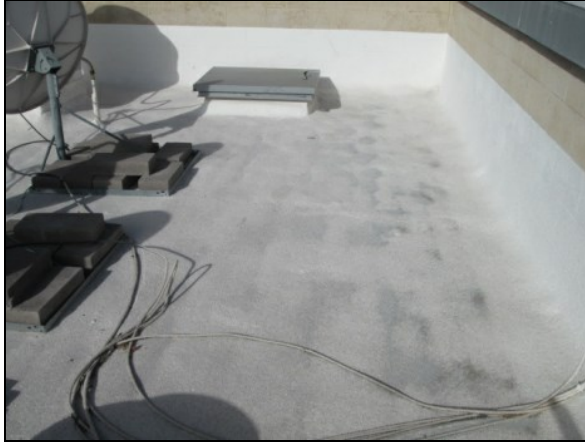
Funded?: Yes.

History: Installed in early 2006.

Comments: This roof still looks good overall. Several repairs were visible in the past. Life span is based on re-coating the roof periodically as required. Combined cost with the re-coat component accounts for the total estimated replacement budget.

Useful Life:
25 years

Remaining Life:
12 years



Best Case: \$ 19,700

Worst Case: \$ 19,700

Cost Source: ARI Cost Database

Comp #: 717 Foam Roof - Recoat

Quantity: Approx 5,310 Sq Ft

Location: Community Center - Building Roof

Funded?: Yes.

History: Re-coated 4/2019 for \$15,980.

Comments: Both upper and lower roofs look good. There are no bubbles, cracks, or exposed foam visible. This component budgets to re-coat at the end of the initial 10-year warranty and then every 5-years thereafter until replacement is needed.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$ 17,500

Worst Case: \$ 17,500

Cost Source: Client Cost History

Comp #: 718 Shingle Roof - Replace

Quantity: Approx 16,200 Sq Ft

Location: Community Center - Building Roof

Funded?: Yes.

History: Installed in early 2006.

Comments: Shingle roof appears to be in fair condition. Some granule loss and minor curling noted in spots. No significant issues observed, and no problems were reported.

Useful Life:
20 years

Remaining Life:
4 years



Best Case: \$ 113,400

Worst Case: \$ 113,400

Cost Source: ARI Cost Database

COMMUNITY CTR - HVAC

Comp #: 720 HVAC #1 - Replace

Quantity: (1) Trane, 3-Ton

Location: Community Center - ground level enclosure between the Parking Lot & Library
Funded?: Yes.

History: Replaced only the condenser in 2016 for \$3,601. Installed during 2005-06.

Comments: This is a split system HVAC. Replacement cost includes both the exterior condensing unit and the interior air handler.

*Model: 4TWA3036B4000AA, Serial #15072S1R4F, Mfg date 2/2015

Useful Life:
12 years

Remaining Life:
6 years



Best Case: \$ 7,700

Worst Case: \$ 7,700

Cost Source: AR Cost Database

Comp #: 721 HVAC #2 - Replace

Quantity: (1) Trane, 1.5-Ton

Location: Community Center - ground level enclosure between the Parking Lot & Library
Funded?: Yes.

History: Installed in 2005-06.

Comments: This is a split system HVAC. Replacement cost includes both the exterior condensing unit and the interior air handler. Unit looks aged and weathered.

*Model: 2TWB0018A1000AB, Serial #5084PHL4F, Mfg date 2/2005

Useful Life:
12 years

Remaining Life:
0 years



Best Case: \$ 4,800

Worst Case: \$ 4,800

Cost Source: AR Cost Database

Comp #: 722 HVAC #3 - Replace

Quantity: (1) Trane, 1.5-Ton

Location: Community Center - ground level enclosure between the Parking Lot & Library

Funded?: Yes.

History: Replaced in 2013. Previously installed in 2005-06.

Comments: This is a split system HVAC. Replacement cost includes both the exterior condensing unit and the interior air handler. Still in good condition.

*Model: 2TWB3018A1000CA, Serial #131256054F, Mfg date 3/2013

Useful Life:
12 years

Remaining Life:
4 years



Best Case: \$ 4,800

Worst Case: \$ 4,800

Cost Source: AR Cost Database

Comp #: 723 HVAC #4 - Replace

Quantity: (1) Day & Night, 4-Ton

Location: Community Center - ground level enclosure between the Parking Lot & Library

Funded?: Yes.

History: Replaced in 2019-20. Previously installed in 2005-06.

Comments: This is a split system HVAC. Replacement cost includes both the exterior condensing unit and the interior air handler. Still in good condition.

*Model: N4H448GLG101, Serial #E192625944, Mfg date 6/2019

Useful Life:
12 years

Remaining Life:
10 years



Best Case: \$ 8,600

Worst Case: \$ 8,600

Cost Source: AR Cost Database

Comp #: 724 HVAC #5 - Replace

Quantity: (1) Day & Night, 5-Ton

Location: Community Center - ground level enclosure between the Parking Lot & Billiards Room

Funded?: Yes.

History: Replaced in 2019-20. Previously installed in 2005-06.

Comments: This is a split system HVAC that services the Billiards Room. Replacement cost includes both the exterior condensing unit and the interior air handler. Still in good condition.

*Model: N4H460GLG101, Serial #E192205677, Mfg date 5/2019

Useful Life:
12 years

Remaining Life:
10 years



Best Case: \$ 10,000

Worst Case: \$ 10,000

Cost Source: AR Cost Database

Comp #: 725 HVAC #6 - Replace

Quantity: (1) Trane, 1.5-Ton

Location: Community Center - ground level enclosure between the Parking Lot & Billiards Room

Funded?: Yes.

History: Replaced 7/2014 for \$2,850. Previously installed in 2005-06.

Comments: This is a split system HVAC that services the Post Office. The 2014 replacement project only included the condenser, so future replacement will need to include the air handler too. Still looks fine and is expected to be in fair condition.

*Model: 2TWB3018A1000CA, Serial #14254T474F, Mfg date 6/2014

Useful Life:
12 years

Remaining Life:
5 years



Best Case: \$ 4,800

Worst Case: \$ 4,800

Cost Source: AR Cost Database

Comp #: 726 HVAC #7 - Replace

Quantity: (1) Trane, 1.5-Ton

Location: Community Center - ground level enclosure between the Parking Lot & Billiards Room

Funded?: Yes.

History: Installed in 2005-06.

Comments: This is a split system HVAC that services the Post Office. Replacement cost includes both the exterior condensing unit and the interior air handler. Looks aged and weathered.

*Model: 2TWB0018A1000AB, Serial #5055R6X4F, Mfg date 2/2005

Useful Life:
12 years

Remaining Life:
0 years



Best Case: \$ 4,800

Worst Case: \$ 4,800

Cost Source: AR Cost Database

Comp #: 727 HVAC #8 - Replace

Quantity: (1) Trane, 5-Ton

Location: Community Center - ground level enclosure between the Parking Lot & Billiards Room

Funded?: Yes.

History: Replaced in 2016 for \$4,181. Previously installed in 2005-06.

Comments: This is a split system HVAC that services the Billiards Room. Replacement cost includes both the exterior condensing unit and the interior air handler. Still intact and in fair condition.

*Model: 4TWA3060B4000AA, Serial #15424UJN4F, Mfg date 10/2015

Useful Life:
12 years

Remaining Life:
6 years



Best Case: \$ 10,000

Worst Case: \$ 10,000

Cost Source: AR Cost Database

Comp #: 728 HVAC #9 - Replace

Quantity: (1) Daikin, 1-Ton

Location: Community Center - ground level at the Dish Network equipment room, behind the BBQ Ramada

Funded?: Yes.

History: Replaced in 2017-18 for \$3,400. Previously installed 7/2013 for \$2,500.

Comments: This mini-split HVAC was added for the Dish Network equipment room. Still looks new and is expected to be in good condition.

*Model: RXN24NMVJU, Serial #G009865, Mfg date 11/2016

Useful Life:
10 years

Remaining Life:
6 years



Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: Client Cost History

Comp #: 729 HVAC AHU1 - Replace

Quantity: (1) Trane, 27.5-Ton

Location: Community Center - Rooftop at the Center Roof

Funded?: Yes.

History: Replaced in 2019-20. Previously installed in 2005-06.

Comments: This is a large, packaged rooftop air conditioner with electric cooling and gas heat. Good condition.

*Model: YCH330B4LV1A1CC1A, Serial #C19E03316, Mfg date 6/2019

Useful Life:
12 years

Remaining Life:
10 years



Best Case: \$ 48,000

Worst Case: \$ 48,000

Cost Source: RS Means Mechanical Cost Data Guide

Comp #: 730 HVAC AHU2 - Replace

Quantity: (1) Trane, 27.5-Ton

Location: Community Center - Rooftop at the Center Roof

Funded?: Yes.

History: Replaced in 2019-20. Previously installed in 2005-06.

Comments: This is a large, packaged rooftop air condition with electric cooling and gas heat. Good condition.

*Model: YCH330B4LV1A1CC1A, Serial #C19E03315, Mfg date 6/2019

Useful Life:
12 years

Remaining Life:
10 years



Best Case: \$ 48,000

Worst Case: \$ 48,000

Cost Source: RS Means Mechanical Cost Data Guide

Comp #: 731 HVAC AHU3 - Replace

Quantity: (1) Trane, 10-Ton

Location: Community Center - Rooftop at the Center Roof

Funded?: Yes.

History: Replaced in 2019-20. Previously installed in 2005-06.

Comments: This is a packaged HVAC system. Still looks newer and is expected to be in good condition.

*Model: YSC120H4RLA, Serial #192012966L, Mfg date 5/2019

Useful Life:
12 years

Remaining Life:
10 years



Best Case: \$ 21,000

Worst Case: \$ 21,000

Cost Source: RS Means Mechanical Cost Data Guide

Comp #: 732 HVAC AHU4 - Replace

Quantity: (1) Trane, 10-Ton

Location: Community Center - Rooftop at the Center Roof

Funded?: Yes.

History: Replaced in 2019-20. Previously installed in 2005-06.

Comments: This is a packaged HVAC system. Still looks newer and is expected to be in good condition.

*Model: YSC120H4RLA, Serial #192012854L, Mfg date 5/2019

Useful Life:
12 years

Remaining Life:
10 years



Best Case: \$ 21,000

Worst Case: \$ 21,000

Cost Source: RS Means Mechanical Cost Data Guide

Comp #: 733 HVAC AHU5 - Replace

Quantity: (1) Trane, 10-Ton

Location: Community Center - Rooftop at the Center Roof

Funded?: Yes.

History: Replaced in 2019-20. Previously installed in 2005-06.

Comments: This is a packaged HVAC system. Still looks newer and is expected to be in good condition.

*Model: YSC120H4RLA, Serial #192012856L, Mfg date 5/2019

Useful Life:
12 years

Remaining Life:
10 years



Best Case: \$ 21,000

Worst Case: \$ 21,000

Cost Source: RS Means Mechanical Cost Data Guide

Comp #: 734 HVAC AHU6 - Replace

Quantity: (1) Trane, 10-Ton

Location: Community Center - Rooftop at the Center Roof

Funded?: Yes.

History: Replaced in 2019-20. Previously installed in 2005-06.

Comments: This is a packaged HVAC system. Still looks newer and is expected to be in good condition.

*Model: YSC120H4RLA, Serial #192012853L, Mfg date 5/2019

Useful Life:
12 years

Remaining Life:
10 years



Best Case: \$ 21,000

Worst Case: \$ 21,000

Cost Source: RS Means Mechanical Cost Data Guide

Comp #: 735 HVAC AHU7 - Replace

Quantity: (1) Trane, 10-Ton

Location: Community Center - Rooftop at the Center Roof

Funded?: Yes.

History: Replaced in 2020. Previously installed in 2005-06.

Comments: This is a packaged HVAC system. Still looks newer and is expected to be in good condition.

*Model: YSC120H4RLA, Serial #192012855L, Mfg date 5/2019

Useful Life:
12 years

Remaining Life:
10 years



Best Case: \$ 21,000

Worst Case: \$ 21,000

Cost Source: RS Means Mechanical Cost Data Guide

Comp #: 736 HVAC AHU8 - Replace

Quantity: (1) Trane, 12.5-Ton

Location: Community Center - Rooftop at the Center Roof

Funded?: Yes.

History: Replaced in 2019-20. Previously installed in 2005-06.

Comments: This is a packaged HVAC system. Still looks newer and is expected to be in good condition.

*Model: YSH150G4RLA, Serial #192110435D, Mfg date 5/2019

Useful Life:
12 years

Remaining Life:
10 years



Best Case: \$ 25,500

Worst Case: \$ 25,500

Cost Source: RS Means Mechanical Cost Data Guide

Comp #: 737 HVAC AHU9 - Replace

Quantity: (1) Trane, 7.5-Ton

Location: Community Center - Rooftop at the Lower Roof

Funded?: Yes.

History: Replaced in 2019-20. Previously installed in 2005-06.

Comments: This is a packaged HVAC system. Still looks newer and is expected to be in good condition.

*Model: YSC090H4RLA03D, Serial #192013459L, Mfg date 5/2019

Useful Life:
12 years

Remaining Life:
10 years



Best Case: \$ 15,800

Worst Case: \$ 15,800

Cost Source: RS Means Mechanical Cost Data Guide

Comp #: 738 Mini-Split HVAC #1 - Replace

Quantity: (1) Mitsubishi, 2-Ton

Location: Community Center - Rooftop at the Lower Roof

Funded?: Yes.

History: Replaced 3/2021 for \$4,900. Previously installed in 2005-06.

Comments: This is a ductless mini-split air conditioner (cooling only) for the front elevator's equipment room. It looks new and is in good condition.

*Model: MUZ-HM24NA, Serial #9004760T, Mfg date 12/2019

Useful Life:
12 years

Remaining Life:
11 years



Best Case: \$ 5,100

Worst Case: \$ 5,100

Cost Source: Client Cost History

Comp #: 739 Mini-Split HVAC #2 - Replace

Quantity: (1) Daikin, 2-Ton

Location: Community Center - Rooftop at the Lower Roof

Funded?: Yes.

History: Replaced 6/2015 for \$3,700. Previously installed in 2005-06.

Comments: This is a ductless mini-split air conditioner (cooling only) for the fire alarm room. The previous unit failed sooner than expected, so HOA received a \$700 discount on replacement. Unit looks a little weather but still in fair condition.

*Model: RXN24NMVJU, Serial #G001018, Mfg date 3/2015

Useful Life:
12 years

Remaining Life:
5 years



Best Case: \$ 5,100

Worst Case: \$ 5,100

Cost Source: Client Cost History

Comp #: 740 Mini-Split HVAC #3 - Replace

Quantity: (1) Daikin, 2-Ton

Location: Community Center - Rooftop at the north side of the building, above the elevator

Funded?: Yes.

History: Replaced in 2019-20. Previously installed in 2005-06.

Comments: This is a ductless mini-split air conditioner (cooling only) for the rear elevator's equipment room. It is newer but exterior surfaces are already fading.

*Model: RZQ24TAVJU, Serial #F001374, Mfg date 4/2019

Useful Life:
12 years

Remaining Life:
10 years



Best Case: \$ 5,100

Worst Case: \$ 5,100

Cost Source: Client Cost History

Comp #: 743 Walk-In HVAC #1 - Replace

Quantity: (1) Russell, 3.5-Ton

Location: Community Center - Rooftop at the Lower Roof

Funded?: Yes.

History: Installed in 2005-06.

Comments: This condensing unit is for the walk-in cooler in the commercial kitchen. It is like a split HVAC system with the evaporator inside the cooler, and the condensing unit mounted on the roof. This component funds to replace both the interior and exterior pieces together. Unit is older, but still working.

*Model: RIH151H22-E, Serial #W05G30196301001

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 10,300

Worst Case: \$ 10,300

Cost Source: AR Cost Database

Comp #: 744 Walk-In HVAC #2 - Replace

Quantity: (1) Russell, 3.5-Ton

Location: Community Center - Rooftop at the Lower Roof

Funded?: Yes.

History: Installed in 2005-06.

Comments: This condensing unit is for the walk-in cooler in the commercial kitchen. It is like a split HVAC system with the evaporator inside the cooler, and the condensing unit mounted on the roof. This component funds to replace both the interior and exterior pieces together. Unit is older, but still working.

*Model: RIH215L44-E, Serial #W05G30196303001

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 10,300

Worst Case: \$ 10,300

Cost Source: AR Cost Database

Comp #: 745 Evaporative Cooler - Replace

Quantity: (1) Aero Cool

Location: Community Center - Rooftop at the Lower Roof

Funded?: Yes.

History: Replaced in 2019-20. Previously installed in 2005-06.

Comments: This is a large evaporative cooler. It is newer and in good condition.

*Model: WS100A, Serial #2704203, Mfg date 7/15/2019

Useful Life:
12 years

Remaining Life:
10 years



Best Case: \$ 6,000

Worst Case: \$ 6,000

Cost Source: AR Cost Database

Comp #: 748 Exhaust Fans - Replace

Quantity: (6) Cook Fans

Location: Community Center - Rooftop

Funded?: No. There is no expectancy to replace all of these fans at the same time. Individual costs are below the Reserve threshold. Recommend replacing as needed with Operating funds.

History: Installed in 2005-06.

Comments: Quantity includes (2) 2-HP, (1) 1/2-HP, (2) 1/3-HP, and (1) small unit.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

COMMUNITY CTR - INTERIOR

Comp #: 750 Carpet Floor - Replace**Quantity: Approx 915 Sq Yds**

Location: Community Center - Library, Mohave Room, Billiards Room, 2nd Floor Walkways

Funded?: Yes.

History: Replaced 8/2016 for \$30,407. Previously installed in early 2006.

Comments: The carpet receives heavy foot traffic in some areas. Although newer, some wear and visible seams noted.

Useful Life:
10 yearsRemaining Life:
5 years

Best Case: \$ 37,000

Worst Case: \$ 37,000

Cost Source: Client Cost History

Comp #: 752 Door Openers - Replace**Quantity: (3) Horton Automatics**

Location: Community Center - Lobby, Post Office & Ballroom

Funded?: Yes.

History: Installed in early 2006.

Comments: Handicap door openers are still functional and appear to be in fair condition.

Useful Life:
12 yearsRemaining Life:
2 years

Best Case: \$ 7,000

Worst Case: \$ 7,000

Cost Source: ARI Cost Database

Comp #: 754 Interior Lights - Replace

Quantity: Approx (455) Lights

Location: Community Center - Building Interior

Funded?: No. HOA plans to repair and replace lights individually as needed with Operating funds, so no Reserve funding has been allocated as requested.

History: Installed in early 2006.

Comments: Quantity includes (212) 4', 4-bulb fluorescent lights, (7) 4', 2-bulb fluorescent lights, (16) 24' fluorescent lights, (185) recessed can lights, (3) track lights, (6) wall lights, (2) chandeliers, and (24) exit lights.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 756 Bldg Interior - Remodel

Quantity: Floors & Blinds

Location: Community Center - Building Interior

Funded?: Yes.

History: Installed in early 2006.

Comments: This component funds an allowance for interior remodeling. Projects include replacing ceramic and vinyl tile flooring, (108) window blinds, plus painting. Interior is still clean and in good shape overall. Remodeling should be planned eventually to restore and update the appearance.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 196,000

Worst Case: \$ 196,000

Cost Source: ARI Cost Database

Comp #: 757 Bldg Interior - Repaint

Quantity: Approx 36,000 Sq Ft

Location: Community Center - Building Interior: walls, ceilings & metal railing

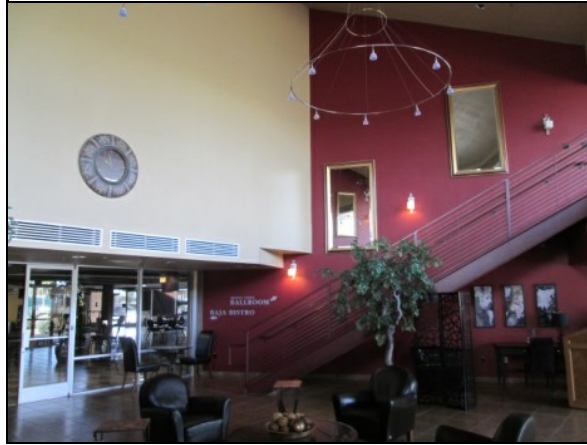
Funded?: No. Interior surfaces are touched-up and repainted by the maintenance staff as needed. Long-term repainting is included as part of the building remodel project.

History: Painted in early 2006.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 758 Ceiling Tiles - Replace

Quantity: Approx 28,600 Sq Ft

Location: Community Center - Building Interior (excludes kitchen area)

Funded?: Yes.

History: Installed in early 2006.

Comments: Many of the ceilings have either suspended ceilings or just ceiling tiles. These tiles have a long life expectancy under normal circumstances. We recommend planning long-term replacement to eventually update and restore the appearance. They do begin to look aged and dated over time and have some visible stains.

Useful Life:
40 years

Remaining Life:
25 years



Best Case: \$ 200,000

Worst Case: \$ 200,000

Cost Source: RS Means Commercial Renovation Cost Data Guide

Comp #: 760 Mailboxes - Replace

Quantity: (50) 35-Box Clusters

Location: Community Center - Post Office

Funded?: Yes.

History: Installed in early 2006.

Comments: The mailboxes are still in good condition. No signs of wear or damage. Long life expectancy under normal circumstances.

Useful Life:
40 years

Remaining Life:
24 years



Best Case: \$ 214,200

Worst Case: \$ 214,200

Cost Source: Internet Research

Comp #: 761 Furniture & Equip - Replace

Quantity: Numerous Pieces

Location: Community Center - Interior Rooms & Exterior Patios

Funded?: No. Social Club is responsible for replacement, so no Reserve funding has been allocated.

History:

Comments: Furniture, televisions, video projectors, billiards tables & lights belong to the Social Club.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 763 Restrooms - Remodel

Quantity: (6) Restrooms

Location: Community Center - Building Interior: (2) in the Lobby, (2) in the Post Office & (2) outside of the Ballroom

Funded?: Yes.

History: Installed in early 2006.

Comments: Restrooms are still clean and in good condition. Remodeling includes replacement of the tile floors & walls, laminate counters, sinks, faucets, toilets, partitions, lights, etc.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 140,000

Worst Case: \$ 140,000

Cost Source: ARI Cost Database

Comp #: 764 Water Heaters - Replace

Quantity: (1) Bradford, (1) State

Location: Community Center - Maintenance closets next to the Ballroom Restrooms

Funded?: No. These are small, relatively inexpensive water heaters. Cost is below the Reserve expense threshold, so no Reserve funding has been allocated.

History: Replaced at Men's side in 2018-19 for \$2,459.

Comments: *Men's side - Bradford White: 28-gallon

*Women's side - State: 30-gallon

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 766 Ballroom Floor - Replace

Quantity: Approx 10,000 Sq Ft

Location: Community Center - Ballroom on the 2nd Floor

Funded?: Yes.

History: Installed in early 2006.

Comments: Wood ballroom floor still looks good with no visible issues. This room is used all of the time during peak season. Long life expectancy if well maintained.

Useful Life:
30 years

Remaining Life:
14 years



Best Case: \$ 140,000

Worst Case: \$ 140,000

Cost Source: RS Means Commercial Renovation Cost Data Guide

Comp #: 767 Ballroom Floor - Refinish

Quantity: Approx 10,000 Sq Ft

Location: Community Center - Ballroom on the 2nd Floor

Funded?: No. Floor is waxed annually as a maintenance project, so periodic refinishing is reportedly not needed.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 768 Ballroom Equipment - Replace

Quantity: Numerous Pieces

Location: Community Center - Ballroom on the 2nd Floor

Funded?: No. Social Club is responsible for replacement, so no Reserve funding has been allocated.

History:

Comments: Ballroom drapes, sound system, and stage lighting are owned by the Social Club.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 769 Ballroom Ice Machine - Replace

Quantity: (1) Manitowoc

Location: Community Center - Ballroom on the 2nd Floor: backstage storage room

Funded?: No. HOA plans to replace as needed with Operating funds, so no Reserve funding has been allocated.

History: Purchased around 2003.

Comments: *Model: QD0602A, Serial #030364867

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 770 Ballroom Refrigerator - Replace

Quantity: (1) McCall

Location: Community Center - Ballroom on the 2nd Floor: backstage storage room

Funded?: No. HOA plans to replace as needed with Operating funds, so no Reserve funding has been allocated.

History: Purchased around 1999.

Comments: *Model: 7-7070T, Serial #S-746436, Mfg date 3/1999

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 772 Elevator Cabs - Remodel

Quantity: (2) Cabs

Location: Community Center - Elevator Interiors

Funded?: Yes.

History: Installed & remodeled in early 2006.

Comments: The rear cab was installed new in 2005-06. The front cab was existing but remodeled in early 2006. Interiors still look clean with no major wear. Good to fair condition overall.

Useful Life:
20 years

Remaining Life:
4 years



Best Case: \$ 30,000

Worst Case: \$ 30,000

Cost Source: AR Cost Database

Comp #: 773 Elevator #1 Equip - Modernize

Quantity: (1) Otis, 2-Stop

Location: Community Center - Equipment Room: adjacent to front entrance on north side of the building

Funded?: Yes.

History: Installed in 1997, but it was repaired in 2005-06 for the new Community Center.

Comments: Still appears to be in good working condition. Modernization involves replacement of the controller, door equipment, and push button fixtures.

*Model: ABA21241K1, Serial #1739730, date code 97-07-24

Useful Life:
30 years

Remaining Life:
6 years



Best Case: \$ 80,000

Worst Case: \$ 80,000

Cost Source: Past Research with Otis Elevator (602-722-0787)

Comp #: 774 Elevator #2 Equip - Modernize

Quantity: (1) Otis, 2-Stop

Location: Community Center - Equipment Room: adjacent to rear entrance on south side of the building

Funded?: Yes.

History: Installed in early 2006.

Comments: This elevator system is functional, and still in good condition.

*Model: ABA21241U, Serial #34770532, Mfg date 7/28/2005

Useful Life:
30 years

Remaining Life:
14 years



Best Case: \$ 80,000

Worst Case: \$ 80,000

Cost Source: Past Research with Otis Elevator (602-722-0787)

Comp #: 776 Fire Riser - Replace

Quantity: (1) Riser

Location: Community Center - FACP Room/Closet outside of the Commercial Kitchen

Funded?: No. This component has an extended life span with no expectancy to replace. Repair and replace parts as a maintenance expense when needed.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 777 Fire Alarm Panel - Replace

Quantity: (1) Gamewell

Location: Community Center - FACP Room/Closet outside of the Commercial Kitchen

Funded?: Yes.

History: Replaced in 2016-17 for \$15,094. Previously replaced in 2014 for ~\$7,000, and originally installed in 2006.

Comments: This fire alarm panel appears to be in good working condition. It should be professionally inspected and tested as required by local laws to ensure proper function.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 18,000

Worst Case: \$ 18,000

Cost Source: Client Cost History

Comp #: 778 Phone System - Replace

Quantity: (1) Toshiba CTX100

Location: Community Center - Dish Network Room outside of the Commercial Kitchen

Funded?: Yes.

History: Installed in early 2006 for ~\$12,005.

Comments: Replacement of this system includes all of the phones in each building. No problems have been reported, but system is getting older.

*Model: CHSUB112A

Useful Life:
14 years

Remaining Life:
0 years



Best Case: \$ 18,000

Worst Case: \$ 18,000

Cost Source: Client Cost History

COMMUNITY CTR - KITCHEN

Comp #: 780 Kitchen - Remodel

Quantity: (1) Kitchen

Location: Community Center - Commercial Kitchen

Funded?: Yes.

History: Installed in early 2006.

Comments: The kitchen area is still in good to fair condition. Stainless steel counters and sinks have a long life expectancy under normal circumstances. This component funds to replace the tile floor, vinyl floor in the storage rooms, cabinetry, ceiling tiles, and light fixtures.

Useful Life:
25 years

Remaining Life:
9 years



Best Case: \$ 67,000

Worst Case: \$ 67,000

Cost Source: ARI Cost Database

Comp #: 782 Kitchen Equipment - Replace

Quantity: (16) Pieces

Location: Community Center - Commercial Kitchen

Funded?: No. HOA plans to replace as needed with Operating funds, so no Reserve funding has been allocated.

History: Installed in 2005-06.

Comments: Previous inventory of equipment included (4) APW Wyott food servers, (1) Vulcan range, (3) Rankin-Delux griddles, (1) Southbend tilting skillet, (1) Vulcan convection oven, (1) Frymaster deep fryer, (1) Alto-Shaam slow cooker, (1) Royalton heated cabinet, (1) Hobart mixer, (2) Hobart meat slicers.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 784 Hood & Ansul Systems - Replace

Quantity: (2) Piranha Systems

Location: Community Center - Commercial Kitchen

Funded?: Yes.

History: Installed in 2005-06.

Comments: There are (2) Vent-Matic exhaust hoods and (2) Piranha fire suppression systems. Tanks need to be hydro tested every 12-years and that would be a maintenance expense. Replacement funding has been included at the HOA's request.

Useful Life:
25 years

Remaining Life:
9 years



Best Case: \$ 32,000

Worst Case: \$ 32,000

Cost Source: Past Estimate Provided by Client

Comp #: 785 Ice Machine - Replace

Quantity: (1) Ice-O-Matic

Location: Community Center - Commercial Kitchen

Funded?: No. HOA plans to replace as needed with Operating funds, so no Reserve funding has been allocated.

History: Installed in 2005-06.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 786 Walk-In Cooler - Replace

Quantity: (1) Thermal Rite

Location: Community Center - Commercial Kitchen

Funded?: No. This component has an extended life span with no expectancy to replace.

History: Installed in 2006.

Comments: This is a permanently installed walk-in refrigerator and freezer. It was manufactured in 2005 and placed in service during 2006.

*Model: TR3678, Serial #25124, 12,950 BTU

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 787 Walk-In Evaporators - Replace

Quantity: (2) Russell Evaporators

Location: Community Center - Commercial Kitchen (inside the walk-in refrigerator & freezer)

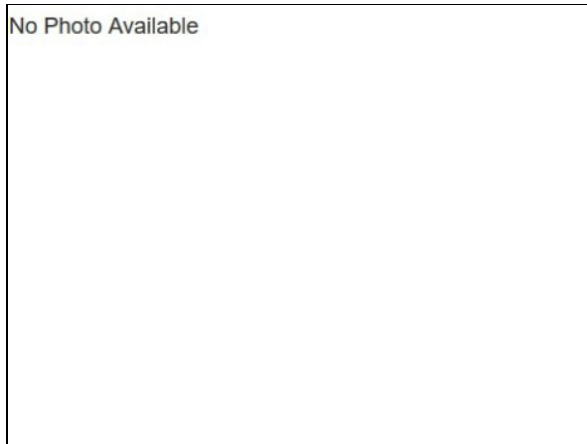
Funded?: No. Evaporators are part of the walk-in cooling system. Replacement funding is included with the condensers under components #743 & 744.

History: Installed in 2006.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 790 Dishwasher - Replace

Quantity: (1) Jackson

Location: Community Center - Commercial Kitchen

Funded?: No. HOA plans to replace as needed with Operating funds, so no Reserve funding has been allocated.

History: Installed in 2006.

Comments: *Model: Tempstar HH, Serial #05F9823

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 791 Food Disposers - Replace

Quantity: (2) Salvajor

Location: Community Center - Commercial Kitchen

Funded?: No. HOA plans to replace as needed with Operating funds, so no Reserve funding has been allocated.

History: Installed in 2006.

Comments: *(1) 3-HP: Model 300, Serial #39583

*(1) 1.5-HP: Model 150, Serial #156651

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 793 Air Curtains - Replace

Quantity: (3) Berner: 3' & 5'

Location: Community Center - Commercial Kitchen, plus (1) additional unit at backstage door on the 2nd floor

Funded?: No. Individual costs are below the Reserve expense threshold. Recommend replacing as needed with Operating funds.

History: Installed in 2006.

Comments: Air curtains are mounted over exterior access doors.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 794 Water Heater - Replace

Quantity: (1) A.O. Smith, 100-Gal.

Location: Community Center - Commercial Kitchen: Storage Room adjacent to the Chef's Office

Funded?: Yes.

History: Replaced 7/2009 for \$7,397. Previously installed in 2006.

Comments: Heater appears to be in fair condition. Some rust noted around bottom of the tank. It should be nearing time to replace.

*Model BTH 199 100, Serial #0921M000678, 199,000 BTU

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 11,300

Worst Case: \$ 11,300

Cost Source: Internet Research

Comp #: 796 Water Softener - Replace

Quantity: (1) Rayne Water Condition

Location: Community Center - Commercial Kitchen: Storage Room adjacent to the Chef's Office

Funded?: Yes.

History: Replaced in 2016-17 for \$6,295. Previously installed 1/2009 for \$11,242.

Comments: Newer unit that appears to be in good condition.

*Model: Q0920JEA017, Size: 2465, Mfg date 11/20/2016

Useful Life:
15 years

Remaining Life:
10 years



Best Case: \$ 7,500

Worst Case: \$ 7,500

Cost Source: Client Cost History

ANNEX BUILDING - EXTERIOR

Comp #: 800 Exterior Lights - Replace

Quantity: (32) Light Fixtures

Location: Annex Building - Exterior

Funded?: No. HOA plans to replace as needed with Operating funds, so no Reserve funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 801 Doors - Replace

Quantity: (28) Assorted Doors

Location: Annex Building - Exterior

Funded?: Yes.

History: Age is unknown.

Comments: Quantity includes (14) commercial quality, storefront style aluminum & glass doors, (10) steel closet-style doors, and (4) wood restroom doors. These are older doors, but actual age is unknown. Still appear to be in fair condition. Long life expectancy. It is prudent to plan for eventual replacement. Individual replacements should be treated as an Operating expense.

Useful Life:
25 years

Remaining Life:
10 years



Best Case: \$ 58,000

Worst Case: \$ 58,000

Cost Source: ARI Cost Database

Comp #: 802 Windows - Replace

Quantity: Approx (25) Windows

Location: Annex Building - Exterior

Funded?: Yes.

History: Age is unknown.

Comments: There are roughly (25) window sections with a surface area of ~213 sq ft. Windows appear to be older. They are residential quality with aluminum frames. Long life expectancy under normal circumstances. It is prudent to plan for replacement eventually.

Useful Life:
50 years

Remaining Life:
10 years



Best Case: \$ 16,000

Worst Case: \$ 16,000

Cost Source: ARI Cost Database

Comp #: 803 Metal Surfaces - Repaint

Quantity: Approx 220 LF

Location: Annex Building - Exterior: Walkway & Stair Rails

Funded?: No. Painting is included with metal surfaces under the Community Center - Exterior chapter of this report.

History: Painted around 2012. Previously painted in 2007 with the stucco.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 804 Bldg Exterior - Refurbish

Quantity: Approx 16,810 Sq Ft

Location: Annex Building - Exterior

Funded?: Yes.

History: Age is unknown. Previously painted in 2007 for \$11,376 (cost included metal, wood & interior surfaces).

Comments: Exterior has been repainted since 2007, but we do not know when. Paint is still in fair condition. Some faded spots were visible. Repair and repaint periodically to maintain appearance and protect surfaces. Cycle with the Community Center Clubhouse, if possible.

Useful Life:
8 years

Remaining Life:
1 years



Best Case: \$ 17,000

Worst Case: \$ 17,000

Cost Source: Client Cost History

Comp #: 805 Wood Trim - Repaint

Quantity: Approx 840 Sq Ft

Location: Annex Building - Exterior: Fascia & Siding

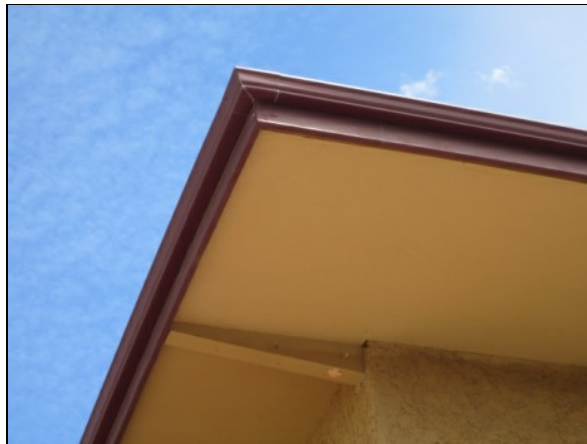
Funded?: No. Cost is below the Reserve expense threshold, so no Reserve funding has been allocated. Painting is included with the building exterior. Touch-ups or repainting should be done by the maintenance staff or paid as an Operating expense.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 810 Foam Roof - Replace

Quantity: Approx 6,240 Sq Ft

Location: Annex Building - Rooftop

Funded?: Yes.

History: Replaced in 2009 for \$31,706. Previous age was unknown.

Comments: The 2009 cost was higher than expected at that time. Old roof had a lot of bumps and bubbles in the surface, so replacement cost may have included a lot of new wood sheets. Roof still looks good. No major cracks, blisters, etc. Life span is based on re-coating the roof periodically as required. Combined cost with the re-coat component accounts for the total estimated replacement budget.

Useful Life:
25 years

Remaining Life:
15 years



Best Case: \$ 23,100

Worst Case: \$ 23,100

Cost Source: ARI Cost Database

Comp #: 811 Foam Roof - Recoat

Quantity: Approx 6,240 Sq Ft

Location: Annex Building - Rooftop

Funded?: Yes.

History:

Comments: We expect the initial roof application had a 10-year warranty, which has expired. This component budgets to re-coat at the end of 10-years and then every 5-years thereafter until replacement is needed again. Roof still appears to be in decent shape. There was no exposed foam or worn spots. Based on age, re-coating should be planned in the near future.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 20,600

Worst Case: \$ 20,600

Cost Source: Client Cost History (2019 at the Community Center)

Comp #: 812 Roof Rail - Replace

Quantity: Approx 54 LF

Location: Annex Building - Rooftop

Funded?: Yes.

History: New install in 2019.

Comments: This is a 3' tall metal rail that was added around opening in the center of this building's roof. It is newer and in good condition. Repaint periodically to protect the metal. Long life span anticipated at this location.

Useful Life:
30 years

Remaining Life:
28 years



Best Case: \$ 3,000

Worst Case: \$ 3,000

Cost Source: ARI Cost Database

Comp #: 813 HVAC Screens - Replace

Quantity: Approx 210 LF

Location: Annex Building - Rooftop

Funded?: Yes.

History: Age is unknown.

Comments: These are 3' tall wood picket fences built around the HVAC units. Screens appear to be original from the 1970's. Wood is old, brittle, and falling apart. Recommend planning to replace in the near future. Board can opt to just remove this wood or have the maintenance staff rebuild the screens in-house.

Useful Life:
30 years

Remaining Life:
0 years



Best Case: \$ 6,500

Worst Case: \$ 6,500

Cost Source: ARI Cost Database

Comp #: 814 HVAC #1 - Replace

Quantity: (1) Goodman, 5-Ton

Location: Annex Building - Rooftop

Funded?: Yes.

History: Replaced in 2011-12 for \$5,700. Previously replaced in 2004.

Comments: This split system HVAC services the Music Room. Still in fair condition. The previous unit failed sooner than expected. Replacement cost includes both the exterior condensing unit and the interior air handler.

*Model: GSZ130603AB, Serial #1109266682

Useful Life:
15 years

Remaining Life:
6 years



Best Case: \$ 10,000

Worst Case: \$ 10,000

Cost Source: RS Means Mechanical Cost Data Guide

Comp #: 815 HVAC #2 - Replace

Quantity: (1) Day & Night, 5-Ton

Location: Annex Building - Rooftop

Funded?: Yes.

History: Replaced 9/2019 for \$6,300. Previously replaced around 1996.

Comments: This is a split system HVAC. It is a newer unit and in good condition. Replacement cost includes both the exterior condensing unit and the interior air handler.

*Model: N4H460GHG101, Serial #E193500491, Mfg date 8/2019

Useful Life:
15 years

Remaining Life:
13 years



Best Case: \$ 10,000

Worst Case: \$ 10,000

Cost Source: RS Means Mechanical Cost Data Guide

Comp #: 816 HVAC #3 - Replace

Quantity: (1) Day & Night, 5-Ton

Location: Annex Building - Rooftop

Funded?: Yes.

History: Replaced in 2017-18. Installed around 1996.

Comments: This is a split system HVAC. It is a newer unit and in good condition. Replacement cost includes both the exterior condensing unit and the interior air handler.

*Model: N4H460GHG101, Serial #E173201896, Mfg date 8/2017

Useful Life:
15 years

Remaining Life:
11 years



Best Case: \$ 10,000

Worst Case: \$ 10,000

Cost Source: RS Means Mechanical Cost Data Guide

Comp #: 817 HVAC #4 - Replace

Quantity: (1) Carrier, 3-Ton

Location: Annex Building - Rooftop

Funded?: Yes.

History: Replaced 1/2019 for \$7,852. Previously replaced around 1999.

Comments: This is a packaged HVAC system. Newer unit that appears to be in good condition.

*Model: RHX036H, Serial #C184383683

Useful Life:
15 years

Remaining Life:
12 years



Best Case: \$ 8,500

Worst Case: \$ 8,500

Cost Source: Client Cost History

Comp #: 818 HVAC #5 - Replace

Quantity: (1) Goodman, 5-Ton

Location: Annex Building - Rooftop

Funded?: Yes.

History: Replaced 7/2010. Previous age was unknown.

Comments: This is a packaged HVAC system. It looks weathered. Still assumed to be in fair condition.

*Model: GPH1360M23AB, Serial #0910005897

Useful Life:
15 years

Remaining Life:
4 years



Best Case: \$ 10,000

Worst Case: \$ 10,000

Cost Source: RS Means Mechanical Cost Data Guide

Comp #: 819 HVAC #6 - Replace

Quantity: (1) Goodman, 5-Ton

Location: Annex Building - Rooftop

Funded?: Yes.

History: Replaced in 2008-09. Previous age was unknown.

Comments: This is a packaged HVAC system. Exterior surfaces look older and weathered. This component is nearing time for replacement.

*Model: GPH1360M23AB, Serial #0809566703

Useful Life:
15 years

Remaining Life:
2 years



Best Case: \$ 10,000

Worst Case: \$ 10,000

Cost Source: RS Means Mechanical Cost Data Guide

Comp #: 820 HVAC #7 - Replace

Quantity: (1) Goodman, 5-Ton

Location: Annex Building - Rooftop

Funded?: Yes.

History: Replaced in 2011. Previous age was unknown.

Comments: This is a packaged HVAC system. Looks weather but is assumed to be in fair condition.

*Model: CPH060XXX3BXXXBB, Serial #1101564437

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 10,000

Worst Case: \$ 10,000

Cost Source: RS Means Mechanical Cost Data Guide

Comp #: 821 HVAC #8 - Replace

Quantity: (1) Day & Night, 5-Ton

Location: Annex Building - Rooftop

Funded?: Yes.

History: Replaced in 2017-18 for \$6,435. Previously replaced around 2000.

Comments: This is a split system HVAC. It is a newer unit and in good condition. Replacement cost includes both the exterior condensing unit and the interior air handler.

*Model: N4H460GHG101, Serial #E173129049, Mfg date 8/2017

Useful Life:
15 years

Remaining Life:
11 years



Best Case: \$ 10,000

Worst Case: \$ 10,000

Cost Source: RS Means Mechanical Cost Data Guide

Comp #: 822 HVAC #9 - Replace

Quantity: (1) Trane, 5-Ton

Location: Annex Building - Rooftop

Funded?: Yes.

History: Replaced 9/2005 for \$4,371. Previous age was unknown.

Comments: This is a packaged HVAC system. System looks older and should be nearing time for replacement.

*Model: WCC060F300BH, Serial #53554M02H, Mfg date 9/2005

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 10,000

Worst Case: \$ 10,000

Cost Source: RS Means Mechanical Cost Data Guide

Comp #: 826 Personnel Lift - Replace

Quantity: (1) Genie

Location: Annex Building - Exterior: stored on 2nd floor walkway

Funded?: Yes.

History: Age is unknown.

Comments: This is an older lift, but actual age is unknown. It extends to a height of 19' and can hold up to 300 lbs. Life span will vary depending on how well it is maintained and how much use it receives.

*Model: PL-I19DC, Serial #3187-1362-S

Useful Life:
30 years

Remaining Life:
1 years



Best Case: \$ 18,100

Worst Case: \$ 18,100

Cost Source: Client Cost History (2016 at the EPC)

Comp #: 828 Sewer Pipe - Reline

Quantity: (1) Building

Location: Annex Building

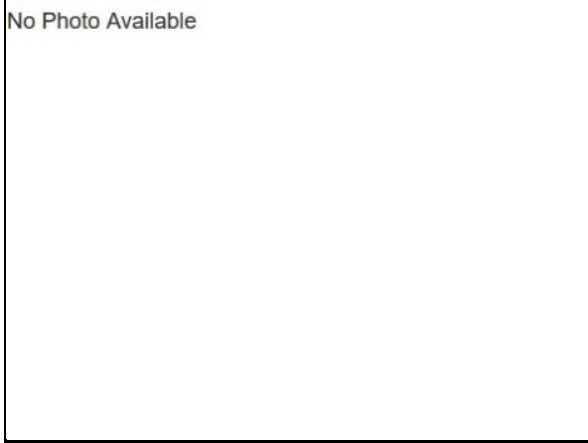
Funded?: Yes.

History:

Comments: Sewer lines are underground and not accessible to inspect. They are typically not included as a Reserve component due to a long, unpredictable life and cost. However, HOA has started re-lining them, so funding has been added to account for this work in the short-term and again long-term.

Useful Life:
50 years

Remaining Life:
0 years



Best Case: \$ 30,000

Worst Case: \$ 30,000

Cost Source: Estimate Provided by Client

ANNEX BUILDING - INTERIOR

Comp #: 830 Carpet Floor - Replace

Quantity: Approx 464 Sq Yds

Location: Annex Building - Interior: Activity Office, 2nd Office (formerly Arts & Crafts), Music Room & Classroom

Funded?: Yes.

History: Age is unknown. Possibly installed around 2001.

Comments: Carpet looks old but is still in fair condition. Some marks and stains visible. Replacement should be considered in the near future.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$ 18,600

Worst Case: \$ 18,600

Cost Source: AR Cost Database

Comp #: 831 Door Opener - Replace

Quantity: (1) Horton Automatics

Location: Annex Building - Interior: 2nd Office (formerly Arts & Crafts)

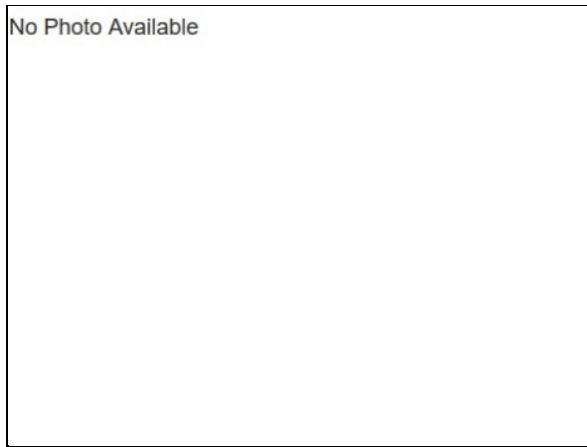
Funded?: No. Cost is below the Reserve expense threshold, so no Reserve funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 832 Bldg Interior - Remodel

Quantity: Floors, Lights, Blinds

Location: Annex Building - Interior

Funded?: Yes.

History: Age is unknown. Remodeled an office in 2019 for \$9,660.

Comments: This component funds an allowance for remodeling the building interior. Projects include replacing vinyl tile floors, ~ (136) assorted light fixtures, (13) ceiling fans, (18) window blinds, (2) sets of drapes, cabinetry in the Activity Office and Music Room, plus painting. This building is old, and the interiors look generally dated. Remodeling is likely not a priority right now, but it should be planned eventually. Work done in the Activity Office did not impact the larger scope of this component.

Useful Life:
20 years

Remaining Life:
2 years



Best Case: \$ 98,600

Worst Case: \$ 98,600

Cost Source: ARI Cost Database

Comp #: 833 Bldg Interior - Repaint

Quantity: Approx 4,810 Sq Ft

Location: Annex Building - Interior

Funded?: No. Interior surfaces are touched-up and repainted by the maintenance staff as needed. Long-term repainting is included as part of the building remodel project.

History: Repainted in 2007 with the building exterior.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 834 Ceiling Tiles - Replace

Quantity: Approx 6,000 Sq Ft

Location: Annex Building - Interior (excludes restrooms)

Funded?: Yes.

History: Age is unknown.

Comments: All rooms in this building have suspended ceilings. These ceiling tiles have a long life expectancy under normal circumstances. They do look older, but replacement is not a priority at the time. Many of them have been replaced as needed, so they are miss-matched. We recommend planning long-term replacement to eventually update and restore the appearance.

Useful Life:
40 years

Remaining Life:
2 years



Best Case: \$ 42,000

Worst Case: \$ 42,000

Cost Source: RS Means Commercial Renovation Guide

Comp #: 835 Furniture & Equip - Replace

Quantity: Numerous Pieces

Location: Annex Building - Interior

Funded?: No. Social Club is responsible for replacement, so no Reserve funding has been allocated.

History:

Comments: Furniture in both the recreation rooms and offices plus video projector and television in the Ballroom are all owned by the Social Club.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 836 Office Copiers - Replace

Quantity: (2) Copiers

Location: Annex Building - Interior: Copy Room

Funded?: No. Copiers are either owned or leased by the Social Club, not the HOA.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 840 Ballroom Floor - Replace

Quantity: Approx 1,570 Sq Ft

Location: Annex Building - Interior: Ballroom on the 2nd Floor

Funded?: Yes.

History: Age is unknown. Based on info in an older reserve study, it may have been installed around 2001.

Comments: Floor still appears to be in good condition. Long life expectancy if well maintained.

Useful Life:
30 years

Remaining Life:
10 years



Best Case: \$ 21,000

Worst Case: \$ 21,000

Cost Source: RS Means Commercial Renovation Guide

Comp #: 841 Ballroom Floor - Refinish

Quantity: Approx 1,570 Sq Ft

Location: Annex Building - Interior: Ballroom on the 2nd Floor

Funded?: No. Floor is waxed annually as a maintenance project, so periodic refinishing is reportedly not needed.

History: Refinished 10/2016 for \$2,911.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 844 Room Dividers - Replace

Quantity: (3) Dividers: 650 Sq Ft

Location: Annex Building - Interior: 2nd Office (formerly Arts & Crafts), Music Room & Classroom

Funded?: Yes.

History: Age is unknown.

Comments: Two of dividers are accordion style with vinyl surfaces. The other divider is made of wood panels. Actual ages are unknown, but they are old. Still functional though.

Useful Life:
30 years

Remaining Life:
2 years



Best Case: \$ 28,000

Worst Case: \$ 28,000

Cost Source: RS Means Commercial Renovation Guide

Comp #: 848 Restrooms - Remodel

Quantity: (4) Restrooms

Location: Annex Building - Interior: accessible from 1st & 2nd Floor Walkways

Funded?: Yes.

History: Age is unknown.

Comments: Restrooms are small and older, but no problems reported. They appear to receive limited use overall. This component funds to remodel by replacing the floors, sinks, faucets, toilets, stalls, mirrors, lights, and ceiling tiles.

Useful Life:
25 years

Remaining Life:
2 years



Best Case: \$ 45,700

Worst Case: \$ 45,700

Cost Source: ARI Cost Database

ADMIN BUILDING - EXTERIOR

Comp #: 850 Admin Bldg - Replace

Quantity: (1) Building

Location: Admin Building
Funded?: Yes.

History: Constructed in the early 1970's.

Comments: This building is old and dated. HOA has discussed replacing it for many years. Per management's request, Reserve funding has been allocated for this project based on an estimate provided by Brycon.

Useful Life:
50 years

Remaining Life:
10 years



Best Case: \$ 3,000,000

Worst Case: \$ 3,000,000

Cost Source: Estimate Provided by Brycon

Comp #: 851 Exterior Lights - Replace

Quantity: (12) Light Fixtures

Location: Admin Building - Exterior

Funded?: No. HOA plans to replace as needed with Operating funds, so no Reserve funding has been allocated.

History: Age is unknown.

Comments: Quantity includes (10) wall lights and (2) ceiling lights at the entrances. Lights look old and dated.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 852 Doors - Replace

Quantity: (10) Assorted Doors

Location: Admin Building - Exterior

Funded?: Yes.

History: Age is unknown.

Comments: Quantity includes (5) commercial quality, storefront style aluminum & glass doors and (5) steel closet-style doors (2 have glass centers). These are older doors, but actual age is unknown. Still appear to be in fair condition. Long life expectancy. It is prudent to plan for eventual replacement. Individual replacements should be treated as an Operating expense.

Useful Life:
25 years

Remaining Life:
10 years



Best Case: \$ 21,000

Worst Case: \$ 21,000

Cost Source: RS Means Commercial Renovation Cost Data Guide

Comp #: 853 Windows - Replace

Quantity: (18) Windows

Location: Admin Building - Exterior

Funded?: No. Funding is included as part of the Building - Replace component.

History: Age is unknown.

Comments: There are (18) window sections with a surface area of ~441 sq ft. Windows appear to be older and possibly still original. It looks like most have wood frames with single pane glass, so they are not energy efficient. Long life expectancy under normal circumstances.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 856 Bldg Exterior - Refurbish

Quantity: Approx 1,830 Sq Ft

Location: Admin Building - Exterior

Funded?: No. HOA treats painting this building as an Operating expense, so no Reserve funding has been allocated.

History:

Comments: Building exterior has a large amount of wood eaves with a natural finish. There is also painted wood fascia, trim, and doors.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 860 Foam Roof - Replace

Quantity: Approx 4,160 Sq Ft

Location: Admin Building - Rooftop

Funded?: Yes.

History: Replaced 7/2000 for \$8,528. Previously age was unknown.

Comments: This roof is sloped, so it will not get standing water like a typical flat roof. Roof looks older and exhibits some wear, but it does not appear to need replacing yet as long as it is coated soon. Life span is based on re-coating the roof periodically as required. Combined cost with the re-coat component accounts for the total estimated replacement budget.

Useful Life:
25 years

Remaining Life:
5 years



Best Case: \$ 18,700

Worst Case: \$ 18,700

Cost Source: ARI Cost Database

Comp #: 861 Foam Roof - Recoat

Quantity: Approx 4,160 Sq Ft

Location: Admin Building - Rooftop

Funded?: Yes.

History: Age is unknown.

Comments: The 10-year initial warranty on this roof expired in 2010. It should have been re-coated at the end of 10-years. Timing of when this roof was last coated is unknown. There is visible wear on the roof, plus some exposed foam under the HVAC unit. This component budgets to re-coat every 5-years thereafter until replacement is needed.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 10,400

Worst Case: \$ 10,400

Cost Source: AR Cost Database

Comp #: 862 HVAC #1 - Replace

Quantity: (1) Goodman, 5-Ton

Location: Admin Building - Rooftop

Funded?: Yes.

History: Replaced in 2012-13. Previously replaced around 2000.

Comments: This is a split HVAC system. It looks weather but still in fair condition. Replacement includes both the exterior condensing unit and the interior air handler.

*Model: VSZ130601AC, Serial #1205129007

Useful Life:
12 years

Remaining Life:
3 years



Best Case: \$ 10,000

Worst Case: \$ 10,000

Cost Source: RS Means Mechanical Cost Data Guide

Comp #: 863 HVAC #2 - Replace

Quantity: (1) Goodman, 5-Ton

Location: Admin Building - Rooftop

Funded?: Yes.

History: Replaced 11/2009 for \$9,140.

Comments: This is a split HVAC system. The 2009 cost is/was high for this type of system, so it may have included additional work we are not aware of. Still functional but looking older. Expected to be nearing time for replacement.

*Model: GSH130601AB, Serial #0910058678

Useful Life:
12 years

Remaining Life:
0 years



Best Case: \$ 10,000

Worst Case: \$ 10,000

Cost Source: RS Means Mechanical Cost Data Guide

Comp #: 864 Wi-Fi System - Replace

Quantity: (1) System

Location: Admin Building - Rooftop & other areas throughout the community

Funded?: Yes.

History: Spent \$17,426 in 2019-20, \$1,961 in 2017-18, and \$2,500 in 2016-17. Previously installed in 2010.

Comments: This system provides Wi-Fi access throughout the community. Treat repairs and individual replacements as a maintenance expense. Expect to eventually replace or update the system periodically.

Useful Life:
6 years

Remaining Life:
4 years



Best Case: \$ 24,000

Worst Case: \$ 24,000

Cost Source: Client Cost History

Comp #: 866 Admin Carts - Replace

Quantity: (3) Carts

Location: Admin Building - Exterior

Funded?: No. HOA treats replacement as an Operating expense, so no Reserve funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

ADMIN BUILDING - INTERIOR

Comp #: 870 Carpet Floor - Replace**Quantity: Approx 310 Sq Yds**

Location: Admin Building - Interior: Hallways & Offices

Funded?: Yes.

History: Replaced 7/2006 for \$6,438.

Comments: Carpet is old and worn. It has far exceeded the typical life expectancy and needs to be replaced.

Useful Life:
10 yearsRemaining Life:
0 years

Best Case: \$ 14,000

Worst Case: \$ 14,000

Cost Source: ARI Cost Database

Comp #: 871 Door Opener - Replace**Quantity: (1) Besam**

Location: Admin Building - Interior: Lobby

Funded?: No. Cost is below the Reserve expense threshold, so no Reserve funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 872 Bldg Interior - Remodel

Quantity: Floors, Lights, Cabinetry

Location: Admin Building - Interior

Funded?: Yes.

History: Age is unknown.

Comments: Admin building interior is very old and dated. It has generally been considered a low priority to focus on other aspects of the community. However, staff needs better accommodations at this point to work more effectively. This component funds to remodel the interior by replacing tile and vinyl floors, light fixtures, cabinetry, window blinds, plus painting . Note, this component does not account for re-configuring the interior layout, just replacing finishes.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 60,000

Worst Case: \$ 60,000

Cost Source: ARI Cost Database

Comp #: 874 Bldg Interior - Repaint

Quantity: Numerous Sq Ft

Location: Admin Building - Interior

Funded?: No. Interior surfaces are touched-up and repainted by the maintenance staff as needed. Long-term repainting is included as part of the building remodel project.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 876 Furniture - Replace

Quantity: Chairs & Desks

Location: Admin Building - Interior: Lobby & Offices

Funded?: No. HOA plans to replace as needed with Operating funds, so no Reserve funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 880 Computers - Replace

Quantity: Approx (10) Computers

Location: Admin Building - Interior: Reception Desk & Offices

Funded?: No. HOA treats replacement as an Operating expense, so no Reserve funding has been allocated.

History: Replaced all office computers 8/2011 for \$9,089.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 881 Server Computer - Replace

Quantity: (1) Dell PowerEdge

Location: Admin Building - Interior: Controller's Office

Funded?: No. HOA treats replacement as an Operating expense, so no Reserve funding has been allocated.

History: Replaced in 2015 for ~\$5,000. Previously replaced 8/2011 for \$3,451.

Comments: Model: T100 II, Service Tag: CGG29R1

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 882 Office Copier - Replace

Quantity: (1) Konica Minolta

Location: Admin Building - Interior: Copy Room behind the Reception Counter

Funded?: No. Copier is leased, not owned by the HOA, so no Reserve funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 886 Phone System - Replace

Quantity: (1) VOIP System

Location: Admin Building - Interior

Funded?: No. HOA treats replacement as an Operating expense, so no Reserve funding has been allocated.

History: Replaced in 2020. Previously purchased in 1999 for \$5,110.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 890 Restrooms - Remodel

Quantity: (2) Restrooms

Location: Admin Building - Interior

Funded?: Yes.

History: Age is unknown.

Comments: Restrooms are small and old. They should be remodeled or renovated with the rest of this building. This component funds to remodel by replacing the tile floors & walls, sinks, faucets, toilets, mirrors, lights, etc.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 19,000

Worst Case: \$ 19,000

Cost Source: ARI Cost Database

LAUNDRY BUILDING

Comp #: 900 Metal Handrails - Replace

Quantity: Approx 117 LF

Location: Laundry Building - Exterior: Entrances to the Laundry, Ceramics & Sewing Rooms

Funded?: Yes.

History: Age is unknown.

Comments: Handrails are mounted at stairs and ramps to the room doors. They appear securely mounted and in overall fair condition. No severe rusting or signs of instability noted. Repairs and painting will be treated as an Operating expense.

Useful Life:
30 years

Remaining Life:
7 years



Best Case: \$ 4,500

Worst Case: \$ 4,500

Cost Source: ARI Cost Database

Comp #: 901 Exterior Lights - Replace

Quantity: Approx (14) Lights

Location: Laundry Building - Exterior Walls

Funded?: No. HOA plans to replace as needed with Operating funds, so no Reserve funding has been allocated.

History:

Comments: Quantity includes (7) wall mounted lights, (2) 4' fluorescent lights, and (5) flood lights.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 902 Doors - Replace

Quantity: (13) Assorted Doors

Location: Laundry Building - Exterior

Funded?: Yes.

History: Age is unknown.

Comments: Quantity includes (1) commercial quality, storefront style aluminum & glass door, (5) access doors with windows, and (7) steel closet-style doors. These are older doors, but actual age is unknown. Still appear to be in fair condition. Long life expectancy. It is prudent to plan for eventual replacement. Individual replacements should be treated as an Operating expense.

Useful Life:
25 years

Remaining Life:
10 years



Best Case: \$ 22,000

Worst Case: \$ 22,000

Cost Source: ARI Cost Database

Comp #: 903 Windows - Replace

Quantity: Approx (13) Windows

Location: Laundry Building - Exterior

Funded?: Yes.

History: Age is unknown.

Comments: There are (13) window sections with a surface area of ~312 sq ft. Windows appear to be older. They are residential quality with aluminum frames. Long life expectancy under normal circumstances. It is prudent to plan for replacement eventually.

Useful Life:
50 years

Remaining Life:
10 years



Best Case: \$ 18,200

Worst Case: \$ 18,200

Cost Source: ARI Cost Database

Comp #: 904 Bldg Exterior - Refurbish

Quantity: Approx 5,930 Sq Ft

Location: Laundry Building - Exterior: Block & Wood Surfaces

Funded?: No. HOA treats painting this building as an Operating expense, so no Reserve funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 906 Shingle Roof - Replace

Quantity: Approx 6,520 Sq Ft

Location: Laundry Building - Rooftop

Funded?: Yes.

History: Replaced in 2011 for \$15,450.

Comments: Records indicate a 30-year shingle roof was installed. Life span is scheduled at 25-years to be prepared in the event this roof does not last that long. Roof still looks good. No signs of lifting or curling shingles noted.

Useful Life:
25 years

Remaining Life:
15 years



Best Case: \$ 36,000

Worst Case: \$ 36,000

Cost Source: Client Cost History

Comp #: 908 Evaporative Coolers - Replace

Quantity: (3) Tradewinds Coolers

Location: Laundry Building - Rooftop of the Ceramics Room

Funded?: Yes.

History: Age is unknown.

Comments: These coolers are older. They do not appear to be used during the summer. Coolers are fiberglass, so they will not rust. Future replacement should be anticipated.

Useful Life:
20 years

Remaining Life:
2 years



Best Case: \$ 6,000

Worst Case: \$ 6,000

Cost Source: AR Cost Database

Comp #: 910 HVAC (Laundry) - Replace

Quantity: (1) Goodman, 4-Ton

Location: Laundry Building - Rooftop of the Laundry Room

Funded?: Yes.

History: Replaced in 2016-17 for \$5,400. Previously replaced around 2005.

Comments: This is a packaged HVAC unit for the laundry room. Information tag is worn, so mfg date and serial number are unknown.

*Model GPH 448 H41EC

Useful Life:
15 years

Remaining Life:
10 years



Best Case: \$ 8,600

Worst Case: \$ 8,600

Cost Source: AR Cost Database

Comp #: 911 HVAC (Sewing) - Replace

Quantity: (1) Day & Night, 4-Ton

Location: Laundry Building - Rooftop of the Sewing Room

Funded?: Yes.

History: Replaced 11/2019 for \$6,800. Previously replaced in 1992.

Comments: This is a packaged HVAC unit for the sewing room. It still looks newer and appears to be in good condition. This unit is not used during the summer months, so a longer life span has been assigned to reflect low overall use.

*Model: PHD448000KTP0F1, Serial #F193350126, mfg date 8/2019

Useful Life:
20 years

Remaining Life:
18 years



Best Case: \$ 8,600

Worst Case: \$ 8,600

Cost Source: AR Cost Database

Comp #: 914 Restrooms - Remodel

Quantity: (2) Restrooms

Location: Laundry Building - Exterior, behind the Sewing Room

Funded?: Yes.

History: Age is unknown.

Comments: These restrooms are old but still functional. Recommend remodeling in the near future. This component funds to replace vinyl floor, counters & sinks, mirrors, toilets, stalls, lights, plus painting.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 15,000

Worst Case: \$ 15,000

Cost Source: ARI Cost Database

Comp #: 916 Laundry Room - Remodel

Quantity: Floor, Cabinetry, Lights

Location: Laundry Room

Funded?: Yes.

History: Floor installed 9/1999 for \$4,460.

Comments: Interior is older but still in fair condition. Remodeling is not a priority at this time, but it should be planned eventually. This component funds to replace the tile floor, cabinetry, ceiling fans, lights, restroom vanity and toilet, plus painting.

Useful Life:
20 years

Remaining Life:
2 years



Best Case: \$ 25,000

Worst Case: \$ 25,000

Cost Source: ARI Cost Database

Comp #: 918 Bill Changer - Replace

Quantity: (1) Rowe International

Location: Laundry Room

Funded?: Yes.

History: Age is unknown.

Comments: This machine makes change for the laundry machines. It is older but no problems have been reported.

*Model: BC-1200, Serial #12493

Useful Life:
25 years

Remaining Life:
4 years



Best Case: \$ 5,600

Worst Case: \$ 5,600

Cost Source: Internet Research

Comp #: 919 Soap Dispenser - Replace

Quantity: (1) Vend Rite Dispenser

Location: Laundry Room

Funded?: No. Cost is below the Reserve expense threshold, so no Reserve funding has been allocated.

History:

Comments: This machine provides different detergents and fabric softeners to purchase.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 920 Laundry Dryers - Replace (A)

Quantity: 1/2 of (24) Huebsch

Location: Laundry Room

Funded?: Yes.

History: Purchased 7/2003 for \$16,215.

Comments: These dryers are getting old. Still functional, and there are no plans currently to replace. HOA reports these machines are receiving lower use as many residents have installed their own laundry machines. Therefore, this component now funds to replace just half of these dryers.

*Model HSG119WF

Useful Life:
18 years

Remaining Life:
1 years



Best Case: \$ 15,600

Worst Case: \$ 15,600

Cost Source: Client Cost History

Comp #: 921 Laundry Dryers - Replace (B)

Quantity: (1) Maytag Dryer

Location: Laundry Room

Funded?: Yes.

History: Purchased in 1986.

Comments: This is a larger commercial dryer. It is very old but believed to be functional. Based on age, replacement should be anticipated in the near future.

Useful Life:
18 years

Remaining Life:
0 years



Best Case: \$ 6,000

Worst Case: \$ 6,000

Cost Source: AR Cost Database

Comp #: 922 Laundry Dryers - Replace (C)

Quantity: (1) Wasco Dryer

Location: Laundry Room

Funded?: Yes.

History: Purchased in 1999.

Comments: This dryer receives a lot of use. It is getting old but reportedly still functional. Expected to be nearing time for replacement.

Useful Life:
18 years

Remaining Life:
1 years



Best Case: \$ 6,000

Worst Case: \$ 6,000

Cost Source: AR Cost Database

Comp #: 930 Laundry Washers - Replace (A)

Quantity: (10) G.E. Commercial

Location: Laundry Room

Funded?: Yes.

History: Purchased in 1999.

Comments: These washers are still functional but quite old. Expected to be nearing time for replacement.

*Model WCCB1030V1AC

Useful Life:
18 years

Remaining Life:
0 years



Best Case: \$ 13,000

Worst Case: \$ 13,000

Cost Source: Client Cost History

Comp #: 930 Laundry Washers - Replace (B)

Quantity: (1) Maytag Washer

Location: Laundry Room - Washer #14

Funded?: No. Cost is below the Reserve expense threshold, so no Reserve funding has been allocated.

History: Purchased in 2007-08.

Comments: This washer is labeled #14.

*Model: MAT14CSAWW0, Serial #CW0560345

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 930 Laundry Washers - Replace (C)

Quantity: (2) Speed Queen

Location: Laundry Room - Washers #10 & 11

Funded?: No. Cost is below the Reserve expense threshold, so no Reserve funding has been allocated.

History: Purchased 11/2018 for \$2,310. Previously purchased in 1999.

Comments: These washers are labeled #10 & #11. They are newer and in good condition.

*Model: SWNSX2SP115TW02, Serial #1810019789 & 1810022954

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 934 Laundry Washers - Replace (D)

Quantity: (6) Wascomat WE16

Location: Laundry Room

Funded?: Yes.

History: Purchased in 1999.

Comments: These washers are still functional but getting old.

*Model WE16M2, Mfg date 06/1999

Useful Life:
18 years

Remaining Life:
1 years



Best Case: \$ 14,400

Worst Case: \$ 14,400

Cost Source: Past Research with Wascomat (800-645-2204)

Comp #: 934 Laundry Washers - Replace (E)

Quantity: (1) Wascomat W630

Location: Laundry Room

Funded?: Yes.

History: Purchased in 2006.

Comments: This machine is older but still appears to be in good shape.

*Model: W630, Serial #00595/0026141, Mfg date 0609

Useful Life:
18 years

Remaining Life:
7 years



Best Case: \$ 8,100

Worst Case: \$ 8,100

Cost Source: Past Research with Wascomat (800-645-2204)

Comp #: 934 Laundry Washers - Replace (F)

Quantity: (1) Maytag Washer

Location: Laundry Room

Funded?: No. Cost is below the Reserve expense threshold, so no Reserve funding has been allocated.

History: Age is unknown.

Comments: *Model: MHN30PDAWW0, Serial #HL12775270

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 940 Water Heaters - Replace

Quantity: (4) Rinnai

Location: Laundry Room

Funded?: Yes.

History: Installed in 2011 for \$12,636.

Comments: These are tankless water heaters. They circulate water constantly, so there is no need for a storage tank. No visible leaks or rust. They appear to be in good condition.

*Model: RC98HPi, Serial #BJ.BA-026229, 025767, 026461 & 025966

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 17,000

Worst Case: \$ 17,000

Cost Source: Client Cost History

Comp #: 950 Ceramics Room - Remodel

Quantity: Floor, Cabinetry, Lights

Location: Laundry Building - Ceramics Room

Funded?: Yes.

History: Age is unknown.

Comments: Ceramics room is mainly a workshop type of location. It is old but clean. Remodeling is not a priority at this time, but it should be planned eventually. This component funds to replace the vinyl floor, cabinetry, and lights, plus painting.

Useful Life:
30 years

Remaining Life:
3 years



Best Case: \$ 21,000

Worst Case: \$ 21,000

Cost Source: ARI Cost Database

Comp #: 952 Ceramics Equip - Replace

Quantity: Approx (8) Pieces

Location: Laundry Building - Ceramics Room

Funded?: No. Social Club is responsible for replacement, so no Reserve funding has been allocated.

History:

Comments: Equipment includes (4) kilns, (3) pottery wheels, (1) space heater, and various other items.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 954 Air Filtration - Replace

Quantity: (2) Jet Air Systems

Location: Laundry Building - Ceramics Room

Funded?: No. Cost is below the Reserve expense threshold, so no Reserve funding has been allocated.

History: Age is unknown.

Comments: *Model: AFS-1000B, Stock #708620B

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 960 Sewing Room - Remodel

Quantity: Floor, Cabinetry, Lights

Location: Laundry Building - Sewing Room

Funded?: Yes.

History: Age is unknown.

Comments: This room looks older and dated, but clean. Remodeling is not a priority at this time, but it should be planned eventually. This component funds to replace the vinyl floor, cabinetry, ceiling fans, and lights, plus painting.

Useful Life:
30 years

Remaining Life:
3 years



Best Case: \$ 38,300

Worst Case: \$ 38,300

Cost Source: ARI Cost Database

SATELLITE BATHHOUSES

Comp #: 1000 Bathhouses - Replace

Quantity: (8) Buildings

Location: Mounted throughout the community

Funded?: No. Building replacement is not predictable with regard to timing and cost, so Reserve funding has not been allocated.

HOA may consider replacement in the future as a Capital Improvement project.

History: Constructed in the early 1970's.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1001 Bathhouse #1 - Remodel

Quantity: (2) Restrooms

Location: Bathhouse #1 at the corner of Jenny & Aztec

Funded?: Yes.

History: Remodeled in 2001. Previous age was unknown.

Comments: Looking aged and dated, but still in overall fair condition. Ceiling tiles look old and should be replaced soon. This component funds to replace the tile floors & walls, ceiling tiles, light fixtures, counters, sinks, mirrors, toilets & stalls, shower faucets & doors, and wood benches. Funding also includes replacing the (2) restroom doors and (16) windows.

Useful Life:
20 years

Remaining Life:
2 years



Best Case: \$ 107,400

Worst Case: \$ 107,400

Cost Source: AR Cost Database

Comp #: 1001 Bathhouse #1 - Sewer Line

Quantity: (2) Restrooms

Location: Bathhouse #1 at the corner of Jenny & Aztec

Funded?: Yes.

History: Installed in the early 1970's.

Comments: Sewer lines are underground and not accessible to inspect. They are typically not included as a Reserve component due to a long, unpredictable life and cost. However, HOA has started re-lining them, so funding has been added to account for this work in the short-term and again long-term.

Useful Life:
50 years

Remaining Life:
1 years



Best Case: \$ 47,000

Worst Case: \$ 47,000

Cost Source: Client Cost History

Comp #: 1004 Bathhouse #2 - Remodel

Quantity: (2) Restrooms

Location: Bathhouse #2 at the corner of Invincible & Douglas

Funded?: Yes.

History: Remodeled in 2001. Previous age was unknown.

Comments: Looking aged and dated, but still in overall fair condition. Ceiling tiles look old and should be replaced soon. This component funds to replace the tile floors & walls, ceiling tiles, light fixtures, counters, sinks, mirrors, toilets & stalls, shower faucets & doors, and wood benches. Funding also includes replacing the (2) restroom doors and (16) windows.

Useful Life:
20 years

Remaining Life:
3 years



Best Case: \$ 107,400

Worst Case: \$ 107,400

Cost Source: AR Cost Database

Comp #: 1005 Bathhouse #2 - Sewer Line

Quantity: (2) Restrooms

Location: Bathhouse #2 at the corner of Invincible & Douglas

Funded?: Yes.

History: Re-lined 10/2018 for \$41,220. Previously original from the early 1970's.

Comments: Sewer lines are underground and not accessible to inspect. They are typically not included as a Reserve component due to a long, unpredictable life and cost. Since there is now a history, funding has been added to account for future work.

Useful Life:
50 years

Remaining Life:
47 years



Best Case: \$ 47,000

Worst Case: \$ 47,000

Cost Source: Client Cost History

Comp #: 1007 Bathhouse #3 - Remodel

Quantity: (2) Restrooms

Location: Bathhouse #3 at the corner of Helio & Douglas

Funded?: Yes.

History: Remodeled in 2001. Previous age was unknown.

Comments: Looking aged and dated, but still in overall fair condition. Ceiling tiles look old and should be replaced soon. This component funds to replace the tile floors & walls, ceiling tiles, light fixtures, counters, sinks, mirrors, toilets & stalls, shower faucets & doors, and wood benches. Funding also includes replacing the (2) restroom doors and (16) windows.

Useful Life:
20 years

Remaining Life:
4 years



Best Case: \$ 107,400

Worst Case: \$ 107,400

Cost Source: AR Cost Database

Comp #: 1008 Bathhouse #3 - Sewer Line

Quantity: (2) Restrooms

Location: Bathhouse #3 at the corner of Helio & Douglas

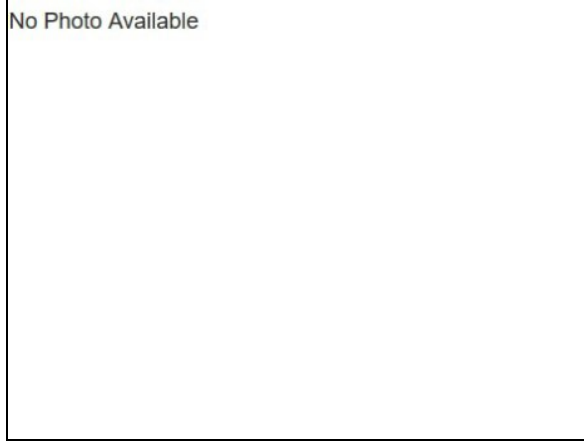
Funded?: Yes.

History: Installed in the early 1970's.

Comments: Sewer lines are underground and not accessible to inspect. They are typically not included as a Reserve component due to a long, unpredictable life and cost. Since there is now a history, funding has been added to account for future work.

Useful Life:
50 years

Remaining Life:
2 years



Best Case: \$ 47,000

Worst Case: \$ 47,000

Cost Source: Client Cost History

Comp #: 1010 Bathhouse #4 - Remodel

Quantity: (2) Restrooms

Location: Bathhouse #4 at the corner of Grumman & Merlin

Funded?: Yes.

History: Remodeled in 2001. Previous age was unknown.

Comments: Looking aged and dated, but still in overall fair condition. Ceiling tiles look old and should be replaced soon. This component funds to replace the tile floors & walls, ceiling tiles, light fixtures, counters, sinks, mirrors, toilets & stalls, shower faucets & doors, and wood benches. Funding also includes replacing the (2) restroom doors and (16) windows.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 107,400

Worst Case: \$ 107,400

Cost Source: AR Cost Database

Comp #: 1011 Bathhouse #4 - Sewer Line

Quantity: (2) Restrooms

Location: Bathhouse #4 at the corner of Grumman & Merlin

Funded?: Yes.

History: Installed in the early 1970's.

Comments: Sewer lines are underground and not accessible to inspect. They are typically not included as a Reserve component due to a long, unpredictable life and cost. Since there is now a history, funding has been added to account for future work.

Useful Life:
50 years

Remaining Life:
3 years



Best Case: \$ 47,000

Worst Case: \$ 47,000

Cost Source: Client Cost History

Comp #: 1013 Bathhouse #5 - Remodel

Quantity: (2) Restrooms

Location: Bathhouse #5 at the corner of Ercoupe & Aztec

Funded?: Yes.

History: Remodeled in 1998. Previous age was unknown.

Comments: Restrooms are older and dated, but they are still clean and good shape for their age. Ceiling tiles look old; some are stained and warped. This component funds to replace the tile floors & walls, ceiling tiles, light fixtures, counters, sinks, mirrors, toilets & stalls, shower faucets & doors, and wood benches. Funding also includes replacing the (2) restroom doors and (12) windows.

Useful Life:
20 years

Remaining Life:
6 years



Best Case: \$ 119,400

Worst Case: \$ 119,400

Cost Source: AR Cost Database

Comp #: 1014 Bathhouse #5 - Sewer Line

Quantity: (2) Restrooms

Location: Bathhouse #5 at the corner of Ercoupe & Aztec

Funded?: Yes.

History: Re-lined 10/2019 for \$39,720. Previously original from the early 1970's.

Comments: Sewer lines are underground and not accessible to inspect. They are typically not included as a Reserve component due to a long, unpredictable life and cost. Since there is now a history, funding has been added to account for future work.

Useful Life:
50 years

Remaining Life:
48 years



Best Case: \$ 43,000

Worst Case: \$ 43,000

Cost Source: Client Cost History

Comp #: 1016 Bathhouse #6 - Remodel

Quantity: (2) Restrooms

Location: Bathhouse #6 at the corner of Dart & Merlin

Funded?: Yes.

History: Remodeled in 1998. Previous age was unknown.

Comments: Restrooms are older and dated, but they are still clean and good shape for their age. Ceiling tiles look old; some are stained and warped. This component funds to replace the tile floors & walls, ceiling tiles, light fixtures, counters, sinks, mirrors, toilets & stalls, shower faucets & doors, and wood benches. Funding also includes replacing the (2) restroom doors and (12) windows.

Useful Life:
20 years

Remaining Life:
7 years



Best Case: \$ 119,400

Worst Case: \$ 119,400

Cost Source: AR Cost Database

Comp #: 1017 Bathhouse #6 - Sewer Line

Quantity: (2) Restrooms

Location: Bathhouse #6 at the corner of Dart & Merlin

Funded?: Yes.

History: Installed in the early 1970's.

Comments: Sewer lines are underground and not accessible to inspect. They are typically not included as a Reserve component due to a long, unpredictable life and cost. Since there is now a history, funding has been added to account for future work.

Useful Life:
50 years

Remaining Life:
0 years



Best Case: \$ 47,000

Worst Case: \$ 47,000

Cost Source: Client Cost History

Comp #: 1019 Bathhouse #7 - Remodel

Quantity: (2) Restrooms

Location: Bathhouse #7 at the corner of Cherokee & Merlin

Funded?: Yes.

History: Remodeled in 1998. Previous age was unknown.

Comments: Restrooms are older and dated, but they are still clean and good shape for their age. Ceiling tiles look old; some are stained and warped. This component funds to replace the tile floors & walls, ceiling tiles, light fixtures, counters, sinks, mirrors, toilets & stalls, shower faucets & doors, and wood benches. Funding also includes replacing the (2) restroom doors and (12) windows.

Useful Life:
20 years

Remaining Life:
8 years



Best Case: \$ 119,400

Worst Case: \$ 119,400

Cost Source: AR Cost Database

Comp #: 1020 Bathhouse #7 - Sewer Line

Quantity: (2) Restrooms

Location: Bathhouse #7 at the corner of Cherokee & Merlin

Funded?: Yes.

History: Installed in the early 1970's.

Comments: Sewer lines are underground and not accessible to inspect. They are typically not included as a Reserve component due to a long, unpredictable life and cost. Since there is now a history, funding has been added to account for future work.

Useful Life:
50 years

Remaining Life:
4 years



Best Case: \$ 47,000

Worst Case: \$ 47,000

Cost Source: Client Cost History

Comp #: 1022 Bathhouse #8 - Remodel

Quantity: (2) Restrooms

Location: Bathhouse #8 at the corner of Bonanza & Aztec

Funded?: Yes.

History: Remodeled in 1998. Previous age was unknown.

Comments: Restrooms are older and dated, but they are still clean and good shape for their age. Ceiling tiles look old; some are stained and warped. This component funds to replace the tile floors & walls, ceiling tiles, light fixtures, counters, sinks, mirrors, toilets & stalls, shower faucets & doors, and wood benches. Funding also includes replacing the (2) restroom doors and (12) windows.

Useful Life:
20 years

Remaining Life:
9 years



Best Case: \$ 119,400

Worst Case: \$ 119,400

Cost Source: AR Cost Database

Comp #: 1023 Bathhouse #8 - Sewer Line

Quantity: (2) Restrooms

Location: Bathhouse #8 at the corner of Bonanza & Aztec

Funded?: Yes.

History: Re-lined 5/2020 for \$43,395. Previously original from the early 1970's.

Comments: Sewer lines are underground and not accessible to inspect. They are typically not included as a Reserve component due to a long, unpredictable life and cost. Since there is now a history, funding has been added to account for future work.

Useful Life:
50 years

Remaining Life:
48 years



Best Case: \$ 47,000

Worst Case: \$ 47,000

Cost Source: Client Cost History

Comp #: 1031 Water Heater #1 - Replace

Quantity: (1) Rheem, 100-Gal

Location: Bathhouse #1 at the corner of Jenny & Aztec: Storage Room

Funded?: Yes.

History: Replaced 10/2019 for \$2,778. Previously replaced in 1998.

Comments: This heater is newer. Still appears to be in good condition. The previous water heater lasted much longer than normally expected, but we are not going to budget assuming the new heater will last that long.

*Model: G100-80, Serial #A131914513, Mfg date 3/2019, 100-Gallons, 80,000 BTU

Useful Life:
12 years

Remaining Life:
10 years



Best Case: \$ 3,200

Worst Case: \$ 3,200

Cost Source: Client Cost History

Comp #: 1032 Water Heater #2 - Replace

Quantity: (1) American, 74-Gal

Location: Bathhouse #2 at the corner of Invincible & Douglas: Storage Room

Funded?: Yes.

History: Replaced in 2016 for \$908. Replaced replaced in 1996.

Comments: Heater is still intact and appears to be in good shape.

*Model: G62-75T75-4NOV300, Serial #1614A024091, 74-Gallons, 75,100 BTU

Useful Life:
12 years

Remaining Life:
6 years



Best Case: \$ 3,200

Worst Case: \$ 3,200

Cost Source: Client Cost History

Comp #: 1033 Water Heater #3 - Replace

Quantity: (1) GE, 75-Gal

Location: Bathhouse #3 at the corner of Helio & Douglas: Storage Room

Funded?: Yes.

History: Replaced 8/2012. Previously replaced in 1996.

Comments: Water heater is getting older but no rusting observed. Still in fair condition.

*Model: GG75T06ASK00, Serial #GELNM191210758, 75,100 BTU, Mfg date 5/2012

Useful Life:
12 years

Remaining Life:
3 years



Best Case: \$ 3,200

Worst Case: \$ 3,200

Cost Source: Client Cost History

Comp #: 1034 Water Heater #4 - Replace

Quantity: (1) Rheem, 75-Gal

Location: Bathhouse #4 at the corner of Grumman & Merlin: Storage Room

Funded?: No. Cost is below the Reserve expense threshold, so no Reserve funding has been allocated.

History: Replaced 12/2018 for \$1,037. Previously replaced around 1993.

Comments: Heater still looks newer and is in good condition.

*Model: XG75T06ST76U0, Serial #M421801294, Mfg date 10/11/2018, 75,100 BTU

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1035 Water Heater #5 - Replace

Quantity: (1) State, 80-Gal

Location: Bathhouse #5 at the corner of Ercoupe & Aztec: Storage Room

Funded?: Yes.

History: Replaced around 1991. Previous age was unknown.

Comments: This is a large, high quality commercial heater. It has no significant rusting or corrosion. It has significantly outlived the typical life expectancy and should be due for replacement at any time. Budgeted cost is based on replacing with a smaller heater, more residential quality heater like at the other bathhouses.

*Model: SBT80500NE7F, Serial #C91205940, 500,000 BTU

Useful Life:
12 years

Remaining Life:
0 years



Best Case: \$ 3,200

Worst Case: \$ 3,200

Cost Source: Client Cost History

Comp #: 1036 Water Heater #6 - Replace

Quantity: (1) G.E., 75-Gal

Location: Bathhouse #6 at the corner of Dart & Merlin: Storage Room

Funded?: Yes.

History: Replaced 5/2011. Previous age was unknown.

Comments: This is a smaller, more residential heater that replaced the previous large, commercial heater. It is getting older, but the tank still looks clean.

*Model: GG75T06ASK00, Serial #GELNO111N00623, 75,100 BTU, Mfg date 1/2011

Useful Life:
12 years

Remaining Life:
2 years



Best Case: \$ 3,200

Worst Case: \$ 3,200

Cost Source: Client Cost History

Comp #: 1037 Water Heater #7 - Replace

Quantity: (1) G.E., 75-Gal

Location: Bathhouse #7 at the corner of Cherokee & Merlin: Storage Room

Funded?: Yes.

History: Replaced 11/2009. Previous age was unknown.

Comments: This heater is getting older. No signs of rusting or deterioration. This a residential heater that replaced the previous large, commercial heater.

*Model: GG75T06ASK00, Serial #GELNO909N00413, 75,100 BTU

Useful Life:
12 years

Remaining Life:
1 years



Best Case: \$ 3,200

Worst Case: \$ 3,200

Cost Source: ARI Cost Database

Comp #: 1038 Water Heater #8 - Replace

Quantity: (1) American, 75-Gal

Location: Bathhouse #8 at the corner of Bonanza & Aztec: Storage Room

Funded?: Yes.

History: Replaced in 2006 for \$9,099. Previous age was unknown.

Comments: This is a large, high quality commercial heater. It has no rust, but there is some corrosion on the pipes. Heater has already significantly outlived the typical life expectancy. Budgeted cost is based on replacing with a smaller heater, more residential quality heater like at the other bathhouses.

*Model: DCG3-80T399-8N, Serial #0502507281, 399,000 BTU, Mfg date 2/2005

Useful Life:
12 years

Remaining Life:
1 years



Best Case: \$ 3,200

Worst Case: \$ 3,200

Cost Source: Client Cost History

Comp #: 1040 Water Heaters (#5-8) - Replace

Quantity: (4) Heaters, 50-Gal

Location: Bathhouses #5 - 8: Storage Rooms

Funded?: No. These are smaller, residential quality heaters. There is no expectancy for complete replacement. Individual costs are below the Reserve expense threshold. Recommend replacing as needed with Operating funds.

History:

Comments: Heaters vary in age and condition.

*Mfg dates: 5/2011 at #5, 1/2017 at #6, 7/2017 at #7 & 4/2015 at #8

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1042 Furnaces - Replace

Quantity: (4) Gas Furnaces

Location: Bathhouses #1 - 4: Storage Rooms

Funded?: No. There is no expectancy to replace all of the furnaces at the same time. Individual costs are below the Reserve expense threshold. Recommend replacing as needed with Operating funds.

History: Replaced at BH 4 in 12/2019 for \$2,400. Replaced at BH2 in 11/2018 for \$2,415. BH 1 & 3 are very old.

Comments: *BH #1 - Mfr is Payne. Model: 80FAU-12A, Serial #0267-83589, 80,000 BTU

*BH #2 - Mfr is Day & Night. Model: N8MSL0701716A3, Serial #A183616144, 80,000 BTU

*BH #3 - Mfr is Payne. Model: 80FAU-12A, Serial #0167-80219, 80,000 BTU

*BH #4 - Mfr is Day & Night. Model: N80ESL0701712A1, Serial #A193024056, 80,000 BTU

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1046 Bldg Interiors - Repaint

Quantity: Numerous Sq Ft

Location: Interior surfaces of Bathhouses #1 - 8

Funded?: No. Interior surfaces are touched-up and repainted by the maintenance staff as needed. Long-term repainting is included as part of the building remodel project.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1048 Bldg Exteriors - Repaint

Quantity: Approx 6,200 Sq Ft

Location: Exterior painted block & wood surfaces of bathhouses #1 - 8

Funded?: No. HOA treats painting as an Operating expense, so no Reserve funding has been allocated.

History:

Comments: Majority of the bathhouse exteriors are painted wood. There is also some painted block/cement surfaces at bathhouses #1-4.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1050 Shingle Roofs - Replace

Quantity: Approx 12,500 Sq Ft

Location: Rooftop of Bathhouses #1 - 8

Funded?: Yes.

History: Replaced in 2019-20 for \$35,858. Previously replaced in 1997 & 2000.

Comments: Roofs were replaced at different times in the past, but this recent replacement accounted for all of them as one project. Shingle roofs still look newer and in good condition. Slight wear along some shingle edges.

Useful Life:
20 years

Remaining Life:
18 years



Best Case: \$ 50,000

Worst Case: \$ 50,000

Cost Source: Client Cost History & AR Cost Database

Comp #: 1060 HVAC Screens - Replace

Quantity: Approx 200 LF

Location: Rooftop of Bathhouses #5 - 8 (middle of roof, surrounding HVAC units)

Funded?: Yes.

History: Age is unknown, but possibly original from the 1970's.

Comments: Bathhouse roofs have a wood wall that hides the HVAC units. Exterior portion of the wall has asphalt shingles (replaced with the bathhouse roofs). The interior portion of the wall is plywood with wood supports. Screens are very old, but they have new roofing material on the exterior. Recommend replacing in conjunction with the next roof project, if they last that long.

Useful Life:
40 years

Remaining Life:
18 years



Best Case: \$ 16,000

Worst Case: \$ 16,000

Cost Source: ARI Cost Database

Comp #: 1070 HVAC #5M - Replace

Quantity: (1) York, 2.5-Ton

Location: Rooftop of Bathhouse #5 at the corner of Ercoupe & Aztec - services Men's Restroom

Funded?: Yes.

History: Age is unknown.

Comments: This packaged HVAC unit is looking old. Functional with no issues reported. It should be nearing time for replacement.

*Model: BAUA-F030AB, Serial #NENM057629

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: Client Cost History

Comp #: 1071 HVAC #5W - Replace

Quantity: (1) Day & Night, 3-Ton

Location: Rooftop of Bathhouse #5 at the corner of Ercoupe & Aztec - services Women's Restroom
Funded?: Yes.

History: Replaced 9/2020 for \$4,600. Previously replaced around 2004.

Comments: This is a packaged HVAC unit. It is newer and appears to be in good condition.

*Model: PHJ436000KTP0A1, Serial #F202956776, Mfg date 7/2020

Useful Life:
15 years

Remaining Life:
14 years



Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: Client Cost History

Comp #: 1072 HVAC #6M - Replace

Quantity: (1) Day & Night, 3-Ton

Location: Rooftop of Bathhouse #6 at the corner of Dart & Merlin - services Men's Restroom
Funded?: Yes.

History: Replaced 2/2012. Previously replaced around 1996.

Comments: This is a packaged HVAC unit. It still looks to be in fair condition. No problems have been reported.

*Model: PHJ336000K000A1, Serial #X114395635, Mfg date 10/2011

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: Client Cost History

Comp #: 1073 HVAC #6W - Replace

Quantity: (1) Rheem, 3-Ton

Location: Rooftop of Bathhouse #6 at the corner of Dart & Merlin - services Women's Restroom
Funded?: Yes.

History: Replaced in 2006 for \$3,874. Previous age was unknown.

Comments: This is a packaged HVAC unit. It is getting older, but still appears to be in fair condition.

*Model: RQNJ-A036K, Serial #7241F330616352, Mfg date 8/2006

Useful Life:
15 years

Remaining Life:
2 years



Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: Client Cost History

Comp #: 1074 HVAC #7M - Replace

Quantity: (1) Goodman, 3-Ton

Location: Rooftop of Bathhouse #7 at the corner of Cherokee & Merlin - services Men's Restroom
Funded?: Yes.

History: Replaced in 2005. Previous age was unknown.

Comments: HVAC is older, and surfaces are weathered.

*Model: PHKJ036-1F, Serial #0508016031

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: Client Cost History

Comp #: 1075 HVAC #7W - Replace

Quantity: (1) Goodman, 3-Ton

Location: Rooftop of Bathhouse #7 at the corner of Cherokee & Merlin - services Women's Restroom
Funded?: Yes.

History: Replaced in 2007 for \$3,995. Previous age was unknown.

Comments: Exterior weathering evident. No problems were reported.

*Model: GPH1336H21AC, Serial #0706004640

Useful Life:
15 years

Remaining Life:
1 years



Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: Client Cost History

Comp #: 1076 HVAC #8M - Replace

Quantity: (1) Goodman, 3-Ton

Location: Rooftop of Bathhouse #8 at the corner of Bonanza & Aztec - services Men's Restroom
Funded?: Yes.

History: Replaced in 2005. Previous age was unknown.

Comments: Exterior shell has peeling paint and looks old.

*Model: PHKJ036-1F, Serial #0503100130

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: Client Cost History

Comp #: 1077 HVAC #8W - Replace

Quantity: (1) Carrier, 3-Ton

Location: Rooftop of Bathhouse #8 at the corner of Bonanza & Aztec - services Women's Restroom
Funded?: Yes.

History: Replaced in 2002. Previous age was unknown.

Comments: This HVAC is old and has already lasted longer than normally expected.

*Model: 50ZH-036-301, Serial #2902G31137

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: Client Cost History

Comp #: 1080 Exhaust Fans - Replace

Quantity: (16) Exhaust Fans

Location: Rooftop of bathhouses #1 - 8

Funded?: No. There is no expectancy for complete replacement of these exhaust fans. Individual replacement costs are under the Reserve expense threshold. Recommend replacing as needed with Operating funds.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

SOUTHEAST RV LOT

Comp #: 1200 Pole Lights - Replace

Quantity: (12) Lights, (6) Poles

Location: Southeast RV Storage Lot - Parking Lot

Funded?: No. These lights are owned by SRP, so no Reserve funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1202 Vehicle Gates - Replace

Quantity: (2) Gates

Location: Southeast RV Storage Lot - Parking Lot

Funded?: No. These are manually operated gates that receive little to no use. Extended life span anticipated. Repair or replace individually as needed with Operating funds.

History: Age is unknown.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1210 Trash Compactor - Replace

Quantity: (1) Marathon Ramjet

Location: Southeast RV Storage Lot - Parking Lot

Funded?: Yes.

History: Replaced in 2020-21. Previously purchased in 2004 for \$34,902.

Comments: Trash compactor is newer and in good condition.

*Model: RJ-25090, Serial #51606201, Mfg date 8/25/2020

Useful Life:
16 years

Remaining Life:
15 years



Best Case: \$ 46,000

Worst Case: \$ 46,000

Cost Source: Client Cost History

Comp #: 1211 Trash Carts - Replace

Quantity: (8) Trash Carts

Location: Southeast RV Storage Lot - Parking Lot

Funded?: Yes.

History: Purchased in 2004.

Comments: These carts are towed around the community to collect trash and delivery it to the compactor. They are old and beat-up. Replacement is expected in the near future.

Useful Life:
16 years

Remaining Life:
0 years



Best Case: \$ 16,000

Worst Case: \$ 16,000

Cost Source: AR Cost Database

Comp #: 1213 Maintenance Carts - Replace

Quantity: (16) EZ-Go Carts

Location: Southeast RV Storage Lot - Parking Lot & Maintenance Yard

Funded?: No. HOA treats replacement as an Operating expense, so no Reserve funding has been allocated.

History: Several carts replaced in 2021.

Comments: Most of these golf carts were purchased used and vary in age. There is no expectancy to replace all of them at the same time. Expect to replace one or two annually.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1214 Maintenance Truck - Replace

Quantity: (1) 2006 GMC Sierra

Location: Southeast RV Storage Lot - Parking Lot

Funded?: No. HOA plans to replace as needed with Operating funds, so no Reserve funding has been allocated.

History: Purchased 3/2006 for \$16,261. Previously purchased around 1995.

Comments: Truck had 95,526 miles at the time of inspection.

*License #CE-16142

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1216 Storage Structure - Replace

Quantity: (1) Metal Structure

Location: Southeast RV Storage Lot - Parking Lot

Funded?: No. Semi-permanent structure for storing the tractor and street sweeper. Long life expectancy. Recommend repairing and replacing parts as needed with Operating funds.

History: Installed in 2019-20 for \$5,414 (cost reflects materials only).

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1217 Street Sweeper - Replace

Quantity: (1) Tennant

Location: Southeast RV Storage Lot - Parking Lot

Funded?: Yes.

History: Replaced in 2012-13 for \$41,747. Previously purchased 6/1995 for \$26,721.

Comments: Sweeper still looks good. It has a plastic body/exterior, and no cracks or damage was noted.

*Model: S30, Serial #S30-3467

Useful Life:
15 years

Remaining Life:
6 years



Best Case: \$ 52,400

Worst Case: \$ 52,400

Cost Source: Client Cost History

Comp #: 1218 Tractor - Replace

Quantity: (1) 1996 Case 4x4

Location: Southeast RV Storage Lot - Parking Lot

Funded?: Yes.

History: Purchased used in 2001 for \$19,925.

Comments: Tractor appears older and aged. Moderate use and weathering evident. Future replacement cost is based on purchasing another used tractor.

*Model: 570LXT, ID# JJG0224248

Useful Life:
20 years

Remaining Life:
3 years



Best Case: \$ 36,000

Worst Case: \$ 36,000

Cost Source: AR Cost Database

Comp #: 1219 Tractor - Refurbish

Quantity: (1) 1996 Case 4x4

Location: Southeast RV Storage Lot - Parking Lot

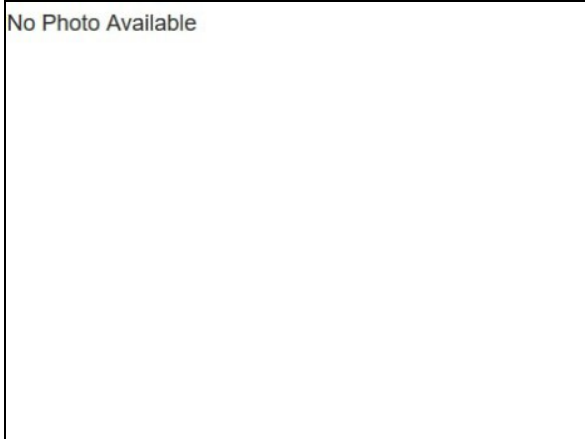
Funded?: Yes.

History: Refurbished in 2018-19 for \$10,236.

Comments: Tractor received a significant repair/overhaul. This component funds an allowance for similar work in the future to help extend the life of the next tractor.

Useful Life:
20 years

Remaining Life:
17 years



Best Case: \$ 11,500

Worst Case: \$ 11,500

Cost Source: Client Cost History

SOUTHEAST RV LOT - MAINTENANCE BLDG

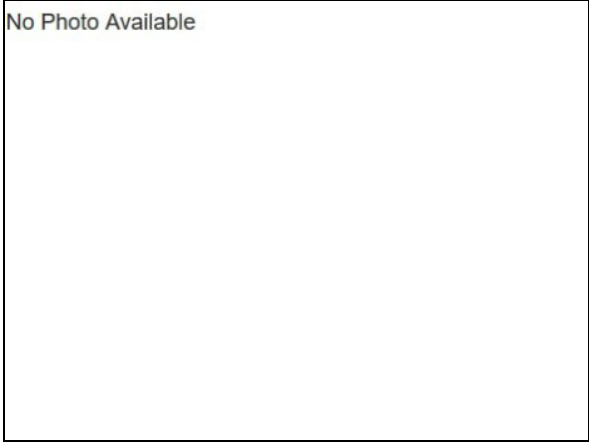
Comp #: 1220 Exterior Lights - Replace

Quantity: (6) Flood Lights

Location: Southeast RV Storage Lot - Maintenance Building: Exterior
Funded?: No. HOA plans to replace as needed with Operating funds, so no Reserve funding has been allocated.
History: Age is unknown.
Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

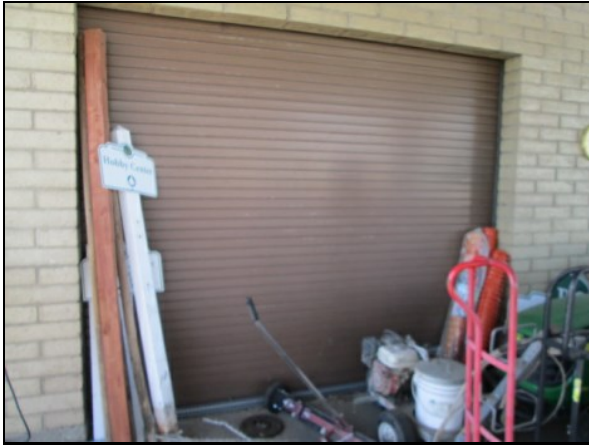
Comp #: 1222 Doors - Replace

Quantity: (2) Metal Doors

Location: Southeast RV Storage Lot - Maintenance Building: Exterior
Funded?: Yes.
History: Installed in 2000-01.
Comments: Quantity includes (1) steel access door and (2) 10' x 10' metal roll-up garage doors. Still appear to be in fair condition. Long life expectancy. It is prudent to plan for eventual replacement. Individual replacements should be treated as an Operating expense.

Useful Life:
30 years

Remaining Life:
9 years



Best Case: \$ 7,300

Worst Case: \$ 7,300

Cost Source: AR Cost Database

Comp #: 1223 Windows - Replace

Quantity: (5) Windows

Location: Southeast RV Storage Lot - Maintenance Building: Exterior

Funded?: Yes.

History: Installed in 2000-01.

Comments: There are (5) windows with a surface area of ~100 sq ft. These are aluminum frame windows. They look older but are expected to be in fair condition. Long life expectancy under normal circumstances.

Useful Life:
40 years

Remaining Life:
19 years



Best Case: \$ 5,800

Worst Case: \$ 5,800

Cost Source: RS Means Commercial Renovation Cost Data Guide

Comp #: 1226 Bldg Exterior - Refurbish

Quantity: Approx 3,900 Sq Ft

Location: Southeast RV Storage Lot - Maintenance Building: Exterior

Funded?: No. HOA treats painting as an Operating expense, so no funding has been allocated.

History:

Comments: Exterior surfaces include approximately 1,870 sq ft of unpainted block walls, 770 sq ft of wood siding/trim, and 1,260 sq ft of painted metal on the shade structure.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1228 Shingle Roof - Replace

Quantity: Approx 2,350 Sq Ft

Location: Southeast RV Storage Lot - Maintenance Building: Rooftop

Funded?: Yes.

History: Replaced 5/2020 for \$9,580. Previously replaced in 2000-01.

Comments: Maintenance building has an asphalt shingle roof. It is newer and appears to be in good condition.

Useful Life:
20 years

Remaining Life:
18 years



Best Case: \$ 11,800

Worst Case: \$ 11,800

Cost Source: Client Cost History & AR Cost Database

Comp #: 1229 Shade Structure - Replace

Quantity: Approx 1,050 Sq Ft

Location: Southeast RV Storage Lot - Maintenance Building: Exterior

Funded?: No. This is a corrugated metal roof mounted on top of steel beams and posts. It has an extended life span with no expectancy to replace. Treat repairs as a maintenance project when needed.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1230 Evaporative Cooler - Replace

Quantity: (1) Aero Cool

Location: Southeast RV Storage Lot - Maintenance Building: ground mounted behind the building
Funded?: No. Cost is below the Reserve expense threshold, so no Reserve funding has been allocated.
History: Replaced around 2018-19.
Comments: This cooler is for the garage section of the building.
*Model: TH6801C, Serial #2563316

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1231 HVAC Unit - Replace

Quantity: (1) Day & Night, 3.5-Ton

Location: Southeast RV Storage Lot - Maintenance Building: ground mounted behind the building
Funded?: Yes.
History: Replaced 3/2020 for \$4,600. Previously replaced in 2007 for \$3,072.
Comments: This is a split HVAC system. Funding is provided to replace both the condenser and air handler. Unit is newer and appears to be in good condition.
*Model: N4H442GKP101, Serial #E200719698, Mfg date 2/2020

Useful Life:
15 years

Remaining Life:
13 years



Best Case: \$ 6,000

Worst Case: \$ 6,000

Cost Source: Client Cost History & AR Cost Database

Comp #: 1234 Maintenance Equip - Replace

Quantity: Numerous Pieces

Location: Southeast RV Storage Lot - Maintenance Building: Garage/Storage Yard
Funded?: No. Recommend replacing as needed with Operating funds.

History:

Comments: Some of the more significant pieces of maintenance equipment includes (3) trash pumps, (1) Outback 185 welder, (1) Graco Laser 3000 paint striper, (1) weed sprayer, and (1) Ryan Ren-O-Thin power rake. Other smaller items include mowers, edgers, air compressor, washer & dryer, refrigerators, etc.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1236 Push Mower - Replace

Quantity: (1) John Deere 220-SL

Location: Southeast RV Storage Lot - Maintenance Building: Garage/Storage Yard
Funded?: Yes.

History: Purchased 8/2014 for \$8,653.

Comments: This is a commercial quality push mower. Still functions and appears to be in fair condition.

*ID #1M0220SAVEM040268, Mfg date 040314

Useful Life:
8 years

Remaining Life:
1 years



Best Case: \$ 10,400

Worst Case: \$ 10,400

Cost Source: Client Cost History

Comp #: 1237 Riding Mower - Replace

Quantity: (1) John Deere D130

Location: Southeast RV Storage Lot - Maintenance Building: Garage/Storage Yard

Funded?: No. Cost is below the Reserve expense threshold. Recommend replacing as needed with Operating funds.

History: Purchased in 2016-17 for \$2,316.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1238 Sheds - Replace

Quantity: (2) Tuff Sheds

Location: Southeast RV Storage Lot - Maintenance Building: Storage Yard

Funded?: No.

History: Installed around 2016.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1240 Bldg Interior - Remodel

Quantity: Floor, Lights, Cabinetry

Location: Southeast RV Storage Lot - Maintenance Building: Interior

Funded?: Yes.

History: Installed in 2000-01.

Comments: Interior looks old and worn. This is a low visibility and low priority location, but restoration of the interior should be planned eventually. This component funds to replace the vinyl floor, cabinetry, lights, restroom fixtures, plus painting.

Useful Life:
20 years

Remaining Life:
2 years



Best Case: \$ 36,400

Worst Case: \$ 36,400

Cost Source: ARI Cost Database

Comp #: 1242 Bldg Interior - Repaint

Quantity: Approx 3,800 Sq Ft

Location: Southeast RV Storage Lot - Maintenance Building: Interior

Funded?: No. Interior surfaces are touched-up and repainted by the maintenance staff as needed. Long-term repainting is included as part of the building remodel project.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1250 Furniture - Replace

Quantity: Desks, Chairs, Tables

Location: Southeast RV Storage Lot - Maintenance Building: Interior

Funded?: No. HOA plans to replace as needed with Operating funds, so no Reserve funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1252 Ice Maker - Replace

Quantity: (1) Maxx Ice

Location: Southeast RV Storage Lot - Maintenance Building: Interior

Funded?: No. Cost is below the Reserve expense threshold, so no Reserve funding has been allocated.

History: Replaced in 2017-18 for \$1,955. Previously purchased around 2005.

Comments: *Model: MIM250, Serial #02500217166, Mfg date code 1702

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

SOUTHEAST RV LOT - GLASS ARTS BLDG

Comp #: 1260 Exterior Lights - Replace

Quantity: Approx (7) Lights

Location: Southeast RV Storage Lot - Glass Arts Building: Exterior

Funded?: No. HOA plans to replace as needed with Operating funds, so no Reserve funding has been allocated.

History: Installed in 2013.

Comments: Fixtures include (5) wall lights and (2) 4' fluorescent lights.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1261 Doors - Replace

Quantity: (4) Metal Doors

Location: Southeast RV Storage Lot - Glass Arts Building: Exterior

Funded?: Yes.

History: Installed in 2013.

Comments: Still appear to be in good condition. Long life expectancy. It is prudent to plan for eventual replacement. Individual replacements should be treated as an Operating expense.

Useful Life:
30 years

Remaining Life:
22 years



Best Case: \$ 6,800

Worst Case: \$ 6,800

Cost Source: AR Cost Database

Comp #: 1262 Windows - Replace

Quantity: (1) Window

Location: Southeast RV Storage Lot - Glass Arts Building: Exterior

Funded?: No. Cost is below the Reserve expense threshold, so no Reserve funding has been allocated.

History: Installed in 2013.

Comments: There is (1) 4' x 6' window with vinyl frame on this building.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1264 Bldg Exterior - Refurbish

Quantity: Approx 3,500 Sq Ft

Location: Southeast RV Storage Lot - Glass Arts Building: Exterior

Funded?: No. HOA treats painting as an Operating expense, so no funding has been allocated.

History: Installed in 2013.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1265 Rain Gutters - Replace

Quantity: Approx 230 LF

Location: Southeast RV Storage Lot - Glass Arts Building: Exterior

Funded?: No. Cost is below the Reserve expense threshold, so no Reserve funding has been allocated. Repair or replace sections of rain gutters as an Operating expense when needed.

History: Installed in 2013.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1266 Metal Roof - Replace

Quantity: Approx 2,800 Sq Ft

Location: Southeast RV Storage Lot - Glass Arts Building: Exterior

Funded?: Yes.

History: Installed in 2013.

Comments: Metal roof is still in good condition. Long life expectancy, but future replacement should still be anticipated eventually, even if just for aesthetic purposes.

Useful Life:
40 years

Remaining Life:
32 years



Best Case: \$ 36,000

Worst Case: \$ 36,000

Cost Source: ARI Cost Database

Comp #: 1270 HVAC #1 - Replace

Quantity: (1) Day & Night, 4-Ton

Location: Southeast RV Storage Lot - Glass Arts Building: ground mounted behind the building

Funded?: Yes.

History: Installed in 2013.

Comments: This is a split HVAC system. Replacement cost includes both the exterior condensing unit and the interior air handler. Still appears to be in fair condition.

*Model: N4H348AKF200, Serial #E131217423, Mfg date 3/2013

Useful Life:
15 years

Remaining Life:
7 years



Best Case: \$ 8,600

Worst Case: \$ 8,600

Cost Source: ARI Cost Database

Comp #: 1271 HVAC #2 - Replace

Quantity: (1) Day & Night, 5-Ton

Location: Southeast RV Storage Lot - Glass Arts Building: ground mounted behind the building

Funded?: Yes.

History: Installed in 2013.

Comments: This is a split HVAC system. Replacement cost includes both the exterior condensing unit and the interior air handler. Still appears to be in fair condition.

*Model: N4H360AKF100, Serial #E133505215, Mfg date 8/2013

Useful Life:
15 years

Remaining Life:
7 years



Best Case: \$ 10,000

Worst Case: \$ 10,000

Cost Source: ARI Cost Database

Comp #: 1276 Bldg Interior - Remodel

Quantity: Cabinetry, Lights, Paint

Location: Southeast RV Storage Lot - Glass Arts Building: Interior

Funded?: Yes.

History: Installed in 2013.

Comments: This building still looks good. No issues or problems reported. This component funds to replace cabinetry, ~(28) assorted light fixtures, tile surfaces & fixtures in the restrooms, plus painting.

Useful Life:
20 years

Remaining Life:
12 years



Best Case: \$ 45,600

Worst Case: \$ 45,600

Cost Source: ARI Cost Database

Comp #: 1278 Bldg Interiors - Repaint

Quantity: Approx 3,600 Sq Ft

Location: Southeast RV Storage Lot - Glass Arts Building: Interior

Funded?: No. Interior surfaces are touched-up and repainted by the maintenance staff as needed. Long-term repainting is included as part of the building remodel project.

History: Painted in 2013.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1280 Room Divider - Replace

Quantity: (1) Divider: 285 Sq Ft

Location: Southeast RV Storage Lot - Glass Arts Building: Interior

Funded?: Yes.

History: Installed in 2013.

Comments: This is a vinyl, accordion style room divider. Some minor wear. This divider reportedly receives a lot of use.

Useful Life:
20 years

Remaining Life:
12 years



Best Case: \$ 12,800

Worst Case: \$ 12,800

Cost Source: RS Means Commercial Renovation Cost Data Guide

Comp #: 1284 Furniture & Equip - Replace

Quantity: Numerous Pieces

Location: Southeast RV Storage Lot - Glass Arts Building: Interior

Funded?: No. Social Club is responsible for replacement, so no Reserve funding has been allocated.

History:

Comments: This building has chairs, work tables/benches, and various machines for glass work.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

HOBBY CENTER

Comp #: 1300 Vehicle Gates - Replace**Quantity: (2) Gates, 7'x10' ea.**

Location: Hobby Center - Parking Lot

Funded?: Yes.

History: Replaced 8/2019 for \$4,900. Previously age was unknown.

Comments: These gates are newer and are in good condition. They are manually operated gates that receive little to no use. It is unknown why the previous gates were replaced. They should have an extended life span under normal circumstances. Since a replacement record has been established, funding for future replacement has been added.

Useful Life:
30 yearsRemaining Life:
28 years

Best Case: \$ 5,300

Worst Case: \$ 5,300

Cost Source: Client Cost History

Comp #: 1310 Pet Walk Furniture - Replace**Quantity: Benches & Chairs**

Location: Hobby Center - Pet Walk

Funded?: No. Social Club is responsible for replacement, so no Reserve funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1311 Pet Walk Lights - Replace

Quantity: Approx (20) Lights

Location: Hobby Center - Pet Walk

Funded?: No. HOA plans to replace as needed with Operating funds, so no Reserve funding has been allocated.

History: Age is unknown.

Comments: Landscaping lighting is installed along the walking path. Fixtures are getting older and are nearing time for replacement.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1312 Pet Walk Lights - Replace

Quantity: (5) Pole Lights

Location: Hobby Center - Pet Walk: mounted along path behind homes

Funded?: Yes.

History: Age is unknown.

Comments: These are taller pole lights along the walking path. They look very old and dated. Recommend planning to replace periodically to improve the lighting and to restore the appearance.

Useful Life:
25 years

Remaining Life:
0 years



Best Case: \$ 10,000

Worst Case: \$ 10,000

Cost Source: AR Cost Database

Comp #: 1314 Pet Walk Fence (2008) - Replace

Quantity: Approx 346 LF

Location: Hobby Center - Pet Walk

Funded?: Yes.

History: Installed 5/2008 for \$6,680.

Comments: Fence still appears to be in good shape overall. Future replacement should be expected.

Useful Life:
25 years

Remaining Life:
11 years



Best Case: \$ 9,000

Worst Case: \$ 9,000

Cost Source: Client Cost History

Comp #: 1315 Pet Walk Fence (2014) - Replace

Quantity: Approx 26 LF

Location: Hobby Center - Pet Walk: north end of the park

Funded?: Yes.

History: Replaced in 2013-14 for \$3,250.

Comments: This is a fence section with a single gate. Privacy slates are installed. Still looks to be in good condition and is stable.

Useful Life:
25 years

Remaining Life:
17 years



Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: Client Cost History

Comp #: 1320 Pet Walk Bridge - Replace

Quantity: (1) Bridge: 3'x25'

Location: Hobby Center - Pet Walk: north end of the park

Funded?: Yes.

History: Replaced in 2018-19 for \$7,346. Previous age was unknown.

Comments: This is a wood footbridge mounted over the wash section. It was recently rebuilt/replaced with new wood frame and rails. Walking portion is constructed with Trex (or similar product). Repair as a maintenance expense when needed. This component funds to replace the entire structure eventually.

Useful Life:
25 years

Remaining Life:
22 years



Best Case: \$ 8,500

Worst Case: \$ 8,500

Cost Source: Client Cost History

Comp #: 1322 Pet Walk Handrails - Replace

Quantity: Approx 180 LF

Location: Hobby Center - Pet Walk

Funded?: Yes.

History: Age is unknown.

Comments: Iron handrails are mounted along stairways leading down into the grass area. No significant rusting or instability noted. Replacement should be expected eventually.

Useful Life:
25 years

Remaining Life:
7 years



Best Case: \$ 5,500

Worst Case: \$ 5,500

Cost Source: ARI Cost Database

Comp #: 1328 Pet Walk Drainage - Replace

Quantity: Numerous Sq Ft

Location: Hobby Center - Pet Walk

Funded?: No. HOA is considering a drainage project at the Pet Walk basin area that will cost in the range of \$1.5 million. This is not a predictable, recurring project, plus it is unknown if the project will be scheduled, so no Reserve funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

HOBBY CENTER - CRAFTS BLDGS

Comp #: 1330 Hobby Buildings - Replace

Quantity: (5) Buildings

Location: Hobby Center - Crafts Buildings

Funded?: Yes. Building replacement is not predictable with regard to timing and cost, so Reserve funding has not been allocated. HOA may consider replacement in the future as a Capital Improvement project.

History:

Comments: These buildings were reportedly temporary structures that have been retained for a long-time. Per the HOA's request, this component funds to remove the buildings and construct new structures at the southeast corner. Reserve funding has been allocated for this project based on an estimate provided by Brycon.

Useful Life:
50 years

Remaining Life:
4 years



Best Case: \$ 4,600,000

Worst Case: \$ 4,600,000

Cost Source: Estimate Provided by Brycon

Comp #: 1331 Bldg Exteriors - Refurbish

Quantity: Approx 8,300 Sq Ft

Location: Hobby Center - Building Exteriors: Woodshop/Lapidary, Handymen, Silversmith, Woodcarvers & Channel 17

Funded?: No. HOA treats painting and repairs as an Operating expense, so no funding has been allocated.

History:

Comments: In addition to paint, these building exteriors also have (14) light fixtures, (14) doors, and (20) windows.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1332 Foam Roof - Replace

Quantity: Approx 4,720 Sq Ft

Location: Hobby Center - Rooftop of the Woodshop/Lapidary & Handymen Buildings

Funded?: No. These buildings are scheduled for replacement in the near future, so there is no need to continue funding roofs at this time. Replacement funding should be added to a future update of this report based on the type of roofs installed after the buildings are replaced.

History: Replaced 4/2013 for \$13,500 + taxes. Previous age was unknown.

Comments: The flat roofing on these buildings were replaced with foam roofs. No visible cracks or blisters. Good conditions observed. Life span is based on re-coating the roof periodically as required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1333 Foam Roof - Recoat

Quantity: Approx 4,720 Sq Ft

Location: Hobby Center - Rooftop of the Woodshop/Lapidary & Handymen Buildings

Funded?: No. These buildings are scheduled for replacement in the near future, so there is no need to continue funding roofs at this time. Replacement funding should be added to a future update of this report based on the type of roofs installed after the buildings are replaced.

History: Installed in 2013.

Comments: Roofing has a 10-year warranty, as is typical for a new foam roof. Still looks good with no exposed foam.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1335 Flat Roof - Replace (A)

Quantity: Approx 950 Sq Ft

Location: Hobby Center - Rooftop of the Woodshop/Lapidary & Channel 17 Buildings

Funded?: No. These buildings are scheduled for replacement in the near future, so there is no need to continue funding roofs at this time. Replacement funding should be added to a future update of this report based on the type of roofs installed after the buildings are replaced.

History: Age is unknown.

Comments: The back/western portion of the Woodshop roof was not replaced with foam in 2013. It appears to be metal panels with patched seams. It look old. Channel 17 roof was not closely inspected but is likely old as well.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1338 Flat Roof - Replace (B)

Quantity: Approx 1,250 Sq Ft

Location: Hobby Center - Rooftop of the Woodcarvers Building

Funded?: No. These buildings are scheduled for replacement in the near future, so there is no need to continue funding roofs at this time. Replacement funding should be added to a future update of this report based on the type of roofs installed after the buildings are replaced.

History: Replaced in 2007 for \$4,000. Previous age was unknown.

Comments: Roof still appears to be in fair condition. There is minimal granule loss and no lifting seams.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1340 Metal Roof - Replace

Quantity: Approx 1,470 Sq Ft

Location: Hobby Center - Rooftop of the Silversmith Building

Funded?: No. These buildings are scheduled for replacement in the near future, so there is no need to continue funding roofs at this time. Replacement funding should be added to a future update of this report based on the type of roofs installed after the buildings are replaced.

History: Age is unknown.

Comments: Roof appears older but still intact.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1342 HVAC #1 - Replace

Quantity: (1) Coleman, 2.5-Ton

Location: Hobby Center - Rooftop of the Woodcarvers Building

Funded?: Yes.

History: Installed around 2000.

Comments: This is a packaged HVAC unit. Exterior is rusted. It looks old but assumed functional.

*Model: CPCP0301BA, Serial #000399054

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: Client Cost History (2019 at Electronics Bldg)

Comp #: 1343 HVAC #2 - Replace

Quantity: (1) Coleman, 2.5-Ton

Location: Hobby Center - Rooftop of the Woodcarvers Building

Funded?: Yes.

History: Installed around 2000.

Comments: This is a packaged HVAC unit. Same condition as HVAC Unit #1. Should be nearing time to replace.

*Model: CPCP0301BA, Serial #000314097

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: Client Cost History (2019 at Electronics Bldg)

Comp #: 1344 HVAC #3 - Replace

Quantity: (1) Day & Night, 1.5-ton

Location: Hobby Center - Channel 17 Building

Funded?: Yes.

History: Installed in 2009.

Comments: This is a split HVAC unit. Still appears to be in fair condition.

*Model: N4A318AKB200, Serial #E090904739, Mfg date 2/2009

Useful Life:
15 years

Remaining Life:
3 years



Best Case: \$ 4,800

Worst Case: \$ 4,800

Cost Source: Client Cost History

Comp #: 1345 Evaporative Coolers - Replace

Quantity: (4) Coolers

Location: Hobby Center - Rooftop and sides of Woodshop/Lapidary, Silversmith & Handymen Buildings
Funded?: No. Evaporative coolers vary in age and condition. There is no expectancy for complete replacement. Individual replacement costs are under the Reserve expense threshold. Recommend replacing as needed with Operating funds.
History:
Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1346 Exhaust Fan - Replace

Quantity: (2) Exhaust Fan

Location: Hobby Center - Side of the Silversmith Building & Rooftop of the Woodshop
Funded?: No. Cost is below the Reserve expense threshold, so no Reserve funding has been allocated.
History:
Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1348 Dust Collector - Replace

Quantity: (1) Dust-Hog Collector

Location: Hobby Center - Exterior of the Woodshop/Lapidary Building

Funded?: No. Social Club is responsible for replacement, so no Reserve funding has been allocated.

History:

Comments: This collector looks old and weathered. Residents indicate the collector does not have enough capacity.

*Model: WD-2000, Serial #6088

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1350 Restrooms - Remodel

Quantity: (2) Restrooms

Location: Hobby Center - between the Lapidary & Handymen Buildings

Funded?: No. Recommend repairing & replacing fixtures as-needed as a maintenance expense.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1356 Bldg Interiors - Repaint

Quantity: Numerous Sq Ft

Location: Hobby Center - Interiors of the Woodshop/Lapidary, Handymen, Silversmith and Stained Glass Buildings
Funded?: No. HOA treats painting as an Operating expense, so no Reserve funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1360 Bldg Interior - Remodel

Quantity: Floor & Lights

Location: Hobby Center - Interior of the Channel 17 Building

Funded?: No. Cost is below the Reserve expense threshold, so no Reserve funding has been allocated. Recommend replacing items as needed with Operating funds.

History:

Comments: This is a small building with carpet floor, insulated walls, and some light fixtures.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1364 Bldg Interior - Remodel

Quantity: Floor, Lights, Cabinetry

Location: Hobby Center - Interior of the Woodshop, Lapidary, Handymen & Silversmith Buildings

Funded?: No. These are workshop type buildings with concrete floors, shop lights, and some cabinetry. Some of the interior items and equipment are the Social Club's responsibility. There is no expectancy to renovate or remodel these buildings. Repair or replace items as needed with Operating funds.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1368 Bldg Interior - Remodel

Quantity: Floor, Lights, Cabinetry

Location: Hobby Center - Interior of the Woodcarvers Building

Funded?: No. This building is scheduled for replacement in the near future, so there is no need to continue funding interior remodel at this time. Remodel funding should be added to a future update of this report based on the interior finishes installed for the new building.

History: Age is unknown.

Comments: Interior is older but in fair condition. Remodeling is not a priority at this time, but it should be planned eventually. This component previously funded to replace the vinyl floor, cabinetry around the room, lights, plus painting.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1370 Ceiling Tiles - Replace

Quantity: Approx 1,140 Sq Ft

Location: Hobby Center - Interior of the Woodcarvers Building

Funded?: No. This building is scheduled for replacement in the near future, so there is no need to continue funding ceiling tiles at this time. Replacement funding should be added to a future update of this report if ceiling tiles are installed in the new building.

History: Age is unknown.

Comments: This building interior has a suspended ceiling. These ceilings have a long life expectancy under normal circumstances. They do begin to look aged and dated over time. We recommend planning long-term replacement to eventually update and restore the appearance.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1372 Air Filtration - Replace

Quantity: (2) Jet Air Systems

Location: Hobby Center - Interior of the Woodcarvers Building

Funded?: No. Cost is below the Reserve expense threshold, so no Reserve funding has been allocated.

History:

Comments: *Model: AFS-1000B, Stock #708620B

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

SPORTS AMENITIES - CENTRAL

Comp #: 1600 Recreation Furniture - Replace

Quantity: Numerous Pieces

Location: Recreation areas at Center of the community & Northeast Sports Complex

Funded?: No. Social Club is responsible for furniture replacement, so no Reserve funding has been allocated.

History: Ages & conditions vary.

Comments: Pieces previously counted include (49) benches, (2) picnic tables, (10) umbrellas, and (4) sets of bleachers.

Numerous chairs, tables, and umbrellas were added at pickleball courts in the Northeast Sports Complex in 2017-18.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1602 Drinking Fountains - Replace

Quantity: Approx (28) Fountains

Location: Recreation areas at Center of the community & Northeast Sports Complex, plus inside several buildings

Funded?: No. Drinking fountains are relatively inexpensive to replace, especially if utilizing in-house labor. Recommend replacing as needed with Operating funds.

History: Ages & conditions vary.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1604 Storage Sheds - Refurbish

Quantity: Approx (11) Sheds

Location: Recreation areas at Center of the community & Northeast Sports Complex

Funded?: No. HOA is responsible for the storage shed structures. Social Club or the individual clubs are responsible for contents inside the sheds. There is no expectancy to replace the sheds under normal circumstances. Expenses for repairs, painting, and roofing should be treated as an in-house maintenance project and funded as an Operating expense.

History: Ages vary. Shuffleboard shed rebuilt in 2014 for \$5,305.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1605 Lawn Bowling Turf #1 - Replace

Quantity: Approx 13,200 Sq Ft

Location: Recreation area at Center of the community - north side of the EPC

Funded?: Yes.

History: Replaced 11/2009 for \$47,619.

Comments: Turf replacement is reportedly something that will need to be done again in the future. No problems were reported at this time.

Useful Life:
25 years

Remaining Life:
13 years



Best Case: \$ 62,600

Worst Case: \$ 62,600

Cost Source: Client Cost History

Comp #: 1606 Lawn Bowling Turf #2 - Replace

Quantity: Approx 10,560 Sq Ft

Location: Recreation area at Center of the community - south side of the EPC

Funded?: Yes.

History: Installed in the early 1980's.

Comments: This turf area is used for Croquet. There were no problems reported or observed. Actual timing of this project is unknown, but replacement of the turf should be anticipated eventually.

Useful Life:
25 years

Remaining Life:
3 years



Best Case: \$ 52,200

Worst Case: \$ 52,200

Cost Source: Estimate Based on 2009 Cost of the Lawn Bowling Turf #1

Comp #: 1608 Lawn Bowling Fence - Replace

Quantity: Approx 234 LF

Location: Recreation area at Center of the community - perimeter of both Lawn Bowling areas

Funded?: Yes.

History: Replaced in 2016-17 for \$7,290. Previous age was unknown.

Comments: Work in 2016-17 involved replacing the metal rails plus repairing some of the block walls. This component accounts for metal handrails and fences bordering both lawn bowling areas. Still in good shape overall. There is irrigation staining on the metal.

Useful Life:
18 years

Remaining Life:
13 years



Best Case: \$ 9,000

Worst Case: \$ 9,000

Cost Source: ARI Cost Database

Comp #: 1610 Putting Green Turf - Replace

Quantity: Approx 8,200 Sq Ft

Location: Recreation area at Center of the community

Funded?: Yes.

History: Installed during the early 1980's.

Comments: Like the lawn bowling areas, replacement of this turf should be anticipated eventually. There were no problems reported or observed.

Useful Life:
25 years

Remaining Life:
2 years



Best Case: \$ 40,000

Worst Case: \$ 40,000

Cost Source: Estimate Based on 2009 Cost of Lawn Bowling #1

Comp #: 1614 Horseshoe Pits - Replace

Quantity: (18) Horseshoe Pits

Location: Recreation area at Center of the community

Funded?: No. Horseshoe pits consist of wood backstops with concrete and rock surfacing. There is no expectancy for complete replacement or renovation. HOA will repair and replace items as a maintenance expense when needed, so no Reserve funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1620 Shuffleboard Courts - Resurface

Quantity: (20) Courts

Location: Recreation area at Center of the community

Funded?: Yes.

History: Resurfaced in 2010 for ~\$20,000.

Comments: Shuffleboard courts are concrete with a coating on top. Coating applied reportedly has a lifetime warranty. Despite this warranty, HOA should still budget for resurfacing in the event the coating does not last. Some courts more worn than others. Visible surface wear and some cracks.

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 26,000

Worst Case: \$ 26,000

Cost Source: Client Cost History

Comp #: 1622 Shuffleboard Furniture - Replace

Quantity: (43) Pieces

Location: Recreation area at Center of the community

Funded?: No. Social Club is responsible for replacement, so no Reserve funding has been allocated.

History:

Comments: Pieces include (40) benches, (20) scoreboards, and (3) sets of bleachers (20', 40' and 60' lengths). Benches and bleachers are aluminum and still original from 1974.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1624 Shuffleboard Lights - Replace

Quantity: (8) Light Fixtures

Location: Recreation area at Center of the community

Funded?: Yes.

History: Installed around 2011 as part of a community wide lighting project. Re-wired in 2013-14 for \$8,873.

Comments: Light fixtures appear to be in good condition. There was a problem with the lights not staying on, so HOA re-wired the court area in 2013-14. A complete re-wire is not expected again, but replacement of the light fixtures should be anticipated.

Useful Life:
25 years

Remaining Life:
15 years



Best Case: \$ 6,800

Worst Case: \$ 6,800

Cost Source: ARI Cost Database

Comp #: 1625 Shuffleboard Shades - Replace

Quantity: Approx 1,860 Sq Ft

Location: Recreation area at Center of the community

Funded?: No. Metal roofing is installed over the bleachers. There is no expectancy to completely replace these roofs and structures. Treat repairs as a maintenance expense.

History: Installed with the shuffleboard courts in 1979. Metal roof shade structure was added in 2009.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1640 Pickleball Crts (1-6) - Resurface

Quantity: (6) Courts

Location: Recreation area at Center of the community, adjacent to the Admin Building - Pickleball Courts #1 - 6

Funded?: Yes.

History: Courts 1 - 4 resurfaced in 2010 for \$9,000. Courts 5 & 6 were surfaced in 2009.

Comments: These are concrete courts and should never need replacing. Due to the addition of new courts at the Northeast Sports Complex, these courts have been decommissioned. Funding to resurface is still being allocated, because the HOA plans to re-purpose this area in the near future.

Useful Life:
5 years

Remaining Life:
4 years



Best Case: \$ 18,000

Worst Case: \$ 18,000

Cost Source: Client Cost History

Comp #: 1642 Pickleball Fence (1-4) - Replace

Quantity: Approx 800 LF

Location: Recreation area at Center of the community, adjacent to the Admin Building - Pickleball Courts #1 - 4

Funded?: Yes.

History: Installed around 2003.

Comments: Quantity includes 560 LF of 10' tall fence, 160 LF of 6' fence, and 80 LF of 3' fence. Due to the addition of new courts at the Northeast Sports Complex, these courts have been decommissioned. Funding to replace this fence is still being allocated, because the HOA plans to re-purpose this area in the near future.

Useful Life:
25 years

Remaining Life:
4 years



Best Case: \$ 40,000

Worst Case: \$ 40,000

Cost Source: ARI Cost Database

Comp #: 1643 Pickleball Fence (5-6) - Replace

Quantity: Approx 258 LF

Location: Recreation area at Center of the community, adjacent to the Admin Building - Pickleball Courts #5 & 6

Funded?: Yes.

History: Installed 10/2009.

Comments: Quantity includes 199 LF of 10' tall fence and 59 LF of 6' fence. Due to the addition of new courts at the Northeast Sports Complex, these courts have been decommissioned. Funding to replace this fence is still being allocated, because the HOA plans to re-purpose this area in the near future.

Useful Life:
25 years

Remaining Life:
4 years



Best Case: \$ 13,700

Worst Case: \$ 13,700

Cost Source: ARI Cost Database

Comp #: 1646 Pickleball Ramada - Replace

Quantity: (1) Ramada: 380 Sq Ft

Location: Recreation area at Center of the community, adjacent to the Admin Building

Funded?: Yes.

History: Installed around 2003.

Comments: Ramada structure has block columns with a wood cover. Wood cover still appears to be in good to fair condition. Some splits and cracks in the wood noted. Surfaces should be painted more frequently. This component funds for future replacement of the cover.

Useful Life:
25 years

Remaining Life:
7 years



Best Case: \$ 9,500

Worst Case: \$ 9,500

Cost Source: ARI Cost Database

Comp #: 1647 Pickleball Shade - Replace

Quantity: (1) Screen: 310 Sq Ft

Location: Recreation area at Center of the community, adjacent to the Admin Building

Funded?: Yes.

History: Installed in 2006.

Comments: Shade screen is manufactured by SunPorts. There is no expectancy to replace the structure under normal circumstances. Periodic replacement of the screen should be expected. Shade looks faded, but it does not have any holes or tears.

Useful Life:
15 years

Remaining Life:
1 years



Best Case: \$ 3,000

Worst Case: \$ 3,000

Cost Source: AR Cost Database

Comp #: 1650 Court Fences - Repaint

Quantity: Approx 1,630 LF

Location: Recreation area at Center of the community - perimeter of Pickleball Courts #1 - 6 & Tennis Courts #7 - 8

Funded?: No. HOA treats painting as an Operating expense, so no Reserve funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1660 Tennis Courts (7-8) - Replace

Quantity: (2) Tennis Courts

Location: Recreation area at Center of the community, adjacent to the Laundry Building - Tennis Courts #7 & 8
Funded?: No. These courts were replaced with post-tension concrete. There is no expectancy to replace under normal circumstances, so no Reserve funding has been allocated.
History: Replaced in 2016-17 for \$264,332.
Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1662 Tennis Courts (7-8) - Resurface

Quantity: (2) Tennis Courts

Location: Recreation area at Center of the community, adjacent to the Laundry Building - Tennis Courts #7 & 8
Funded?: Yes.
History: Resurfaced in 2016-17. Previously repaired & resurfaced in 2011 for \$19,110.
Comments: These court surfaces still look near new and are in good condition. We assume they receive less use than the courts at the Northeast Sports Complex, so a longer life span has been assigned.

Useful Life:
8 years

Remaining Life:
3 years



Best Case: \$ 12,000

Worst Case: \$ 12,000

Cost Source: Client Cost History & AR Cost Database

Comp #: 1664 Tennis Lights (7-8) - Replace (A)

Quantity: (16) LED Fixtures

Location: Recreation area at Center of the community, adjacent to the Laundry Building - Tennis Courts #7 & 8

Funded?: Yes.

History: Replaced as part of court replacement in 2016-17.

Comments: These are LED light fixtures mounted to metal poles. Replacement should be anticipated eventually to update and modernize the lighting. Life span varies depending on usage, but the fixtures will not last as long as the poles.

Useful Life:
15 years

Remaining Life:
10 years



Best Case: \$ 16,000

Worst Case: \$ 16,000

Cost Source: ARI Cost Database

Comp #: 1665 Tennis Lights (7-8) - Replace (B)

Quantity: (9) Light Poles

Location: Recreation area at Center of the community, adjacent to the Laundry Building - Tennis Courts #7 & 8

Funded?: Yes.

History: Replaced as part of court replacement in 2016-17. Previously installed around 1989.

Comments: The metal light poles will last longer than the light fixtures, but replacement should still be anticipated eventually. This component funds to replace the poles in conjunction with a future light fixture project.

Useful Life:
30 years

Remaining Life:
25 years



Best Case: \$ 22,500

Worst Case: \$ 22,500

Cost Source: ARI Cost Database

Comp #: 1667 Tennis Fence (7-8) - Replace

Quantity: Approx 572 LF

Location: Recreation area at Center of the community, adjacent to the Laundry Building - Tennis Courts #7 & 8

Funded?: Yes.

History: Replaced as part of court replacement in 2016-17. Previous age was unknown.

Comments: This is 10' tall vinyl coated chain link fence. It appears to be in good shape, so we assume it was replaced as part of the court renovation project. Some of the mesh fabric is loose and bent in spots.

Useful Life:
25 years

Remaining Life:
20 years



Best Case: \$ 34,300

Worst Case: \$ 34,300

Cost Source: ARI Cost Database

Comp #: 1668 Tennis Windscreen (7-8) - Replace

Quantity: Numerous Sq Ft

Location: Recreation area at Center of the community, adjacent to the Laundry Building - Tennis Courts #7 & 8

Funded?: No. HOA treats windscreen replacement as an Operating expense, so no Reserve funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1670 Tennis Shades (7-8) - Replace

Quantity: (2) Screens: 360 Sq Ft

Location: Recreation area at Center of the community, adjacent to the Laundry Building - Tennis Courts #7 & 8

Funded?: Yes.

History: Installed as part of court replacement in 2016-17.

Comments: There is no expectancy to replace the shade structures under normal circumstances. Periodic replacement of the screen should be expected. Each screen measures ~18' x 10'. Material still appears to be in good condition. No visible holes or tears.

Useful Life:
15 years

Remaining Life:
10 years



Best Case: \$ 3,300

Worst Case: \$ 3,300

Cost Source: AR Cost Database

SPORTS AMENITIES - NORTHEAST

Comp #: 1800 Pole Lights - Replace

Quantity: (12) Lights, (6) Poles

Location: Northeast Sports Complex - Parking Lot

Funded?: No. These lights are owned by SRP, so no Reserve funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1802 Vehicle Gates - Replace

Quantity: (2) Gates, 7'x11' ea.

Location: Northeast Sports Complex - Parking Lot

Funded?: No. These are manually operated gates that receive little to no use. Extended life span anticipated. Repair or replace individually as needed with Operating funds.

History: Age is unknown.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1804 Security System - Replace

Quantity: (1) System

Location: Northeast Sports Complex - Parking Lot & Storage Room in the Oasis Building

Funded?: Yes.

History: Installed in 2019-20 for \$22,831.

Comments: Details of the security system are unknown. We did see that a proximity alarm was added, plus there is a camera system. Alarm panel and camera system DVR are in the Oasis building.

Useful Life:
10 years

Remaining Life:
8 years



Best Case: \$ 24,200

Worst Case: \$ 24,200

Cost Source: Client Cost History

Comp #: 1806 Fountain - Refurbish

Quantity: (1) Fountain

Location: Northeast Sports Complex - between the Oasis & Electronics Buildings

Funded?: Yes.

History: Refurbished in 2013-14 for \$6,000, then repaired again in 2016 for \$4,600. Previously installed around 1992 - 1994.

Comments: This is a concrete fountain with tile basin and interior walls. Perimeter edge is composed of a softer stone or clay material. It was reportedly leaking, so fountain was completely stripped down and refinished. Expect to refurbish the fountain like this periodically.

Useful Life:
15 years

Remaining Life:
9 years



Best Case: \$ 7,600

Worst Case: \$ 7,600

Cost Source: ARI Cost Database

Comp #: 1820 Bocce Ball Courts - Replace

Quantity: (6) Bocce Courts

Location: Northeast Sports Complex - between the Oasis & Electronics Buildings

Funded?: Yes.

History: Added court #5 in 2012. Installed courts #1 - 4 in 1992.

Comments: Replacement of the underlying court concrete is not typically expected. HOA plans to replace the courts and re-orient them in a north-south direction plus add a 6th court. Brycon estimated total current cost of this project at ~\$728,600, and it is planned for the 2024 fiscal year. Combined cost with the turf, lights, and shades components accounts for the total estimated replacement budget.

Useful Life:
32 years

Remaining Life:
3 years



Best Case: \$ 640,000

Worst Case: \$ 640,000

Cost Source: Estimate Provided by Brycon

Comp #: 1822 Bocce Ball Turf - Replace

Quantity: (6) Bocce Courts

Location: Northeast Sports Complex - between the Oasis & Electronics Buildings

Funded?: Yes.

History: Replaced 10/2019 for ~\$30,000 (cost reflects 5 courts). Previously replaced on courts #1 - 4 in late 2011 for \$19,221 & added court #5 in 2012.

Comments: Turf is not too old and still appears to be in good condition. There are currently 5 courts in place, but a 6th court will be added as part of an upcoming renovation/replacement project.

Useful Life:
8 years

Remaining Life:
3 years



Best Case: \$ 43,800

Worst Case: \$ 43,800

Cost Source: Client Cost History

Comp #: 1826 Bocce Lights (1992) - Replace

Quantity: (16) Lights, (4) Poles

Location: Northeast Sports Complex - between the Oasis & Electronics Buildings
Funded?: Yes.

History: Installed in 1992. Lights likely replaced in 2011 as part of a community-wide light bulb replacement project.

Comments: There are (4) light poles, each with (4) flood lights. Poles appear older but still in good shape. Flood lights were likely replaced in 2011. Complete replacement should be anticipated at some point in the future. Recommend planning to replace at the same time as the anticipated court replacement project.

Useful Life:
32 years

Remaining Life:
3 years



Best Case: \$ 24,000

Worst Case: \$ 24,000

Cost Source: ARI Cost Database

Comp #: 1826 Bocce Lights (2012) - Replace

Quantity: (4) Lights, (2) Poles

Location: Northeast Sports Complex - between the Oasis & Electronics Buildings
Funded?: Yes.

History: Installed in 2012 with court #5.

Comments: There are (2) poles, each with (2) flood lights. Poles appear older but still in good shape. Complete replacement should be anticipated at some point in the future. Although not warranted due to age, these lights will be replaced as part of the anticipated court replacement project.

Useful Life:
32 years

Remaining Life:
3 years



Best Case: \$ 8,000

Worst Case: \$ 8,000

Cost Source: ARI Cost Database

Comp #: 1830 Bocce Shades (2003) - Replace

Quantity: (8) Structures: 10x12

Location: Northeast Sports Complex - between the Oasis & Electronics Buildings
Funded?: Yes.

History: Age is unknown, but we believe there were installed in the early 2000's.

Comments: The structures are in fair condition, but the mountings feels loose. This component funds for replacement of the shade structures. Recommend planning to replace at the same time as the anticipated court replacement project.

Useful Life:
25 years

Remaining Life:
3 years



Best Case: \$ 32,000

Worst Case: \$ 32,000

Cost Source: ARI Cost Database

Comp #: 1830 Bocce Shades (2012) - Replace

Quantity: (2) Structures: 10x12

Location: Northeast Sports Complex - between the Oasis & Electronics Buildings
Funded?: Yes.

History: Installed in 2012 with court #5.

Comments: These shade structures were a new addition and still in good shape. Although not warranted due to age, recommend planning to replace at the same time as the other shades as part of the anticipated court replacement project.

Useful Life:
25 years

Remaining Life:
3 years



Best Case: \$ 8,000

Worst Case: \$ 8,000

Cost Source: ARI Cost Database

Comp #: 1832 Bocce Shade Screens - Replace

Quantity: (10) Screens: 1,200 Sq Ft

Location: Northeast Sports Complex - between the Oasis & Electronics Buildings

Funded?: No. HOA treats replacement as an Operating expense, so no funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1840 Pickleball Crts (1-11) - Replace

Quantity: (11) Courts

Location: Northeast Sports Complex - Pickleball Courts #1 - 11

Funded?: No. These courts are constructed with post-tension concrete. There is no expectancy to replace under normal circumstances, so no Reserve funding has been allocated.

History: New install of courts 1 - 9 in 2017-18. Installed courts 10 & 11 in 2015 for \$80,253.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1842 Pickleball Crts (1-9) - Resurface

Quantity: (9) Courts

Location: Northeast Sports Complex - Pickleball Courts #1 - 9

Funded?: Yes.

History: New install in 2017.

Comments: These courts receive a lot of use. Surfaces exhibit wear and marks. Relatively frequent resurfacing is anticipated.

Useful Life:
4 years

Remaining Life:
0 years



Best Case: \$ 27,000

Worst Case: \$ 27,000

Cost Source: AR Cost Database

Comp #: 1843 Pickleball Crts (10-11) - Resurface

Quantity: (2) Courts

Location: Northeast Sports Complex - Pickleball Courts #10 - 11

Funded?: Yes.

History: Resurfaced 10/2019 for \$4,321. Previously surfaced/installed in 2015.

Comments: These courts receive a lot of use. Surfaces are somewhat newer than the other courts and are still in good shape overall. Relatively frequent resurfacing is anticipated.

Useful Life:
4 years

Remaining Life:
2 years



Best Case: \$ 6,000

Worst Case: \$ 6,000

Cost Source: AR Cost Database

Comp #: 1844 Pickleball Fence (1-9) - Replace

Quantity: Approx 1,470 LF

Location: Northeast Sports Complex - perimeter of Pickleball Courts #1 - 9

Funded?: Yes.

History: New install in 2017-18.

Comments: Quantity includes 1,134 LF of 10' tall fence, 205 LF of 6' fence, and 131 LF of 3' fence. Still in good condition.

Useful Life:
25 years

Remaining Life:
21 years



Best Case: \$ 76,700

Worst Case: \$ 76,700

Cost Source: ARI Cost Database

Comp #: 1845 Pickleball Fence (10-11) - Replace

Quantity: Approx 320 LF

Location: Northeast Sports Complex - perimeter of Pickleball Courts #10 & 11

Funded?: Yes.

History: New install 3/2015.

Comments: This is a 10' tall vinyl coated chain link fence. Still in good condition.

Useful Life:
25 years

Remaining Life:
18 years



Best Case: \$ 19,200

Worst Case: \$ 19,200

Cost Source: ARI Cost Database

Comp #: 1846 Pickleball Fence (1-11) - Repaint

Quantity: Approx 1,790 LF

Location: Northeast Sports Complex - perimeter of Pickleball Courts #1 - 11

Funded?: No. HOA treats painting as an Operating expense, so no Reserve funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1850 PB Lights (2,8,9) - Replace (A)

Quantity: (10) LED Fixtures

Location: Northeast Sports Complex - Pickleball Courts #2, 8 & 9

Funded?: Yes.

History: New install in 2021.

Comments: These light fixtures were not installed at the time of inspection. They will be LED fixtures mounted to metal poles.

Replacement should be anticipated eventually to update and modernize the lighting. Life span varies depending on usage, but the fixtures will not last as long as the poles.

Useful Life:
15 years

Remaining Life:
15 years



Best Case: \$ 10,000

Worst Case: \$ 10,000

Cost Source: ARI Cost Database

Comp #: 1851 PB Lights (2,8,9) - Replace (B)

Quantity: (10) Light Poles

Location: Northeast Sports Complex - Pickleball Courts #2, 8 & 9

Funded?: Yes.

History: New install in 2017-18.

Comments: The metal light poles will last longer than the light fixtures, but replacement should still be anticipated eventually. Although poles are not brand new, they are being reflected as new in order to replace them in conjunction with a future light fixture project.

Useful Life:
30 years

Remaining Life:
30 years



Best Case: \$ 20,000

Worst Case: \$ 20,000

Cost Source: ARI Cost Database

Comp #: 1852 PB Lights (4,5) - Replace (A)

Quantity: (8) LED Fixtures

Location: Northeast Sports Complex - Pickleball Courts #4 & 5

Funded?: Yes.

History: New install in 2017-18.

Comments: These are LED light fixtures mounted to metal poles. Replacement should be anticipated eventually to update and modernize the lighting. Life span varies depending on usage, but the fixtures will not last as long as the poles.

Useful Life:
15 years

Remaining Life:
11 years



Best Case: \$ 8,000

Worst Case: \$ 8,000

Cost Source: ARI Cost Database

Comp #: 1853 PB Lights (4,5) - Replace (B)

Quantity: (8) Light Poles

Location: Recreation area at Center of the community, adjacent to the Laundry Building - Tennis Courts #7 & 8

Funded?: Yes.

History: New install in 2017-18.

Comments: The metal light poles will last longer than the light fixtures, but replacement should still be anticipated eventually. This component funds to replace the poles in conjunction with a future light fixture project.

Useful Life:
30 years

Remaining Life:
26 years



Best Case: \$ 16,000

Worst Case: \$ 16,000

Cost Source: ARI Cost Database

Comp #: 1860 Shade Screens - Replace

Quantity: (3) Screens: 1,360 Sq Ft

Location: Northeast Sports Complex - adjacent to Pickleball Courts #1 - 11 & Tennis Courts #1 - 6

Funded?: Yes.

History: New installed in 2017-18.

Comments: There are (2) 4-post hip/pyramid style structure and (1) tension structure. There is no expectancy to replace the shade structures under normal circumstances. Periodic replacement of the screens should be expected. Material still appears to be in good condition. No visible holes or tears.

Useful Life:
15 years

Remaining Life:
11 years



Best Case: \$ 10,600

Worst Case: \$ 10,600

Cost Source: AR Cost Database

Comp #: 1870 Tennis Courts (1-2) - Replace

Quantity: (2) Tennis Courts

Location: Northeast Sports Complex - Tennis Courts #1 & 2

Funded?: No. These courts were replaced with post-tension concrete. There is no expectancy to replace under normal circumstances, so no Reserve funding has been allocated.

History: Replaced in 2014-15 for \$190,083.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1871 Tennis Courts (1-2) - Resurface

Quantity: (2) Tennis Courts

Location: Northeast Sports Complex - Tennis Courts #1 & 2

Funded?: Yes.

History: Surface applied in 2014-15.

Comments: Tennis courts are not receiving as much use as in the past. Surfaces are holding up longer and still in fair condition.

Useful Life:

6 years

Remaining Life:

1 years



Best Case: \$ 12,000

Worst Case: \$ 12,000

Cost Source: Client Cost History & AR Cost Database

Comp #: 1872 Tennis Courts (3-4) - Replace

Quantity: (2) Tennis Courts

Location: Northeast Sports Complex - Tennis Courts #3 & 4

Funded?: No. These courts were replaced with post-tension concrete. There is no expectancy to replace under normal circumstances, so no Reserve funding has been allocated.

History: Replaced in 2013.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1873 Tennis Courts (3-4) - Resurface

Quantity: (2) Tennis Courts

Location: Northeast Sports Complex - Tennis Courts #3 & 4

Funded?: Yes.

History: Resurfaced 8/2018 for \$8,260. Previously resurfaced in 2013 and in 2009 for \$10,730.

Comments: Good to fair conditions. Some marks and scuffs noted. No signs of cracking.

Useful Life:

6 years

Remaining Life:

3 years



Best Case: \$ 12,000

Worst Case: \$ 12,000

Cost Source: Client Cost History & AR Cost Database

Comp #: 1874 Tennis Courts (5-6) - Replace

Quantity: (2) Tennis Courts

Location: Northeast Sports Complex - Tennis Courts #5 & 6

Funded?: No. These courts were replaced with post-tension concrete. There is no expectancy to replace under normal circumstances, so no Reserve funding has been allocated.

History: Replaced in 2012-13 for \$94,870.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1875 Tennis Courts (5-6) - Resurface

Quantity: (2) Tennis Courts

Location: Northeast Sports Complex - Tennis Courts #5 & 6

Funded?: Yes.

History: Resurfaced 8/2018 for \$8,260. Previously resurfaced in 2012-13.

Comments: Good condition. Surfaces still look bright and clean.

Useful Life:

6 years

Remaining Life:

3 years



Best Case: \$ 12,000

Worst Case: \$ 12,000

Cost Source: Client Cost History & AR Cost Database

Comp #: 1876 Tennis Windscreen (1-6) - Replace

Quantity: Numerous Sq Ft

Location: Northeast Sports Complex - perimeter of Tennis Courts #1 - 6

Funded?: No. HOA treats windscreen replacement as an Operating expense, so no Reserve funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1877 Tennis Fence (1-6) - Replace

Quantity: Approx 1,674 LF

Location: Northeast Sports Complex - perimeter of Tennis Courts #1 - 6, plus enclosure for hitting wall next to Court #5

Funded?: Yes.

History: Replaced between 2012 - 2015 with the tennis courts.

Comments: This is 10' tall vinyl coated chain link fence. Some bent spots noted at lower portions of the fence. Still in good condition overall.

Useful Life:
25 years

Remaining Life:
17 years



Best Case: \$ 100,000

Worst Case: \$ 100,000

Cost Source: ARI Cost Database

Comp #: 1878 Tennis Fence (1-6) - Repaint

Quantity: Approx 1,674 LF

Location: Northeast Sports Complex - perimeter of Tennis Courts #1 - 6, plus enclosure for hitting wall next to Court #5
Funded?: No. HOA treats painting as an Operating expense, so no Reserve funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1890 Golf Cages - Replace

Quantity: (2) Cages

Location: Northeast Sports Complex

Funded?: Yes.

History: Installed in 2010 for \$5,390.

Comments: Still appears to be in good shape overall. Long life component if not abused. Walls are 10' high and run 95 LF around the perimeter, with a 20' x 25' top. Periodic painting should be treated as an Operating expense.

Useful Life:
25 years

Remaining Life:
14 years



Best Case: \$ 7,500

Worst Case: \$ 7,500

Cost Source: Client Cost History

Comp #: 1892 Golf Netting - Replace

Quantity: (2) Cages, ~1,200 Sq Ft

Location: Northeast Sports Complex

Funded?: No. Cost is below the Reserve expense threshold, so no Reserve funding has been allocated.

History: Replaced in 2010 for \$1,552.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1896 Batting Cage - Replace

Quantity: (1) Cage

Location: Northeast Sports Complex

Funded?: No. No Reserve funding has been allocated per Management's request.

History: Installed in 1996 for \$3,066.

Comments: Cage is still intact and in fair shape. It is constructed with chain link fence material. Walls are 14' high and run 150 LF around the perimeter, with a 15' x 60' top. Netting inside the cage is approximately 3,000 sq ft. Treat repairs and replacement of the netting as an Operating expense.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

NORTHEAST - SPORTS PLEX BLDG

Comp #: 2000 Exterior Lights - Replace

Quantity: Approx (4) Lights

Location: Northeast Sports Complex - Sports Plex Building

Funded?: No. HOA plans to replace as needed with Operating funds, so no Reserve funding has been allocated.

History: Installed in 2017-18.

Comments: Light fixtures include (3) large area lights and (1) recessed can light.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2003 Doors - Replace

Quantity: (8) Assorted Doors

Location: Northeast Sports Complex - Sports Plex Building

Funded?: Yes.

History: Installed in 2017-18.

Comments: Quantity includes (6) steel access/closet-style doors and (2) roll-up serving doors. Still near new and in good condition. Long life expectancy. It is prudent to plan for eventual replacement. Individual replacements should be treated as an Operating expense.

Useful Life:
30 years

Remaining Life:
26 years



Best Case: \$ 15,800

Worst Case: \$ 15,800

Cost Source: RS Means Commercial Renovation Cost Data Guide

Comp #: 2004 Windows - Replace

Quantity: (5) Windows

Location: Northeast Sports Complex - Sports Plex Building

Funded?: Yes.

History: Installed in 2017-18.

Comments: There are (5) windows with a surface area of ~40 sq ft. These are aluminum frame windows. Still near new and appear to be in good condition. Long life expectancy under normal circumstances.

Useful Life:
40 years

Remaining Life:
36 years



Best Case: \$ 3,000

Worst Case: \$ 3,000

Cost Source: RS Means Commercial Renovation Cost Data Guide

Comp #: 2008 Drinking Fountain - Replace

Quantity: (1) Elkay

Location: Northeast Sports Complex - Sports Plex Building

Funded?: No. This is a dual dispenser, chilled water drinking fountain with bottle filler. Cost is below the Reserve expense threshold. Recommend replacing as needed with Operating funds.

History: Installed in 2017-18.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2010 Bldg Exterior - Refurbish

Quantity: Approx 2,400 Sq Ft

Location: Northeast Sports Complex - Sports Plex Building

Funded?: No. HOA treats painting as an Operating expense, so no funding has been allocated.

History: Installed in 2017-18.

Comments: Exterior surfaces include ~1,750 sq ft of stucco walls and 650 sq ft of wood fascia & eaves.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2014 Shingle Roof - Replace

Quantity: Approx 2,100 Sq Ft

Location: Northeast Sports Complex - Sports Plex Building

Funded?: Yes.

History: Installed in 2017-18.

Comments: Roof is newer and expected to be in good condition.

Useful Life:
25 years

Remaining Life:
21 years



Best Case: \$ 10,500

Worst Case: \$ 10,500

Cost Source: Client Cost History & AR Cost Database

Comp #: 2020 Bldg Interior - Repaint

Quantity: Approx 2,140 Sq Ft

Location: Northeast Sports Complex - Sports Plex Building

Funded?: No. Interior surfaces are touched-up and repainted by the maintenance staff as needed. Long-term repainting is included as part of the building remodel project.

History: Painted in 2017-18.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2022 Kitchen - Remodel

Quantity: Cabinetry, Lights, etc.

Location: Northeast Sports Complex - Sports Plex Building

Funded?: Yes.

History: Installed in 2017-18.

Comments: Interior is still newer and in good condition. This component funds to replace the kitchen cabinetry, (3) refrigerators, (2) freezers, light fixtures, and air curtain, plus painting.

Useful Life:
20 years

Remaining Life:
16 years



Best Case: \$ 39,000

Worst Case: \$ 39,000

Cost Source: ARI Cost Database

Comp #: 2024 Ceiling Tiles - Replace

Quantity: Approx 710 Sq Ft

Location: Northeast Sports Complex - Sports Plex Building

Funded?: Yes.

History: Installed in 2017-18.

Comments: This building interior has a suspended ceiling. These ceilings have a long life expectancy under normal circumstances. They do begin to look aged and dated over time. We recommend planning long-term replacement to eventually update and restore the appearance.

Useful Life:
40 years

Remaining Life:
36 years



Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: RS Means Commercial Renovation Cost Data Guide

Comp #: 2026 Air Curtain - Replace

Quantity: (1) Berner

Location: Northeast Sports Complex - Sports Plex Building

Funded?: No. Cost is below the Reserve expense threshold. Funding is included as part of the Kitchen Remodel component.

History: Installed in 2017-18.

Comments: *Model: CLC08-1036A

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2027 Defibrillator - Replace

Quantity: (1) AED

Location: Northeast Sports Complex - Sports Plex Building

Funded?: No. Cost is below the Reserve expense threshold. Recommend replacing as needed with Operating funds.

History: Installed in 2017-18.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2028 Water Heater - Replace

Quantity: (1) A.O. Smith, 50-Gal.

Location: Northeast Sports Complex - Sports Plex Building

Funded?: No. Cost is below the Reserve expense threshold. Recommend replacing as needed with Operating funds.

History: Installed in 2017-18.

Comments: *Model: ENT-50 110, Serial #1709105169164, 4,500 watts

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2030 Restrooms - Remodel

Quantity: (2) Restrooms

Location: Northeast Sports Complex - Sports Plex Building

Funded?: Yes.

History: Installed in 2017-18.

Comments: Restrooms are clean and in good condition. They have concrete floors with tile walls. This component funds to replace the tile walls, laminate counters, sinks & faucets, mirrors, light fixtures, toilets and stalls, plus repainting.

Useful Life:
20 years

Remaining Life:
16 years



Best Case: \$ 42,600

Worst Case: \$ 42,600

Cost Source: ARI Cost Database

NORTHEAST - TENNIS VERANDA

Comp #: 2050 Veranda Deck - Replace

Quantity: Approx 2,4560 Sq Ft

Location: Northeast Sports Complex - Tennis Veranda Building

Funded?: Yes.

History: Installed in 2001.

Comments: This deck is made of composite lumber, not wood. It should last a long time. However, we feel it is prudent to budget for replacement eventually. Some weathering and wear evident. Overall fair conditions observed.

Useful Life:
25 years

Remaining Life:
5 years



Best Case: \$ 74,000

Worst Case: \$ 74,000

Cost Source: ARI Cost Database

Comp #: 2052 Veranda Rails - Replace

Quantity: Approx 210 LF

Location: Northeast Sports Complex - Tennis Veranda Building

Funded?: Yes.

History: Replaced in 2016 for ~\$10,000. Previously installed in 2001.

Comments: Rails around this deck are made of wood. They appeared to be in good to fair condition.

Useful Life:
15 years

Remaining Life:
10 years



Best Case: \$ 12,000

Worst Case: \$ 12,000

Cost Source: Client Cost History

Comp #: 2054 Patio Furniture - Replace

Quantity: Numerous Pieces

Location: Northeast Sports Complex - Tennis Veranda Building

Funded?: No. Social Club is responsible for replacement, so no Reserve funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2058 Exterior Lights - Replace

Quantity: Approx (4) Lights

Location: Northeast Sports Complex - Tennis Veranda Building

Funded?: No. HOA plans to replace as needed with Operating funds, so no Reserve funding has been allocated.

History: Age is unknown.

Comments: Light fixtures include (2) large area lights and (2) flood flood lights.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2060 Doors - Replace

Quantity: (5) Assorted Doors

Location: Northeast Sports Complex - Tennis Veranda Building

Funded?: Yes.

History: Installed in 2001.

Comments: Quantity includes (4) steel closet-style doors and (1) roll-up serving door (~13.5' x 5' tall). Older but still appear to be in fair condition. Long life expectancy. It is prudent to plan for eventual replacement. Individual replacements should be treated as an Operating expense.

Useful Life:
30 years

Remaining Life:
10 years



Best Case: \$ 9,600

Worst Case: \$ 9,600

Cost Source: RS Means Commercial Renovation Cost Data Guide

Comp #: 2062 Bldg Exterior - Refurbish

Quantity: Approx 1,370 Sq Ft

Location: Northeast Sports Complex - Tennis Veranda Building

Funded?: No. HOA treats painting as an Operating expense, so no funding has been allocated.

History:

Comments: Exterior surfaces include approximately 1,030 sq ft of unpainted block walls and 340 sq ft of wood siding/trim.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2064 Shingle Roof - Replace

Quantity: Approx 780 Sq Ft

Location: Northeast Sports Complex - Tennis Veranda Building

Funded?: Yes.

History: Installed in 2001.

Comments: Roof is getting older. Minor lifting noted as well as some missing shingles. Replacement should be expected in the near future.

Useful Life:
20 years

Remaining Life:
1 years



Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: AR Cost Database

Comp #: 2070 Kitchen - Remodel

Quantity: Floor, Lights, Cabinetry

Location: Northeast Sports Complex - Tennis Veranda Building

Funded?: Yes.

History: Remodeled 9/2018 for \$12,345. Previously installed in 2001.

Comments: Kitchen was recently remodeled and is in good condition. It has newer tile floor, cabinetry, and a large 3-basin sink. This component funds to replace the tile floor, cabinetry, and appliances, plus painting.

Useful Life:
18 years

Remaining Life:
15 years



Best Case: \$ 14,000

Worst Case: \$ 14,000

Cost Source: Client Cost History

Comp #: 2080 Restrooms - Remodel

Quantity: (2) Restrooms

Location: Northeast Sports Complex - Tennis Veranda Building

Funded?: Yes.

History: Installed in 2001.

Comments: Restrooms are small and old. Still clean and functional, so remodel is not a priority at this time. This component funds to replace the tile floors, light fixtures, sinks, mirrors, toilets, stalls, etc.

Useful Life:
20 years

Remaining Life:
2 years



Best Case: \$ 25,700

Worst Case: \$ 25,700

Cost Source: ARI Cost Database

NORTHEAST - BOCCE BALL CLUBHOUSE

Comp #: 2100 Exterior Lights - Replace

Quantity: (3) Light Fixtures

Location: Northeast Sports Complex - Bocce Ball Clubhouse

Funded?: No. HOA plans to replace as needed with Operating funds, so no Reserve funding has been allocated.

History: Installed in 2012.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2103 Doors - Replace

Quantity: (4) Assorted Doors

Location: Northeast Sports Complex - Bocce Ball Clubhouse

Funded?: Yes.

History: Installed 6/2012.

Comments: Quantity includes (3) access doors and (1) roll-up serving door. Still in good condition. Long life expectancy. It is prudent to plan for eventual replacement. Individual replacements should be treated as an Operating expense.

Useful Life:
30 years

Remaining Life:
21 years



Best Case: \$ 7,300

Worst Case: \$ 7,300

Cost Source: ARI Cost Database

Comp #: 2104 Windows - Replace

Quantity: (2) Windows

Location: Northeast Sports Complex - Bocce Ball Clubhouse

Funded?: No. Cost is below the Reserve expense threshold, so no Reserve funding has been allocated.

History: Installed 6/2012.

Comments: There are (2) windows with a surface area of ~28 sq ft.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2110 Bldg Exterior - Refurbish

Quantity: Approx 805 Sq Ft

Location: Northeast Sports Complex - Bocce Ball Clubhouse

Funded?: No. HOA treats painting as an Operating expense, so no funding has been allocated.

History: Painted 6/2012.

Comments: Exterior surfaces include ~680 sq ft of stucco walls and 125 sq ft of wood fascia & eaves.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2114 Shingle Roof - Replace

Quantity: Approx 430 Sq Ft

Location: Northeast Sports Complex - Bocce Ball Clubhouse

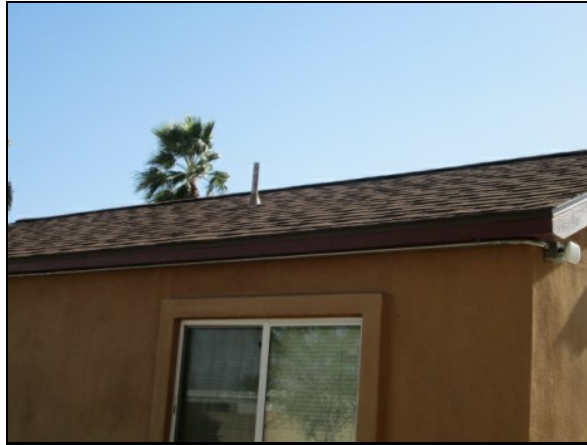
Funded?: No. Cost is below the Reserve expense threshold. Funding is included with the Oasis Building's Roof.

History: Installed 6/2012.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2120 Bldg Interior - Repaint

Quantity: Approx 770 Sq Ft

Location: Northeast Sports Complex - Bocce Ball Clubhouse

Funded?: No. Interior surfaces are touched-up and repainted by the maintenance staff as needed. Long-term repainting is included as part of the building remodel project.

History: Painted 6/2012.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2122 Kitchen - Remodel

Quantity: Cabinetry, Lights, etc.

Location: Northeast Sports Complex - Bocce Ball Clubhouse

Funded?: Yes.

History: Installed 6/2012.

Comments: Interior is still newer and in good condition. This component funds to replace the kitchen cabinetry, (3) refrigerators, (2) freezers, light fixtures, and air curtain, plus painting.

Useful Life:
20 years

Remaining Life:
11 years



Best Case: \$ 14,000

Worst Case: \$ 14,000

Cost Source: Client Cost History (Based on Tennis Veranda in 2018)

NORTHEAST - OASIS BLDG

Comp #: 2140 Exterior Lights - Replace

Quantity: Approx (7) Lights

Location: Northeast Sports Complex - Oasis Building

Funded?: No. HOA plans to replace as needed with Operating funds, so no Reserve funding has been allocated.

History:

Comments: Light fixtures include (2) large wall lights, (1) small wall lights, and (4) flood lights.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2143 Doors - Replace

Quantity: (6) Assorted Doors

Location: Northeast Sports Complex - Oasis Building

Funded?: Yes.

History: Installed in 1994.

Comments: Quantity includes (4) steel closet-style doors and (2) 3-panel glass sliders. These are older doors. Still appear to be in fair condition. Long life expectancy. It is prudent to plan for eventual replacement. Individual replacements should be treated as an Operating expense.

Useful Life:
30 years

Remaining Life:
4 years



Best Case: \$ 12,800

Worst Case: \$ 12,800

Cost Source: RS Means Commercial Renovation Cost Data Guide

Comp #: 2144 Windows - Replace

Quantity: (2) Windows

Location: Northeast Sports Complex - Oasis Building

Funded?: No. Cost is below the Reserve expense threshold, so no Reserve funding has been allocated.

History: Installed in 1994.

Comments: There are (2) windows with a surface area of ~48 sq ft. These are aluminum frame windows.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2150 Bldg Exterior - Refurbish

Quantity: Approx 5,400 Sq Ft

Location: Northeast Sports Complex - Oasis Building

Funded?: No. HOA treats painting as an Operating expense, so no funding has been allocated.

History:

Comments: Exterior surfaces include ~2,600 sq ft of unpainted block walls and 2,800 sq ft of wood siding/trim.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2152 Rain Gutters - Replace

Quantity: Approx 180 LF

Location: Northeast Sports Complex - Oasis Building

Funded?: No. Cost is below the Reserve expense threshold, so no Reserve funding has been allocated. Repair or replace sections of rain gutters as an Operating expense when needed.

History: Age is unknown.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2154 Shingle Roof - Replace

Quantity: Approx 4,900 Sq Ft

Location: Northeast Sports Complex - Oasis Building & Bocce Clubhouse

Funded?: Yes.

History: Replaced in 2012 for \$10,206. Previously installed in 1994.

Comments: Roof is still in good to fair condition. This is reportedly a 30-year laminate shingle roof. HOA should be prepared to replace sooner than 30-years though. Roof on the Bocce Ball Clubhouse is the same age, so funding is included here to meet the threshold.

Useful Life:
25 years

Remaining Life:
16 years



Best Case: \$ 24,600

Worst Case: \$ 24,600

Cost Source: Client Cost History & AR Cost Database

Comp #: 2156 HVAC #1 - Replace

Quantity: (1) Goodman, 4-Ton

Location: Northeast Sports Complex - Oasis Building: ground mounted outside of the building

Funded?: Yes.

History: Replaced condenser only 6/2014 for \$2,750. Previously installed in 1994.

Comments: This is a split HVAC system. Only the exterior condenser portion of the system was replaced in 2014. The interior air handler is likely still original from 1994. Expect to replace the entire system as one project next time.

*Model: GSH130481BB, Serial #1406759727

Useful Life:
15 years

Remaining Life:
8 years



Best Case: \$ 8,600

Worst Case: \$ 8,600

Cost Source: ARI Cost Database

Comp #: 2157 HVAC #2 - Replace

Quantity: (1) Goodman, 4-Ton

Location: Northeast Sports Complex - Oasis Building: ground mounted outside of the building

Funded?: Yes.

History: Replaced condenser only 6/2014 for \$2,750. Previously installed in 1994.

Comments: This is a split HVAC system. Only the exterior condenser portion of the system was replaced in 2014. The interior air handler is likely still original from 1994. Expect to replace the entire system as one project next time.

*Model: GSH130481BB, Serial #1406759726

Useful Life:
15 years

Remaining Life:
8 years



Best Case: \$ 8,600

Worst Case: \$ 8,600

Cost Source: ARI Cost Database

Comp #: 2160 Bldg Interior - Repaint

Quantity: Approx 3,100 Sq Ft

Location: Northeast Sports Complex - Oasis Building

Funded?: No. Interior surfaces are touched-up and repainted by the maintenance staff as needed. Long-term repainting is included as part of the building remodel project.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2162 Bldg Interior - Remodel

Quantity: Floor, Lights, Cabinetry

Location: Northeast Sports Complex - Oasis Building

Funded?: Yes.

History: Installed in 1994.

Comments: Interior is older but in fair condition. Remodeling is not a priority at this time, but it should be planned eventually. This component funds to replace the vinyl floors, kitchen cabinetry & appliances, light fixtures, window blinds, plus painting.

Useful Life:
30 years

Remaining Life:
3 years



Best Case: \$ 37,000

Worst Case: \$ 37,000

Cost Source: ARI Cost Database

Comp #: 2165 Carpet Floor - Replace

Quantity: Approx 164 Sq Yds

Location: Northeast Sports Complex - Oasis Building

Funded?: Yes.

History: Replaced in 2020-21 for \$5,795. Previously replaced in 2008.

Comments: Carpet was recently replaced and is in good condition. Periodic replacement should be anticipated.

Useful Life:
10 years

Remaining Life:
9 years



Best Case: \$ 6,100

Worst Case: \$ 6,100

Cost Source: Client Cost History

Comp #: 2168 Tile Floor - Replace

Quantity: Approx 970 Sq Ft

Location: Northeast Sports Complex - Oasis Building (includes kitchen area)

Funded?: Yes.

History: Replaced in 2008.

Comments: Good conditions observed. Long life component under normal circumstances, however future replacement should still be anticipated.

Useful Life:
20 years

Remaining Life:
7 years



Best Case: \$ 11,000

Worst Case: \$ 11,000

Cost Source: ARI Cost Database

Comp #: 2170 Furniture & Equip - Replace

Quantity: Numerous Pieces

Location: Northeast Sports Complex - Oasis Building

Funded?: No. Social Club is responsible for replacement, so no Reserve funding has been allocated.

History:

Comments: Buildings have furniture and various pieces of equipment that belong to the Social Club. Items include folding tables, stacking chairs, video projectors with screens, computers, radio equipment, etc.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2180 Restrooms - Remodel

Quantity: (2) Restrooms

Location: Northeast Sports Complex - Oasis Building

Funded?: Yes.

History: Installed in 1994.

Comments: Restrooms are small and older. Still clean and functional, so remodel is not a priority at this time. This component funds to replace the vinyl floors, light fixtures, sinks, mirrors, toilets, stalls, etc.

Useful Life:
30 years

Remaining Life:
3 years



Best Case: \$ 26,000

Worst Case: \$ 26,000

Cost Source: ARI Cost Database

NORTHEAST - ELECTRONICS BLDG

Comp #: 2200 Exterior Lights - Replace

Quantity: Approx (7) Lights

Location: Northeast Sports Complex - Electronics Building

Funded?: No. HOA plans to replace as needed with Operating funds, so no Reserve funding has been allocated.

History: Age is unknown.

Comments: Light fixtures include (2) large wall lights, (3) small wall lights, and (2) flood lights.

Useful Life:

Remaining Life:

No Photo Available

Best Case:

Worst Case:

Cost Source:

Comp #: 2202 Keycard System - Replace

Quantity: (1) Doorking System

Location: Northeast Sports Complex - Electronics Building

Funded?: Yes.

History: Replaced in 2015-16 for \$4,104.

Comments: This component funds to periodically replace the system. Treat repairs and parts replacement as a maintenance expense.

Useful Life:
12 years

Remaining Life:
6 years



Best Case: \$ 5,100

Worst Case: \$ 5,100

Cost Source: Client Cost History

Comp #: 2203 Doors - Replace

Quantity: (4) Assorted Doors

Location: Northeast Sports Complex - Electronics Building

Funded?: Yes.

History: Installed in 1992.

Comments: Quantity includes (1) commercial quality, storefront style aluminum & glass door and (3) steel closet-style doors. These are older doors. Still appear to be in fair condition. Long life expectancy. It is prudent to plan for eventual replacement. Individual replacements should be treated as an Operating expense.

Useful Life:
30 years

Remaining Life:
4 years



Best Case: \$ 7,600

Worst Case: \$ 7,600

Cost Source: RS Means Commercial Renovation Cost Data Guide

Comp #: 2204 Windows - Replace

Quantity: (4) Windows

Location: Northeast Sports Complex - Electronics Building

Funded?: Yes.

History: Installed in 1992.

Comments: There are (4) windows with a surface area of ~84 sq ft. These are vinyl frame windows. They are older but appear to be in fair condition. Long life expectancy under normal circumstances.

Useful Life:
40 years

Remaining Life:
11 years



Best Case: \$ 4,900

Worst Case: \$ 4,900

Cost Source: RS Means Commercial Renovation Cost Data Guide

Comp #: 2210 Bldg Exterior - Refurbish

Quantity: Approx 3,500 Sq Ft

Location: Northeast Sports Complex - Electronics Building

Funded?: No. HOA treats painting as an Operating expense, so no funding has been allocated.

History:

Comments: Exterior surfaces include ~2,000 sq ft of unpainted block walls and 1,500 sq ft of wood siding/trim.

Useful Life:

Remaining Life:

No Photo Available

Best Case:

Worst Case:

Cost Source:

Comp #: 2212 Rain Gutters - Replace

Quantity: Approx 140 LF

Location: Northeast Sports Complex - Electronics Building

Funded?: No. Cost is below the Reserve expense threshold, so no Reserve funding has been allocated. Repair or replace sections of rain gutters as an Operating expense when needed.

History: Age is unknown.

Comments:

Useful Life:

Remaining Life:

No Photo Available

Best Case:

Worst Case:

Cost Source:

Comp #: 2214 Shingle Roof - Replace

Quantity: Approx 2,830 Sq Ft

Location: Northeast Sports Complex - Electronics Building

Funded?: Yes.

History: Replaced 7/2013 for \$8,098 + taxes.

Comments: Roof is still in good to fair condition. There is some granule loss on upper shingles. This is reportedly a 30-year laminate shingle roof. HOA should be prepared to replace sooner than 30-years though.

Useful Life:
25 years

Remaining Life:
17 years



Best Case: \$ 14,200

Worst Case: \$ 14,200

Cost Source: Client Cost History & AR Cost Database

Comp #: 2216 HVAC #1 - Replace

Quantity: (1) Goodman, 5-Ton

Location: Northeast Sports Complex - Electronics Building: Rooftop

Funded?: Yes.

History: Replaced in 2016-17 for \$5,400. Previously installed in 1992.

Comments: This is a packaged HVAC system. The information tag is already worn off, so the model number and manufacture date is unknown.

Useful Life:
15 years

Remaining Life:
10 years



Best Case: \$ 9,000

Worst Case: \$ 9,000

Cost Source: Client Cost History & AR Cost Database

Comp #: 2217 HVAC #2 - Replace

Quantity: (1) Day & Night, 2.5-Ton

Location: Northeast Sports Complex - Electronics Building: Rooftop

Funded?: Yes.

History: Replaced 3/2019 for \$4,500. Previously replaced around 1998.

Comments: This is a packaged HVAC system. It looks newer and is in good condition.

*Model: PHJ430000KTPOA1, Serial #C190297617, Mfg date 1/2019

Useful Life:
15 years

Remaining Life:
12 years



Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: Client Cost History

Comp #: 2220 Bldg Interior - Repaint

Quantity: Approx 4,600 Sq Ft

Location: Northeast Sports Complex - Electronics Building

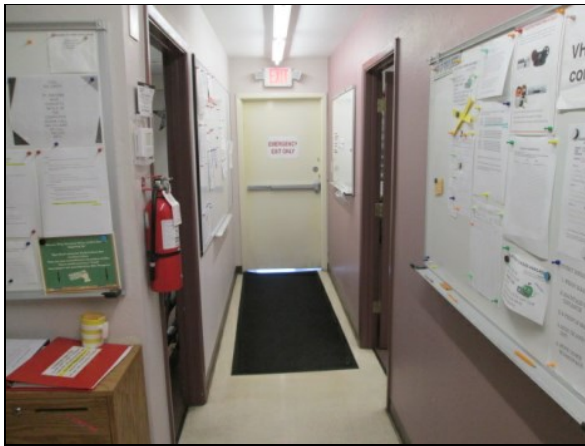
Funded?: No. Interior surfaces are touched-up and repainted by the maintenance staff as needed. Long-term repainting is included as part of the building remodel project.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2224 Bldg Interior - Remodel

Quantity: Floor, Lights, Cabinetry

Location: Northeast Sports Complex - Electronics Building

Funded?: Yes.

History: Installed in 1992.

Comments: Interior is older but in fair condition. Remodeling is not a priority at this time, but it should be planned in the near future. This component funds to remodel the building interior by replacing the vinyl floor, cabinetry, lights, window blinds, plus painting.

Useful Life:
30 years

Remaining Life:
1 years



Best Case: \$ 22,200

Worst Case: \$ 22,200

Cost Source: ARI Cost Database

Comp #: 2226 Carpet Floor - Replace

Quantity: Approx 136 Sq Yds

Location: Northeast Sports Complex - Electronics Building: Computer Room, Classroom & Conference Room

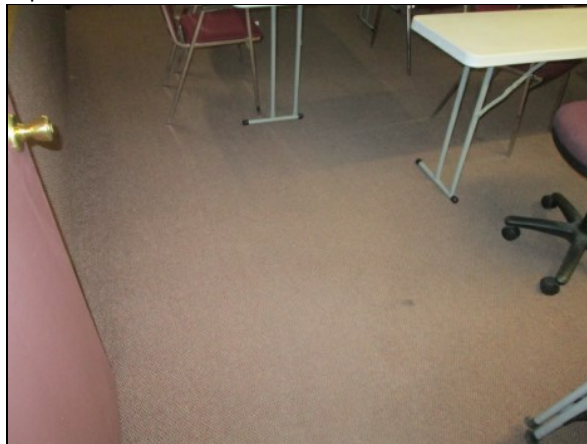
Funded?: Yes.

History: Replaced in 2010.

Comments: Carpet was installed over vinyl flooring in these rooms. Conditions vary somewhat. Some spots look older and exhibit wear and stains. Still in decent shape overall.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$ 5,100

Worst Case: \$ 5,100

Cost Source: ARI Cost Database

Comp #: 2230 Furniture & Equip - Replace

Quantity: Numerous Pieces

Location: Northeast Sports Complex - Electronics Building

Funded?: No. Social Club is responsible for replacement, so no Reserve funding has been allocated.

History:

Comments: Items include folding tables, stacking chairs, video projectors with screens, computers, radio equipment, etc.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2240 Restrooms - Remodel

Quantity: (2) Restrooms

Location: Northeast Sports Complex - Electronics Building

Funded?: Yes.

History: Installed in 1992.

Comments: Restrooms are small and old. Still clean and functional, so remodel is not a priority at this time. This component funds to replace the vinyl floors, light fixtures, sinks, mirrors, toilets, stalls, etc.

Useful Life:
30 years

Remaining Life:
1 years



Best Case: \$ 26,800

Worst Case: \$ 26,800

Cost Source: ARI Cost Database