

LEVEL 1 REPLACEMENT RESERVE REPORT FY 2026 SAMPLE COUNTRY CLUB



LEVEL 1 REPLACEMENT RESERVE REPORT FY 2026

SAMPLE COUNTRY CLUB

Community Management by:

A SAMPLE MANAGEMENT COMPANY

John Smith

2661 Riva Rd
Annapolis, MD 21401
555.555.5555
John@SmithMgt.com

Consultant:

millerdodson
Capital Reserve Consultants

2661 Riva Road, Suite 1042
Annapolis, MD 21401
410.268.0479
800.850.2835

MillerDodson.com

millerdodson
Capital Reserve Consultants

INTENTIONALLY LEFT BLANK

REPLACEMENT RESERVE REPORT

SAMPLE COUNTRY CLUB

ANNAPOLIS, MARYLAND

April 30, 2025



Description. Sample Country Club is a country club community located in Florida. The community consists of 1,406 single-family residential units surrounding an 18-hole golf course that was constructed in 1999. This Update includes the common elements of the property, including, but not limited to:

- Gatehouse and perimeter fencing
- Asphalt roads and parking
- Concrete sidewalks, steps, and curb and gutter
- Golf course and country club
- Swimming pool and tennis and pickleball courts
- Storage building, bridges, and restrooms
- Grounds maintenance building and equipment
- Miscellaneous site amenities and improvements

EXECUTIVE SUMMARY

This Reserve Study has been prepared for the Sample Country Club for the Fiscal Year 2026 covering the period from January 1, 2026 to December 31, 2026. The Replacement Reserves Starting Balance as of January 1, 2026 is proposed to be \$1,732,710. The reported Current Annual Funding for Reserves is \$792,984. The Recommended Annual Reserve Funding level for 2026 is \$684,901.

The Association is currently funding the Reserves at a higher funding level than is calculated in this Reserve Study. However, due to the high rate of inflation in today's construction industry and its effect on increased Replacement costs, we recommend that the Association continue to fund at its current higher funding level. This can be adjusted in the future when inflation rates stabilize.

Please note that MillerDodson did not conduct a structural evaluation of the wood bridges. Such an evaluation is beyond the Scope of this Reserve Study. MillerDodson strongly recommends that the Association retain the services of a Structural Engineer to conduct thorough and periodic evaluations of the structural components of all amenities of the Association.

Section A

Replacement Reserve Analysis

Financial Analysis - A1
General Information - A2
Current Funding - A3
Cash Flow Method Funding - A4
Inflation Adjusted Funding - A5
Comments - A6

Section B

Replacement Reserve Inventory

Replacement Reserve Inventory
General information - B1
Replacement Reserve Inventory
Comments - B2
Schedule of Projected Replacements
and Exclusions - B3

Section C

Projected Annual Replacements

Projected Annual Replacements
General Information - C1
Calendar of
Projected Annual Replacements - C2

Section D

Condition Assessment

Appendix

Overview, Standard Terms, and
Definitions

Video Answers to Frequently Asked
Questions

MillerDodson welcomes the opportunity to answer questions or to discuss this Reserve Study in more detail should the Board so desire.

Current Funding. The Starting Balance and Current Annual Reserve Funding figures have been supplied by the managing agent and/or Board of Directors. Confirmation or audit of these figures is beyond the scope of the study. For the purposes of this study, it is assumed that the annual contribution will be deposited at the end of each month.

Level of Service. This study has been performed as a Level 1 Full-Service Reserve Study with Site Visit/On-Site Review as defined by the Community Associations Institute's, National Reserve Study Standards. As such, a complete inventory of components, including their condition and cost for major repair or replacement, was established by the Analyst for the common and limited common elements of this facility based on information provided by the Community Manager and/or Board of Directors, or by those developed from visual assessments, field measurements, takeoffs from to-scale drawings, or review of provided historical data. The analysis, including fund status and funding plan, is developed from the inventory.

To aid in the understanding of this report and its concepts and practices, on our website, we have developed videos addressing frequently asked topics. In addition, there are posted links covering a variety of subjects under the resources page of our website at millerdodson.com.

Purpose. The purpose of this Replacement Reserve Study is to provide Sample Country Club (hereinafter called the Club) with an inventory of the common community facilities and infrastructure components that require periodic replacement. The Study includes a general view of the condition of these items and an effective financial plan to fund projected periodic replacements.

- **Inventory of Items Owned by the Club.** Section B lists the Projected Replacements of the commonly owned items that require periodic replacement using funding from Replacement Reserves. The Replacement Reserve Inventory also provides information about excluded items, which are items whose replacements are not scheduled for funding from Replacement Reserves.
- **Condition of Items Owned by the Club.** Section B includes our estimates of the normal economic life and the remaining economic life for the projected replacements. Section C provides a year-by-year listing of the projected replacements. Section D provides additional detail for items that are unique or deserving of attention because of their condition or the manner in which they have been treated in this study.
- **Financial Plan.** The Club has a fiduciary responsibility to protect the appearance, value, and safety of the property and it is therefore essential the Club have a financial plan that provides funding for the projected replacements. In conformance with American Institute of Certified Public Accountant guidelines, Section A, Replacement Reserve Analysis evaluates the current funding of Replacement Reserves as reported by the Club and recommends annual funding of Replacement Reserves by the Cash Flow Method. Section A, Replacement Reserve Analysis includes graphic and tabular presentations of the reported current funding and the recommended funding based on the Cash Flow Method. An Executive Summary of these calculations is provided on Page A1.

Basis. The data contained in this Replacement Reserve Study is based on the following:

- The Request for Proposal submitted and executed by the Club.
- MillerDodson performed a visual evaluation commencing on August 11, 2025 to determine the remaining useful life and replacement cost for the commonly owned elements of this facility.
- This study contains additional recommendations to address inflation for the Cash Flow Method only. For this recommendation, MillerDodson uses the Producers Price Index (PPI), which gauges inflation in manufacturing and construction. Please see page A5 for further details.

To-Scale Drawings. Site and building plans were not used in the development of this study. We recommend the Club assemble and maintain a library of site and building plans of the entire facility. Record drawings should be scanned into an electronic format for safe storage and ease of distribution. Upon request for a nominal fee, MillerDodson can provide scanning services.

Acknowledgment. MillerDodson Associates would like to acknowledge the assistance and input of John Smith, Property Manager, who provided very helpful insight into the current operations of the property.

Mr. Peter B. Miller, RS, is a Founder and Principal of the firm MillerDodson Associates. Peter is widely recognized as a leading authority in the field of Reserve Studies and Strategic Reserve Planning for Community Associations. He is a graduate of the College of Architecture and Urban Studies at Virginia Tech. As an Architect, Peter began his work with Reserve Studies for community associations during the "condo conversion boom" of the late 1970's. A popular speaker and author on the topic of Reserve Studies, his latest article "The Reserve Thruth, Lessons from the Champlain Towers Incident" was published in the September/October 2021 issue CAI's Common Ground Magazine. He frequently serves as an Expert Witness in matters concerning Replacement Reserve Studies and Reserve Funding. He has held the professional designation of Reserve Specialist (RS) since 1998.

Peter served as a Member of the CAI National Board of Trustees from 2018 through 2022. He was the 2020 Chair of CAI's Business Partners Council, and is a member of the CAI Foundation for Community Association Research (FCAR). Peter has previously served in leadership positions with several CAI Chapters. He served on the CAI National Reserves Standards Committee from 1997 to 2003 and again in 2016-2017 for the review and updating of the National Standards. Peter currently serves as Co-Chair of the Reserves, Maintenance, and Building Safety Taskforce tasked with updating CAI's National Reserve Study Standards in the wake of the 2021 condominium building tragedy in Florida. He has also served as a Subject Matter consultant for legislation in Maryland, Virginia, and Delaware.

Respectfully Submitted,

millerdodson
CAPITAL RESERVE CONSULTANTS

Peter Miller

Peter B. Miller, RS

INTENTIONALLY LEFT BLANK

SECTION A - FINANCIAL ANALYSIS

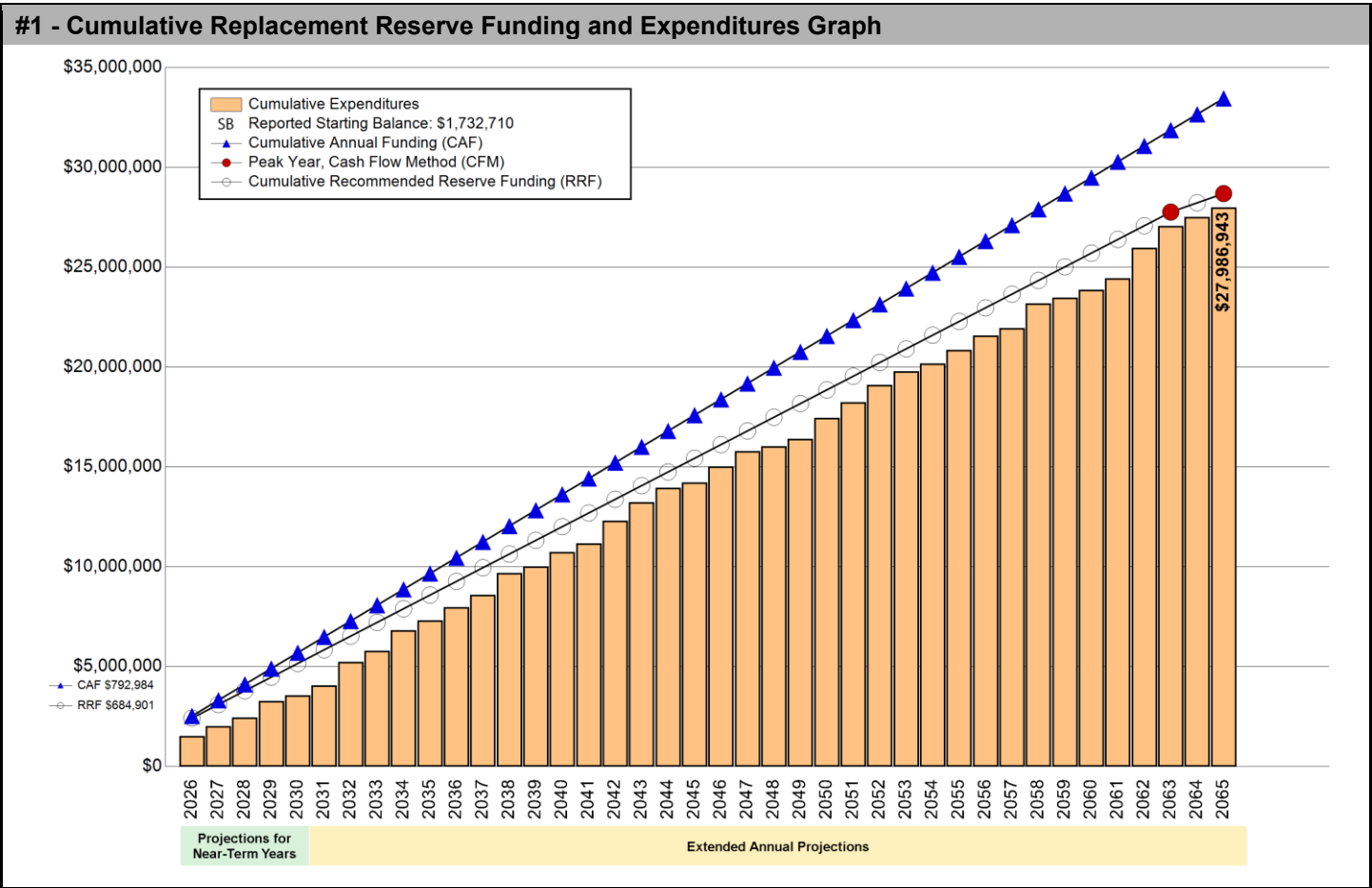
The Sample Country Club Replacement Reserve Analysis uses the Cash Flow Method (CFM) to calculate Replacement Reserve funding for the periodic replacement of the 391 Projected Replacements identified in the Replacement Reserve Inventory.

\$684,901

RECOMMENDED REPLACEMENT RESERVE FUNDING FOR THE STUDY YEAR, 2026

We recommend the Club adopt a Replacement Reserve Funding Plan based on the annual funding recommendation above. Inflation adjusted funding for subsequent years is shown on Page A.5.

Sample Country Club reports a Starting Balance of \$1,732,710 and Annual Funding totaling \$792,984, which adequately funds projected replacements for the near-term years. See Page A.3 for a more detailed evaluation.



The Association is currently funding the Reserves at a higher funding level than is calculated in this Reserve Study. However, due to the high rate of inflation in today's construction industry and its effect on increased Replacement costs, we recommend that the Association continue to fund at its current higher funding level. This can be adjusted in the future when inflation rates stabilize.

Please note that MillerDodson did not conduct a structural evaluation of the wood bridges. Such an evaluation is beyond the Scope of this Reserve Study. MillerDodson strongly recommends that the Association retain the services of a Structural Engineer to conduct thorough and periodic evaluations of the structural components of all amenities of the Association

REPLACEMENT RESERVE ANALYSIS - GENERAL INFORMATION

The Sample Country Club Replacement Reserve Analysis calculations of recommended funding of Replacement Reserves by the Cash Flow Method (CFM) and the evaluation of the Current Funding are based upon the same Study Year, Study Period, Beginning Balance, Replacement Reserve Inventory and Level of Service.

2026 | STUDY YEAR

The Club reports that their accounting year begins on January 1, and the Study Year, the first year evaluated by the Replacement Reserve Analysis, begins on January 1, 2026.

40 Years | STUDY PERIOD

The Replacement Reserve Analysis evaluates the funding of Replacement Reserves over a 40-year Study Period

\$1,732,710 | STARTING BALANCE

The Club reports Replacement Reserves on Deposit totaling \$1,732,710 at the start of the Study Year.

Level One | LEVEL OF SERVICE

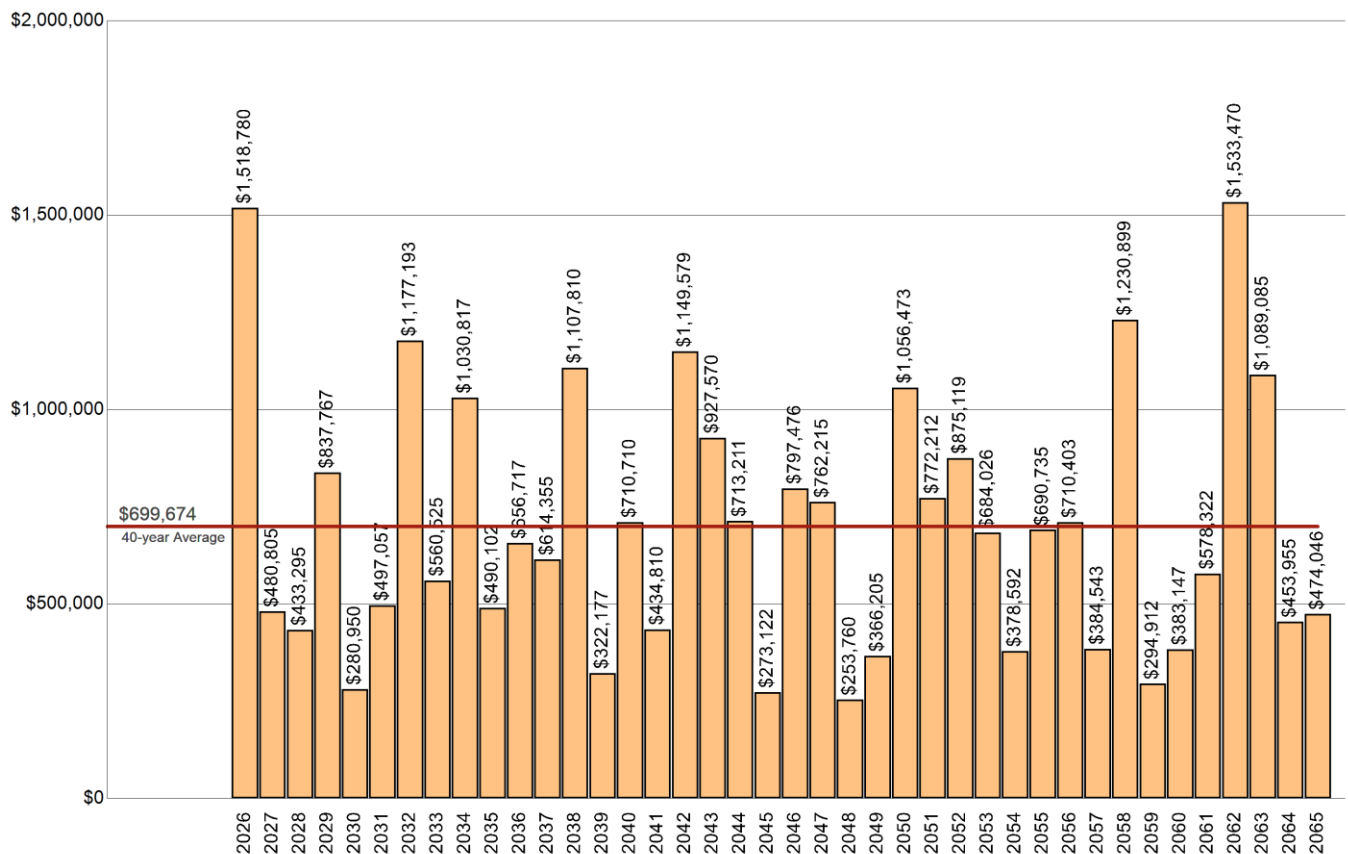
The Replacement Reserve Inventory has been developed in compliance with the National Reserve Study Standards for a Level One Study, as defined by the Community Associations Institute (CAI).

\$27,986,943 | REPLACEMENT RESERVE INVENTORY - PROJECTED REPLACEMENTS

The Sample Country Club Replacement Reserve Inventory identifies 391 items that will require periodic replacement, that are to be funded from Replacement Reserves. We estimate the cost of these replacements will be \$27,986,943 over the 40-year Study Period. The Projected Replacements are divided into 11 major categories starting on Page B.3. Pages B.1-B.2 provide detailed information on the Replacement Reserve Inventory.

#2 - Annual Expenditures for Projected Replacements Graph

This graph shows annual expenditures for Projected Replacements over the 40-year Study Period. The red line shows the average annual expenditure of \$699,674. Section C provides a year by year Calendar of these expenditures.



UPDATING OF THE FUNDING PLAN

The Club has a responsibility to review the Funding Plan annually. The review should include a comparison and evaluation of actual reserve funding with recommended levels shown on Page A.4 and A.5. The Projected Replacements listed on Page C.2 should be compared with any replacements accomplished and funded from Replacement Reserves. Discrepancies should be evaluated and if necessary, the Reserve Study should be updated or a new study commissioned. We recommend annual increases in replacement reserve funding to account for the impact of inflation. Inflation Adjusted Funding is discussed on Page A.5.

UPDATING OF THE REPLACEMENT RESERVE STUDY

At a minimum, the Replacement Reserve Study should be professionally updated every three to five years or after completion of a major replacement project. Updating should also be considered if during the annual review of the Funding Plan, discrepancies are noted between projected and actual reserve funding or replacement costs. Updating may also be necessary if there is a meaningful discrepancy between the actual inflation rate and the inflation rate used for the Inflation Adjusted Funding of Replacement Reserves on Page A.5.

ANNUAL EXPENDITURES AND CURRENT FUNDING

The annual expenditures that comprise the \$27,986,943 of Projected Expenditures over the 40-year Study Period and the impact of the Club continuing to fund Replacement Reserves at the current level are detailed in Table 3.

#3 - Table of Annual Expenditures and Current Funding Data - Years 0 through 39										
Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Starting Balance	\$1,732,710									
Projected Replacements	(\$1,518,780)	(\$480,805)	(\$433,295)	(\$837,767)	(\$280,950)	(\$497,057)	(\$1,177,193)	(\$560,525)	(\$1,030,817)	(\$490,102)
Annual Deposit	\$792,984	\$792,984	\$792,984	\$792,984	\$792,984	\$792,984	\$792,984	\$792,984	\$792,984	\$792,984
End of Year Balance	\$1,006,914	\$1,319,093	\$1,678,782	\$1,633,999	\$2,146,033	\$2,441,960	\$2,057,752	\$2,290,211	\$2,052,379	\$2,355,261
Cumulative Expenditures	(\$1,518,780)	(\$1,999,585)	(\$2,432,880)	(\$3,270,647)	(\$3,551,597)	(\$4,048,654)	(\$5,225,846)	(\$5,786,371)	(\$6,817,187)	(\$7,307,289)
Cumulative Receipts	\$2,525,694	\$3,318,678	\$4,111,662	\$4,904,646	\$5,697,630	\$6,490,614	\$7,283,598	\$8,076,582	\$8,869,566	\$9,662,550
Year	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Projected Replacements	(\$656,717)	(\$614,355)	(\$1,107,810)	(\$322,177)	(\$710,710)	(\$434,810)	(\$1,149,579)	(\$927,570)	(\$713,211)	(\$273,122)
Annual Deposit	\$792,984	\$792,984	\$792,984	\$792,984	\$792,984	\$792,984	\$792,984	\$792,984	\$792,984	\$792,984
End of Year Balance	\$2,491,528	\$2,670,157	\$2,355,331	\$2,826,139	\$2,908,413	\$3,266,586	\$2,909,991	\$2,775,406	\$2,855,179	\$3,375,041
Cumulative Expenditures	(\$7,964,006)	(\$8,578,361)	(\$9,686,171)	(\$10,008,347)	(\$10,719,057)	(\$11,153,868)	(\$12,303,447)	(\$13,231,016)	(\$13,944,227)	(\$14,217,349)
Cumulative Receipts	\$10,455,534	\$11,248,518	\$12,041,502	\$12,834,486	\$13,627,470	\$14,420,454	\$15,213,438	\$16,006,422	\$16,799,406	\$17,592,390
Year	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Projected Replacements	(\$797,476)	(\$762,215)	(\$253,760)	(\$366,205)	(\$1,056,473)	(\$772,212)	(\$875,119)	(\$684,026)	(\$378,592)	(\$690,735)
Annual Deposit	\$792,984	\$792,984	\$792,984	\$792,984	\$792,984	\$792,984	\$792,984	\$792,984	\$792,984	\$792,984
End of Year Balance	\$3,370,548	\$3,401,318	\$3,940,542	\$4,367,321	\$4,103,832	\$4,124,604	\$4,042,469	\$4,151,427	\$4,565,819	\$4,668,068
Cumulative Expenditures	(\$15,014,826)	(\$15,777,040)	(\$16,030,800)	(\$16,397,005)	(\$17,453,478)	(\$18,225,690)	(\$19,100,809)	(\$19,784,835)	(\$20,163,427)	(\$20,854,162)
Cumulative Receipts	\$18,385,374	\$19,178,358	\$19,971,342	\$20,764,326	\$21,557,310	\$22,350,294	\$23,143,278	\$23,936,262	\$24,729,246	\$25,522,230
Year	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065
Projected Replacements	(\$710,403)	(\$384,543)	(\$1,230,899)	(\$294,912)	(\$383,147)	(\$578,322)	(\$1,533,470)	(\$1,089,085)	(\$453,955)	(\$474,046)
Annual Deposit	\$792,984	\$792,984	\$792,984	\$792,984	\$792,984	\$792,984	\$792,984	\$792,984	\$792,984	\$792,984
End of Year Balance	\$4,750,649	\$5,159,090	\$4,721,176	\$5,219,248	\$5,629,085	\$5,843,747	\$5,103,261	\$4,807,161	\$5,146,190	\$5,465,127
Cumulative Expenditures	(\$21,564,565)	(\$21,949,108)	(\$23,180,006)	(\$23,474,918)	(\$23,858,065)	(\$24,436,387)	(\$25,969,857)	(\$27,058,941)	(\$27,512,896)	(\$27,986,943)
Cumulative Receipts	\$26,315,214	\$27,108,198	\$27,901,182	\$28,694,166	\$29,487,150	\$30,280,134	\$31,073,118	\$31,866,102	\$32,659,086	\$33,452,070

EVALUATION OF CURRENT FUNDING

The evaluation of Current Funding (Starting Balance of \$1,732,710 & annual funding of \$792,984), is done in today's dollars with no adjustments for inflation or interest earned on Replacement Reserves. The evaluation assumes Replacement Reserves will only be used for the 391 Projected Replacements identified in the Replacement Reserve Inventory and that the Club will continue Annual Funding of \$792,984 throughout the 40-year Study Period.

Annual Funding of \$792,984 is approximately 116 percent of the \$684,901 recommended Annual Funding calculated by the Cash Flow Method for 2026, the Study Year.

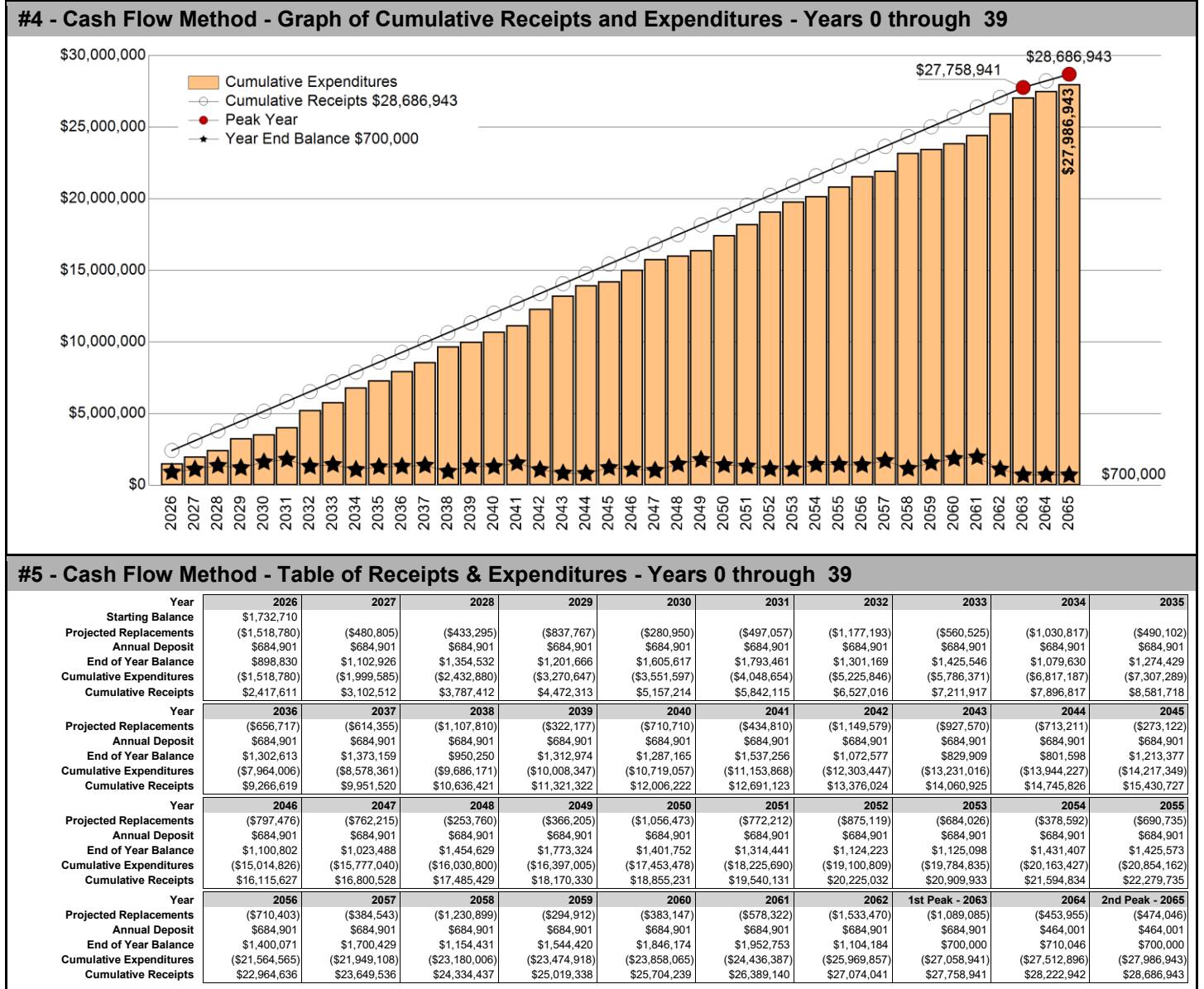
See the Executive Summary for the Current Funding Statement.

CASH FLOW METHOD FUNDING

\$684,901 RECOMMENDED REPLACEMENT RESERVE FUNDING FOR 2026

Recommended Replacement Reserve Funding has been calculated using the Cash Flow Method (also called the Straight Line or Threshold Method). This method calculates a constant annual funding between peaks in cumulative expenditures, while maintaining a Minimum Balance (threshold) in the Peak Years.

- **Peak Years.** The First Peak Year occurs in 2063 with Replacement Reserves on Deposit dropping to the Minimum Balance after the completion of \$27,058,941 of replacements from 2026 to 2063. Recommended funding is anticipated to decline in 2064. Peak Years are identified in Chart 4 and Table 5.
- **Threshold (Minimum Balance).** The calculations assume a Minimum Balance of \$700,000 will always be held in reserve, which is calculated by rounding the 12-month 40-year average annual expenditure of \$699,674 as shown on Graph #2.
- **Cash Flow Method Study Period.** Cash Flow Method calculates funding for \$27,986,943 of expenditures over the 40-year Study Period. It does not include funding for any projects beyond 2065 and in 2065, the end of year balance will always be the Minimum Balance.



INFLATION ADJUSTED FUNDING

The Cash Flow Method calculations on Page A4 have been done in today's dollars with no adjustment for inflation. At MillerDodson, we believe that long-term inflation forecasting is effective at demonstrating the power of compounding, not at calculating appropriate funding levels for Replacement Reserves. We have developed this proprietary model to estimate the short-term impact of inflation on Replacement Reserve funding.

\$684,901 2026 - CASH FLOW METHOD RECOMMENDED FUNDING

The 2026 Study Year calculations have been made using current replacement costs

\$725,995 2027 - 6.0% INFLATION ADJUSTED FUNDING

A new analysis calculates the 2027 funding based on three assumptions:

- Starting Balance totaling \$898,830 on January 1, 2027.
- 2027 Non-inflation replacement costs listed in Section C, \$480,805, will be replaced at approximately \$509,653, 6.00% compounded inflation increase to 2026 costs.
- The \$725,995 inflation-adjusted funding in 2027 is a 6.0% increase over the non-inflation-adjusted funding of \$684,901.

\$769,555 2028 - 6.0% INFLATION ADJUSTED FUNDING

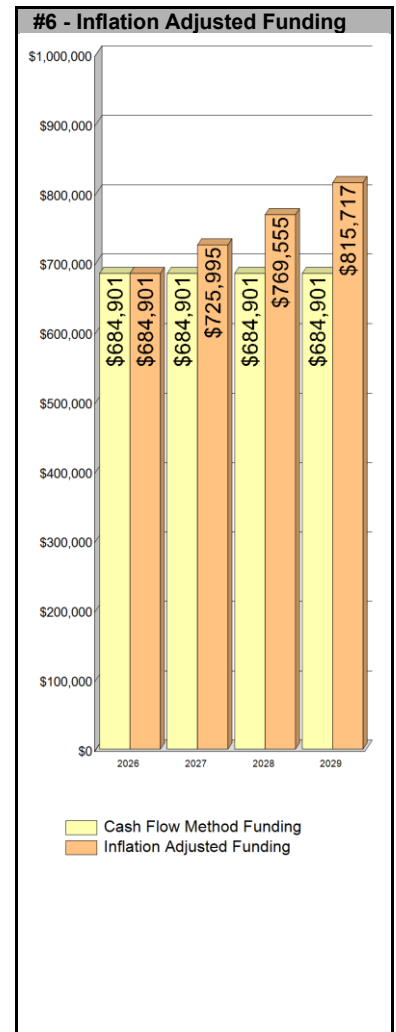
A new analysis calculates the 2028 funding based on three assumptions:

- Starting balance of approximately \$1,115,172 = 2028 Starting Balance \$898,830, plus Inflation Adjusted Funding \$725,995 for 2027, minus \$509,653 2027 Inflation Adjusted Cost.
- 2028 Non-inflation replacement costs listed in Section C, \$433,295, will be replaced at approximately \$486,850, 6.0% compounded inflation increase to 2026 costs.
- The \$769,555 inflation-adjusted funding in 2028 is a 6.0% increase over the non-inflation-adjusted funding of \$725,995 for 2027.

\$815,717 2029 - 6.0% INFLATION ADJUSTED FUNDING

A new analysis calculates the 2029 funding based on three assumptions:

- Starting balance of approximately \$1,397,877 = 2029 Starting Balance \$1,115,172, plus Inflation Adjusted Funding \$769,555 for 2028, minus \$486,850 2028 Inflation Adjusted Cost.
- 2029 Non-inflation replacement costs listed in Section C, \$837,767, will be replaced at approximately \$997,793, 6.0% compounded inflation increase to 2026 costs.
- The \$815,717 inflation-adjusted funding in 2029 is a 6.0% increase over the non-inflation-adjusted funding of \$769,555 for 2028.



Year Four and Beyond

The inflation-adjusted funding calculations outlined above are not intended to be a substitute for periodic evaluation of common elements by an experienced Reserve Analyst. Industry Standards, lender requirements, and many state and local statutes require a Replacement Reserve Study to be professionally updated every 3 to 5 years.

Inflation Adjustment

Prior to approving a budget based upon the 2027, 2028 and 2029 inflation-adjusted funding calculations above, the 6.00 percent base rate of inflation used in our calculations should be compared to rates published by the Bureau of Labor Statistics. If there is a significant discrepancy (over 1 percentage point), contact MillerDodson Associates prior to using the Inflation Adjusted Funding.

Interest on Reserves

The recommended funding calculations do not account for interest earned on Replacement Reserves. In 2026, based on a 1.00 percent interest rate, we estimate the Club may earn \$13,158 on an average balance of \$1,315,770, \$10,070 on an average balance of \$1,007,001 in 2027, and \$12,573 on \$1,257,304 in 2028. The Club may elect to attribute 100 percent of the earned interest to Reserves, resulting in a reduction in the 2026 funding from \$684,901 to \$671,743 (a 1.92 percent reduction), \$725,995 to \$715,925 in 2027 (a 1.38 percent reduction), and \$769,555 to \$756,982 in 2028 (a 1.63 percent reduction).

REPLACEMENT RESERVE STUDY - SUPPLEMENTAL COMMENTS

Maryland's new Reserves and Reserve Study Law, HB-107, is intended to ensure that adequate Reserve Funding is available for capital repair and replacement projects when it is needed. This is done by funding the Reserve Fund annually. The law requires that the Recommended Annual Reserve Funding amount in the most recent Reserve Study be included in the Association's annual budgets. If this is an Association's "initial" (first) professionally conducted Reserve Study, HB-107 gives the Association up to three (3) fiscal years following the fiscal year in which the Reserve Study was completed, to attain the Annual Reserve Funding level recommended in the initial Reserve Study.

SECTION B - REPLACEMENT RESERVE INVENTORY

- **PROJECTED REPLACEMENTS.** Sample Country Club - Replacement Reserve Inventory identifies 391 items that are Projected Replacements and the periodic replacements of these items are scheduled for funding from Replacement Reserves. The Projected Replacements have an estimated one-time replacement cost of \$12,039,701. Cumulative Replacements totaling \$27,986,943 are scheduled in the Replacement Reserve Inventory over the 40-year Study Period. Cumulative Replacements include those components that are replaced more than once during the period of the study.

Projected Replacements are the replacement of commonly-owned physical assets that require periodic replacement and whose replacement is to be funded from Replacement Reserves.

- **TAX CODE.** The United States Tax Code grants favorable tax status to Replacement Reserves, conditioned on expenditures being made within certain guidelines. These guidelines typically exclude maintenance activities, minor repairs, and capital improvements.
- **EXCLUDED ITEMS.** Some of the items contained in the Replacement Reserve Inventory are 'Excluded Items'. Multiple categories of items are typically excluded from funding by Replacement Reserves, including but not limited to:

Value. Items with a replacement cost of less than \$1000 and/or a normal economic life of less than 3 years are typically excluded from funding from Replacement Reserves. This exclusion should reflect the Club policy on the administration of Replacement Reserves. If the Club has selected an alternative level, it will be noted in the Replacement Reserve Inventory - General Comments on Page B.2.

Long-lived Items. Items are excluded from the Replacement Reserve Inventory when items are properly maintained and are assumed to have a life equal to the property.

Unit Improvements. Items owned by a single unit and where the items serve a single unit are generally assumed to be the responsibility of that unit, not the Club.

Other Non-Common Improvements. Items owned by the local government, public and private utility companies, the United States Postal Service, Master Associations, state and local highway authorities, etc., may be installed on property that is owned by the Club. These types of items are generally not the responsibility of the Club and are excluded from the Replacement Reserve Inventory.

- **CATEGORIES.** The 391 items included in the Sample Country Club Replacement Reserve Inventory are divided into 11 major categories. Each category is printed on a separate page, beginning on page B.3.
- **LEVEL OF SERVICE.** This Replacement Reserve Inventory has been developed in compliance with the standards established for a Level One Study - Full Service, as defined by the National Reserve Study Standards, established in 1998 by the Community Associations Institute, which states:

A Level I - Full-Service Reserve Study includes the computation of complete component inventory information regarding commonly owned components provided by the Association, quantities derived from field measurements, and/or quantity takeoffs from to-scale engineering drawings that may be made available. The condition of all components is ascertained from a visual inspection of each component by the analyst. The remaining economic life and the value of the components are provided based on these observations and the funding status and funding plan are then derived from the analysis of this data.

REPLACEMENT RESERVE INVENTORY - GENERAL INFORMATION (CONT'D)

- **INVENTORY DATA.** Each of the 391 Projected Replacements listed in the Replacement Reserve Inventory includes the following data:
 - Item Number.** The Item Number is assigned sequentially and is intended for identification purposes only.
 - Item Description.** We have identified each item included in the Inventory. Additional information may be included in the Comments section at the bottom of each page of the Inventory.
 - Units.** We have used standard abbreviations to identify the number of units including SF-square feet, LF-lineal feet, SY-square yard, LS-lump sum, EA-each, and PR-pair. Non-standard abbreviations are noted in the Comments section at the bottom of the page.
 - Number of Units.** The methods used to develop the quantities are discussed in "Level of Service" above.
 - Unit Replacement Cost.** We use four sources to develop the unit cost data shown in the Inventory; actual replacement cost data provided by the client, information provided by local contractors and suppliers, industry standard estimating manuals, and a cost database we have developed based upon our detailed interviews with contractors and service providers who are specialists in their respective lines of work.
 - Normal Economic Life (Years).** The number of years that a new and properly installed item should be expected to remain in service.
 - Remaining Economic Life (Years).** The estimated number of years before an item will need to be replaced. In "normal" conditions, this could be calculated by subtracting the age of the item from the Normal Economic Life of the item, but only rarely do physical assets age "normally". Some items may have longer or shorter lives depending on many factors such as environment, initial quality of the item, maintenance, etc.
 - Total Replacement Cost.** This is calculated by multiplying the Unit Replacement Cost by the Number of Units.
- **PARTIAL FUNDING.** Items may have been included in the Replacement Reserve Inventory at less than 100 percent of their full quantity and/or replacement cost. This is done on items that will never be replaced in their entirety, but which may require periodic replacements over an extended period of time. The assumptions that provide the basis for any partial funding are noted in the Comments section.
- **REMAINING ECONOMIC LIFE GREATER THAN 40 YEARS.** The calculations do not include funding for initial replacements beyond 40 years. These replacements are included in this Study for tracking and evaluation. They should be included for funding in future Studies, when they enter the 40-year window.
- **ACCURACY OF THE ANALYSIS.** The accuracy of the Replacement Reserve Analysis is dependent upon expenditures from Replacement Reserves being made ONLY for the 391 Projected Replacements specifically listed in the Replacement Reserve Inventory. The inclusion/exclusion of items from the Replacement Reserve Inventory is discussed on Page B.1.

INTERVAL REPLACEMENT COMPONENTS - COMMON SITE					NEL- Normal Economic Life (yrs)		
PROJECTED REPLACEMENTS					REL- Remaining Economic Life (yrs)		
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NEL	REL	REPLACEMENT COST (\$)
1	Concrete sidewalks common areas	sf	1,300	\$14.00	1	none	\$18,200
2	Street signage (allowance)	ls	1	\$3,750.00	2	1	\$3,750
Replacement Costs - Page Subtotal							\$21,950

COMMENTS	
<ul style="list-style-type: none">Item #1: Concrete sidewalks common areas - Concrete sidewalks, steps, curbs in common areas, at tennis and bocci courts, club, and so forth.	

INTERVAL REPLACEMENT COMPONENTS - GOLF COURSE					NEL- Normal Economic Life (yrs)		
PROJECTED REPLACEMENTS					REL- Remaining Economic Life (yrs)		
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NEL	REL	REPLACEMENT COST (\$)
3	Irrigation system	ea	1	\$8,200.00	1	none	\$8,200
4	Major concrete cart path repairs (25% allowance)	sf	2,254	\$16.00	50	none	\$36,064
5	Concrete cart paths (allowance)	ls	1	\$5,850.00	1	none	\$5,850
Replacement Costs - Page Subtotal							\$50,114

COMMENTS
<ul style="list-style-type: none"> Item #3: Irrigation system - 22 golf course zone irrigation systems - allowance for controllers and major components on an annual basis. Item #4: Major concrete cart path repairs (25% allowance) - The Association made major repairs to the cart path over several years, with the most recent project costing \$24,555 in 2021. The final phase is scheduled for 2024. Item #5: Concrete cart paths (allowance) - Reflects annual repairs to a small percentage of the total inventory.

SITE IMPROVEMENTS - ENTRANCE FEATURES - SIGNAGE PROJECTED REPLACEMENTS					NEL- Normal Economic Life (yrs) REL- Remaining Economic Life (yrs)		
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NEL	REL	REPLACEMENT COST (\$)
6	HP entry structures, brick, maintenance	ls	1	\$5,950.00	15	1	\$5,950
7	Flag poles	ea	3	\$2,950.00	30	17	\$8,850
8	Entry sign, Grand Club Drive, maintenance	ls	1	\$8,330.00	15	11	\$8,330
9	Entry sign, County Line Road, maintenance	ls	1	\$5,950.00	15	11	\$5,950
10	Neighborhood Audobon sign	ls	2	\$950.00	8	none	\$1,900
11	Village entry signs, lighting, brick	ea	6	\$9,350.00	48	38	\$56,100
12	Village entry signs lighting, brick	ea	4	\$9,350.00	48	38	\$37,400
13	Village entry signs, lighting, brick	ea	7	\$9,350.00	48	27	\$65,450
14	Village entry signs, lighting, brick	ea	4	\$9,350.00	48	36	\$37,400
15	Village entry signs foam/lg. to brick	ea	1	\$9,350.00	48	6	\$9,350
16	Village entry signs foam/lg. to brick	ea	1	\$9,350.00	48	9	\$9,350
17	Village entry signs foam/lg. to brick	ea	3	\$9,350.00	48	11	\$28,050
18	Village entry signs foam/lg. to brick	ea	4	\$9,350.00	48	12	\$37,400
19	Directional sign Golf Drive	ea	1	\$1,425.00	20	16	\$1,425
20	Concrete curbs, common	ls	1	\$11,850.00	30	7	\$11,850
21	Concrete wheel stops (allowance)	ls	1	\$11,850.00	30	7	\$11,850
Replacement Costs - Page Subtotal							\$336,605

COMMENTS	
<ul style="list-style-type: none"> Item #6: HP entry structures, brick, maintenance - Allowance for repair and tuckpoint of joints. 	

SITE IMPROVEMENTS - GATE HOUSE PROJECTED REPLACEMENTS					NEL- Normal Economic Life (yrs) REL- Remaining Economic Life (yrs)		
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NEL	REL	REPLACEMENT COST (\$)
22	Gate house, roof	sf	1,700	\$6.25	25	12	\$10,625
23	Gate house, refurbish	ea	1	\$11,900.00	20	8	\$11,900
24	Gate house, security system	ls	1	\$7,500.00	5	2	\$7,500
25	Gate house, DVR	ea	2	\$1,300.00	5	2	\$2,600
26	Gate house, HVAC 2 ton	ea	1	\$10,500.00	10	6	\$10,500
27	Gate house, gate arm & operator system	ea	4	\$3,330.00	8	6	\$13,320
28	Gate house, bar code reader	ea	1	\$8,200.00	5	none	\$8,200
29	Gate house, computer system	ea	1	\$1,000.00	5	1	\$1,000
30	Gate house, FF&E	ls	1	\$3,215.00	15	none	\$3,215
Replacement Costs - Page Subtotal							\$68,860

COMMENTS

- Item #23: Gate house, refurbish - Allowance for doors, windows, and interior repairs/replacements.

SITE IMPROVEMENTS - BACK ENTRY - RV LOT FENCING AND GATES						NEL- Normal Economic Life (yrs)	
PROJECTED REPLACEMENTS						REL- Remaining Economic Life (yrs)	
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NEL	REL	REPLACEMENT COST (\$)
31	Back entry, gate mechanical system	ea	4	\$2,000.00	8	7	\$8,000
32	Back entry, bar code reader	ea	1	\$8,720.00	8	5	\$8,720
33	Back entry, bar code reader	ea	1	\$8,720.00	8	5	\$8,720
34	Back entry, aluminum gates/fence	ls	1	\$23,815.00	30	18	\$23,815
35	Back entry, entry system and camera	ls	1	\$19,000.00	8	4	\$19,000
36	RV lot security system	ls	1	\$10,000.00	8	4	\$10,000
37	RV lot electrical pedestal system	ls	1	\$7,440.00	15	6	\$7,440
38	Fence, aluminum (front)	lf	2,400	\$50.00	50	27	\$120,000
39	Fence, perimeter/interior chain link	lf	18,600	\$22.00	49	44	\$409,200
40	Fence, RV storage area (vinyl)	lf	440	\$22.65	50	39	\$9,966
41	Gates for dumpster site	ea	2	\$660.00	5	none	\$1,320
Replacement Costs - Page Subtotal							\$626,181

COMMENTS

- Item #31: Back entry, gate mechanical system - Replaced all four systems in 2023 for \$7,784.

SITE IMPROVEMENTS - FOUNTAINS - PONDS					NEL- Normal Economic Life (yrs)		
PROJECTED REPLACEMENTS					REL- Remaining Economic Life (yrs)		
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NEL	REL	REPLACEMENT COST (\$)
42	Fountain/pump at #5	ea	1	\$8,575.00	5	none	\$8,575
43	Fountain/pump at #7 (incl. controls)	ea	1	\$11,900.00	5	1	\$11,900
44	Fountain/pump at #12	ea	1	\$1,310.00	5	2	\$1,310
45	Fountain/pump at #18	ea	1	\$5,950.00	5	none	\$5,950
46	Transfer pumps at pond #7 #1	ea	1	\$16,000.00	8	none	\$16,000
47	Transfer pumps at pond #7 #2	ea	1	\$16,000.00	8	none	\$16,000
48	Transfer pumps at pond #7 #3 rebuilt 2015	ea	1	\$16,000.00	8	none	\$16,000
49	Controller pond #7	ea	1	\$2,975.00	13	8	\$2,975
50	Wet well pipe from Hole #7 to waterfall feature	ft	140	\$740.00	50	49	\$103,600
51	Transfer pipe at Hole #7	ft	140	\$740.00	50	none	\$103,600
Replacement Costs - Page Subtotal							\$285,910

COMMENTS
<ul style="list-style-type: none"> Item #50: Wet well pipe from Hole #7 to waterfall feature - This pipe connects the lower pond on Hole #7 to the pump station that pumps the water to the upper pump for the waterfall feature and was replaced in 2023. The original metal pipe was corroded. The new pipe is a strong, composite pipe. Item #51: Transfer pipe at Hole #7 - This pipe is scheduled to be replaced in 2024. It is a similar length according to the Community Manager. The original metal pipe is corroded. The new pipe will be a strong, composite pipe.

SITE IMPROVEMENTS - OBSERVATION DECK - GAZEBO					NEL- Normal Economic Life (yrs)		
PROJECTED REPLACEMENTS					REL- Remaining Economic Life (yrs)		
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NEL	REL	REPLACEMENT COST (\$)
52	Observation deck pilings	ea	50	\$1,070.00	50	41	\$53,500
53	Observation deck railing	lf	506	\$30.00	10	6	\$15,180
54	Observation decking	sf	2,050	\$14.00	10	6	\$28,700
55	Observation deck structure	sf	2,050	\$25.00	40	6	\$51,250
56	Gazebo (clubhouse)	ea	1	\$10,000.00	15	11	\$10,000
57	Gazebo (gazebo park)	ea	1	\$10,000.00	15	11	\$10,000
58	Gazebo park benches	ea	4	\$850.00	25	11	\$3,400
	Gazebo park picnic tables						EXCLUDED
Replacement Costs - Page Subtotal							\$172,030

COMMENTS

ASPHALT ROADS - PRIMARY AND PARKING PROJECTED REPLACEMENTS					NEL- Normal Economic Life (yrs) REL- Remaining Economic Life (yrs)		
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NEL	REL	REPLACEMENT COST (\$)
59	Engineering for roads	ls	1	\$3,000.00	1	none	\$3,000
60	Golf Drive N resurface 4-lane (2016)	sy	24,691	\$17.35	20	12	\$428,389
61	Golf Drive S resurface 2-lane (2021)	sy	12,253	\$17.35	20	17	\$212,590
62	Scenic Blvd W resurface phase 1 (2016)	sy	5,650	\$17.35	20	12	\$98,028
63	North parking lot, resurface (2016)	sy	8,303	\$17.35	20	12	\$144,057
64	Club ADA entrance parking, resurface (2022)	sy	1,444	\$17.35	20	18	\$25,053
65	East parking lot resurface (2016)	sy	1,504	\$17.35	20	12	\$26,094
66	RV parking, resurface (1998)	sy	1,993	\$17.35	20	none	\$34,579
67	Maintenance area asphalt, resurface (2016)	sy	3,262	\$17.35	20	12	\$56,596
68	Road repair	ls	1	\$3,750.00	1	none	\$3,750
69	Road/crosswalk striping (allowance)	ls	1	\$1,720.00	1	none	\$1,720
Replacement Costs - Page Subtotal							\$1,033,855

COMMENTS

- The unit price is based on MCH Engineering's 2022 price of \$15.75/sy, escalated to 2023 dollars.
-
- Item #66: RV parking, resurface (1998) - The Association is considering expanding the parking area. Once that occurs, the quantity should be updated.
- Item #69: Road/crosswalk striping (allowance) - Most striping occurs with new asphalt according to the General Manager.

ROAD PRESERVATION PROGRAM - COMMON AREAS					NEL- Normal Economic Life (yrs)		
PROJECTED REPLACEMENTS					REL- Remaining Economic Life (yrs)		
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NEL	REL	REPLACEMENT COST (\$)
70	Golf Drive rejuvenation (4 lane)	sy	24,691	\$1.15	5	none	\$28,395
71	Golf Drive rejuvenation (2 lane)	sy	12,253	\$1.15	5	3	\$14,091
72	Scenic Boulevard rejuvenation	sy	5,650	\$1.15	5	none	\$6,498
73	North parking lot rejuvenation	sy	8,303	\$1.15	5	none	\$9,548
74	Club HC entrance parking rejuvenation	sy	1,444	\$1.15	5	3	\$1,661
75	East parking lot rejuvenation	sy	1,504	\$1.15	5	16	\$1,730
76	RV parking rejuvenation	sy	1,993	\$1.15	5	9	\$2,292
77	Maintenance area asphalt rejuvenation	sy	3,262	\$1.15	5	none	\$3,751
Replacement Costs - Page Subtotal							\$67,965

COMMENTS
<ul style="list-style-type: none"> The unit price is based on MCH Engineering's 2022 price that averaged \$1.00/sy, escalated to 2023 dollars and adding a small contingency. In cases where the REL exceeds the NEL, it is because the pavement is due for mill and overlay before the next rejuvenation. Item #75: East parking lot rejuvenation - Lot was seal coated and cannot be rejuvenated until next resurface.

GOLF COURSE (2000) PROJECTED REPLACEMENTS					NEL- Normal Economic Life (yrs) REL- Remaining Economic Life (yrs)		
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NEL	REL	REPLACEMENT COST (\$)
78	Golf course renovation #1A	ls	1	\$151,200.00	56	24	\$151,200
79	Golf course renovation #1B	ls	1	\$451,440.00	56	8	\$451,440
80	Greens renovation	ls	1	\$327,410.00	20	16	\$327,410
81	Golf course renovation #2	ls	1	\$584,950.00	56	3	\$584,950
82	Golf course irrigation control boxes	ea	32	\$10,350.00	21	none	\$331,200
83	Golf course irrigation system monitoring system	ls	1	\$38,040.00	50	none	\$38,040
84	Golf course irrigation system monitoring system	ls	1	\$20,865.00	10	4	\$20,865
85	Gold course weather station replacement	ls	1	\$7,385.00	15	10	\$7,385
86	Golf course irrigation system renovations	ls	1	\$140,400.00	49	48	\$140,400
87	Golf course irrigation system 24 renovations	ls	1	\$140,400.00	49	48	\$140,400
Replacement Costs - Page Subtotal							\$2,193,290

COMMENTS

- Item #78: Golf course renovation #1A - Completed in 2023.
- Item #83: Golf course irrigation system monitoring system - Price includes GPS of 1250 large sprinkler heads.

GOLF COURSE (2000) - LANDSCAPING PROJECTED REPLACEMENTS					NEL- Normal Economic Life (yrs) REL- Remaining Economic Life (yrs)		
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NEL	REL	REPLACEMENT COST (\$)
88	Golf course landscaping, general	ls	1	\$1,150.00	1	none	\$1,150
89	Golf course landscaping phase 1	ls	1	\$115,000.00	25	17	\$115,000
90	Golf course landscaping phase 2	ls	1	\$115,000.00	25	18	\$115,000
91	Golf course landscaping phase 3	ls	1	\$115,000.00	25	20	\$115,000
92	Golf course landscaping phase 4	ls	1	\$115,000.00	25	24	\$115,000
93	Golf course landscaping phase 5	ls	1	\$14,330.00	25	none	\$14,330
94	Golf course landscaping phase 6	ls	1	\$14,330.00	25	1	\$14,330
95	Golf course landscaping phase 7	ls	1	\$14,330.00	25	2	\$14,330
Replacement Costs - Page Subtotal							\$504,140

COMMENTS
<ul style="list-style-type: none"> Item #92: Golf course landscaping phase 4 - Scheduled for / completed in 2023. Item #93: Golf course landscaping phase 5 - Large landscaping renovation projects were completed from 2016 to 2023. Small projects are planned for 2024 to 2026 to complete the renovation program.

GOLF COURSE (2000) - GOLF COURSE (CONTINUED)					NEL- Normal Economic Life (yrs)		
PROJECTED REPLACEMENTS					REL- Remaining Economic Life (yrs)		
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NEL	REL	REPLACEMENT COST (\$)
96	Golf bulkhead restoration #5	lf	430	\$149.00	25	8	\$64,070
97	Golf bulkhead restoration #6	lf	280	\$149.00	25	6	\$41,720
98	Golf bulkhead restoration #7	lf	300	\$149.00	25	5	\$44,700
99	Golf bulkhead restoration caps (all)	ls	1	\$4,760.00	10	5	\$4,760
100	Golf bridge #5 pilings	ea	56	\$1,070.00	60	36	\$59,920
101	Golf bridge #5 railing	lf	536	\$55.00	10	6	\$29,480
102	Golf bridge #5 decking	sf	2,144	\$18.00	10	6	\$38,592
103	Golf bridge #5 structure	sf	2,144	\$61.00	40	6	\$130,784
104	Golf bridge #10 pilings	ea	26	\$1,070.00	60	36	\$27,820
105	Golf bridge #10 railing	lf	242	\$55.00	10	6	\$13,310
106	Golf bridge #10 decking	sf	968	\$18.00	10	6	\$17,424
107	Golf bridge #10 structure	sf	968	\$61.00	40	6	\$59,048
108	Golf bridge #16/17 pilings	ea	68	\$1,070.00	60	36	\$72,760
109	Golf bridge #16/17 railing	lf	694	\$55.00	10	6	\$38,170
110	Golf bridge #16/17 decking	sf	3,470	\$18.00	10	6	\$62,460
111	Golf bridge #16/17 structure	sf	3,470	\$61.00	40	6	\$211,670
112	Golf restroom facility #6 interior renovation	ls	1	\$6,500.00	20	11	\$6,500
113	Golf restroom facility #6 roof	sf	525	\$10.50	25	24	\$5,513
114	Golf restroom facility #14 interior renovation	ea	1	\$6,500.00	20	11	\$6,500
115	Golf restroom facility #14 roof	sf	525	\$10.50	25	24	\$5,513
116	Golf drinking fountains	ea	3	\$1,190.00	12	11	\$3,570
Replacement Costs - Page Subtotal							\$944,283

COMMENTS

- Rest room refurbish includes roof, plumbing, doors and hardware, etc.
- Item #113: Golf restroom facility #6 roof - Scheduled to be replaced in 2023 for \$5,200.
- Item #115: Golf restroom facility #14 roof - Scheduled to be replaced in 2023 for \$5,700.
- Item #116: Golf drinking fountains - Replaced in 2023.

LANDSCAPING - MAINTENANCE BUILDING PROJECTED REPLACEMENTS					NEL- Normal Economic Life (yrs) REL- Remaining Economic Life (yrs)		
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NEL	REL	REPLACEMENT COST (\$)
117	Grounds maintenance building, replacement	ea	1	\$295,000.00	50	44	\$295,000
118	Grounds maintenance building, carpet	sy	103	\$32.00	6	none	\$3,296
119	Grounds maintenance building, HVAC (2 Ton)	ea	1	\$10,500.00	10	5	\$10,500
120	Grounds maintenance building, roll-up doors	ea	7	\$6,420.00	20	6	\$44,940
121	Grounds maintenance building, hydraulic lift	ea	1	\$14,290.00	25	4	\$14,290
122	Replace small equipment storage building	ls	1	\$28,570.00	49	5	\$28,570
123	Replace irrigation and pipe storage building	ls	1	\$53,570.00	25	21	\$53,570
124	Grounds maintenance chemical storage shed	ls	1	\$14,400.00	49	46	\$14,400
125	Grounds maintenance storage bin (CMU)	ea	3	\$17,850.00	49	39	\$53,550
126	Grounds maintenance, fertilizer storage	ea	1	\$23,815.00	49	6	\$23,815
127	Grounds maintenance fuel pumps	ea	2	\$835.00	6	3	\$1,670
128	Grounds maintenance fuel tanks	ea	2	\$2,380.00	20	3	\$4,760
129	Grounds maintenance grinder for reels	ea	1	\$50,000.00	25	none	\$50,000
130	Grounds maintenance grinder rotary blades	ea	1	\$1,430.00	25	21	\$1,430
131	Bed knife grinder	ea	1	\$28,570.00	25	21	\$28,570
132	Grounds maintenance air compressor 120 gallon	ea	1	\$3,925.00	25	20	\$3,925
133	Grounds maintenance/RV storage gates	ea	3	\$7,145.00	15	2	\$21,435
134	Grounds maintenance miscellaneous equipment	ls	1	\$3,570.00	1	none	\$3,570
Replacement Costs - Page Subtotal							\$657,291

COMMENTS

LANDSCAPING - MAINTENANCE AND IRRIGATION					NEL- Normal Economic Life (yrs)		
PROJECTED REPLACEMENTS					REL- Remaining Economic Life (yrs)		
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NEL	REL	REPLACEMENT COST (\$)
135	Maintenance scissor lift	ea	1	\$17,850.00	15	11	\$17,850
136	Maintenance floor scrubber	ea	1	\$1,430.00	10	1	\$1,430
137	Maintenance generator	ea	2	\$4,165.00	15	1	\$8,330
138	Maintenance generator	ea	1	\$1,185.00	15	4	\$1,185
139	Cart barn eye wash station	ea	1	\$835.00	15	7	\$835
140	Pressure washer	ea	1	\$2,165.00	6	3	\$2,165
141	Wood shop equipment	ls	1	\$1,185.00	5	1	\$1,185
142	Grounds maintenance yard fence (vinyl)	lf	590	\$30.00	50	34	\$17,700
143	Utility carrier for maintenance	ea	1	\$16,670.00	10	7	\$16,670
144	Utility carrier for maintenance	ea	1	\$16,670.00	10	none	\$16,670
145	Utility carrier for maintenance	ea	1	\$16,670.00	10	6	\$16,670
146	Road striping machine	ea	1	\$4,165.00	12	1	\$4,165
147	Range equipment building roof	ea	1	\$2,320.00	50	43	\$2,320
148	BAG racks for range	ea	10	\$150.00	10	6	\$1,500
149	Water cooler holder	ea	6	\$180.00	10	5	\$1,080
150	Range mats	ea	12	\$540.00	3	2	\$6,480
151	Golf ball washer for range balls	ea	1	\$3,570.00	5	none	\$3,570
152	Golf ball dispenser	ea	1	\$7,735.00	7	none	\$7,735
153	Golf ball picker	ea	1	\$2,975.00	5	1	\$2,975
154	Golf ball picker cart	ea	1	\$13,570.00	10	2	\$13,570
Replacement Costs - Page Subtotal							\$144,085

COMMENTS

LANDSCAPING - MAINTENANCE AND IRRIGATION (CONTINUED)					NEL- Normal Economic Life (yrs)		
PROJECTED REPLACEMENTS					REL- Remaining Economic Life (yrs)		
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NEL	REL	REPLACEMENT COST (\$)
155	Irrigation pump station roof pond #5	sf	1,650	\$4.00	20	19	\$6,600
156	Irrigation pump station renovation pond #5	ea	1	\$65,480.00	30	18	\$65,480
157	Pressure pump/motor 5HP	ea	1	\$12,380.00	10	8	\$12,380
158	Repair pond #5 liner	ls	1	\$8,330.00	10	1	\$8,330
159	Pump house #5 comp. control system	ea	1	\$28,975.00	15	2	\$28,975
160	Pump house #5 60 HP motor #2	ea	1	\$8,330.00	5	3	\$8,330
161	Pump house #5 75 HP motor #3	ea	1	\$9,410.00	5	none	\$9,410
162	Pump house #5 60 HP motor #4	ea	1	\$8,330.00	5	1	\$8,330
163	Reline wet well pump house #5	ea	1	\$20,830.00	16	8	\$20,830
164	Main line chemical pump and panel	ea	1	\$3,745.00	10	3	\$3,745
165	Pump house #5 pump #2	ea	1	\$13,780.00	6	3	\$13,780
166	Pump house #5 pump #3	ea	1	\$13,780.00	6	3	\$13,780
167	Pump house #5 pump #4	ea	1	\$13,780.00	6	none	\$13,780
168	Irrigation fertigation tanks (2)	ea	2	\$5,535.00	24	15	\$11,070
169	Irrigation fertigation pump	ea	1	\$4,165.00	10	2	\$4,165
170	Auxiliary well pump #1 (25HP)	ea	1	\$5,600.00	12	7	\$5,600
171	Auxiliary well pump #2 (25HP)	ea	1	\$5,600.00	12	2	\$5,600
172	Auxiliary well, replacement allowance	ea	2	\$19,645.00	40	28	\$39,290
Replacement Costs - Page Subtotal							\$279,475

COMMENTS

- Item #155: Irrigation pump station roof pond #5 - Replaced in 2023 for \$6,400.
- Item #156: Irrigation pump station renovation pond #5 - Allowance for renovation / refurbish pump station at Pump #5.

LANDSCAPING - MAINTENANCE AND IRRIGATION (CONTINUED)						NEL- Normal Economic Life (yrs)	
PROJECTED REPLACEMENTS						REL- Remaining Economic Life (yrs)	
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NEL	REL	REPLACEMENT COST (\$)
173	Utility cargo carts	ea	1	\$16,670.00	8	3	\$16,670
174	Utility cargo carts	ea	1	\$16,670.00	8	5	\$16,670
175	Utility cargo carts	ea	1	\$16,670.00	8	6	\$16,670
176	Utility cargo carts	ea	1	\$16,670.00	8	none	\$16,670
177	Utility cargo carts	ea	1	\$16,670.00	8	1	\$16,670
178	Utility cargo carts	ea	1	\$16,670.00	8	2	\$16,670
179	Electric cargo carts	ea	1	\$16,670.00	8	6	\$16,670
180	Top dresser	ea	1	\$24,040.00	10	8	\$24,040
181	Towed heavy duty blower	ea	1	\$10,000.00	12	5	\$10,000
182	Workman HDG log with vicon spreader	ea	1	\$32,715.00	10	7	\$32,715
183	Spiker attachment for sand pro	ea	1	\$6,250.00	15	10	\$6,250
184	Airfier Toro ProCore	ea	1	\$46,500.00	10	6	\$46,500
185	Pull behind airfier Toro ProCore 1298	ea	1	\$46,500.00	15	14	\$46,500
186	All purpose trailer	ea	1	\$3,810.00	15	13	\$3,810
187	100 gallon spray unit	ea	1	\$5,350.00	10	1	\$5,350
Replacement Costs - Page Subtotal							\$291,855

COMMENTS

- Item #185: Pull behind airfier Toro ProCore 1298 - The pull-behind airfier is being replaced with a Toro Pro Core 1298 in 2023 for approximately \$45,000.

LANDSCAPING - MAINTENANCE AND IRRIGATION (CONTINUED)						NEL- Normal Economic Life (yrs)	
PROJECTED REPLACEMENTS						REL- Remaining Economic Life (yrs)	
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NEL	REL	REPLACEMENT COST (\$)
188	Utility tractor	ea	1	\$41,250.00	14	3	\$41,250
189	Utility tractor #2	ea	1	\$41,250.00	14	10	\$41,250
190	Toro Workman 3200 HDW (auto trans)	ea	1	\$30,950.00	8	none	\$30,950
191	Sand Pro 3020	ea	1	\$25,000.00	12	11	\$25,000
192	Sand Pro 3020	ea	1	\$25,000.00	12	8	\$25,000
193	Low profile sprayer 1750 (1 on lease)	ea	1	\$41,670.00	12	none	\$41,670
194	Box blade	ea	1	\$5,000.00	15	4	\$5,000
195	Edger (attachment)	ea	1	\$5,000.00	10	2	\$5,000
196	Lely spreader	ea	1	\$4,915.00	10	7	\$4,915
197	Toro Workman 3200 HDX (1 on lease)	ea	1	\$32,145.00	8	1	\$32,145
198	Toro Workman 3200 HDX	ea	1	\$32,145.00	8	none	\$32,145
199	Toro Workman MDX	ea	1	\$17,500.00	8	2	\$17,500
200	Toro Workman 3200 HDX	ea	1	\$32,145.00	8	2	\$32,145
201	Greens mower 3150 (4 on lease)	ea	1	\$46,435.00	7	none	\$46,435
202	Triple X roller units for grounds mowers	ea	2	\$6,320.00	15	1	\$12,640
203	Z G3 mower existing (1 on lease)	ea	1	\$13,095.00	8	6	\$13,095
204	Fairway mower 5510D (2 on lease)	ea	1	\$77,350.00	8	none	\$77,350
205	Flail mower/sweeper	ea	1	\$42,510.00	10	4	\$42,510
206	Rough mower 4500D (2 on lease)	ea	1	\$89,295.00	10	none	\$89,295
Replacement Costs - Page Subtotal							\$615,295

COMMENTS

- 6/23/15: At end of life, Rough Mower 3500 will be replaced with a sweeper. This change is in accordance with reserve replacement policy, which allows one piece of equipment to be replaced with a different piece of equipment.
- Item #191: Sand Pro 3020 - Replaced in 2023.

LANDSCAPING - LEASE PURCHASE FALL 2023					NEL- Normal Economic Life (yrs)		
PROJECTED REPLACEMENTS					REL- Remaining Economic Life (yrs)		
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NEL	REL	REPLACEMENT COST (\$)
207	Toro Z Master 5000 - 25 HP Kohler w/60" Deck	ea	1	\$13,230.00	8	2	\$13,230
208	Toro Workman HDX Utility Cart	ea	1	\$33,775.00	8	2	\$33,775
209	Club Car Carryall 550 Gas	ea	1	\$16,740.00	8	2	\$16,740
210	MyTurf Base Station Kit	ea	1	\$1,080.00	10	4	\$1,080
211	Salsco 13 HP Gas Greens Roller HP11-III	ea	1	\$29,970.00	10	4	\$29,970
Replacement Costs - Page Subtotal							\$94,795

COMMENTS	
<ul style="list-style-type: none">The equipment listed on this page will be purchased off the lease in fall 2023. The information was provided by the General Manager.	

STORAGE BUILDING - STORAGE BUILDING					NEL- Normal Economic Life (yrs)		
PROJECTED REPLACEMENTS					REL- Remaining Economic Life (yrs)		
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NEL	REL	REPLACEMENT COST (\$)
212	Storage building roof, metal	sf	3,550	\$6.50	25	none	\$23,075
213	Storage building doors	ea	2	\$1,600.00	20	17	\$3,200
Replacement Costs - Page Subtotal							\$26,275

COMMENTS

VEHICLES - VEHICLES PROJECTED REPLACEMENTS					NEL- Normal Economic Life (yrs) REL- Remaining Economic Life (yrs)		
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NEL	REL	REPLACEMENT COST (\$)
214	Maintenance truck	ea	1	\$30,950.00	7	2	\$30,950
215	Security vehicle (2009)	ea	1	\$35,715.00	7	2	\$35,715
216	Event trailer	ea	1	\$4,165.00	15	6	\$4,165
217	Cargo trailer	ea	1	\$2,380.00	15	9	\$2,380
Replacement Costs - Page Subtotal							\$73,210

COMMENTS

COUNTRY CLUB (CC) - EXTERIOR PROJECTED REPLACEMENTS					NEL- Normal Economic Life (yrs) REL- Remaining Economic Life (yrs)		
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NEL	REL	REPLACEMENT COST (\$)
218	CC roof/fascia	sf	26,320	\$5.00	25	24	\$131,600
219	CC canopy roof deck	sf	3,130	\$5.25	25	24	\$16,433
220	CC PVC roof system	sf	5,400	\$8.50	25	24	\$45,900
221	CC stucco	ls	1	\$233,350.00	50	37	\$233,350
222	CC soffit/fascia	ls	1	\$21,430.00	35	22	\$21,430
223	CC masonry re-point	ls	1	\$5,950.00	20	1	\$5,950
224	CC caulk	ls	1	\$3,500.00	20	1	\$3,500
225	CC replace front doors	ea	1	\$26,190.00	30	18	\$26,190
226	CC front door automatic opener	ea	1	\$4,525.00	10	7	\$4,525
227	CC exterior doors hardware	ea	23	\$950.00	10	9	\$21,850
228	CC exterior doors/frames	ea	15	\$7,700.00	30	18	\$115,500
229	CC regular window replacement (2021)	ea	2	\$8,885.00	40	35	\$17,770
230	CC regular window replacement (older)	ea	18	\$7,780.00	40	14	\$140,040
231	CC timber retaining wall	sf	180	\$32.00	25	14	\$5,760
232	CC exterior lighting, LED	ls	1	\$9,525.00	20	17	\$9,525
233	CC sidewalk lights, LED	ls	1	\$2,380.00	10	8	\$2,380
234	Wood shop building replace, metal	sf	400	\$59.50	50	45	\$23,800
Replacement Costs - Page Subtotal							\$825,503

COMMENTS

- Item #218: CC roof/fascia - Under contract to be replaced by Pasco Roofing in 2023 for \$187,000 for entire clubhouse building roof.
- Item #219: CC canopy roof deck - Under contract to be replaced by Pasco Roofing in 2023 for \$187,000 for entire clubhouse building roof.
- Item #220: CC PVC roof system - Under contract to be replaced by Pasco Roofing in 2023 for \$187,000 for entire clubhouse building roof.
- Item #227: CC exterior doors hardware - Replaced in 2023.
- Item #230: CC regular window replacement (older) - Lower unit price reflects economies of scale for larger projects.

COUNTRY CLUB (CC) - INTERIOR PROJECTED REPLACEMENTS					NEL- Normal Economic Life (yrs) REL- Remaining Economic Life (yrs)		
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NEL	REL	REPLACEMENT COST (\$)
235	CC FF&E	ls	1	\$178,600.00	14	11	\$178,600
236	CC FF&E	ls	1	\$21,430.00	1	none	\$21,430
237	CC PAC FF&E	ls	1	\$50,210.00	12	11	\$50,210
238	CC PAC Acoustic ceiling	sf	4,500	\$5.95	25	24	\$26,775
239	CC PAC Audience can lights	ea	72	\$94.00	15	14	\$6,768
240	CC Perm art stage light/operating system	ls	1	\$37,065.00	15	14	\$37,065
241	CC PAC Carpet	sy	33	\$54.50	8	7	\$1,799
242	CC PAC Stage floor refinish	sf	1,700	\$5.65	15	14	\$9,605
243	CC PAC Stage floor replace	sf	1,700	\$21.00	45	29	\$35,700
244	CC PAC Dance floor	ls	1	\$23,815.00	20	none	\$23,815
245	PAC Curtains	ls	1	\$40,000.00	15	none	\$40,000
246	PAC Microphones	ea	3	\$1,570.00	10	5	\$4,710
247	PAC Microphones	ea	3	\$1,570.00	10	7	\$4,710
248	CC PAC Speakers and amplifiers	ls	1	\$39,000.00	15	5	\$39,000
249	PAC Sound board	ls	1	\$5,600.00	10	9	\$5,600
250	CC PAC Stage Handicap lift	ea	1	\$7,500.00	30	7	\$7,500
251	PAC Projection system	ea	1	\$4,250.00	10	2	\$4,250
252	CC Office electronic/other equipment	ls	1	\$10,000.00	1	none	\$10,000
253	CC Office fixtures and furnishing	ls	1	\$1,310.00	1	none	\$1,310
Replacement Costs - Page Subtotal							\$508,847

COMMENTS

- PAC - Performing Arts Center
- Item #237: CC PAC FF&E - Replaced in 2023
- Item #238: CC PAC Acoustic ceiling - Replaced in 2023
- Item #239: CC PAC Audience can lights - Replaced in 2023
- Item #240: CC Perm art stage light/operating system - Replaced in 2023
- Item #241: CC PAC Carpet - Replaced in 2023
- Item #242: CC PAC Stage floor refinish - Refinished in 2023
- Item #244: CC PAC Dance floor - Floor sustained heavy use during the renovation and will need to be replaced sooner than anticipated.

COUNTRY CLUB (CC) - INTERIOR (CONTINUED)					NEL- Normal Economic Life (yrs)		
PROJECTED REPLACEMENTS					REL- Remaining Economic Life (yrs)		
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NEL	REL	REPLACEMENT COST (\$)
254	CC Elliptical trainer	ea	2	\$7,000.00	6	1	\$14,000
255	CC Commercial recumbent cycle	ea	3	\$6,000.00	6	1	\$18,000
256	CC Recumbent cross trainer	ea	1	\$6,500.00	6	1	\$6,500
257	CC Commercial treadmills	ea	4	\$7,400.00	6	1	\$29,600
258	CC Nustep trainer	ea	3	\$6,500.00	6	1	\$19,500
259	CC Weight training equipment	ls	1	\$30,000.00	20	1	\$30,000
260	Fitness rubber floor	sy	175	\$12.00	15	1	\$2,100
Replacement Costs - Page Subtotal							\$119,700

COMMENTS
<ul style="list-style-type: none"> The Association intends to replace all equipment in 2024 as part of a fitness center renovation project. Item #254: CC Elliptical trainer - One elliptical machine was replaced in 2023 under warranty. The machine will be replaced with upgraded equipment when the rest of the equipment is replaced.

COUNTRY CLUB (CC) - INTERIOR (CONTINUED)					NEL- Normal Economic Life (yrs)		
PROJECTED REPLACEMENTS					REL- Remaining Economic Life (yrs)		
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NEL	REL	REPLACEMENT COST (\$)
261	CC pro shop FF&E	ls	1	\$9,525.00	7	none	\$9,525
262	CC pro shop laminate flooring	sy	60	\$72.50	15	11	\$4,350
263	CC billiard tables	ea	3	\$6,000.00	25	5	\$18,000
264	CC billiard/game FF&E	ls	1	\$11,900.00	10	none	\$11,900
265	CC billiard and card tables, recover	ls	1	\$4,385.00	1	none	\$4,385
266	CC billiard room/game carpet	sy	164	\$55.00	8	none	\$9,020
267	CC arts and crafts FF&E	ls	1	\$16,000.00	10	none	\$16,000
268	CC arts and crafts kiln #1	ea	1	\$4,165.00	20	none	\$4,165
269	CC arts and crafts kiln #2	ea	1	\$4,165.00	20	16	\$4,165
270	CC arts and crafts chairs	ea	40	\$75.00	12	none	\$3,000
271	CC library/computer system (2 ea)	ls	1	\$2,050.00	7	3	\$2,050
272	CC renovate main restrooms	ea	4	\$6,500.00	15	12	\$26,000
273	CC acoustic ceilings, main dining room	sf	4,000	\$4.50	25	22	\$18,000
274	CC acoustic ceilings, other	sf	500	\$4.50	25	22	\$2,250
Replacement Costs - Page Subtotal							\$132,810

COMMENTS

COUNTRY CLUB (CC) - KITCHEN (CC) (CONTINUED)					NEL- Normal Economic Life (yrs)		
PROJECTED REPLACEMENTS					REL- Remaining Economic Life (yrs)		
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NEL	REL	REPLACEMENT COST (\$)
275	Kitchen equipment replacement	ls	1	\$59,530.00	20	6	\$59,530
276	Renovate kitchen and storage area	ls	1	\$119,060.00	20	9	\$119,060
277	CC kitchen FF&E, replace (allowance)	ls	1	\$8,330.00	1	none	\$8,330
278	CC kitchen walk-in-cooler, panel system	ea	1	\$23,810.00	20	9	\$23,810
279	CC kitchen walk-in-freezer panel system	ea	1	\$23,810.00	20	9	\$23,810
280	CC kitchen walk-in-cooler, equipment	ea	1	\$4,340.00	8	none	\$4,340
281	CC kitchen walk-in-freezer, equipment	ea	1	\$4,340.00	8	none	\$4,340
282	CC kitchen exhaust hood equipment	ea	1	\$12,620.00	10	none	\$12,620
283	CC kitchen fire suppression system	ea	1	\$10,000.00	25	4	\$10,000
284	Draft beer cooler/dispenser	ea	1	\$22,975.00	15	12	\$22,975
285	Cooler 3 door keg storage	ea	1	\$3,330.00	15	12	\$3,330
286	Cooler 3 door (glass)	ea	1	\$3,810.00	15	12	\$3,810
287	OID 3 door cooler	ea	1	\$3,810.00	15	12	\$3,810
288	Wine cooler	ea	1	\$2,380.00	10	4	\$2,380
289	CC cooler for keg storage	ea	1	\$14,045.00	10	7	\$14,045
290	Keg-o-rators	ea	1	\$1,780.00	12	9	\$1,780
291	Keg-o-rators	ea	1	\$1,780.00	12	8	\$1,780
292	Cooler 2 door for PAC bar	ea	1	\$2,950.00	15	14	\$2,950
Replacement Costs - Page Subtotal							\$322,700

COMMENTS

- Annual replacement allowance for kitchen equipment includes the itemized listing of ranges, ovens, refrigerators, steamers, and miscellaneous equipment with replacement value \$500 or more. Stainless steel work surfaces are included in the allowance. Not included are pots, pans and equipment with a replacement cost less than \$500.
- Item #292: Cooler 2 door for PAC bar - The portable salad bar was replaced with a cooler for the new PAC bar in 2023 for \$2,840.

BUILDING SYSTEMS - COUNTRY CLUB (CC) - MECHANICAL / ELECTRICAL						NEL- Normal Economic Life (yrs) REL- Remaining Economic Life (yrs)		
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NEL	REL	REPLACEMENT COST (\$)	
293	CC HVAC, 20 ton #1 air handler system, PAC	ea	1	\$39,290.00	15	5	\$39,290	
294	CC HVAC, 20 ton #1 compressor system, PAC	ea	1	\$19,645.00	15	5	\$19,645	
295	CC HVAC, 20 ton #2 air handler system, PAC	ea	1	\$39,290.00	15	10	\$39,290	
296	CC HVAC, 20 ton #2 compressor system, PAC	ea	1	\$19,645.00	15	10	\$19,645	
297	CC M&E HVAC, 10 ton #1, Dining Room	ea	1	\$30,000.00	15	14	\$30,000	
298	CC M&E HVAC, 10 ton #2, Dining Room	ea	1	\$30,000.00	15	14	\$30,000	
299	CC M&E HVAC, 10 ton #3, Lobby	ea	1	\$30,000.00	15	10	\$30,000	
300	CC M&E HVAC, 10 ton #4, Kitchen	ea	1	\$30,000.00	15	13	\$30,000	
301	CC M&E HVAC, 3 ton, Pro Shop	ea	1	\$11,000.00	15	none	\$11,000	
302	CC M&E HVAC, 4 ton #1, Front Office	ea	1	\$11,000.00	15	none	\$11,000	
303	CC M&E HVAC, 5 ton #1, Mag Room	ea	1	\$15,000.00	15	none	\$15,000	
304	CC M&E HVAC, 4 ton #2, Front Add	ea	1	\$11,000.00	15	none	\$11,000	
305	CC M&E HVAC, 5 ton #2, Billiard Room	ea	1	\$15,000.00	15	none	\$15,000	
306	CC M&E HVAC, 5 ton #3, Fitness Center	ea	1	\$15,000.00	15	none	\$15,000	
307	CC M&E HVAC, 5 ton #4, Bar	ea	1	\$15,000.00	15	none	\$15,000	
308	CC M&E HVAC, 5 ton #5, Craft Room	ea	1	\$15,000.00	15	none	\$15,000	
309	CC M&E HVAC, Acc. Off. 1.25 Ton	ea	1	\$5,355.00	15	10	\$5,355	
310	Wood shop HVAC, 2 ton	ea	1	\$10,500.00	15	10	\$10,500	
Replacement Costs - Page Subtotal							\$361,725	

COMMENTS

- HVAC locations: 20-ton #1 PAC, 10-ton #2 Dining room, 4-ton #1 Front office, 5-ton #2 billiard room, 5-ton #5 craft room, 20-ton #2 PAC, 10-ton #3 lobby, 4-ton #2 front add, 5-ton #3 fitness center, 10-ton #1 dining room, 3-ton #1 pro shop, 5-ton #1 mag room, 5-ton #4 bar.
- Item #297: CC M&E HVAC, 10 ton #1, Dining Room - Replaced in 2023
- Item #298: CC M&E HVAC, 10 ton #2, Dining Room - Replaced in 2023

BUILDING SYSTEMS - CC - MECHANICAL/ELECTRICAL (CONTINUED)					NEL- Normal Economic Life (yrs)		
PROJECTED REPLACEMENTS					REL- Remaining Economic Life (yrs)		
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NEL	REL	REPLACEMENT COST (\$)
311	CC security system	ea	1	\$9,520.00	10	8	\$9,520
312	CC security DVR player	ea	2	\$3,200.00	10	8	\$6,400
313	CC radio repeater	ea	1	\$5,615.00	10	none	\$5,615
314	CC fire alarm system	ea	1	\$10,500.00	10	none	\$10,500
315	CC bar security cameras	ea	3	\$800.00	10	8	\$2,400
316	CC fire system magnetic door holder	ls	1	\$2,860.00	20	8	\$2,860
317	CC security radios	ea	7	\$660.00	10	9	\$4,620
318	Radar gun system for speeding	ea	1	\$5,745.00	10	7	\$5,745
Replacement Costs - Page Subtotal							\$47,660

COMMENTS
<ul style="list-style-type: none"> Item #317: CC security radios - Replaced in 2023.

BUILDING SYSTEMS - CC - MECHANICAL / ELECTRICAL (CONTINUED)					NEL- Normal Economic Life (yrs)		
PROJECTED REPLACEMENTS					REL- Remaining Economic Life (yrs)		
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NEL	REL	REPLACEMENT COST (\$)
319	CC water softener	ea	1	\$7,370.00	15	8	\$7,370
320	CC water heater east bathroom	ea	1	\$1,080.00	15	10	\$1,080
321	CC water heater west bathroom	ea	2	\$1,080.00	15	10	\$2,160
322	CC (Kit) WH 52 gallon commercial	ea	1	\$5,360.00	15	13	\$5,360
323	CC telephone system	ea	1	\$13,500.00	15	10	\$13,500
324	CC backflow preventer, portable water	ea	4	\$1,780.00	30	20	\$7,120
325	CC backflow preventer, portable water (2022)	ea	1	\$1,780.00	30	28	\$1,780
326	CC backflow preventer, portable water (2023)	ea	1	\$1,780.00	30	29	\$1,780
Replacement Costs - Page Subtotal							\$40,150

COMMENTS
<ul style="list-style-type: none"> Item #326: CC backflow preventer, portable water (2023) - Replaced one of the back flow preventers in 2023.

RECREATION ITEMS - SWIMMING POOL/SPA					NEL- Normal Economic Life (yrs)		
PROJECTED REPLACEMENTS					REL- Remaining Economic Life (yrs)		
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NEL	REL	REPLACEMENT COST (\$)
327	Pool structure/drain system	sf	3,480	\$110.00	60	36	\$382,800
328	Pool white coat or acid wash	sf	3,480	\$17.00	10	7	\$59,160
329	Pool tile system	ls	1	\$22,600.00	20	7	\$22,600
330	Pool/spa ladders/handrails	ea	5	\$650.00	20	none	\$3,250
331	Pool/patio fence	lf	750	\$33.30	30	4	\$24,975
332	Pool/patio gates and latches	ea	8	\$355.00	10	none	\$2,840
333	Pool area pole lights, LED	ea	18	\$350.00	20	18	\$6,300
Replacement Costs - Page Subtotal							\$501,925

COMMENTS

RECREATION ITEMS - SWIMMING POOL/SPA (CONTINUED)					NEL- Normal Economic Life (yrs)		
PROJECTED REPLACEMENTS					REL- Remaining Economic Life (yrs)		
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NEL	REL	REPLACEMENT COST (\$)
334	Pool grid filter system	ea	1	\$1,480.00	2	1	\$1,480
335	Pool filter pump #1 & #2, 7.5-hp (one pump is	ea	1	\$4,800.00	8	6	\$4,800
336	Pool backwash system pump, 1.25-hp	ea	1	\$1,190.00	10	6	\$1,190
337	Pool heater #1 geothermal	ea	1	\$4,300.00	20	17	\$4,300
338	Pool heater #2 geothermal	ea	1	\$4,300.00	20	17	\$4,300
339	Pool heater #3 geothermal	ea	1	\$4,300.00	20	17	\$4,300
340	Pool heater #4 geothermal	ea	1	\$4,300.00	20	17	\$4,300
341	Pool heater #5 geothermal	ea	1	\$4,300.00	20	17	\$4,300
342	Pool heater #6 geothermal	ea	1	\$4,300.00	20	17	\$4,300
343	Pool heater #7 geothermal	ea	1	\$4,300.00	20	17	\$4,300
344	Pool heater #8 geothermal	ea	1	\$4,300.00	20	17	\$4,300
345	Pool heater #9 geothermal	ea	1	\$4,300.00	20	17	\$4,300
346	Pool/spa chlorine feeders	ea	2	\$835.00	5	1	\$1,670
347	Pool umbrellas/bases	ea	16	\$800.00	6	3	\$12,800
348	Pool/patio furniture	ls	1	\$73,800.00	10	7	\$73,800
Replacement Costs - Page Subtotal							\$134,440

COMMENTS

- Item #334: Pool grid filter system - Replaced in 2021 and again in 2023.
- Item #335: Pool filter pump #1 & #2, 7.5-hp (one pump is spare) - One of the pool filter pumps (#1 & #2) is a backup. The pump housing was replaced in February 2021 at a cost of \$820.50, and a motor was replaced in 2022.

RECREATION ITEMS - SWIMMING POOL/SPA (CONTINUED)					NEL- Normal Economic Life (yrs)		
PROJECTED REPLACEMENTS					REL- Remaining Economic Life (yrs)		
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NEL	REL	REPLACEMENT COST (\$)
349	Spa structure	sf	78	\$110.00	60	36	\$8,580
350	Spa white coat or acid wash	ls	1	\$1,310.00	8	5	\$1,310
351	Spa tiles	lf	32	\$28.00	20	7	\$896
352	Spa cartridge filter system	ea	1	\$2,380.00	10	8	\$2,380
353	Spa jet/circulation pumps, 1.65 hp	ea	2	\$950.00	3	2	\$1,900
354	Spa heater geothermal	ea	1	\$10,120.00	20	16	\$10,120
355	Pool house roof	sf	350	\$5.25	25	24	\$1,838
356	Pool house restroom renovate	ea	2	\$2,975.00	20	9	\$5,950
357	Pool ice and water dispenser	ea	1	\$7,620.00	10	8	\$7,620
Replacement Costs - Page Subtotal							\$40,594

COMMENTS

- Item #353: Spa jet/circulation pumps, 1.65 hp - Replaced in 2023.
- Item #355: Pool house roof - Scheduled to be replaced in 2023 with the clubhouse roof.

RECREATION ITEMS - TENNIS COURTS PROJECTED REPLACEMENTS					NEL- Normal Economic Life (yrs) REL- Remaining Economic Life (yrs)		
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NEL	REL	REPLACEMENT COST (\$)
358	Tennis court recondition (annual repairs)	ea	4	\$1,660.00	1	none	\$6,640
359	Tennis court recondition	ea	4	\$8,465.00	6	5	\$33,860
360	Tennis court subsurface irrigation system	ls	1	\$30,000.00	24	11	\$30,000
361	Tennis court fencing 10'	lf	1,064	\$44.00	24	20	\$46,816
362	Tennis court net posts	pr	4	\$800.00	12	11	\$3,200
363	Tennis court wind screen	lf	590	\$6.85	10	6	\$4,042
364	Tennis court wind screen with logo	ea	1	\$1,660.00	6	3	\$1,660
365	Tennis court wind area canvas	ea	2	\$1,180.00	10	2	\$2,360
366	Tennis court covered area posts	ea	2	\$1,660.00	20	17	\$3,320
367	Tennis court tables, chairs	ls	1	\$7,100.00	12	none	\$7,100
368	Tennis court drinking fountain	ea	2	\$1,900.00	10	3	\$3,800
369	Tennis court light poles	ea	12	\$2,975.00	25	1	\$35,700
370	Tennis court double lighting fixtures	ea	32	\$1,020.00	25	1	\$32,640
371	Tennis court pole arm replacement	ea	32	\$710.00	25	1	\$22,720
372	Tennis court float valves	ea	24	\$40.00	3	2	\$960
373	Tennis court drain grates	ls	1	\$3,000.00	10	9	\$3,000
374	Sand Pro 2020, Tennis	ea	1	\$21,430.00	12	1	\$21,430
375	Tennis court restroom renovation	ls	1	\$6,500.00	10	2	\$6,500
376	Tennis court restroom roof, metal	sf	550	\$8.40	40	34	\$4,620
377	Tennis court restroom drinking fountain	ea	1	\$1,900.00	10	2	\$1,900
378	Pavilion at tennis court, replace	ls	1	\$98,000.00	50	43	\$98,000
Replacement Costs - Page Subtotal							\$370,268

COMMENTS

- Item #359: Tennis court recondition - Major repairs to the clay courts were made in 2023 at an approximate cost of \$30,000.
- Item #362: Tennis court net posts - Replaced in 2023 for \$700 each.

RECREATION ITEMS - BOCCI COURTS					NEL- Normal Economic Life (yrs)		
PROJECTED REPLACEMENTS					REL- Remaining Economic Life (yrs)		
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NEL	REL	REPLACEMENT COST (\$)
379	Bocce court carpet	sy	160	\$49.00	4	3	\$7,840
380	Bocce court canopies, 6' x 12'	ea	4	\$10,500.00	15	14	\$42,000
381	Bocce court furniture	ls	1	\$2,500.00	10	9	\$2,500
382	Bocce court post lighting	ls	1	\$10,000.00	15	14	\$10,000
Replacement Costs - Page Subtotal							\$62,340

COMMENTS
<ul style="list-style-type: none"> The bocce courts were under construction during our August 2023 site visit. The Association is spending \$100k to replace the wood bocce court with concrete. The concrete has a long life. Item #379: Bocce court carpet - The carpet will be furnished and installed by Suncoast Flooring for \$7,600. No removal and disposal fee is included in Suncoast's price since the court is brand new.

RECREATION ITEMS - PICKLEBALL COURTS (2020)					NEL- Normal Economic Life (yrs)		
PROJECTED REPLACEMENTS					REL- Remaining Economic Life (yrs)		
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NEL	REL	REPLACEMENT COST (\$)
383	Pickleball court, asphalt overlay	sf	5,600	\$5.80	20	16	\$32,480
384	Pickleball court, recondition	ea	3	\$2,800.00	3	2	\$8,400
385	Pickleball court, post and footings	pr	3	\$600.00	3	2	\$1,800
386	Pickleball court, wind screen	ft	293	\$9.00	10	6	\$2,637
387	Pickleball fencing	lf	300	\$46.00	24	20	\$13,800
388	Pickleball court light poles, double arms	ea	4	\$2,950.00	24	20	\$11,800
389	Pickleball court light, single head	ea	8	\$1,200.00	12	8	\$9,600
390	Pickleball court benches	ea	3	\$720.00	8	4	\$2,160
391	Pickleball court water cooler cabinet	ea	1	\$900.00	10	6	\$900
Replacement Costs - Page Subtotal							\$83,577

COMMENTS

- Item #384: Pickleball court, recondition - Replaced in 2023 for \$9,700 to include the net posts.
- Item #385: Pickleball court, post and footings - Replaced in 2023.

VALUATION EXCLUSIONS

Excluded Items

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NEL	REL	REPLACEMENT COST (\$)
	Laundry trays						EXCLUDED
	Small exterior lighting fixtures						EXCLUDED
	Fire extinguishers						EXCLUDED

VALUATION EXCLUSIONS

Comments

- **Valuation Exclusions.** For ease of administration of the Replacement Reserves and to reflect accurately how Replacement Reserves are administered, items with a dollar value less than \$1000 have not been scheduled for funding from Replacement Reserve. Examples of items excluded by Replacement Reserves by this standard are listed above.
- The list above exemplifies exclusions by the cited standard(s) and is not intended to be comprehensive.

LONG-LIFE EXCLUSIONS								
Excluded Items								
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NEL	REL	REPLACEMENT COST (\$)	
	Exterior masonry (except tuckpoint)						EXCLUDED	
	Building foundation(s)						EXCLUDED	
	Concrete floor slabs (interior)						EXCLUDED	
	Wall, floor, & roof structure						EXCLUDED	
	Common element electrical services						EXCLUDED	
	Water piping at common facilities						EXCLUDED	
	Waste piping at common facilities						EXCLUDED	

LONG-LIFE EXCLUSIONS	
Comments	
<ul style="list-style-type: none"> Long Life Exclusions. Components that when properly maintained, can be assumed to have a life equal to the property as a whole, are normally excluded from the Replacement Reserve Inventory. Examples of items excluded from funding by Replacement Reserves by this standard are listed above. Exterior masonry is generally assumed to have an unlimited economic life, but periodic repointing is required, and we have included this for funding in the Replacement Reserve Inventory. The list above exemplifies exclusions by the cited standard(s) and is not intended to be comprehensive. 	

UNIT IMPROVEMENTS EXCLUSIONS							
Excluded Items							
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NEL	REL	REPLACEMENT COST (\$)
	Utility Connections						EXCLUDED
	Electrical wiring serving one unit						EXCLUDED
	Cable TV service serving one unit						EXCLUDED
	Telephone service serving one unit						EXCLUDED
	Gas service serving one unit						EXCLUDED
	Driveway on an individual lot						EXCLUDED
	Apron on an individual lot						EXCLUDED
	Fence on an individual lot						EXCLUDED
	Unit exterior						EXCLUDED

UNIT IMPROVEMENTS EXCLUSIONS	
Comments	
<ul style="list-style-type: none">Unit improvement Exclusions. We understand that the elements of the project that relate to a single unit are the responsibility of that unit owner. Examples of items excluded from funding by Replacement Reserves by this standard are listed above.The list above exemplifies exclusions by the cited standard(s) and is not intended to be comprehensive.	

UTILITY EXCLUSIONS							
Excluded Items							
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NEL	REL	REPLACEMENT COST (\$)
	Primary electric feeds						EXCLUDED
	Electric transformers						EXCLUDED
	Cable TV systems and structures						EXCLUDED
	Telephone cables and structures						EXCLUDED
	Site lighting						EXCLUDED
	Gas mains and meters						EXCLUDED
	Water mains and meters						EXCLUDED
	Sanitary sewers						EXCLUDED
	Stormwater management system						EXCLUDED

UTILITY EXCLUSIONS	
Comments	
<ul style="list-style-type: none">Utility Exclusions. Many improvements owned by utility companies are on property owned by the Association. We have assumed that repair, maintenance, and replacements of these components will be done at the expense of the appropriate utility company. Examples of items excluded from funding Replacement Reserves by this standard are listed above.The list above exemplifies exclusions by the cited standard(s) and is not intended to be comprehensive.	

MAINTENANCE AND REPAIR EXCLUSIONS								
Excluded Items								
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	REPLACEMENT COST (\$)	UNIT REL	REL	REPLACEMENT COST (\$)	
	Minor landscaping and site grading						EXCLUDED	
	Exterior painting						EXCLUDED	
	Interior painting						EXCLUDED	
	Janitorial service						EXCLUDED	
	Capital improvements						EXCLUDED	

MAINTENANCE AND REPAIR EXCLUSIONS	
Comments	
<ul style="list-style-type: none">Maintenance activities, one-time-only repairs, and capital improvements. These activities are NOT appropriately funded from Replacement Reserves. The inclusion of such component in the Replacement Reserve Inventory could jeopardize the special tax status of ALL Replacement Reserves, exposing the Association to significant tax liabilities. We recommend that the Board of Directors discuss these exclusions and Revenue Ruling 75-370 with a Certified Public Accountant.Examples of items excluded from funding by Replacement Reserves are listed above. The list above exemplifies exclusions by the cited standard(s) and is not intended to be comprehensive.	

GOVERNMENT EXCLUSIONS								
Excluded Items								
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NEL	REL	REPLACEMENT COST (\$)	
	Dumpsters						EXCLUDED	
	Propane system						EXCLUDED	
	Government, roadways & parking						EXCLUDED	
	Government, sidewalks & curbs						EXCLUDED	
	Government, lighting						EXCLUDED	
	Government, stormwater mgmt.						EXCLUDED	
	Government, ponds						EXCLUDED	
	Government, mailboxes						EXCLUDED	

GOVERNMENT EXCLUSIONS	
Comments	
<ul style="list-style-type: none">Government Exclusions. We have assumed that some of the improvements installed on property owned by the Association will be maintained by the state, county, or local government, or other association or other responsible entity. Examples of items excluded from funding by Replacement Reserves by this standard are listed above.Excluded rights-of-way, including adjacent properties and adjacent roadways.The list above exemplifies exclusions by the cited standard(s) and is not intended to be comprehensive.	

INTENTIONALLY LEFT BLANK

SECTION C - CALENDAR OF PROJECTED ANNUAL REPLACEMENTS

GENERAL STATEMENT. The 391 Projected Replacements in the Sample Country Club Replacement Reserve Inventory whose replacement is scheduled to be funded from Replacement Reserves are broken down on a year-by-year basis, beginning on Page C.2.

REPLACEMENT RESERVE ANALYSIS AND INVENTORY POLICIES, PROCEDURES, AND ADMINISTRATION

- **REVIEW OF THE REPLACEMENT RESERVE STUDY.** For this study to be effective, it should be reviewed by the Board of Directors, those responsible for the management of the items included in the Replacement Reserve Inventory, and the accounting professionals employed by the Club.
- **REVISIONS.** Revisions will be made to the Replacement Reserve Analysis and Replacement Reserve Inventory in accordance with the written instructions of the Board of Directors. No additional charge is incurred for the first revision if requested in writing within three months of the date of the Replacement Reserve Study. It is our policy to provide revisions in electronic (Adobe PDF) format only. We acknowledge that there are instances in which multiple revisions are necessary. However, unnecessary multiple revisions drain our time and manpower resources. Therefore, MillerDodson will exercise its sole discretion as to whether additional charges are incurred.
- **TAX CODE.** The United States Tax Code grants favorable tax status to a common interest development (CID) meeting certain guidelines for their Replacement Reserve. If a CID files their taxes as a 'Corporation' on Form 1120 (IRC Section 277), these guidelines typically require maintenance activities, partial replacements, minor replacements, capital improvements, and one-time-only replacements to be excluded from Reserves. A CID cannot co-mingle planning for maintenance activities with capital replacement activities in the Reserves (Revenue Ruling 75-370). Funds for maintenance activities and capital replacement activities must be held in separate accounts. If a CID files taxes as an "Exempt Homeowners Association" using Form 1120H (IRC Section 528), the CID does not have to segregate these activities. However, because the CID may elect to change their method of filing from year to year within the Study Period, we advise using the more restrictive approach. We further recommend that the CID consult with their Accountant and consider creating separate and independent accounts and reserves for large maintenance items, such as painting.
- **CONFLICT OF INTEREST.** Neither MillerDodson Associates nor the Reserve Analyst has any prior or existing relationship with this Club which would represent a real or perceived conflict of interest.
- **RELIANCE ON DATA PROVIDED BY THE CLIENT.** Information provided by an official representative of the Club regarding financial, physical conditions, quality, or historical issues is deemed reliable.
- **INTENT.** This Replacement Reserve Study is a reflection of the information provided by the Club and the visual evaluations of the Analyst. It has been prepared for the sole use of the Club and is not for the purpose of performing an audit, quality/forensic analyses, or background checks of historical records.
- **PREVIOUS REPLACEMENTS.** Information provided to MillerDodson Associates regarding prior replacements is considered to be accurate and reliable. Our visual evaluation is not a project audit or quality inspection.
- **EXPERIENCE WITH FUTURE REPLACEMENTS.** The Calendar of Annual Projected Replacements, lists replacements we have projected to occur over the Study Period and begins on Page C2. Actual experience in replacing the items may differ significantly from the cost estimates and time frames shown because of conditions beyond our control. These differences may be caused by maintenance practices, inflation, variations in pricing and market conditions, future technological developments, regulatory actions, acts of God, and luck. Some items may function normally during our visual evaluation and then fail without notice.

PROJECTED REPLACEMENTS

Item	2026 - Study Year	\$	Item	2026 - Study Year	\$
1	Concrete sidewalks common areas	\$18,200	305	CC M&E HVAC, 5 ton #2, Billiard Room	\$15,000
3	Irrigation system	\$8,200	306	CC M&E HVAC, 5 ton #3, Fitness Center	\$15,000
4	Major concrete cart path repairs (25% allowance)	\$36,064	307	CC M&E HVAC, 5 ton #4, Bar	\$15,000
5	Concrete cart paths (allowance)	\$5,850	308	CC M&E HVAC, 5 ton #5, Craft Room	\$15,000
10	Neighborhood Audobon sign	\$1,900	313	CC radio repeater	\$5,615
28	Gate house, bar code reader	\$8,200	314	CC fire alarm system	\$10,500
30	Gate house, FF&E	\$3,215	330	Pool/spa ladders/handrails	\$3,250
41	Gates for dumpster site	\$1,320	332	Pool/patio gates and latches	\$2,840
42	Fountain/pump at #5	\$8,575	358	Tennis court recondition (annual repairs)	\$6,640
45	Fountain/pump at #18	\$5,950	367	Tennis court tables, chairs	\$7,100
46	Transfer pumps at pond #7 #1	\$16,000			
47	Transfer pumps at pond #7 #2	\$16,000			
48	Transfer pumps at pond #7 #3 rebuilt 2015	\$16,000			
51	Transfer pipe at Hole #7	\$103,600			
59	Engineering for roads	\$3,000			
66	RV parking, resurface (1998)	\$34,579			
68	Road repair	\$3,750			
69	Road/crosswalk striping (allowance)	\$1,720			
70	Golf Drive rejuvenation (4 lane)	\$28,395			
72	Scenic Boulevard rejuvenation	\$6,498			
73	North parking lot rejuvenation	\$9,548			
77	Maintenance area asphalt rejuvenation	\$3,751			
82	Golf course irrigation control boxes	\$331,200			
83	Golf course irrigation system monitoring system	\$38,040			
88	Golf course landscaping, general	\$1,150			
93	Golf course landscaping phase 5	\$14,330			
118	Grounds maintenance building, carpet	\$3,296			
129	Grounds maintenance grinder for reels	\$50,000			
134	Grounds maintenance miscellaneous equipment	\$3,570			
144	Utility carrier for maintenance	\$16,670			
151	Golf ball washer for range balls	\$3,570			
152	Golf ball dispenser	\$7,735			
161	Pump house #5 75 HP motor #3	\$9,410			
167	Pump house #5 pump #4	\$13,780			
176	Utility cargo carts	\$16,670			
190	Toro Workman 3200 HDW (auto trans)	\$30,950			
193	Low profile sprayer 1750 (1 on lease)	\$41,670			
198	Toro Workman 3200 HDX	\$32,145			
201	Greens mower 3150 (4 on lease)	\$46,435			
204	Fairway mower 5510D (2 on lease)	\$77,350			
206	Rough mower 4500D (2 on lease)	\$89,295			
212	Storage building roof, metal	\$23,075			
236	CC FF&E	\$21,430			
244	CC PAC Dance floor	\$23,815			
245	PAC Curtains	\$40,000			
252	CC Office electronic/other equipment	\$10,000			
253	CC Office fixtures and furnishing	\$1,310			
261	CC pro shop FF&E	\$9,525			
264	CC billiard/game FF&E	\$11,900			
265	CC billiard and card tables, recover	\$4,385			
266	CC billiard room/game carpet	\$9,020			
267	CC arts and crafts FF&E	\$16,000			
268	CC arts and crafts kiln #1	\$4,165			
270	CC arts and crafts chairs	\$3,000			
277	CC kitchen FF&E, replace (allowance)	\$8,330			
280	CC kitchen walk-in-cooler, equipment	\$4,340			
281	CC kitchen walk-in-freezer, equipment	\$4,340			
282	CC kitchen exhaust hood equipment	\$12,620			
301	CC M&E HVAC, 3 ton, Pro Shop	\$11,000			
302	CC M&E HVAC, 4 ton #1, Front Office	\$11,000			
303	CC M&E HVAC, 5 ton #1, Mag Room	\$15,000			
304	CC M&E HVAC, 4 ton #2, Front Add	\$11,000			
Continued in next column			Total Scheduled Replacements		
					\$1,518,780

PROJECTED REPLACEMENTS

2027 - YEAR 1			2028 - YEAR 2		
Item		\$	Item		\$
1	Concrete sidewalks common areas	\$18,200	1	Concrete sidewalks common areas	\$18,200
2	Street signage (allowance)	\$3,750	3	Irrigation system	\$8,200
3	Irrigation system	\$8,200	5	Concrete cart paths (allowance)	\$5,850
5	Concrete cart paths (allowance)	\$5,850	24	Gate house, security system	\$7,500
6	HP entry structures, brick, maintenance	\$5,950	25	Gate house, DVR	\$2,600
29	Gate house, computer system	\$1,000	44	Fountain/pump at #12	\$1,310
43	Fountain/pump at #7 (incl. controls)	\$11,900	59	Engineering for roads	\$3,000
59	Engineering for roads	\$3,000	68	Road repair	\$3,750
68	Road repair	\$3,750	69	Road/crosswalk striping (allowance)	\$1,720
69	Road/crosswalk striping (allowance)	\$1,720	88	Golf course landscaping, general	\$1,150
88	Golf course landscaping, general	\$1,150	95	Golf course landscaping phase 7	\$14,330
94	Golf course landscaping phase 6	\$14,330	133	Grounds maintenance/RV storage gates	\$21,435
134	Grounds maintenance miscellaneous equipment	\$3,570	134	Grounds maintenance miscellaneous equipment	\$3,570
136	Maintenance floor scrubber	\$1,430	150	Range mats	\$6,480
137	Maintenance generator	\$8,330	154	Golf ball picker cart	\$13,570
141	Wood shop equipment	\$1,185	159	Pump house #5 comp. control system	\$28,975
146	Road striping machine	\$4,165	169	Irrigation fertigation pump	\$4,165
153	Golf ball picker	\$2,975	171	Auxiliary well pump #2 (25HP)	\$5,600
158	Repair pond #5 liner	\$8,330	178	Utility cargo carts	\$16,670
162	Pump house #5 60 HP motor #4	\$8,330	195	Edger (attachment)	\$5,000
177	Utility cargo carts	\$16,670	199	Toro Workman MDX	\$17,500
187	100 gallon spray unit	\$5,350	200	Toro Workman 3200 HDX	\$32,145
197	Toro Workman 3200 HDX (1 on lease)	\$32,145	207	Toro Z Master 5000 - 25 HP Kohler w/60" Deck	\$13,230
202	Triple X roller units for grounds mowers	\$12,640	208	Toro Workman HDX Utility Cart	\$33,775
223	CC masonry re-point	\$5,950	209	Club Car Carryall 550 Gas	\$16,740
224	CC caulk	\$3,500	214	Maintenance truck	\$30,950
236	CC FF&E	\$21,430	215	Security vehicle (2009)	\$35,715
252	CC Office electronic/other equipment	\$10,000	236	CC FF&E	\$21,430
253	CC Office fixtures and furnishing	\$1,310	251	PAC Projection system	\$4,250
254	CC Elliptical trainer	\$14,000	252	CC Office electronic/other equipment	\$10,000
255	CC Commercial recumbent cycle	\$18,000	253	CC Office fixtures and furnishing	\$1,310
256	CC Recumbent cross trainer	\$6,500	265	CC billiard and card tables, recover	\$4,385
257	CC Commercial treadmills	\$29,600	277	CC kitchen FF&E, replace (allowance)	\$8,330
258	CC Nustep trainer	\$19,500	353	Spa jet/circulation pumps, 1.65 hp	\$1,900
259	CC Weight training equipment	\$30,000	358	Tennis court recondition (annual repairs)	\$6,640
260	Fitness rubber floor	\$2,100	365	Tennis court wind area canvas	\$2,360
265	CC billiard and card tables, recover	\$4,385	372	Tennis court float valves	\$960
277	CC kitchen FF&E, replace (allowance)	\$8,330	375	Tennis court restroom renovation	\$6,500
334	Pool grid filter system	\$1,480	377	Tennis court restroom drinking fountain	\$1,900
346	Pool/spa chlorine feeders	\$1,670	384	Pickleball court, recondition	\$8,400
358	Tennis court recondition (annual repairs)	\$6,640	385	Pickleball court, post and footings	\$1,800
369	Tennis court light poles	\$35,700			
370	Tennis court double lighting fixtures	\$32,640			
371	Tennis court pole arm replacement	\$22,720			
374	Sand Pro 2020, Tennis	\$21,430			
Total Scheduled Replacements		\$480,805	Total Scheduled Replacements		\$433,295

PROJECTED REPLACEMENTS

Item	2029 - YEAR 3	\$	Item	2030 - YEAR 4	\$
1	Concrete sidewalks common areas	\$18,200	1	Concrete sidewalks common areas	\$18,200
2	Street signage (allowance)	\$3,750	3	Irrigation system	\$8,200
3	Irrigation system	\$8,200	5	Concrete cart paths (allowance)	\$5,850
5	Concrete cart paths (allowance)	\$5,850	35	Back entry, entry system and camera	\$19,000
59	Engineering for roads	\$3,000	36	RV lot security system	\$10,000
68	Road repair	\$3,750	59	Engineering for roads	\$3,000
69	Road/crosswalk striping (allowance)	\$1,720	68	Road repair	\$3,750
71	Golf Drive rejuvenation (2 lane)	\$14,091	69	Road/crosswalk striping (allowance)	\$1,720
74	Club HC entrance parking rejuvenation	\$1,661	84	Golf course irrigation system monitoring system (2018)	\$20,865
81	Golf course renovation #2	\$584,950	88	Golf course landscaping, general	\$1,150
88	Golf course landscaping, general	\$1,150	121	Grounds maintenance building, hydraulic lift	\$14,290
127	Grounds maintenance fuel pumps	\$1,670	134	Grounds maintenance miscellaneous equipment	\$3,570
128	Grounds maintenance fuel tanks	\$4,760	138	Maintenance generator	\$1,185
134	Grounds maintenance miscellaneous equipment	\$3,570	194	Box blade	\$5,000
140	Pressure washer	\$2,165	205	Flail mower/sweeper	\$42,510
160	Pump house #5 60 HP motor #2	\$8,330	210	MyTurf Base Station Kit	\$1,080
164	Main line chemical pump and panel	\$3,745	211	Salsco 13 HP Gas Greens Roller HP11-III	\$29,970
165	Pump house #5 pump #2	\$13,780	236	CC FF&E	\$21,430
166	Pump house #5 pump #3	\$13,780	252	CC Office electronic/other equipment	\$10,000
173	Utility cargo carts	\$16,670	253	CC Office fixtures and furnishing	\$1,310
188	Utility tractor	\$41,250	265	CC billiard and card tables, recover	\$4,385
236	CC FF&E	\$21,430	277	CC kitchen FF&E, replace (allowance)	\$8,330
252	CC Office electronic/other equipment	\$10,000	283	CC kitchen fire suppression system	\$10,000
253	CC Office fixtures and furnishing	\$1,310	288	Wine cooler	\$2,380
265	CC billiard and card tables, recover	\$4,385	331	Pool/patio fence	\$24,975
271	CC library/computer system (2 ea)	\$2,050	358	Tennis court recondition (annual repairs)	\$6,640
277	CC kitchen FF&E, replace (allowance)	\$8,330	390	Pickleball court benches	\$2,160
334	Pool grid filter system	\$1,480			
347	Pool umbrellas/bases	\$12,800			
358	Tennis court recondition (annual repairs)	\$6,640			
364	Tennis court wind screen with logo	\$1,660			
368	Tennis court drinking fountain	\$3,800			
379	Bocce court carpet	\$7,840			
Total Scheduled Replacements		\$837,767	Total Scheduled Replacements		\$280,950

PROJECTED REPLACEMENTS

Item	2031 - YEAR 5	\$	Item	2032 - YEAR 6	\$
1	Concrete sidewalks common areas	\$18,200	1	Concrete sidewalks common areas	\$18,200
2	Street signage (allowance)	\$3,750	3	Irrigation system	\$8,200
3	Irrigation system	\$8,200	5	Concrete cart paths (allowance)	\$5,850
5	Concrete cart paths (allowance)	\$5,850	15	Village entry signs foam/lg. to brick	\$9,350
28	Gate house, bar code reader	\$8,200	26	Gate house, HVAC 2 ton	\$10,500
32	Back entry, bar code reader	\$8,720	27	Gate house, gate arm & operator system	\$13,320
33	Back entry, bar code reader	\$8,720	29	Gate house, computer system	\$1,000
41	Gates for dumpster site	\$1,320	37	RV lot electrical pedestal system	\$7,440
42	Fountain/pump at #5	\$8,575	43	Fountain/pump at #7 (incl. controls)	\$11,900
45	Fountain/pump at #18	\$5,950	53	Observation deck railing	\$15,180
59	Engineering for roads	\$3,000	54	Observation decking	\$28,700
68	Road repair	\$3,750	55	Observation deck structure	\$51,250
69	Road/crosswalk striping (allowance)	\$1,720	59	Engineering for roads	\$3,000
70	Golf Drive rejuvenation (4 lane)	\$28,395	68	Road repair	\$3,750
72	Scenic Boulevard rejuvenation	\$6,498	69	Road/crosswalk striping (allowance)	\$1,720
73	North parking lot rejuvenation	\$9,548	88	Golf course landscaping, general	\$1,150
77	Maintenance area asphalt rejuvenation	\$3,751	97	Golf bulkhead restoration #6	\$41,720
88	Golf course landscaping, general	\$1,150	101	Golf bridge #5 railing	\$29,480
98	Golf bulkhead restoration #7	\$44,700	102	Golf bridge #5 decking	\$38,592
99	Golf bulkhead restoration caps (all)	\$4,760	103	Golf bridge #5 structure	\$130,784
119	Grounds maintenance building, HVAC (2 Ton)	\$10,500	105	Golf bridge #10 railing	\$13,310
122	Replace small equipment storage building	\$28,570	106	Golf bridge #10 decking	\$17,424
134	Grounds maintenance miscellaneous equipment	\$3,570	107	Golf bridge #10 structure	\$59,048
149	Water cooler holder	\$1,080	109	Golf bridge #16/17 railing	\$38,170
150	Range mats	\$6,480	110	Golf bridge #16/17 decking	\$62,460
151	Golf ball washer for range balls	\$3,570	111	Golf bridge #16/17 structure	\$211,670
161	Pump house #5 75 HP motor #3	\$9,410	118	Grounds maintenance building, carpet	\$3,296
174	Utility cargo carts	\$16,670	120	Grounds maintenance building, roll-up doors	\$44,940
181	Towed heavy duty blower	\$10,000	126	Grounds maintenance, fertilizer storage	\$23,815
236	CC FF&E	\$21,430	134	Grounds maintenance miscellaneous equipment	\$3,570
246	PAC Microphones	\$4,710	141	Wood shop equipment	\$1,185
248	CC PAC Speakers and amplifiers	\$39,000	145	Utility carrier for maintenance	\$16,670
252	CC Office electronic/other equipment	\$10,000	148	BAG racks for range	\$1,500
253	CC Office fixtures and furnishing	\$1,310	153	Golf ball picker	\$2,975
263	CC billiard tables	\$18,000	162	Pump house #5 60 HP motor #4	\$8,330
265	CC billiard and card tables, recover	\$4,385	167	Pump house #5 pump #4	\$13,780
277	CC kitchen FF&E, replace (allowance)	\$8,330	175	Utility cargo carts	\$16,670
293	CC HVAC, 20 ton #1 air handler system, PAC	\$39,290	179	Electric cargo carts	\$16,670
294	CC HVAC, 20 ton #1 compressor system, PAC	\$19,645	184	Airfier Toro ProCore	\$46,500
334	Pool grid filter system	\$1,480	203	Z G3 mower existing (1 on lease)	\$13,095
350	Spa white coat or acid wash	\$1,310	216	Event trailer	\$4,165
353	Spa jet/circulation pumps, 1.65 hp	\$1,900	236	CC FF&E	\$21,430
358	Tennis court recondition (annual repairs)	\$6,640	252	CC Office electronic/other equipment	\$10,000
359	Tennis court recondition	\$33,860	253	CC Office fixtures and furnishing	\$1,310
372	Tennis court float valves	\$960	265	CC billiard and card tables, recover	\$4,385
384	Pickleball court, recondition	\$8,400	275	Kitchen equipment replacement	\$59,530
385	Pickleball court, post and footings	\$1,800	277	CC kitchen FF&E, replace (allowance)	\$8,330
			335	Pool filter pump #1 & #2, 7.5-hp (one pump is spare)	\$4,800
			336	Pool backwash system pump, 1.25-hp	\$1,190
			346	Pool/spa chlorine feeders	\$1,670
			358	Tennis court recondition (annual repairs)	\$6,640
			363	Tennis court wind screen	\$4,042
			386	Pickleball court, wind screen	\$2,637
			391	Pickleball court water cooler cabinet	\$900
Total Scheduled Replacements		\$497,057	Total Scheduled Replacements		\$1,177,193

PROJECTED REPLACEMENTS

Item	2033 - YEAR 7	\$	Item	2034 - YEAR 8	\$
1	Concrete sidewalks common areas	\$18,200	1	Concrete sidewalks common areas	\$18,200
2	Street signage (allowance)	\$3,750	3	Irrigation system	\$8,200
3	Irrigation system	\$8,200	5	Concrete cart paths (allowance)	\$5,850
5	Concrete cart paths (allowance)	\$5,850	10	Neighborhood Audobon sign	\$1,900
20	Concrete curbs, common	\$11,850	23	Gate house, refurbish	\$11,900
21	Concrete wheel stops (allowance)	\$11,850	46	Transfer pumps at pond #7 #1	\$16,000
24	Gate house, security system	\$7,500	47	Transfer pumps at pond #7 #2	\$16,000
25	Gate house, DVR	\$2,600	48	Transfer pumps at pond #7 #3 rebuilt 2015	\$16,000
31	Back entry, gate mechanical system	\$8,000	49	Controller pond #7	\$2,975
44	Fountain/pump at #12	\$1,310	59	Engineering for roads	\$3,000
59	Engineering for roads	\$3,000	68	Road repair	\$3,750
68	Road repair	\$3,750	69	Road/crosswalk striping (allowance)	\$1,720
69	Road/crosswalk striping (allowance)	\$1,720	71	Golf Drive rejuvenation (2 lane)	\$14,091
88	Golf course landscaping, general	\$1,150	74	Club HC entrance parking rejuvenation	\$1,661
134	Grounds maintenance miscellaneous equipment	\$3,570	79	Golf course renovation #1B	\$451,440
139	Cart barn eye wash station	\$835	88	Golf course landscaping, general	\$1,150
143	Utility carrier for maintenance	\$16,670	96	Golf bulkhead restoration #5	\$64,070
152	Golf ball dispenser	\$7,735	134	Grounds maintenance miscellaneous equipment	\$3,570
170	Auxiliary well pump #1 (25HP)	\$5,600	150	Range mats	\$6,480
182	Workman HDG log with vicon spreader	\$32,715	157	Pressure pump/motor 5HP	\$12,380
196	Lely spreader	\$4,915	160	Pump house #5 60 HP motor #2	\$6,330
201	Greens mower 3150 (4 on lease)	\$46,435	163	Reline wet well pump house #5	\$20,830
226	CC front door automatic opener	\$4,525	176	Utility cargo carts	\$16,670
236	CC FF&E	\$21,430	180	Top dresser	\$24,040
241	CC PAC Carpet	\$1,799	190	Toro Workman 3200 HDW (auto trans)	\$30,950
247	PAC Microphones	\$4,710	192	Sand Pro 3020	\$25,000
250	CC PAC Stage Handicap lift	\$7,500	198	Toro Workman 3200 HDX	\$32,145
252	CC Office electronic/other equipment	\$10,000	204	Fairway mower 5510D (2 on lease)	\$77,350
253	CC Office fixtures and furnishing	\$1,310	233	CC sidewalk lights, LED	\$2,380
254	CC Elliptical trainer	\$14,000	236	CC FF&E	\$21,430
255	CC Commercial recumbent cycle	\$18,000	252	CC Office electronic/other equipment	\$10,000
256	CC Recumbent cross trainer	\$6,500	253	CC Office fixtures and furnishing	\$1,310
257	CC Commercial treadmills	\$29,600	265	CC billiard and card tables, recover	\$4,385
258	CC Nustep trainer	\$19,500	266	CC billiard room/game carpet	\$9,020
261	CC pro shop FF&E	\$9,525	277	CC kitchen FF&E, replace (allowance)	\$8,330
265	CC billiard and card tables, recover	\$4,385	280	CC kitchen walk-in-cooler, equipment	\$4,340
277	CC kitchen FF&E, replace (allowance)	\$8,330	281	CC kitchen walk-in-freezer, equipment	\$4,340
289	CC cooler for keg storage	\$14,045	291	Keg-o-rators	\$1,780
318	Radar gun system for speeding	\$5,745	311	CC security system	\$9,520
328	Pool white coat or acid wash	\$59,160	312	CC security DVR player	\$6,400
329	Pool tile system	\$22,600	315	CC bar security cameras	\$2,400
334	Pool grid filter system	\$1,480	316	CC fire system magnetic door holder	\$2,860
348	Pool/patio furniture	\$73,800	319	CC water softener	\$7,370
351	Spa tiles	\$896	352	Spa cartridge filter system	\$2,380
358	Tennis court recondition (annual repairs)	\$6,640	353	Spa jet/circulation pumps, 1.65 hp	\$1,900
379	Bocce court carpet	\$7,840	357	Pool ice and water dispenser	\$7,620
			358	Tennis court recondition (annual repairs)	\$6,640
			372	Tennis court float valves	\$960
			384	Pickleball court, recondition	\$8,400
			385	Pickleball court, post and footings	\$1,800
			389	Pickleball court light, single head	\$9,600
Total Scheduled Replacements		\$560,525	Total Scheduled Replacements		\$1,030,817

PROJECTED REPLACEMENTS

Item	2035 - YEAR 9	\$	Item	2036 - YEAR 10	\$
1	Concrete sidewalks common areas	\$18,200	1	Concrete sidewalks common areas	\$18,200
2	Street signage (allowance)	\$3,750	3	Irrigation system	\$8,200
3	Irrigation system	\$8,200	5	Concrete cart paths (allowance)	\$5,850
5	Concrete cart paths (allowance)	\$5,850	28	Gate house, bar code reader	\$8,200
16	Village entry signs foam/lg. to brick	\$9,350	41	Gates for dumpster site	\$1,320
59	Engineering for roads	\$3,000	42	Fountain/pump at #5	\$8,575
68	Road repair	\$3,750	45	Fountain/pump at #18	\$5,950
69	Road/crosswalk striping (allowance)	\$1,720	59	Engineering for roads	\$3,000
76	RV parking rejuvenation	\$2,292	68	Road repair	\$3,750
88	Golf course landscaping, general	\$1,150	69	Road/crosswalk striping (allowance)	\$1,720
127	Grounds maintenance fuel pumps	\$1,670	70	Golf Drive rejuvenation (4 lane)	\$28,395
134	Grounds maintenance miscellaneous equipment	\$3,570	72	Scenic Boulevard rejuvenation	\$6,498
140	Pressure washer	\$2,165	73	North parking lot rejuvenation	\$9,548
165	Pump house #5 pump #2	\$13,780	77	Maintenance area asphalt rejuvenation	\$3,751
166	Pump house #5 pump #3	\$13,780	85	Gold course weather station replacement	\$7,385
177	Utility cargo carts	\$16,670	88	Golf course landscaping, general	\$1,150
197	Toro Workman 3200 HDX (1 on lease)	\$32,145	134	Grounds maintenance miscellaneous equipment	\$3,570
214	Maintenance truck	\$30,950	144	Utility carrier for maintenance	\$16,670
215	Security vehicle (2009)	\$35,715	151	Golf ball washer for range balls	\$3,570
217	Cargo trailer	\$2,380	161	Pump house #5 75 HP motor #3	\$9,410
227	CC exterior doors hardware	\$21,850	178	Utility cargo carts	\$16,670
236	CC FF&E	\$21,430	183	Spiker attachment for sand pro	\$6,250
249	PAC Sound board	\$5,600	189	Utility tractor #2	\$41,250
252	CC Office electronic/other equipment	\$10,000	199	Toro Workman MDX	\$17,500
253	CC Office fixtures and furnishing	\$1,310	200	Toro Workman 3200 HDX	\$32,145
265	CC billiard and card tables, recover	\$4,385	206	Rough mower 4500D (2 on lease)	\$89,295
276	Renovate kitchen and storage area	\$119,060	207	Toro Z Master 5000 - 25 HP Kohler w/60" Deck	\$13,230
277	CC kitchen FF&E, replace (allowance)	\$8,330	208	Toro Workman HDX Utility Cart	\$33,775
278	CC kitchen walk-in-cooler, panel system	\$23,810	209	Club Car Carryall 550 Gas	\$16,740
279	CC kitchen walk-in-freezer panel system	\$23,810	236	CC FF&E	\$21,430
290	Keg-o-rators	\$1,780	252	CC Office electronic/other equipment	\$10,000
317	CC security radios	\$4,620	253	CC Office fixtures and furnishing	\$1,310
334	Pool grid filter system	\$1,480	264	CC billiard/game FF&E	\$11,900
347	Pool umbrellas/bases	\$12,800	265	CC billiard and card tables, recover	\$4,385
356	Pool house restroom renovate	\$5,950	267	CC arts and crafts FF&E	\$16,000
358	Tennis court recondition (annual repairs)	\$6,640	271	CC library/computer system (2 ea)	\$2,050
364	Tennis court wind screen with logo	\$1,660	277	CC kitchen FF&E, replace (allowance)	\$8,330
373	Tennis court drain grates	\$3,000	282	CC kitchen exhaust hood equipment	\$12,620
381	Bocce court furniture	\$2,500	295	CC HVAC, 20 ton #2 air handler system, PAC	\$39,290
			296	CC HVAC, 20 ton #2 compressor system, PAC	\$19,645
			299	CC M&E HVAC, 10 ton #3, Lobby	\$30,000
			309	CC M&E HVAC, Acc. Off. 1.25 Ton	\$5,355
			310	Wood shop HVAC, 2 ton	\$10,500
			313	CC radio repeater	\$5,615
			314	CC fire alarm system	\$10,500
			320	CC water heater east bathroom	\$1,080
			321	CC water heater west bathroom	\$2,160
			323	CC telephone system	\$13,500
			332	Pool/patio gates and latches	\$2,840
			358	Tennis court recondition (annual repairs)	\$6,640
Total Scheduled Replacements		\$490,102	Total Scheduled Replacements		\$656,717

PROJECTED REPLACEMENTS

Item	2037 - YEAR 11	\$	Item	2038 - YEAR 12	\$
1	Concrete sidewalks common areas	\$18,200	1	Concrete sidewalks common areas	\$18,200
2	Street signage (allowance)	\$3,750	3	Irrigation system	\$8,200
3	Irrigation system	\$8,200	5	Concrete cart paths (allowance)	\$5,850
5	Concrete cart paths (allowance)	\$5,850	18	Village entry signs foam/lg. to brick	\$37,400
8	Entry sign, Grand Club Drive, maintenance	\$8,330	22	Gate house, roof	\$10,625
9	Entry sign, County Line Road, maintenance	\$5,950	24	Gate house, security system	\$7,500
17	Village entry signs foam/lg. to brick	\$28,050	25	Gate house, DVR	\$2,600
29	Gate house, computer system	\$1,000	35	Back entry, entry system and camera	\$19,000
43	Fountain/pump at #7 (incl. controls)	\$11,900	36	RV lot security system	\$10,000
56	Gazebo (clubhouse)	\$10,000	44	Fountain/pump at #12	\$1,310
57	Gazebo (gazebo park)	\$10,000	59	Engineering for roads	\$3,000
58	Gazebo park benches	\$3,400	60	Golf Drive N resurface 4-lane (2016)	\$428,389
59	Engineering for roads	\$3,000	62	Scenic Blvd W resurface phase 1 (2016)	\$98,028
68	Road repair	\$3,750	63	North parking lot, resurface (2016)	\$144,057
69	Road/crosswalk striping (allowance)	\$1,720	65	East parking lot resurface (2016)	\$26,094
88	Golf course landscaping, general	\$1,150	67	Maintenance area asphalt, resurface (2016)	\$56,596
112	Golf restroom facility #6 interior renovation	\$6,500	68	Road repair	\$3,750
114	Golf restroom facility #14 interior renovation	\$6,500	69	Road/crosswalk striping (allowance)	\$1,720
116	Golf drinking fountains	\$3,570	88	Golf course landscaping, general	\$1,150
134	Grounds maintenance miscellaneous equipment	\$3,570	118	Grounds maintenance building, carpet	\$3,296
135	Maintenance scissor lift	\$17,850	134	Grounds maintenance miscellaneous equipment	\$3,570
136	Maintenance floor scrubber	\$1,430	154	Golf ball picker cart	\$13,570
141	Wood shop equipment	\$1,185	167	Pump house #5 pump #4	\$13,780
150	Range mats	\$6,480	169	Irrigation fertigation pump	\$4,165
153	Golf ball picker	\$2,975	193	Low profile sprayer 1750 (1 on lease)	\$41,670
158	Repair pond #5 liner	\$8,330	195	Edger (attachment)	\$5,000
162	Pump house #5 60 HP motor #4	\$8,330	236	CC FF&E	\$21,430
173	Utility cargo carts	\$16,670	251	PAC Projection system	\$4,250
187	100 gallon spray unit	\$5,350	252	CC Office electronic/other equipment	\$10,000
191	Sand Pro 3020	\$25,000	253	CC Office fixtures and furnishing	\$1,310
235	CC FF&E	\$178,600	265	CC billiard and card tables, recover	\$4,385
236	CC FF&E	\$21,430	270	CC arts and crafts chairs	\$3,000
237	CC PAC FF&E	\$50,210	272	CC renovate main restrooms	\$26,000
252	CC Office electronic/other equipment	\$10,000	277	CC kitchen FF&E, replace (allowance)	\$8,330
253	CC Office fixtures and furnishing	\$1,310	284	Draft beer cooler/dispenser	\$22,975
262	CC pro shop laminate flooring	\$4,350	285	Cooler 3 door keg storage	\$3,330
265	CC billiard and card tables, recover	\$4,385	286	Cooler 3 door (glass)	\$3,810
277	CC kitchen FF&E, replace (allowance)	\$8,330	287	OID 3 door cooler	\$3,810
334	Pool grid filter system	\$1,480	358	Tennis court recondition (annual repairs)	\$6,640
346	Pool/spa chlorine feeders	\$1,670	365	Tennis court wind area canvas	\$2,360
353	Spa jet/circulation pumps, 1.65 hp	\$1,900	367	Tennis court tables, chairs	\$7,100
358	Tennis court recondition (annual repairs)	\$6,640	375	Tennis court restroom renovation	\$6,500
359	Tennis court recondition	\$33,860	377	Tennis court restroom drinking fountain	\$1,900
360	Tennis court subsurface irrigation system	\$30,000	390	Pickleball court benches	\$2,160
362	Tennis court net posts	\$3,200			
372	Tennis court float valves	\$960			
379	Bocce court carpet	\$7,840			
384	Pickleball court, recondition	\$8,400			
385	Pickleball court, post and footings	\$1,800			
Total Scheduled Replacements		\$614,355	Total Scheduled Replacements		\$1,107,810

PROJECTED REPLACEMENTS

Item	2039 - YEAR 13	\$	Item	2040 - YEAR 14	\$
1	Concrete sidewalks common areas	\$18,200	1	Concrete sidewalks common areas	\$18,200
2	Street signage (allowance)	\$3,750	3	Irrigation system	\$8,200
3	Irrigation system	\$8,200	5	Concrete cart paths (allowance)	\$5,850
5	Concrete cart paths (allowance)	\$5,850	27	Gate house, gate arm & operator system	\$13,320
32	Back entry, bar code reader	\$8,720	59	Engineering for roads	\$3,000
33	Back entry, bar code reader	\$8,720	68	Road repair	\$3,750
59	Engineering for roads	\$3,000	69	Road/crosswalk striping (allowance)	\$1,720
68	Road repair	\$3,750	76	RV parking rejuvenation	\$2,292
69	Road/crosswalk striping (allowance)	\$1,720	84	Golf course irrigation system monitoring system (2018)	\$20,865
71	Golf Drive rejuvenation (2 lane)	\$14,091	88	Golf course landscaping, general	\$1,150
74	Club HC entrance parking rejuvenation	\$1,661	134	Grounds maintenance miscellaneous equipment	\$3,570
88	Golf course landscaping, general	\$1,150	150	Range mats	\$6,480
134	Grounds maintenance miscellaneous equipment	\$3,570	152	Golf ball dispenser	\$7,735
146	Road striping machine	\$4,165	171	Auxiliary well pump #2 (25HP)	\$5,600
160	Pump house #5 60 HP motor #2	\$8,330	175	Utility cargo carts	\$16,670
164	Main line chemical pump and panel	\$3,745	179	Electric cargo carts	\$16,670
174	Utility cargo carts	\$16,670	185	Pull behind airflier Toro ProCore 1298	\$46,500
186	All purpose trailer	\$3,810	201	Greens mower 3150 (4 on lease)	\$46,435
236	CC FF&E	\$21,430	203	Z G3 mower existing (1 on lease)	\$13,095
252	CC Office electronic/other equipment	\$10,000	205	Flail mower/sweeper	\$42,510
253	CC Office fixtures and furnishing	\$1,310	210	MyTurf Base Station Kit	\$1,080
254	CC Elliptical trainer	\$14,000	211	Salsco 13 HP Gas Greens Roller HP11-III	\$29,970
255	CC Commercial recumbent cycle	\$18,000	230	CC regular window replacement (older)	\$140,040
256	CC Recumbent cross trainer	\$6,500	231	CC timber retaining wall	\$5,760
257	CC Commercial treadmills	\$29,600	236	CC FF&E	\$21,430
258	CC Nustep trainer	\$19,500	239	CC PAC Audience can lights	\$6,768
265	CC billiard and card tables, recover	\$4,385	240	CC Perm art stage light/operating system	\$37,065
277	CC kitchen FF&E, replace (allowance)	\$8,330	242	CC PAC Stage floor refinish	\$9,605
300	CC M&E HVAC, 10 ton #4, Kitchen	\$30,000	252	CC Office electronic/other equipment	\$10,000
322	CC (Kit) WH 52 gallon commercial	\$5,360	253	CC Office fixtures and furnishing	\$1,310
334	Pool grid filter system	\$1,480	261	CC pro shop FF&E	\$9,525
350	Spa white coat or acid wash	\$1,310	265	CC billiard and card tables, recover	\$4,385
358	Tennis court recondition (annual repairs)	\$6,640	277	CC kitchen FF&E, replace (allowance)	\$8,330
368	Tennis court drinking fountain	\$3,800	288	Wine cooler	\$2,380
374	Sand Pro 2020, Tennis	\$21,430	292	Cooler 2 door for PAC bar	\$2,950
			297	CC M&E HVAC, 10 ton #1, Dining Room	\$30,000
			298	CC M&E HVAC, 10 ton #2, Dining Room	\$30,000
			335	Pool filter pump #1 & #2, 7.5-hp (one pump is spare)	\$4,800
			353	Spa jet/circulation pumps, 1.65 hp	\$1,900
			358	Tennis court recondition (annual repairs)	\$6,640
			372	Tennis court float valves	\$960
			380	Bocce court canopies, 6' x 12'	\$42,000
			382	Bocce court post lighting	\$10,000
			384	Pickleball court, recondition	\$8,400
			385	Pickleball court, post and footings	\$1,800
Total Scheduled Replacements		\$322,177	Total Scheduled Replacements		\$710,710

PROJECTED REPLACEMENTS

Item	2041 - YEAR 15	\$	Item	2042 - YEAR 16	\$
1	Concrete sidewalks common areas	\$18,200	1	Concrete sidewalks common areas	\$18,200
2	Street signage (allowance)	\$3,750	3	Irrigation system	\$8,200
3	Irrigation system	\$8,200	5	Concrete cart paths (allowance)	\$5,850
5	Concrete cart paths (allowance)	\$5,850	6	HP entry structures, brick, maintenance	\$5,950
28	Gate house, bar code reader	\$8,200	10	Neighborhood Audobon sign	\$1,900
30	Gate house, FF&E	\$3,215	19	Directional sign Golf Drive	\$1,425
31	Back entry, gate mechanical system	\$8,000	26	Gate house, HVAC 2 ton	\$10,500
41	Gates for dumpster site	\$1,320	29	Gate house, computer system	\$1,000
42	Fountain/pump at #5	\$8,575	43	Fountain/pump at #7 (incl. controls)	\$11,900
45	Fountain/pump at #18	\$5,950	46	Transfer pumps at pond #7 #1	\$16,000
59	Engineering for roads	\$3,000	47	Transfer pumps at pond #7 #2	\$16,000
68	Road repair	\$3,750	48	Transfer pumps at pond #7 #3 rebuilt 2015	\$16,000
69	Road/crosswalk striping (allowance)	\$1,720	53	Observation deck railing	\$15,180
70	Golf Drive rejuvenation (4 lane)	\$28,395	54	Observation decking	\$28,700
72	Scenic Boulevard rejuvenation	\$6,498	59	Engineering for roads	\$3,000
73	North parking lot rejuvenation	\$9,548	68	Road repair	\$3,750
77	Maintenance area asphalt rejuvenation	\$3,751	69	Road/crosswalk striping (allowance)	\$1,720
88	Golf course landscaping, general	\$1,150	75	East parking lot rejuvenation	\$1,730
99	Golf bulkhead restoration caps (all)	\$4,760	80	Greens renovation	\$327,410
119	Grounds maintenance building, HVAC (2 Ton)	\$10,500	88	Golf course landscaping, general	\$1,150
127	Grounds maintenance fuel pumps	\$1,670	101	Golf bridge #5 railing	\$29,480
134	Grounds maintenance miscellaneous equipment	\$3,570	102	Golf bridge #5 decking	\$38,592
140	Pressure washer	\$2,165	105	Golf bridge #10 railing	\$13,310
149	Water cooler holder	\$1,080	106	Golf bridge #10 decking	\$17,424
151	Golf ball washer for range balls	\$3,570	109	Golf bridge #16/17 railing	\$38,170
161	Pump house #5 75 HP motor #3	\$9,410	110	Golf bridge #16/17 decking	\$62,460
165	Pump house #5 pump #2	\$13,780	134	Grounds maintenance miscellaneous equipment	\$3,570
166	Pump house #5 pump #3	\$13,780	137	Maintenance generator	\$8,330
168	Irrigation fertigation tanks (2)	\$11,070	141	Wood shop equipment	\$1,185
236	CC FF&E	\$21,430	145	Utility carrier for maintenance	\$16,670
241	CC PAC Carpet	\$1,799	148	BAG racks for range	\$1,500
245	PAC Curtains	\$40,000	153	Golf ball picker	\$2,975
246	PAC Microphones	\$4,710	162	Pump house #5 60 HP motor #4	\$8,330
252	CC Office electronic/other equipment	\$10,000	176	Utility cargo carts	\$16,670
253	CC Office fixtures and furnishing	\$1,310	184	Airfier Toro ProCore	\$46,500
265	CC billiard and card tables, recover	\$4,385	190	Toro Workman 3200 HDW (auto trans)	\$30,950
277	CC kitchen FF&E, replace (allowance)	\$8,330	198	Toro Workman 3200 HDX	\$32,145
301	CC M&E HVAC, 3 ton, Pro Shop	\$11,000	202	Triple X roller units for grounds mowers	\$12,640
302	CC M&E HVAC, 4 ton #1, Front Office	\$11,000	204	Fairway mower 5510D (2 on lease)	\$77,350
303	CC M&E HVAC, 5 ton #1, Mag Room	\$15,000	214	Maintenance truck	\$30,950
304	CC M&E HVAC, 4 ton #2, Front Add	\$11,000	215	Security vehicle (2009)	\$35,715
305	CC M&E HVAC, 5 ton #2, Billiard Room	\$15,000	236	CC FF&E	\$21,430
306	CC M&E HVAC, 5 ton #3, Fitness Center	\$15,000	252	CC Office electronic/other equipment	\$10,000
307	CC M&E HVAC, 5 ton #4, Bar	\$15,000	253	CC Office fixtures and furnishing	\$1,310
308	CC M&E HVAC, 5 ton #5, Craft Room	\$15,000	260	Fitness rubber floor	\$2,100
334	Pool grid filter system	\$1,480	265	CC billiard and card tables, recover	\$4,385
347	Pool umbrellas/bases	\$12,800	266	CC billiard room/game carpet	\$9,020
358	Tennis court recondition (annual repairs)	\$6,640	269	CC arts and crafts kiln #2	\$4,165
364	Tennis court wind screen with logo	\$1,660	277	CC kitchen FF&E, replace (allowance)	\$8,330
379	Bocce court carpet	\$7,840	280	CC kitchen walk-in-cooler, equipment	\$4,340
			281	CC kitchen walk-in-freezer, equipment	\$4,340
			336	Pool backwash system pump, 1.25-hp	\$1,190
			346	Pool/spa chlorine feeders	\$1,670
			354	Spa heater geothermal	\$10,120
			358	Tennis court recondition (annual repairs)	\$6,640
			363	Tennis court wind screen	\$4,042
			383	Pickleball court, asphalt overlay	\$32,480
			386	Pickleball court, wind screen	\$2,637
			391	Pickleball court water cooler cabinet	\$900
Total Scheduled Replacements		\$434,810	Total Scheduled Replacements		\$1,149,579

PROJECTED REPLACEMENTS

Item	2043 - YEAR 17	\$	Item	2044 - YEAR 18	\$
1	Concrete sidewalks common areas	\$18,200	1	Concrete sidewalks common areas	\$18,200
2	Street signage (allowance)	\$3,750	3	Irrigation system	\$8,200
3	Irrigation system	\$8,200	5	Concrete cart paths (allowance)	\$5,850
5	Concrete cart paths (allowance)	\$5,850	34	Back entry, aluminum gates/fence	\$23,815
7	Flag poles	\$8,850	59	Engineering for roads	\$3,000
24	Gate house, security system	\$7,500	64	Club ADA entrance parking, resurface (2022)	\$25,053
25	Gate house, DVR	\$2,600	68	Road repair	\$3,750
44	Fountain/pump at #12	\$1,310	69	Road/crosswalk striping (allowance)	\$1,720
59	Engineering for roads	\$3,000	71	Golf Drive rejuvenation (2 lane)	\$14,091
61	Golf Drive S resurface 2-lane (2021)	\$212,590	74	Club HC entrance parking rejuvenation	\$1,661
68	Road repair	\$3,750	88	Golf course landscaping, general	\$1,150
69	Road/crosswalk striping (allowance)	\$1,720	90	Golf course landscaping phase 2	\$115,000
88	Golf course landscaping, general	\$1,150	118	Grounds maintenance building, carpet	\$3,296
89	Golf course landscaping phase I	\$115,000	134	Grounds maintenance miscellaneous equipment	\$3,570
133	Grounds maintenance/RV storage gates	\$21,435	156	Irrigation pump station renovation pond #5	\$65,480
134	Grounds maintenance miscellaneous equipment	\$3,570	157	Pressure pump/motor 5HP	\$12,380
143	Utility carrier for maintenance	\$16,670	160	Pump house #5 60 HP motor #2	\$8,330
150	Range mats	\$6,480	167	Pump house #5 pump #4	\$13,780
159	Pump house #5 comp. control system	\$28,975	178	Utility cargo carts	\$16,670
177	Utility cargo carts	\$16,670	180	Top dresser	\$24,040
181	Towed heavy duty blower	\$10,000	199	Toro Workman MDX	\$17,500
182	Workman HDG log with vicon spreader	\$32,715	200	Toro Workman 3200 HDX	\$32,145
188	Utility tractor	\$41,250	207	Toro Z Master 5000 - 25 HP Kohler w/60" Deck	\$13,230
196	Lely spreader	\$4,915	208	Toro Workman HDX Utility Cart	\$33,775
197	Toro Workman 3200 HDX (1 on lease)	\$32,145	209	Club Car Carryall 550 Gas	\$16,740
213	Storage building doors	\$3,200	225	CC replace front doors	\$26,190
226	CC front door automatic opener	\$4,525	228	CC exterior doors/frames	\$115,500
232	CC exterior lighting, LED	\$9,525	233	CC sidewalk lights, LED	\$2,380
236	CC FF&E	\$21,430	236	CC FF&E	\$21,430
247	PAC Microphones	\$4,710	252	CC Office electronic/other equipment	\$10,000
252	CC Office electronic/other equipment	\$10,000	253	CC Office fixtures and furnishing	\$1,310
253	CC Office fixtures and furnishing	\$1,310	265	CC billiard and card tables, recover	\$4,385
265	CC billiard and card tables, recover	\$4,385	277	CC kitchen FF&E, replace (allowance)	\$8,330
271	CC library/computer system (2 ea)	\$2,050	311	CC security system	\$9,520
277	CC kitchen FF&E, replace (allowance)	\$8,330	312	CC security DVR player	\$6,400
289	CC cooler for keg storage	\$14,045	315	CC bar security cameras	\$2,400
318	Radar gun system for speeding	\$5,745	333	Pool area pole lights, LED	\$6,300
328	Pool white coat or acid wash	\$59,160	352	Spa cartridge filter system	\$2,380
334	Pool grid filter system	\$1,480	357	Pool ice and water dispenser	\$7,620
337	Pool heater #1 geothermal	\$4,300	358	Tennis court recondition (annual repairs)	\$6,640
338	Pool heater #2 geothermal	\$4,300			
339	Pool heater #3 geothermal	\$4,300			
340	Pool heater #4 geothermal	\$4,300			
341	Pool heater #5 geothermal	\$4,300			
342	Pool heater #6 geothermal	\$4,300			
343	Pool heater #7 geothermal	\$4,300			
344	Pool heater #8 geothermal	\$4,300			
345	Pool heater #9 geothermal	\$4,300			
348	Pool/patio furniture	\$73,800			
353	Spa jet/circulation pumps, 1.65 hp	\$1,900			
358	Tennis court recondition (annual repairs)	\$6,640			
359	Tennis court recondition	\$33,860			
366	Tennis court covered area posts	\$3,320			
372	Tennis court float valves	\$960			
384	Pickleball court, recondition	\$8,400			
385	Pickleball court, post and footings	\$1,800			
Total Scheduled Replacements		\$927,570	Total Scheduled Replacements		\$713,211

PROJECTED REPLACEMENTS

Item	2045 - YEAR 19	\$	Item	2046 - YEAR 20	\$
1	Concrete sidewalks common areas	\$18,200	1	Concrete sidewalks common areas	\$18,200
2	Street signage (allowance)	\$3,750	3	Irrigation system	\$8,200
3	Irrigation system	\$8,200	5	Concrete cart paths (allowance)	\$5,850
5	Concrete cart paths (allowance)	\$5,850	28	Gate house, bar code reader	\$8,200
59	Engineering for roads	\$3,000	35	Back entry, entry system and camera	\$19,000
68	Road repair	\$3,750	36	RV lot security system	\$10,000
69	Road/crosswalk striping (allowance)	\$1,720	41	Gates for dumpster site	\$1,320
76	RV parking rejuvenation	\$2,292	42	Fountain/pump at #5	\$8,575
88	Golf course landscaping, general	\$1,150	45	Fountain/pump at #18	\$5,950
134	Grounds maintenance miscellaneous equipment	\$3,570	59	Engineering for roads	\$3,000
138	Maintenance generator	\$1,185	66	RV parking, resurface (1998)	\$34,579
155	Irrigation pump station roof pond #5	\$6,600	68	Road repair	\$3,750
170	Auxiliary well pump #1 (25HP)	\$5,600	69	Road/crosswalk striping (allowance)	\$1,720
173	Utility cargo carts	\$16,670	70	Golf Drive rejuvenation (4 lane)	\$28,395
194	Box blade	\$5,000	72	Scenic Boulevard rejuvenation	\$6,498
227	CC exterior doors hardware	\$21,850	73	North parking lot rejuvenation	\$9,548
236	CC FF&E	\$21,430	77	Maintenance area asphalt rejuvenation	\$3,751
249	PAC Sound board	\$5,600	88	Golf course landscaping, general	\$1,150
252	CC Office electronic/other equipment	\$10,000	91	Golf course landscaping phase 3	\$115,000
253	CC Office fixtures and furnishing	\$1,310	132	Grounds maintenance air compressor 120 gallon	\$3,925
254	CC Elliptical trainer	\$14,000	134	Grounds maintenance miscellaneous equipment	\$3,570
255	CC Commercial recumbent cycle	\$18,000	144	Utility carrier for maintenance	\$16,670
256	CC Recumbent cross trainer	\$6,500	150	Range mats	\$6,480
257	CC Commercial treadmills	\$29,600	151	Golf ball washer for range balls	\$3,570
258	CC Nustep trainer	\$19,500	161	Pump house #5 75 HP motor #3	\$9,410
265	CC billiard and card tables, recover	\$4,385	192	Sand Pro 3020	\$25,000
277	CC kitchen FF&E, replace (allowance)	\$8,330	206	Rough mower 4500D (2 on lease)	\$89,295
317	CC security radios	\$4,620	236	CC FF&E	\$21,430
334	Pool grid filter system	\$1,480	244	CC PAC Dance floor	\$23,815
358	Tennis court recondition (annual repairs)	\$6,640	248	CC PAC Speakers and amplifiers	\$39,000
373	Tennis court drain grates	\$3,000	252	CC Office electronic/other equipment	\$10,000
379	Bocce court carpet	\$7,840	253	CC Office fixtures and furnishing	\$1,310
381	Bocce court furniture	\$2,500	264	CC billiard/game FF&E	\$11,900
			265	CC billiard and card tables, recover	\$4,385
			267	CC arts and crafts FF&E	\$16,000
			268	CC arts and crafts kiln #1	\$4,165
			277	CC kitchen FF&E, replace (allowance)	\$8,330
			282	CC kitchen exhaust hood equipment	\$12,620
			291	Keg-o-rators	\$1,780
			293	CC HVAC, 20 ton #1 air handler system, PAC	\$39,290
			294	CC HVAC, 20 ton #1 compressor system, PAC	\$19,645
			313	CC radio repeater	\$5,615
			314	CC fire alarm system	\$10,500
			324	CC backflow preventer, portable water	\$7,120
			330	Pool/spa ladders/handrails	\$3,250
			332	Pool/patio gates and latches	\$2,840
			353	Spa jet/circulation pumps, 1.65 hp	\$1,900
			358	Tennis court recondition (annual repairs)	\$6,640
			361	Tennis court fencing 10'	\$46,816
			372	Tennis court float valves	\$960
			384	Pickleball court, recondition	\$8,400
			385	Pickleball court, post and footings	\$1,800
			387	Pickleball fencing	\$13,800
			388	Pickleball court light poles, double arms	\$11,800
			389	Pickleball court light, single head	\$9,600
			390	Pickleball court benches	\$2,160
Total Scheduled Replacements		\$273,122	Total Scheduled Replacements		\$797,476

PROJECTED REPLACEMENTS

Item	2047 - YEAR 21	\$	Item	2048 - YEAR 22	\$
1	Concrete sidewalks common areas	\$18,200	1	Concrete sidewalks common areas	\$18,200
2	Street signage (allowance)	\$3,750	3	Irrigation system	\$8,200
3	Irrigation system	\$8,200	5	Concrete cart paths (allowance)	\$5,850
5	Concrete cart paths (allowance)	\$5,850	24	Gate house, security system	\$7,500
29	Gate house, computer system	\$1,000	25	Gate house, DVR	\$2,600
32	Back entry, bar code reader	\$8,720	27	Gate house, gate arm & operator system	\$13,320
33	Back entry, bar code reader	\$8,720	44	Fountain/pump at #12	\$1,310
37	RV lot electrical pedestal system	\$7,440	59	Engineering for roads	\$3,000
43	Fountain/pump at #7 (incl. controls)	\$11,900	68	Road repair	\$3,750
49	Controller pond #7	\$2,975	69	Road/crosswalk striping (allowance)	\$1,720
59	Engineering for roads	\$3,000	88	Golf course landscaping, general	\$1,150
68	Road repair	\$3,750	134	Grounds maintenance miscellaneous equipment	\$3,570
69	Road/crosswalk striping (allowance)	\$1,720	139	Cart barn eye wash station	\$835
75	East parking lot rejuvenation	\$1,730	154	Golf ball picker cart	\$13,570
82	Golf course irrigation control boxes	\$331,200	169	Irrigation fertigation pump	\$4,165
88	Golf course landscaping, general	\$1,150	175	Utility cargo carts	\$16,670
123	Replace irrigation and pipe storage building	\$53,570	179	Electric cargo carts	\$16,670
127	Grounds maintenance fuel pumps	\$1,670	195	Edger (attachment)	\$5,000
130	Grounds maintenance grinder rotary blades	\$1,430	203	Z G3 mower existing (1 on lease)	\$13,095
131	Bed knife grinder	\$28,570	222	CC soffit/fascia	\$21,430
134	Grounds maintenance miscellaneous equipment	\$3,570	236	CC FF&E	\$21,430
136	Maintenance floor scrubber	\$1,430	251	PAC Projection system	\$4,250
140	Pressure washer	\$2,165	252	CC Office electronic/other equipment	\$10,000
141	Wood shop equipment	\$1,185	253	CC Office fixtures and furnishing	\$1,310
152	Golf ball dispenser	\$7,735	265	CC billiard and card tables, recover	\$4,385
153	Golf ball picker	\$2,975	273	CC acoustic ceilings, main dining room	\$18,000
158	Repair pond #5 liner	\$8,330	274	CC acoustic ceilings, other	\$2,250
162	Pump house #5 60 HP motor #4	\$8,330	277	CC kitchen FF&E, replace (allowance)	\$8,330
165	Pump house #5 pump #2	\$13,780	335	Pool filter pump #1 & #2, 7.5-hp (one pump is spare)	\$4,800
166	Pump house #5 pump #3	\$13,780	358	Tennis court recondition (annual repairs)	\$6,640
174	Utility cargo carts	\$16,670	365	Tennis court wind area canvas	\$2,360
187	100 gallon spray unit	\$5,350	375	Tennis court restroom renovation	\$6,500
201	Greens mower 3150 (4 on lease)	\$46,435	377	Tennis court restroom drinking fountain	\$1,900
216	Event trailer	\$4,165			
223	CC masonry re-point	\$5,950			
224	CC caulk	\$3,500			
236	CC FF&E	\$21,430			
252	CC Office electronic/other equipment	\$10,000			
253	CC Office fixtures and furnishing	\$1,310			
259	CC Weight training equipment	\$30,000			
261	CC pro shop FF&E	\$9,525			
265	CC billiard and card tables, recover	\$4,385			
277	CC kitchen FF&E, replace (allowance)	\$8,330			
290	Keg-o-rators	\$1,780			
334	Pool grid filter system	\$1,480			
346	Pool/spa chlorine feeders	\$1,670			
347	Pool umbrellas/bases	\$12,800			
350	Spa white coat or acid wash	\$1,310			
358	Tennis court recondition (annual repairs)	\$6,640			
364	Tennis court wind screen with logo	\$1,660			
Total Scheduled Replacements		\$762,215	Total Scheduled Replacements		\$253,760

PROJECTED REPLACEMENTS

Item	2049 - YEAR 23	\$	Item	2050 - YEAR 24	\$
1	Concrete sidewalks common areas	\$18,200	1	Concrete sidewalks common areas	\$18,200
2	Street signage (allowance)	\$3,750	3	Irrigation system	\$8,200
3	Irrigation system	\$8,200	5	Concrete cart paths (allowance)	\$5,850
5	Concrete cart paths (allowance)	\$5,850	10	Neighborhood Audobon sign	\$1,900
31	Back entry, gate mechanical system	\$8,000	46	Transfer pumps at pond #7 #1	\$16,000
59	Engineering for roads	\$3,000	47	Transfer pumps at pond #7 #2	\$16,000
68	Road repair	\$3,750	48	Transfer pumps at pond #7 #3 rebuilt 2015	\$16,000
69	Road/crosswalk striping (allowance)	\$1,720	59	Engineering for roads	\$3,000
71	Golf Drive rejuvenation (2 lane)	\$14,091	68	Road repair	\$3,750
74	Club HC entrance parking rejuvenation	\$1,661	69	Road/crosswalk striping (allowance)	\$1,720
88	Golf course landscaping, general	\$1,150	76	RV parking rejuvenation	\$2,292
116	Golf drinking fountains	\$3,570	78	Golf course renovation #1A	\$151,200
128	Grounds maintenance fuel tanks	\$4,760	84	Golf course irrigation system monitoring system (2018)	\$20,865
134	Grounds maintenance miscellaneous equipment	\$3,570	88	Golf course landscaping, general	\$1,150
150	Range mats	\$6,480	92	Golf course landscaping phase 4	\$115,000
160	Pump house #5 60 HP motor #2	\$8,330	113	Golf restroom facility #6 roof	\$5,513
164	Main line chemical pump and panel	\$3,745	115	Golf restroom facility #14 roof	\$5,513
191	Sand Pro 3020	\$25,000	118	Grounds maintenance building, carpet	\$3,296
214	Maintenance truck	\$30,950	134	Grounds maintenance miscellaneous equipment	\$3,570
215	Security vehicle (2009)	\$35,715	163	Reline wet well pump house #5	\$20,830
236	CC FF&E	\$21,430	167	Pump house #5 pump #4	\$13,780
237	CC PAC FF&E	\$50,210	176	Utility cargo carts	\$16,670
241	CC PAC Carpet	\$1,799	189	Utility tractor #2	\$41,250
252	CC Office electronic/other equipment	\$10,000	190	Toro Workman 3200 HDW (auto trans)	\$30,950
253	CC Office fixtures and furnishing	\$1,310	193	Low profile sprayer 1750 (1 on lease)	\$41,670
265	CC billiard and card tables, recover	\$4,385	198	Toro Workman 3200 HDX	\$32,145
277	CC kitchen FF&E, replace (allowance)	\$8,330	204	Fairway mower 5510D (2 on lease)	\$77,350
319	CC water softener	\$7,370	205	Flail mower/sweeper	\$42,510
334	Pool grid filter system	\$1,480	210	MyTurf Base Station Kit	\$1,080
353	Spa jet/circulation pumps, 1.65 hp	\$1,900	211	Salsco 13 HP Gas Greens Roller HP11-III	\$29,970
358	Tennis court recondition (annual repairs)	\$6,640	217	Cargo trailer	\$2,380
359	Tennis court recondition	\$33,860	218	CC roof/fascia	\$131,600
362	Tennis court net posts	\$3,200	219	CC canopy roof deck	\$16,433
368	Tennis court drinking fountain	\$3,800	220	CC PVC roof system	\$45,900
372	Tennis court float valves	\$960	236	CC FF&E	\$21,430
379	Bocce court carpet	\$7,840	238	CC PAC Acoustic ceiling	\$26,775
384	Pickleball court, recondition	\$8,400	252	CC Office electronic/other equipment	\$10,000
385	Pickleball court, post and footings	\$1,800	253	CC Office fixtures and furnishing	\$1,310
			265	CC billiard and card tables, recover	\$4,385
			266	CC billiard room/game carpet	\$9,020
			270	CC arts and crafts chairs	\$3,000
			271	CC library/computer system (2 ea)	\$2,050
			277	CC kitchen FF&E, replace (allowance)	\$8,330
			280	CC kitchen walk-in-cooler, equipment	\$4,340
			281	CC kitchen walk-in-freezer, equipment	\$4,340
			288	Wine cooler	\$2,380
			355	Pool house roof	\$1,838
			358	Tennis court recondition (annual repairs)	\$6,640
			367	Tennis court tables, chairs	\$7,100
Total Scheduled Replacements		\$366,205	Total Scheduled Replacements		\$1,056,473

PROJECTED REPLACEMENTS

Item	2051 - YEAR 25	\$	Item	2052 - YEAR 26	\$
1	Concrete sidewalks common areas	\$18,200	1	Concrete sidewalks common areas	\$18,200
2	Street signage (allowance)	\$3,750	3	Irrigation system	\$8,200
3	Irrigation system	\$8,200	5	Concrete cart paths (allowance)	\$5,850
5	Concrete cart paths (allowance)	\$5,850	8	Entry sign, Grand Club Drive, maintenance	\$8,330
28	Gate house, bar code reader	\$8,200	9	Entry sign, County Line Road, maintenance	\$5,950
41	Gates for dumpster site	\$1,320	26	Gate house, HVAC 2 ton	\$10,500
42	Fountain/pump at #5	\$8,575	29	Gate house, computer system	\$1,000
45	Fountain/pump at #18	\$5,950	43	Fountain/pump at #7 (incl. controls)	\$11,900
59	Engineering for roads	\$3,000	53	Observation deck railing	\$15,180
68	Road repair	\$3,750	54	Observation decking	\$28,700
69	Road/crosswalk striping (allowance)	\$1,720	56	Gazebo (clubhouse)	\$10,000
70	Golf Drive rejuvenation (4 lane)	\$28,395	57	Gazebo (gazebo park)	\$10,000
72	Scenic Boulevard rejuvenation	\$6,498	59	Engineering for roads	\$3,000
73	North parking lot rejuvenation	\$9,548	68	Road repair	\$3,750
77	Maintenance area asphalt rejuvenation	\$3,751	69	Road/crosswalk striping (allowance)	\$1,720
85	Gold course weather station replacement	\$7,385	75	East parking lot rejuvenation	\$1,730
88	Golf course landscaping, general	\$1,150	88	Golf course landscaping, general	\$1,150
93	Golf course landscaping phase 5	\$14,330	94	Golf course landscaping phase 6	\$14,330
99	Golf bulkhead restoration caps (all)	\$4,760	101	Golf bridge #5 railing	\$29,480
119	Grounds maintenance building, HVAC (2 Ton)	\$10,500	102	Golf bridge #5 decking	\$38,592
129	Grounds maintenance grinder for reels	\$50,000	105	Golf bridge #10 railing	\$13,310
134	Grounds maintenance miscellaneous equipment	\$3,570	106	Golf bridge #10 decking	\$17,424
146	Road striping machine	\$4,165	109	Golf bridge #16/17 railing	\$38,170
149	Water cooler holder	\$1,080	110	Golf bridge #16/17 decking	\$62,460
151	Golf ball washer for range balls	\$3,570	120	Grounds maintenance building, roll-up doors	\$44,940
161	Pump house #5 75 HP motor #3	\$9,410	134	Grounds maintenance miscellaneous equipment	\$3,570
177	Utility cargo carts	\$16,670	135	Maintenance scissor lift	\$17,850
183	Spiker attachment for sand pro	\$6,250	141	Wood shop equipment	\$1,185
197	Toro Workman 3200 HDX (1 on lease)	\$32,145	145	Utility carrier for maintenance	\$16,670
212	Storage building roof, metal	\$23,075	148	BAG racks for range	\$1,500
235	CC FF&E	\$178,600	150	Range mats	\$6,480
236	CC FF&E	\$21,430	153	Golf ball picker	\$2,975
246	PAC Microphones	\$4,710	162	Pump house #5 60 HP motor #4	\$8,330
252	CC Office electronic/other equipment	\$10,000	171	Auxiliary well pump #2 (25HP)	\$5,600
253	CC Office fixtures and furnishing	\$1,310	178	Utility cargo carts	\$16,670
254	CC Elliptical trainer	\$14,000	184	Airfier Toro ProCore	\$46,500
255	CC Commercial recumbent cycle	\$18,000	199	Toro Workman MDX	\$17,500
256	CC Recumbent cross trainer	\$6,500	200	Toro Workman 3200 HDX	\$32,145
257	CC Commercial treadmills	\$29,600	207	Toro Z Master 5000 - 25 HP Kohler w/60" Deck	\$13,230
258	CC Nustep trainer	\$19,500	208	Toro Workman HDX Utility Cart	\$33,775
265	CC billiard and card tables, recover	\$4,385	209	Club Car Carryall 550 Gas	\$16,740
277	CC kitchen FF&E, replace (allowance)	\$8,330	236	CC FF&E	\$21,430
295	CC HVAC, 20 ton #2 air handler system, PAC	\$39,290	252	CC Office electronic/other equipment	\$10,000
296	CC HVAC, 20 ton #2 compressor system, PAC	\$19,645	253	CC Office fixtures and furnishing	\$1,310
299	CC M&E HVAC, 10 ton #3, Lobby	\$30,000	262	CC pro shop laminate flooring	\$4,350
309	CC M&E HVAC, Acc. Off. 1.25 Ton	\$5,355	265	CC billiard and card tables, recover	\$4,385
310	Wood shop HVAC, 2 ton	\$10,500	275	Kitchen equipment replacement	\$59,530
320	CC water heater east bathroom	\$1,080	277	CC kitchen FF&E, replace (allowance)	\$8,330
321	CC water heater west bathroom	\$2,160	336	Pool backwash system pump, 1.25-hp	\$1,190
323	CC telephone system	\$13,500	346	Pool/spa chlorine feeders	\$1,670
334	Pool grid filter system	\$1,480	353	Spa jet/circulation pumps, 1.65 hp	\$1,900
358	Tennis court recondition (annual repairs)	\$6,640	358	Tennis court recondition (annual repairs)	\$6,640
374	Sand Pro 2020, Tennis	\$21,430	363	Tennis court wind screen	\$4,042
			369	Tennis court light poles	\$35,700
			370	Tennis court double lighting fixtures	\$32,640
			371	Tennis court pole arm replacement	\$22,720
			372	Tennis court float valves	\$960
			384	Pickleball court, recondition	\$8,400
			385	Pickleball court, post and footings	\$1,800
			386	Pickleball court, wind screen	\$2,637
			391	Pickleball court water cooler cabinet	\$900
Total Scheduled Replacements		\$772,212	Total Scheduled Replacements		\$875,119

PROJECTED REPLACEMENTS

Item	2053 - YEAR 27	\$	Item	2054 - YEAR 28	\$
1	Concrete sidewalks common areas	\$18,200	1	Concrete sidewalks common areas	\$18,200
2	Street signage (allowance)	\$3,750	3	Irrigation system	\$8,200
3	Irrigation system	\$8,200	5	Concrete cart paths (allowance)	\$5,850
5	Concrete cart paths (allowance)	\$5,850	23	Gate house, refurbish	\$11,900
13	Village entry signs, lighting, brick	\$65,450	35	Back entry, entry system and camera	\$19,000
24	Gate house, security system	\$7,500	36	RV lot security system	\$10,000
25	Gate house, DVR	\$2,600	59	Engineering for roads	\$3,000
38	Fence, aluminum (front)	\$120,000	68	Road repair	\$3,750
44	Fountain/pump at #12	\$1,310	69	Road/crosswalk striping (allowance)	\$1,720
59	Engineering for roads	\$3,000	71	Golf Drive rejuvenation (2 lane)	\$14,091
68	Road repair	\$3,750	74	Club HC entrance parking rejuvenation	\$1,661
69	Road/crosswalk striping (allowance)	\$1,720	88	Golf course landscaping, general	\$1,150
88	Golf course landscaping, general	\$1,150	134	Grounds maintenance miscellaneous equipment	\$3,570
95	Golf course landscaping phase 7	\$14,330	152	Golf ball dispenser	\$7,735
127	Grounds maintenance fuel pumps	\$1,670	157	Pressure pump/motor 5HP	\$12,380
134	Grounds maintenance miscellaneous equipment	\$3,570	160	Pump house #5 60 HP motor #2	\$8,330
140	Pressure washer	\$2,165	172	Auxiliary well, replacement allowance	\$39,290
143	Utility carrier for maintenance	\$16,670	180	Top dresser	\$24,040
165	Pump house #5 pump #2	\$13,780	186	All purpose trailer	\$3,810
166	Pump house #5 pump #3	\$13,780	201	Greens mower 3150 (4 on lease)	\$46,435
173	Utility cargo carts	\$16,670	233	CC sidewalk lights, LED	\$2,380
182	Workman HDG log with vicon spreader	\$32,715	236	CC FF&E	\$21,430
196	Lely spreader	\$4,915	252	CC Office electronic/other equipment	\$10,000
226	CC front door automatic opener	\$4,525	253	CC Office fixtures and furnishing	\$1,310
236	CC FF&E	\$21,430	261	CC pro shop FF&E	\$9,525
247	PAC Microphones	\$4,710	265	CC billiard and card tables, recover	\$4,385
252	CC Office electronic/other equipment	\$10,000	277	CC kitchen FF&E, replace (allowance)	\$8,330
253	CC Office fixtures and furnishing	\$1,310	300	CC M&E HVAC, 10 ton #4, Kitchen	\$30,000
265	CC billiard and card tables, recover	\$4,385	311	CC security system	\$9,520
272	CC renovate main restrooms	\$26,000	312	CC security DVR player	\$6,400
277	CC kitchen FF&E, replace (allowance)	\$8,330	315	CC bar security cameras	\$2,400
284	Draft beer cooler/dispenser	\$22,975	316	CC fire system magnetic door holder	\$2,860
285	Cooler 3 door keg storage	\$3,330	322	CC (Kit) WH 52 gallon commercial	\$5,360
286	Cooler 3 door (glass)	\$3,810	325	CC backflow preventer, portable water (2022)	\$1,780
287	OID 3 door cooler	\$3,810	352	Spa cartridge filter system	\$2,380
289	CC cooler for keg storage	\$14,045	357	Pool ice and water dispenser	\$7,620
318	Radar gun system for speeding	\$5,745	358	Tennis court recondition (annual repairs)	\$6,640
328	Pool white coat or acid wash	\$59,160	390	Pickleball court benches	\$2,160
329	Pool tile system	\$22,600			
334	Pool grid filter system	\$1,480			
347	Pool umbrellas/bases	\$12,800			
348	Pool/patio furniture	\$73,800			
351	Spa tiles	\$896			
358	Tennis court recondition (annual repairs)	\$6,640			
364	Tennis court wind screen with logo	\$1,660			
379	Bocce court carpet	\$7,840			
Total Scheduled Replacements		\$684,026	Total Scheduled Replacements		\$378,592

PROJECTED REPLACEMENTS

Item	2055 - YEAR 29	\$	Item	2056 - YEAR 30	\$
1	Concrete sidewalks common areas	\$18,200	1	Concrete sidewalks common areas	\$18,200
2	Street signage (allowance)	\$3,750	3	Irrigation system	\$8,200
3	Irrigation system	\$8,200	5	Concrete cart paths (allowance)	\$5,850
5	Concrete cart paths (allowance)	\$5,850	27	Gate house, gate arm & operator system	\$13,320
32	Back entry, bar code reader	\$8,720	28	Gate house, bar code reader	\$8,200
33	Back entry, bar code reader	\$8,720	30	Gate house, FF&E	\$3,215
59	Engineering for roads	\$3,000	41	Gates for dumpster site	\$1,320
68	Road repair	\$3,750	42	Fountain/pump at #5	\$8,575
69	Road/crosswalk striping (allowance)	\$1,720	45	Fountain/pump at #18	\$5,950
76	RV parking rejuvenation	\$2,292	59	Engineering for roads	\$3,000
88	Golf course landscaping, general	\$1,150	68	Road repair	\$3,750
121	Grounds maintenance building, hydraulic lift	\$14,290	69	Road/crosswalk striping (allowance)	\$1,720
134	Grounds maintenance miscellaneous equipment	\$3,570	70	Golf Drive rejuvenation (4 lane)	\$28,395
150	Range mats	\$6,480	72	Scenic Boulevard rejuvenation	\$6,498
174	Utility cargo carts	\$16,670	73	North parking lot rejuvenation	\$9,548
181	Towed heavy duty blower	\$10,000	77	Maintenance area asphalt rejuvenation	\$3,751
185	Pull behind airflier Toro ProCore 1298	\$46,500	88	Golf course landscaping, general	\$1,150
227	CC exterior doors hardware	\$21,850	98	Golf bulkhead restoration #7	\$44,700
236	CC FF&E	\$21,430	118	Grounds maintenance building, carpet	\$3,296
239	CC PAC Audience can lights	\$6,768	134	Grounds maintenance miscellaneous equipment	\$3,570
240	CC Perm art stage light/operating system	\$37,065	144	Utility carrier for maintenance	\$16,670
242	CC PAC Stage floor refinish	\$9,605	151	Golf ball washer for range balls	\$3,570
243	CC PAC Stage floor replace	\$35,700	161	Pump house #5 75 HP motor #3	\$9,410
249	PAC Sound board	\$5,600	167	Pump house #5 pump #4	\$13,780
252	CC Office electronic/other equipment	\$10,000	175	Utility cargo carts	\$16,670
253	CC Office fixtures and furnishing	\$1,310	179	Electric cargo carts	\$16,670
265	CC billiard and card tables, recover	\$4,385	203	Z G3 mower existing (1 on lease)	\$13,095
276	Renovate kitchen and storage area	\$119,060	206	Rough mower 4500D (2 on lease)	\$89,295
277	CC kitchen FF&E, replace (allowance)	\$8,330	214	Maintenance truck	\$30,950
278	CC kitchen walk-in-cooler, panel system	\$23,810	215	Security vehicle (2009)	\$35,715
279	CC kitchen walk-in-freezer panel system	\$23,810	236	CC FF&E	\$21,430
283	CC kitchen fire suppression system	\$10,000	245	PAC Curtains	\$40,000
292	Cooler 2 door for PAC bar	\$2,950	252	CC Office electronic/other equipment	\$10,000
297	CC M&E HVAC, 10 ton #1, Dining Room	\$30,000	253	CC Office fixtures and furnishing	\$1,310
298	CC M&E HVAC, 10 ton #2, Dining Room	\$30,000	263	CC billiard tables	\$18,000
317	CC security radios	\$4,620	264	CC billiard/game FF&E	\$11,900
326	CC backflow preventer, portable water (2023)	\$1,780	265	CC billiard and card tables, recover	\$4,385
334	Pool grid filter system	\$1,480	267	CC arts and crafts FF&E	\$16,000
350	Spa white coat or acid wash	\$1,310	277	CC kitchen FF&E, replace (allowance)	\$8,330
353	Spa jet/circulation pumps, 1.65 hp	\$1,900	282	CC kitchen exhaust hood equipment	\$12,620
356	Pool house restroom renovate	\$5,950	301	CC M&E HVAC, 3 ton, Pro Shop	\$11,000
358	Tennis court recondition (annual repairs)	\$6,640	302	CC M&E HVAC, 4 ton #1, Front Office	\$11,000
359	Tennis court recondition	\$33,860	303	CC M&E HVAC, 5 ton #1, Mag Room	\$15,000
372	Tennis court float valves	\$960	304	CC M&E HVAC, 4 ton #2, Front Add	\$11,000
373	Tennis court drain grates	\$3,000	305	CC M&E HVAC, 5 ton #2, Billiard Room	\$15,000
380	Bocce court canopies, 6' x 12'	\$42,000	306	CC M&E HVAC, 5 ton #3, Fitness Center	\$15,000
381	Bocce court furniture	\$2,500	307	CC M&E HVAC, 5 ton #4, Bar	\$15,000
382	Bocce court post lighting	\$10,000	308	CC M&E HVAC, 5 ton #5, Craft Room	\$15,000
384	Pickleball court, recondition	\$8,400	313	CC radio repeater	\$5,615
385	Pickleball court, post and footings	\$1,800	314	CC fire alarm system	\$10,500
			332	Pool/patio gates and latches	\$2,840
			335	Pool filter pump #1 & #2, 7.5-hp (one pump is spare)	\$4,800
			358	Tennis court recondition (annual repairs)	\$6,640
Total Scheduled Replacements		\$690,735	Total Scheduled Replacements		\$710,403

PROJECTED REPLACEMENTS

Item	2057 - YEAR 31	\$	Item	2058 - YEAR 32	\$
1	Concrete sidewalks common areas	\$18,200	1	Concrete sidewalks common areas	\$18,200
2	Street signage (allowance)	\$3,750	3	Irrigation system	\$8,200
3	Irrigation system	\$8,200	5	Concrete cart paths (allowance)	\$5,850
5	Concrete cart paths (allowance)	\$5,850	10	Neighborhood Audobon sign	\$1,900
6	HP entry structures, brick, maintenance	\$5,950	24	Gate house, security system	\$7,500
29	Gate house, computer system	\$1,000	25	Gate house, DVR	\$2,600
31	Back entry, gate mechanical system	\$8,000	44	Fountain/pump at #12	\$1,310
43	Fountain/pump at #7 (incl. controls)	\$11,900	46	Transfer pumps at pond #7 #1	\$16,000
59	Engineering for roads	\$3,000	47	Transfer pumps at pond #7 #2	\$16,000
68	Road repair	\$3,750	48	Transfer pumps at pond #7 #3 rebuilt 2015	\$16,000
69	Road/crosswalk striping (allowance)	\$1,720	59	Engineering for roads	\$3,000
75	East parking lot rejuvenation	\$1,730	60	Golf Drive N resurface 4-lane (2016)	\$428,389
88	Golf course landscaping, general	\$1,150	62	Scenic Blvd W resurface phase 1 (2016)	\$98,028
97	Golf bulkhead restoration #6	\$41,720	63	North parking lot, resurface (2016)	\$144,057
112	Golf restroom facility #6 interior renovation	\$6,500	65	East parking lot resurface (2016)	\$26,094
114	Golf restroom facility #14 interior renovation	\$6,500	67	Maintenance area asphalt, resurface (2016)	\$56,596
134	Grounds maintenance miscellaneous equipment	\$3,570	68	Road repair	\$3,750
136	Maintenance floor scrubber	\$1,430	69	Road/crosswalk striping (allowance)	\$1,720
137	Maintenance generator	\$8,330	88	Golf course landscaping, general	\$1,150
141	Wood shop equipment	\$1,185	133	Grounds maintenance/RV storage gates	\$21,435
153	Golf ball picker	\$2,975	134	Grounds maintenance miscellaneous equipment	\$3,570
158	Repair pond #5 liner	\$8,330	150	Range mats	\$6,480
162	Pump house #5 60 HP motor #4	\$8,330	154	Golf ball picker cart	\$13,570
170	Auxiliary well pump #1 (25HP)	\$5,600	159	Pump house #5 comp. control system	\$28,975
187	100 gallon spray unit	\$5,350	169	Irrigation fertigation pump	\$4,165
188	Utility tractor	\$41,250	176	Utility cargo carts	\$16,670
202	Triple X roller units for grounds mowers	\$12,640	190	Toro Workman 3200 HDW (auto trans)	\$30,950
236	CC FF&E	\$21,430	192	Sand Pro 3020	\$25,000
241	CC PAC Carpet	\$1,799	195	Edger (attachment)	\$5,000
252	CC Office electronic/other equipment	\$10,000	198	Toro Workman 3200 HDX	\$32,145
253	CC Office fixtures and furnishing	\$1,310	204	Fairway mower 5510D (2 on lease)	\$77,350
254	CC Elliptical trainer	\$14,000	236	CC FF&E	\$21,430
255	CC Commercial recumbent cycle	\$18,000	251	PAC Projection system	\$4,250
256	CC Recumbent cross trainer	\$6,500	252	CC Office electronic/other equipment	\$10,000
257	CC Commercial treadmills	\$29,600	253	CC Office fixtures and furnishing	\$1,310
258	CC Nustep trainer	\$19,500	265	CC billiard and card tables, recover	\$4,385
260	Fitness rubber floor	\$2,100	266	CC billiard room/game carpet	\$9,020
265	CC billiard and card tables, recover	\$4,385	277	CC kitchen FF&E, replace (allowance)	\$8,330
271	CC library/computer system (2 ea)	\$2,050	280	CC kitchen walk-in-cooler, equipment	\$4,340
277	CC kitchen FF&E, replace (allowance)	\$8,330	281	CC kitchen walk-in-freezer, equipment	\$4,340
334	Pool grid filter system	\$1,480	291	Keg-o-rators	\$1,780
346	Pool/spa chlorine feeders	\$1,670	353	Spa jet/circulation pumps, 1.65 hp	\$1,900
358	Tennis court recondition (annual repairs)	\$6,640	358	Tennis court recondition (annual repairs)	\$6,640
379	Bocce court carpet	\$7,840	365	Tennis court wind area canvas	\$2,360
			372	Tennis court float valves	\$960
			375	Tennis court restroom renovation	\$6,500
			377	Tennis court restroom drinking fountain	\$1,900
			384	Pickleball court, recondition	\$8,400
			385	Pickleball court, post and footings	\$1,800
			389	Pickleball court light, single head	\$9,600
Total Scheduled Replacements		\$384,543	Total Scheduled Replacements		\$1,230,899

PROJECTED REPLACEMENTS

Item	2059 - YEAR 33	\$	Item	2060 - YEAR 34	\$
1	Concrete sidewalks common areas	\$18,200	1	Concrete sidewalks common areas	\$18,200
2	Street signage (allowance)	\$3,750	3	Irrigation system	\$8,200
3	Irrigation system	\$8,200	5	Concrete cart paths (allowance)	\$5,850
5	Concrete cart paths (allowance)	\$5,850	49	Controller pond #7	\$2,975
59	Engineering for roads	\$3,000	59	Engineering for roads	\$3,000
68	Road repair	\$3,750	68	Road repair	\$3,750
69	Road/crosswalk striping (allowance)	\$1,720	69	Road/crosswalk striping (allowance)	\$1,720
71	Golf Drive rejuvenation (2 lane)	\$14,091	76	RV parking rejuvenation	\$2,292
74	Club HC entrance parking rejuvenation	\$1,661	84	Golf course irrigation system monitoring system (2018)	\$20,865
88	Golf course landscaping, general	\$1,150	88	Golf course landscaping, general	\$1,150
96	Golf bulkhead restoration #5	\$64,070	134	Grounds maintenance miscellaneous equipment	\$3,570
127	Grounds maintenance fuel pumps	\$1,670	138	Maintenance generator	\$1,185
134	Grounds maintenance miscellaneous equipment	\$3,570	142	Grounds maintenance yard fence (vinyl)	\$17,700
140	Pressure washer	\$2,165	178	Utility cargo carts	\$16,670
160	Pump house #5 60 HP motor #2	\$8,330	194	Box blade	\$5,000
164	Main line chemical pump and panel	\$3,745	199	Toro Workman MDX	\$17,500
165	Pump house #5 pump #2	\$13,780	200	Toro Workman 3200 HDX	\$32,145
166	Pump house #5 pump #3	\$13,780	205	Flail mower/sweeper	\$42,510
177	Utility cargo carts	\$16,670	207	Toro Z Master 5000 - 25 HP Kohler w/60" Deck	\$13,230
197	Toro Workman 3200 HDX (1 on lease)	\$32,145	208	Toro Workman HDX Utility Cart	\$33,775
236	CC FF&E	\$21,430	209	Club Car Carryall 550 Gas	\$16,740
252	CC Office electronic/other equipment	\$10,000	210	MyTurf Base Station Kit	\$1,080
253	CC Office fixtures and furnishing	\$1,310	211	Salsco 13 HP Gas Greens Roller HP11-III	\$29,970
265	CC billiard and card tables, recover	\$4,385	236	CC FF&E	\$21,430
277	CC kitchen FF&E, replace (allowance)	\$8,330	252	CC Office electronic/other equipment	\$10,000
290	Keg-o-rators	\$1,780	253	CC Office fixtures and furnishing	\$1,310
334	Pool grid filter system	\$1,480	265	CC billiard and card tables, recover	\$4,385
347	Pool umbrellas/bases	\$12,800	277	CC kitchen FF&E, replace (allowance)	\$8,330
358	Tennis court recondition (annual repairs)	\$6,640	288	Wine cooler	\$2,380
364	Tennis court wind screen with logo	\$1,660	331	Pool/patio fence	\$24,975
368	Tennis court drinking fountain	\$3,800	358	Tennis court recondition (annual repairs)	\$6,640
			376	Tennis court restroom roof, metal	\$4,620
Total Scheduled Replacements		\$294,912	Total Scheduled Replacements		\$383,147

PROJECTED REPLACEMENTS

Item	2061 - YEAR 35	\$	Item	2062 - YEAR 36	\$
1	Concrete sidewalks common areas	\$18,200	1	Concrete sidewalks common areas	\$18,200
2	Street signage (allowance)	\$3,750	3	Irrigation system	\$8,200
3	Irrigation system	\$8,200	5	Concrete cart paths (allowance)	\$5,850
5	Concrete cart paths (allowance)	\$5,850	14	Village entry signs, lighting, brick	\$37,400
28	Gate house, bar code reader	\$8,200	19	Directional sign Golf Drive	\$1,425
41	Gates for dumpster site	\$1,320	26	Gate house, HVAC 2 ton	\$10,500
42	Fountain/pump at #5	\$8,575	29	Gate house, computer system	\$1,000
45	Fountain/pump at #18	\$5,950	35	Back entry, entry system and camera	\$19,000
59	Engineering for roads	\$3,000	36	RV lot security system	\$10,000
68	Road repair	\$3,750	37	RV lot electrical pedestal system	\$7,440
69	Road/crosswalk striping (allowance)	\$1,720	43	Fountain/pump at #7 (incl. controls)	\$11,900
70	Golf Drive rejuvenation (4 lane)	\$28,395	53	Observation deck railing	\$15,180
72	Scenic Boulevard rejuvenation	\$6,498	54	Observation decking	\$28,700
73	North parking lot rejuvenation	\$9,548	58	Gazebo park benches	\$3,400
77	Maintenance area asphalt rejuvenation	\$3,751	59	Engineering for roads	\$3,000
88	Golf course landscaping, general	\$1,150	68	Road repair	\$3,750
99	Golf bulkhead restoration caps (all)	\$4,760	69	Road/crosswalk striping (allowance)	\$1,720
116	Golf drinking fountains	\$3,570	75	East parking lot rejuvenation	\$1,730
119	Grounds maintenance building, HVAC (2 Ton)	\$10,500	80	Greens renovation	\$327,410
134	Grounds maintenance miscellaneous equipment	\$3,570	88	Golf course landscaping, general	\$1,150
149	Water cooler holder	\$1,080	100	Golf bridge #5 pilings	\$59,920
150	Range mats	\$6,480	101	Golf bridge #5 railing	\$29,480
151	Golf ball washer for range balls	\$3,570	102	Golf bridge #5 decking	\$38,592
152	Golf ball dispenser	\$7,735	104	Golf bridge #10 pilings	\$27,820
161	Pump house #5 75 HP motor #3	\$9,410	105	Golf bridge #10 railing	\$13,310
173	Utility cargo carts	\$16,670	106	Golf bridge #10 decking	\$17,424
191	Sand Pro 3020	\$25,000	108	Golf bridge #16/17 pilings	\$72,760
201	Greens mower 3150 (4 on lease)	\$46,435	109	Golf bridge #16/17 railing	\$38,170
229	CC regular window replacement (2021)	\$17,770	110	Golf bridge #16/17 decking	\$62,460
236	CC FF&E	\$21,430	118	Grounds maintenance building, carpet	\$3,296
237	CC PAC FF&E	\$50,210	134	Grounds maintenance miscellaneous equipment	\$3,570
246	PAC Microphones	\$4,710	141	Wood shop equipment	\$1,185
248	CC PAC Speakers and amplifiers	\$39,000	145	Utility carrier for maintenance	\$16,670
252	CC Office electronic/other equipment	\$10,000	148	BAG racks for range	\$1,500
253	CC Office fixtures and furnishing	\$1,310	153	Golf ball picker	\$2,975
261	CC pro shop FF&E	\$9,525	162	Pump house #5 60 HP motor #4	\$8,330
265	CC billiard and card tables, recover	\$4,385	167	Pump house #5 pump #4	\$13,780
277	CC kitchen FF&E, replace (allowance)	\$8,330	184	Airfier Toro ProCore	\$46,500
293	CC HVAC, 20 ton #1 air handler system, PAC	\$39,290	193	Low profile sprayer 1750 (1 on lease)	\$41,670
294	CC HVAC, 20 ton #1 compressor system, PAC	\$19,645	216	Event trailer	\$4,165
334	Pool grid filter system	\$1,480	236	CC FF&E	\$21,430
353	Spa jet/circulation pumps, 1.65 hp	\$1,900	252	CC Office electronic/other equipment	\$10,000
358	Tennis court recondition (annual repairs)	\$6,640	253	CC Office fixtures and furnishing	\$1,310
359	Tennis court recondition	\$33,860	265	CC billiard and card tables, recover	\$4,385
360	Tennis court subsurface irrigation system	\$30,000	269	CC arts and crafts kiln #2	\$4,165
362	Tennis court net posts	\$3,200	270	CC arts and crafts chairs	\$3,000
372	Tennis court float valves	\$960	277	CC kitchen FF&E, replace (allowance)	\$8,330
379	Bocce court carpet	\$7,840	327	Pool structure/drain system	\$382,800
384	Pickleball court, recondition	\$8,400	336	Pool backwash system pump, 1.25-hp	\$1,190
385	Pickleball court, post and footings	\$1,800	346	Pool/spa chlorine feeders	\$1,670
			349	Spa structure	\$8,580
			354	Spa heater geothermal	\$10,120
			358	Tennis court recondition (annual repairs)	\$6,640
			363	Tennis court wind screen	\$4,042
			367	Tennis court tables, chairs	\$7,100
			383	Pickleball court, asphalt overlay	\$32,480
			386	Pickleball court, wind screen	\$2,637
			390	Pickleball court benches	\$2,160
			391	Pickleball court water cooler cabinet	\$900
Total Scheduled Replacements		\$578,322	Total Scheduled Replacements		\$1,533,470

PROJECTED REPLACEMENTS

Item	2063 - YEAR 37	\$	Item	2064 - YEAR 38	\$
1	Concrete sidewalks common areas	\$18,200	1	Concrete sidewalks common areas	\$18,200
2	Street signage (allowance)	\$3,750	3	Irrigation system	\$8,200
3	Irrigation system	\$8,200	5	Concrete cart paths (allowance)	\$5,850
5	Concrete cart paths (allowance)	\$5,850	11	Village entry signs, lighting, brick	\$56,100
20	Concrete curbs, common	\$11,850	12	Village entry signs lighting, brick	\$37,400
21	Concrete wheel stops (allowance)	\$11,850	27	Gate house, gate arm & operator system	\$13,320
22	Gate house, roof	\$10,625	59	Engineering for roads	\$3,000
24	Gate house, security system	\$7,500	64	Club ADA entrance parking, resurface (2022)	\$25,053
25	Gate house, DVR	\$2,600	68	Road repair	\$3,750
32	Back entry, bar code reader	\$8,720	69	Road/crosswalk striping (allowance)	\$1,720
33	Back entry, bar code reader	\$8,720	71	Golf Drive rejuvenation (2 lane)	\$14,091
44	Fountain/pump at #12	\$1,310	74	Club HC entrance parking rejuvenation	\$1,661
59	Engineering for roads	\$3,000	88	Golf course landscaping, general	\$1,150
61	Golf Drive S resurface 2-lane (2021)	\$212,590	134	Grounds maintenance miscellaneous equipment	\$3,570
68	Road repair	\$3,750	150	Range mats	\$6,480
69	Road/crosswalk striping (allowance)	\$1,720	157	Pressure pump/motor 5HP	\$12,380
88	Golf course landscaping, general	\$1,150	160	Pump house #5 60 HP motor #2	\$8,330
134	Grounds maintenance miscellaneous equipment	\$3,570	171	Auxiliary well pump #2 (25HP)	\$5,600
139	Cart barn eye wash station	\$835	175	Utility cargo carts	\$16,670
143	Utility carrier for maintenance	\$16,670	179	Electric cargo carts	\$16,670
146	Road striping machine	\$4,165	180	Top dresser	\$24,040
174	Utility cargo carts	\$16,670	189	Utility tractor #2	\$41,250
182	Workman HDG log with vicon spreader	\$32,715	203	Z G3 mower existing (1 on lease)	\$13,095
196	Lely spreader	\$4,915	233	CC sidewalk lights, LED	\$2,380
213	Storage building doors	\$3,200	236	CC FF&E	\$21,430
214	Maintenance truck	\$30,950	252	CC Office electronic/other equipment	\$10,000
215	Security vehicle (2009)	\$35,715	253	CC Office fixtures and furnishing	\$1,310
221	CC stucco	\$233,350	265	CC billiard and card tables, recover	\$4,385
226	CC front door automatic opener	\$4,525	271	CC library/computer system (2 ea)	\$2,050
232	CC exterior lighting, LED	\$9,525	277	CC kitchen FF&E, replace (allowance)	\$8,330
236	CC FF&E	\$21,430	311	CC security system	\$9,520
247	PAC Microphones	\$4,710	312	CC security DVR player	\$6,400
250	CC PAC Stage Handicap lift	\$7,500	315	CC bar security cameras	\$2,400
252	CC Office electronic/other equipment	\$10,000	319	CC water softener	\$7,370
253	CC Office fixtures and furnishing	\$1,310	333	Pool area pole lights, LED	\$6,300
254	CC Elliptical trainer	\$14,000	335	Pool filter pump #1 & #2, 7.5-hp (one pump is spare)	\$4,800
255	CC Commercial recumbent cycle	\$18,000	352	Spa cartridge filter system	\$2,380
256	CC Recumbent cross trainer	\$6,500	353	Spa jet/circulation pumps, 1.65 hp	\$1,900
257	CC Commercial treadmills	\$29,600	357	Pool ice and water dispenser	\$7,620
258	CC Nustep trainer	\$19,500	358	Tennis court recondition (annual repairs)	\$6,640
265	CC billiard and card tables, recover	\$4,385	372	Tennis court float valves	\$960
277	CC kitchen FF&E, replace (allowance)	\$8,330	384	Pickleball court, recondition	\$8,400
289	CC cooler for keg storage	\$14,045	385	Pickleball court, post and footings	\$1,800
318	Radar gun system for speeding	\$5,745			
328	Pool white coat or acid wash	\$59,160			
334	Pool grid filter system	\$1,480			
337	Pool heater #1 geothermal	\$4,300			
338	Pool heater #2 geothermal	\$4,300			
339	Pool heater #3 geothermal	\$4,300			
340	Pool heater #4 geothermal	\$4,300			
341	Pool heater #5 geothermal	\$4,300			
342	Pool heater #6 geothermal	\$4,300			
343	Pool heater #7 geothermal	\$4,300			
344	Pool heater #8 geothermal	\$4,300			
345	Pool heater #9 geothermal	\$4,300			
348	Pool/patio furniture	\$73,800			
350	Spa white coat or acid wash	\$1,310			
358	Tennis court recondition (annual repairs)	\$6,640			
366	Tennis court covered area posts	\$3,320			
374	Sand Pro 2020, Tennis	\$21,430			
Total Scheduled Replacements		\$1,089,085	Total Scheduled Replacements		\$453,955

PROJECTED REPLACEMENTS

Item	2065 - YEAR 39	\$	Item	2066 (beyond study period)	\$
1	Concrete sidewalks common areas	\$18,200	1	Concrete sidewalks common areas	\$18,200
2	Street signage (allowance)	\$3,750	3	Irrigation system	\$8,200
3	Irrigation system	\$8,200	5	Concrete cart paths (allowance)	\$5,850
5	Concrete cart paths (allowance)	\$5,850	10	Neighborhood Audobon sign	\$1,900
31	Back entry, gate mechanical system	\$8,000	28	Gate house, bar code reader	\$8,200
40	Fence, RV storage area (vinyl)	\$9,966	41	Gates for dumpster site	\$1,320
59	Engineering for roads	\$3,000	42	Fountain/pump at #5	\$8,575
68	Road repair	\$3,750	45	Fountain/pump at #18	\$5,950
69	Road/crosswalk striping (allowance)	\$1,720	46	Transfer pumps at pond #7 #1	\$16,000
76	RV parking rejuvenation	\$2,292	47	Transfer pumps at pond #7 #2	\$16,000
88	Golf course landscaping, general	\$1,150	48	Transfer pumps at pond #7 #3 rebuilt 2015	\$16,000
125	Grounds maintenance storage bin (CMU)	\$53,550	59	Engineering for roads	\$3,000
127	Grounds maintenance fuel pumps	\$1,670	66	RV parking, resurface (1998)	\$34,579
134	Grounds maintenance miscellaneous equipment	\$3,570	68	Road repair	\$3,750
140	Pressure washer	\$2,165	69	Road/crosswalk striping (allowance)	\$1,720
155	Irrigation pump station roof pond #5	\$6,600	70	Golf Drive rejuvenation (4 lane)	\$28,395
165	Pump house #5 pump #2	\$13,780	72	Scenic Boulevard rejuvenation	\$6,498
166	Pump house #5 pump #3	\$13,780	73	North parking lot rejuvenation	\$9,548
168	Irrigation fertigation tanks (2)	\$11,070	77	Maintenance area asphalt rejuvenation	\$3,751
217	Cargo trailer	\$2,380	85	Gold course weather station replacement	\$7,385
227	CC exterior doors hardware	\$21,850	88	Golf course landscaping, general	\$1,150
231	CC timber retaining wall	\$5,760	134	Grounds maintenance miscellaneous equipment	\$3,570
235	CC FF&E	\$178,600	144	Utility carrier for maintenance	\$16,670
236	CC FF&E	\$21,430	151	Golf ball washer for range balls	\$3,570
241	CC PAC Carpet	\$1,799	161	Pump house #5 75 HP motor #3	\$9,410
249	PAC Sound board	\$5,600	163	Reline wet well pump house #5	\$20,830
252	CC Office electronic/other equipment	\$10,000	176	Utility cargo carts	\$16,670
253	CC Office fixtures and furnishing	\$1,310	183	Spiker attachment for sand pro	\$6,250
265	CC billiard and card tables, recover	\$4,385	190	Toro Workman 3200 HDW (auto trans)	\$30,950
277	CC kitchen FF&E, replace (allowance)	\$8,330	198	Toro Workman 3200 HDX	\$32,145
317	CC security radios	\$4,620	204	Fairway mower 5510D (2 on lease)	\$77,350
334	Pool grid filter system	\$1,480	206	Rough mower 4500D (2 on lease)	\$89,295
347	Pool umbrellas/bases	\$12,800	236	CC FF&E	\$21,430
358	Tennis court recondition (annual repairs)	\$6,640	244	CC PAC Dance floor	\$23,815
364	Tennis court wind screen with logo	\$1,660	252	CC Office electronic/other equipment	\$10,000
373	Tennis court drain grates	\$3,000	253	CC Office fixtures and furnishing	\$1,310
379	Bocce court carpet	\$7,840	264	CC billiard/game FF&E	\$11,900
381	Bocce court furniture	\$2,500	265	CC billiard and card tables, recover	\$4,385
			266	CC billiard room/game carpet	\$9,020
			267	CC arts and crafts FF&E	\$16,000
			268	CC arts and crafts kiln #1	\$4,165
			277	CC kitchen FF&E, replace (allowance)	\$8,330
			280	CC kitchen walk-in-cooler, equipment	\$4,340
			281	CC kitchen walk-in-freezer, equipment	\$4,340
			282	CC kitchen exhaust hood equipment	\$12,620
			295	CC HVAC, 20 ton #2 air handler system, PAC	\$39,290
			296	CC HVAC, 20 ton #2 compressor system, PAC	\$19,645
			299	CC M&E HVAC, 10 ton #3, Lobby	\$30,000
			309	CC M&E HVAC, Acc. Off. 1.25 Ton	\$5,355
			310	Wood shop HVAC, 2 ton	\$10,500
			313	CC radio repeater	\$5,615
			314	CC fire alarm system	\$10,500
			320	CC water heater east bathroom	\$1,080
			321	CC water heater west bathroom	\$2,160
			323	CC telephone system	\$13,500
			330	Pool/spa ladders/handrails	\$3,250
			332	Pool/patio gates and latches	\$2,840
			358	Tennis court recondition (annual repairs)	\$6,640
Total Scheduled Replacements		\$474,046	Total Scheduled Replacements		\$794,710

SECTION D - CONDITION ASSESSMENT

General Comments. MillerDodson Associates conducted a Reserve Study at Sample Country Club in August 2025. Sample Country Club appears to be generally in ???? condition for a country club constructed in 2008. A review of the Replacement Reserve Inventory will show that we anticipate most of the components achieving their normal economic lives.

The following comments pertain to the larger, more significant components in the Replacement Reserve Inventory and to those items that are unique or deserving of attention because of their condition or the manner in which they have been treated in the Replacement Reserve Analysis or Inventory.

IMPORTANT NOTE: This Condition Assessment is based upon visual and apparent conditions of the common elements of the community which were observed by the Reserve Analyst at the time of the site visit. This Condition Assessment does not constitute, nor is it a substitute for, a professional Structural Evaluation of the buildings, amenities, or systems. MillerDodson strongly recommends that the Club retain the services of a Structural Engineer to conduct thorough and periodic evaluations of the buildings, balconies, and any other structural components of the buildings and amenities of the Association.

General Condition Statements.

Excellent. 100% to 90% of Normal Economic Life expected, with no appreciable wear or defects.

Good. 90% to 60% of Normal Economic Life expected, minor wear or cosmetic defects found. Normal maintenance should be expected. If performed properly, normal maintenance may increase the useful life of a component. Otherwise, the component is wearing normally.

Fair. 60% to 30% of Normal Economic Life expected moderate wear with defects found. Repair actions should be taken to extend the life of the component or to correct repairable defects and distress. Otherwise, the component is wearing normally.

Marginal. 30% to 10% of Normal Economic Life expected, with moderate to significant wear or distress found. Repair actions are expected to be cost-effective for localized issues, but normal wear and use are evident. The component is reaching the end of the Normal Economic Life.

Poor. 10% to 0% of Normal Economic Life expected, with significant distress and wear. Left unattended, additional damage to underlying structures is likely to occur. Further maintenance is unlikely to be cost-effective.

(Continued on next page)

INTERVAL REPLACEMENT COMPONENTS

Irrigation System. There are 22 separate zones for the golf course. Components include the irrigation piping, controls, zone clocks, and solenoids.

We consider the replacement of individual heads, valves, and sections of the underground piping to be normal maintenance expenses and have excluded them from the Reserve Analysis.

The irrigation system was renovated in 2023. The monitoring system is scheduled to be addressed in 2024, including GPS of 1,250 large sprinkler heads. Control boxes are also scheduled to be replaced in 2024.



Over time, underground portions of the system will deteriorate to the point where a complete system replacement will be required. In typical applications, this replacement interval is approximately 30 years long. System controllers have a typical service life of ten years. We have included an allowance for controllers and major components on an annual basis using figures provided by the Community Manager and based on historical data. We have also included funds for the replacement of control boxes, monitoring system, weather station, and irrigation system renovations in keeping with the last Reserve Study.

Concrete Golf Cart Paths. The 18-hole golf course includes a concrete path for golf cart access. No work was done on the path for a number of years until the Association began a repair program that lasted several years with the most recent project costing \$24,555 in 2021.



The final phase is scheduled for 2024. The overall condition of the concrete work appears to be mixed with a number of cracked or settled sections that will be replaced in 2024.



The standards we use for recommending replacement are as follows:

- Trip hazard, ¼ inch height difference.
- Severe cracking.
- Severe spalling and scale.

Because it is highly unlikely that all of the concrete components will fail and require replacement in the period of the study, we have programmed funds for the replacement of these inventories and spread the funds over an extended timeframe to reflect the incremental nature of this work.

GOLF COURSE (2000)

Golf Course Renovations. The staff has developed a plan for the golf course properly spread out over time for renovation of the golf course to include but not limited to greens, tee boxes, fairways, roughs, irrigation, and other components. Many design-build projects have been completed, with the next major project scheduled for 2027.



Typical water features are shown below.





Tee boxes are shown below.



Typical sand traps are shown below. Daily maintenance is performed using sand spreaders and other equipment.



Turf renovation was in progress in several areas during our site visit.





Wood Bulkheads. There are four timber bulkheads at three ponds: two at Pond #5, and one each at #7 and #18. All appear to be in fair condition. Although some maintenance and repair may be required over the next several years, major renovation should not be needed for a number of years.

The two bulkheads at Hole #5 are shown below.



The bulkhead at the pond at Hole #7 is shown below.



The bulkhead at the pond at Hole #18 is shown below.





The Association may benefit from scheduling bulkhead work concurrent with the renovation of that part of the course, to take advantage of the closed course, even if the bulkhead work could have been deferred a year or two.

Timber Bridges. Three timber bridges are located at Holes #5, #10, and between #17 and #18. All three appear to be aging uniformly. The decking and railings were replaced in 2020. There were no obvious defects noted during our site visit.

The bridge at Hole #5 is shown below.



The bridge at Hole #10 is shown below.



The bridge near Hole #17 is shown below.





After each replacement of the wood decking, the wood surface should be waterproofed with a wood protector to provide additional protection against weathering. When the deck joists are accessible during re-decking, the joists and other wood members should also be waterproofed. Piling and structural framing should be inspected annually. The Association should consider synthetic material when replacing the decking.

For the Reserve Analysis, we have separated each bridge into four components, the wood deck, the pilings, the structure, and the railing to reflect their different service lives.

Locker Rooms. The locker rooms for the swimming pool are located inside the club. The overall condition of the locker rooms appears to be in good . Listed below are the major components of the locker rooms:

- **Ceramic Floor Tile.** The ceramic tile in the locker rooms appears to be in good condition.
- **Ceiling Tile.** The acoustic ceiling tile installed in the locker rooms appears in good condition. We have assumed a service life of 25 years for the tile. At that time, the tile will be discolored, or it may be impossible to obtain a matching replacement tile.
- **Wall Covering.** The wall covering installed in both locker rooms appears in good condition. Wall covering of this type has a typical service life of six to ten years.
- **Lockers.** The locker rooms have wooden steel lockers. All appear to be in good condition. We have assumed a 30-year service life for these lockers.
- **Light Fixtures.** Ceiling-mounted wall-mounted light fixtures provide illumination. The fixtures use incandescent compact fluorescent lamps. The fixtures appear in good working condition but do not provide adequate lighting. Fixtures of this type have a typical service life of 25 years.
- **Shower and Restroom Fixtures.** All shower and restroom fixtures appear to be in good condition. We have assumed a service life of 20 years for the fixtures and that all fixtures will be replaced simultaneously as part of a general restroom renovation.

COUNTRY CLUB (CC)

Building Roofing. The asphalt shingle roof appears to be in good condition.



Asphalt shingle roofs can have a useful life of 20 to 50 years, depending on the weight and quality of the shingle. Weathered, curled, and missing shingles indicate they may be nearing the end of their useful life.

Slate shingle roofing can have an extended useful life of 100 years or more. Failures with slate roofs are primarily from improper fasteners, damage from improper access to the roof, and physical damage, primarily from hail. The metalwork, including flashings and valleys, will need to be replaced, and we assume that this work will be required every 30 years.

Metal roofing can be a standing seam, rolled seam, or shingle with a normal economic life of 50 to 100 years. In some cases, recoating or repainting can extend the useful life of a metal roof.

Flat roofing systems can have a variety of configurations that will greatly affect the cost of replacement, including insulation, ballast, the height of the building, and the density of installed mechanical equipment. Flat roofing systems typically have a useful life of 15 to 25 years.

Access to the roof was not provided at the time of the site visit.

Annual inspections are recommended, with cleaning, repair, and vegetation mitigation performed as needed. Contractors and personnel should perform access, inspection, and repair work with the appropriate access equipment experienced in the roofing types used for the facility.

Siding and Trim. The building is sided with stucco and brick masonry. The stucco is not original construction but was installed when the original siding was removed. There are no reports of water infiltrating the building envelope.

The main cladding is stucco. Most stucco deterioration is the result of water infiltration. This is generally first evident near the roof and around chimneys, windows, doors, and other wall penetrations. Moisture can also gain access through materials that are in contact with the ground by a process called wicking. Most or all siding at the ground level is masonry, which alleviates this concern.

The stucco is painted every couple of years, and deficiencies that are discovered during this process are addressed immediately. The life of the stucco should be extended through this proactive maintenance approach.



Brick masonry is used at the base of the walls. As masonry weathers, the mortar joints will become damaged by water penetration. As additional water gains access to the joints, repeated freeze-thaw cycles gradually increase the damage to the mortar joints. If allowed to progress, even the masonry units such as brick can have their surfaces affected and masonry units can become loose.



In general, masonry is considered a long-life item and is therefore excluded from reserve funding. However, because weather and other conditions result in the slow deterioration of the mortar in masonry joints, we have included funding in this study for re-pointing. Re-pointing is the process of raking and cutting out damaged sections of mortar and replacing them with new mortar.

Periodic re-pointing and local replacement of damaged masonry units will limit the damage done by moisture penetration. For this study, we assume that 10% of the masonry will require re-pointing every 20 years after approximately 30 years.

Caulking. The caulking on the facility's exteriors appears to be in fair condition. We have scheduled the caulking project to coincide with the masonry re-pointing project.



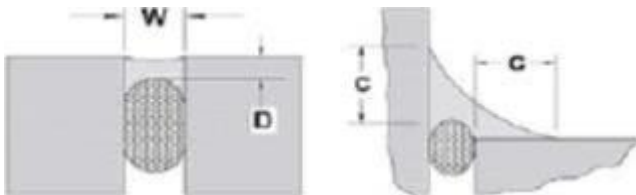
Caulking and sealants play a primary role in the protection of the facility's exterior components and the overall weather tightness of the facility. Caulking also provides a seal between dissimilar materials and changes in construction where movement is expected. We, therefore, recommend re-caulking every 10 to 20 years, when painting or other exterior repairs and replacements are scheduled.

Sealant joints allow for movement at the vertical joints. Allowance for compression and expansion is required for the system to be effective and can be achieved, in part, with the installation of properly sized foam backer rods and gunned in the sealants. The sealant should adhere to the parallel surfaces only and is not intended to adhere to the foam backer rod. The foam rod should be placed to a depth approximately equal to the width of the joint.

Polyurethane caulk is preferred for outdoor applications. Polyurethane sealant is durable and flexible caulk that offers excellent performance in any vertical or horizontal joint designed in accordance with accepted architectural/engineering practices, with high-quality products having an exterior life span of 10 years or more, depending on exposure. Polyurethane products bond to most surfaces, including masonry and metal, and hold up to heavy movement (25% elasticity).

Closed-cell or reticulated polyethylene backer rod is recommended as joint backing to control sealant depth and to ensure intimate contact of sealant with joint walls when tooling. Where the depth of the joint will prevent the use of a backer rod, an adhesive-backed polyethylene tape (bond breaker tape) should be used to prevent three-sided adhesion. All backing should be dry at the time of sealant application.

The minimum width and depth of any sealant application should be 1/4" by 1/4" (6mm by 6mm). The depth (D) of sealant may be equal to the width (W) of joints that are less than 1/2" wide. For joints ranging from 1/2" to 1" (13 mm to 25 mm) wide, the sealant depth should be approximately one-half of the joint width. The maximum depth (D) of any sealant application should be 1/2" (13 mm). For fillet beads, or angle beads around windows, doors, soffits, and trim the sealant should exhibit a minimum surface contact area (C) of 1/4" onto each substrate.



When re-caulking, a simple overlay of the old caulk is improper. Rather, defective caulk joints should be completely cut out, cleaned, and prepped, with new backer materials installed as needed. New caulk can then be applied according to the manufacturer's guidelines and recommendations.

Windows and Doors. The windows and doors are reported to be in good condition. The exterior door hardware was replaced in 2023.



Window and door units play an integral part in a facility's overall comfort, efficiency, and energy use. The quality of the installed units and the care taken in their installation and maintenance are major factors in their effectiveness and useful life. These units can have a useful life of 20 to 35 years or more depending on their use and other factors mentioned above.

In general, we recommend coordinating the replacement of these units with other exterior work, such as siding and roof replacements. The weather tightness of the building envelope often requires transitional flashing and caulking that should be performed in coordination with each other. Warranties and advantages in 'economy of scale' can often result in lower overall replacement costs and results that are more reliable. Lastly, coordinated replacements offer the opportunity to correct initial construction defects and improve the effectiveness of details with improved construction techniques and materials.

Site Lighting, Clubhouse. There is a combination of light poles and ground-mounted lights illuminating the clubhouse site. The lights were replaced in 2021 and 2022 and are LED. The lights were not on at the time of our site visit, but we understand they remain in good operating condition.



This study assumes the replacement of the light poles with fixtures every 20 years, and ground-mounted lights every 10 years.

When a whole-scale lighting replacement project is called for, we recommend consulting with a lighting design expert. Many municipalities have design codes, guidelines, and restrictions when it comes to exterior illumination.

Additionally, new technology such as LED and LIFI, among others, is considered. The Association should consider factors such as environmental sustainability, longevity, and cost when they look at the replacement of their lighting.

Furnishings, Fixtures, and Equipment (FF&E). Clubhouse furnishings, fixtures, and equipment is an all-inclusive, lump-sum category intended to provide the Association with sufficient reserve funds to replace equipment and furnishings, and

to redecorate rooms or areas in the club. The exact timing or replacement of components is subjective and replacement decisions are made more on a desire to redecorate and update than to replace an item that has reached the end of its life.

The main common areas of the Clubhouse include the lobby, entrance, dining room and bar, and main hallway. FF&E includes tables and chairs, carpet, window treatments, seasonal decorations, and china and flatware.

The replacement schedules for the different areas within the club, performing arts, kitchen, arts and crafts, and so forth, were set based on the type of FF&E in each area and the anticipated percent of the total that would need to be replaced.



The dining area and bar are shown below.



Performing Arts Center (PAC). The PAC was under construction during our site visit in August 2023. The renovation will include the construction of a bar area and will include the replacement of the FF&E, ceiling, carpeting, stage lighting system, and soundboard. Heavy use of the dance floor during construction is requiring the floor to be replaced sooner than anticipated, in 2024. The curtains are also scheduled to be replaced in 2024.



Health and Fitness Center. The Health and Fitness Center includes exercise equipment, two restrooms, a shower, and a sauna. Listed below are the major components:



- **Flooring.** The carpet and ceramic floor tile appears to be in STATEMENT condition. We have assumed a service life of 10 years for the carpet and 20 years for the floor tile.
- **Exercise Equipment.** The equipment appears to be in generally STATEMENT condition. Since it is unlikely that all of the equipment will require replacement simultaneously, we have provided a replacement funding plan that assumes an incremental approach.
- **Restrooms.** The restroom fixtures and finishes appear to be in STATEMENT condition overall. Restroom components typically have a service life of 20 years.
- **Sauna.** All components in the sauna appear to be in STATEMENT condition. We have separated the sauna into two components (the sauna's shell and heater) to reflect their different service lives.

Pro Shop. The Pro Shop appears to be in good condition. FF&E is scheduled for replacement in 2024.



Billiards and Card Room. A large room contains three billiard tables and approximately four poker/card tables. The tables are re-felted and/or restored annually. FF&E and carpet are scheduled to be replaced in 2024.



Arts and Crafts Room. The Arts and Crafts room is scheduled for renovation in 2024. One of the two kilns was replaced in 2020, and the other will be replaced when it breaks.



Restrooms. The main restrooms were renovated in 2021 and are in good condition. Finishes include tile flooring and wall tile and composite privacy partitions.



Kitchen Equipment. Annual replacement allowance for kitchen equipment includes the itemized listing of ranges, ovens, refrigerators, steamers, and miscellaneous equipment with a replacement value of \$500 or more. Dishwasher and stainless steel work surfaces are included in the allowance. Not included are pots, pans, and equipment with a replacement cost of less than \$500. Major pieces of equipment such as walk-in coolers and range hood fire suppression systems are identified as separate line items.

The portable salad bar was replaced with a 2-door cooler for the new PAC bar in 2023 for \$2,840.

The Association is putting a contract in place for quarterly preventive maintenance on the kitchen equipment starting in January 2024.



BUILDING SYSTEMS

Split and Package HVAC Systems. The heating ventilation and air conditioning (HVAC) of the facility appear to be in mixed condition. The equipment is under contract with Mauro Air Conditioning for regular maintenance. Detailed inspection and testing of these systems are beyond the scope of this study.

The 10-ton units #1 and #2 were replaced in 2023. Other units with a Remaining Expected Life of more than 0 years were replaced between 2014 and 2022. The remainder of the HVAC systems show a remaining life of 0 years, but the replacement of individual units should be deferred until they require major repair or replacement.



The Association maintains a number of HVAC systems that use one of the new-generation refrigerants. Unlike the old R22 refrigerant, the new refrigerants are expected to be available throughout the period of this study. However, the operating pressure for new refrigerant systems is approximately twice as high as for older systems. Many of the standard components have not been redesigned for these higher pressures, including the coils, which generally fail due to metal fatigue.

Even though manufacturers continue to predict 15 to 20-year life cycles for HVAC equipment that uses these new refrigerants, this is not proven by historical data. We, therefore, recommend anticipating a normal economic life of 15 years for all HVAC equipment that uses pressurized refrigerants of these types.

In addition, the Association maintains air handlers/furnaces throughout the facility, and these components can have a useful life of 20 to 40 years. With fan, motor, and coil replacements performed as needed, the casings of these systems can last significantly longer.

As is the case with most equipment, to achieve a maximum useful economic life, proper maintenance is essential. In some cases, proper and proactive maintenance can greatly extend the useful life of these components.

Fire Safety Systems. The building is fitted with a fire safety system that includes sprinklers and alarms, which are reported to operate normally. Testing and inspection of fire safety systems are not included in this study.

Depending on age, condition, and jurisdictional location, sprinkler pipe systems have various configurations and requirements. Specific county and municipal codes can make a significant difference in what your facility's specific requirements may be.

Building fire alarm systems have a service life of 15 to 25 years. While the panels may continue to operate past this point, changes in fire safety technology and building fire safety codes tend to render them obsolete. In addition, manufacturers only support their systems for a limited period, typically about 15 years. After this time, it may be increasingly difficult to obtain replacement parts and services. When upgrading the fire alarm system, changes in the technologies and new code requirements will likely require upgrades in lighting, sensors, alarms, and other systems and sub-components.

We have assumed that wet and dry pipe systems are long-life components and will not require whole-scale replacement. It is imperative, however, for these pipes to be properly drained or for the water to be properly conditioned. Other components, such as heads, gauges, and valves, are assumed normal maintenance items and are therefore excluded from the study.

We recommend having your entire fire safety system inspected and evaluated by a professional in this field who is familiar with your area of the country. In addition, a comprehensive preventative maintenance program will ensure the maximum possible useful life from these components, and a qualified professional can help set up and implement such a program.

Your local CAI chapter may have a service provider list on their website that may refer you to a local fire and life safety consultant. As an alternative, please get in touch with our office, and we will provide recommendations.

As a preliminary estimate, we have provided an allowance every 15 years for the major repair and upgrade of the fire safety systems. A detailed evaluation of the facility's fire safety system should include an estimate of reserve funding for these components, and this funding estimate should be incorporated in the next reserve study update. Inspections and annual maintenance work are not accounted for or included in this study.

RECREATION ITEMS

Swimming Pool. The community operates an outdoor pool and a spa of concrete construction. The pool is heated during cool months and is open year-round. Listed below are the major components of the pool facilities:



- **Pool Shell.** A major leak in the pool's drainage system was repaired in 2021 at a cost of \$8,100. There are no reports of active leaks. Pool shells normally have a finite life of approximately 60 years. At that point in time, it may not be necessary to replace the entire structure. However, it is prudent to anticipate a major expenditure for the replacement of underground lines and sections of the pool. Pool surfaces should be resurfaced every 10 years to maintain and extend the life expectancy of the structure.
- **Pool Deck.** The pool has two levels of concrete decking, and the overall condition of the deck appears to be good. In 2011, issues with both decks were corrected. The lower deck surface was covered with pavers. The upper deck was covered with an acrylic coating.



- **Whitecoat.** The pool was whitecoated in 2021 and appears to be in good condition. We have assumed a service life of 10 years for the pool whitecoat.
- **Waterline Tile.** The waterline tile was replaced in 2021 and appears to be in good condition. We have assumed that the waterline tile will be replaced or restored when the pool is whitecoated. The edge of the pool structure where it meets the deck and the waterline tiles are the first line of defense to maintain the water-tight integrity of the structure. The tiles were replaced in 2010, before being replaced again in 2021.



- **Coping.** The pool is edged with masonry coping. The coping appears to be in good condition. Cracked coping is typically replaced as needed when the waterline tiles are replaced and/or the pool is whitecoated.
- **Pool Furniture.** Pool and upper-level patio furniture is top-of-the-line in quality. The current plan calls for the replacement of the furniture every 10 years.



- **Pump and Filter System.** The filter system is reported to be in good operating condition. The spa jet pump motor and grid filter system were replaced in 2023 for a total of \$2,083.



- **Pool Heaters.** Pool water is heated with a system of 9 geothermal heaters that were installed in 2021. There have been minor issues, and all repairs were covered under warranty.
- **Pool Fence.** The swimming pool is enclosed by a metal fence that appears to be in fair condition.



Pool House. The pool house roof is under contract to be replaced in 2023 with the clubhouse roof. All other components are reported to be operating normally.



Tennis Courts – Har-Tru. The community maintains multiple tennis courts. The overall condition of these courts appears to be good. The court surface is Har-Tru. Har-Tru is a clay-like material manufactured from crushed green stone. There are two types of Har-Tru courts: sprinklered and subsurface irrigated. The courts operated by the Association are subsurface irrigated.

Subsurface irrigated courts have a tendency to develop depressions or low spots over time. These areas will require patching and rolling, activities that are considered to be routine maintenance. Although subsurface irrigated courts lose material at a slower rate than sprinklered courts, they too have to be top-dressed annually. We have included resurfacing of the court on a six-year basis and replacement of the subsurface irrigation system on a 24-year basis.



Additional components of the court include:

- **Lighting.** Court lighting provides extended hours of use in all seasons. This lighting, like any exterior lighting system, should be inspected periodically for functionality. Timers should be adjusted and lamps should be changed as needed. Light pole footings should be inspected for damage and erosion. Additionally, any exposed wiring or missing junction covers should be addressed by a qualified technician.
- **Fencing.** We have assumed that the chain link fencing will be replaced when the subsurface irrigation system is replaced. Posts and fencing should be inspected, repaired, and painted as needed to prolong their economic life. Periodic inspection of the posts, gates, hinges, and latches is also recommended, and it is important that posts and footings be protected to prevent soil erosion. In addition, care should be taken so that damage from string trimmers is minimized
- **Net Posts.** We have assumed that the new posts will be replaced when the subsurface irrigation system is replaced.
- **Wind Screen.** We have assumed a service life of six years for windscreens.

Tennis Court Restroom. A restroom at the tennis facility is constructed with a standing seam metal roof and stucco/brick siding. An allowance is included to renovate the restroom.



Bocce Court. The wood courts were being replaced with concrete structures during our site visit in August 2023. The total project cost is approximately \$100k which includes the following components:

- **Concrete Courts with Deck.** Martucci Concrete Pumping, LLC installed a new concrete deck and two concrete bocci courts. The deck measures 45' x 74' and is 4' thick. Each of the two Bocci Courts is 10' x 60' and is 6' thick with wire mesh and rebar throughout the concrete curb. The \$41,325 price included the demolition and disposal of existing wood bocce courts, wood decks, and concrete sidewalks. The concrete courts should have a long life. The concrete deck should be repaired and replaced with the rest of the community's concrete inventory, as needed.
- **Carpet.** Suncoast Flooring is under contract to install 160 sy of carpet at a cost of \$7,600. Future carpet replacements will be more expensive to account for the cost to remove and dispose of the carpet.
- **Canopies.** Welch Tennis Courts, Inc. is under contract to install four (4) two-post canopies measuring 6' x 12'. The total price is \$40,700. The canopies will likely be replaced several times before the canopy structure is replaced.
- **Lighting.** Basic lighting will be installed. The quantity of lights should be verified during the next Level 2 Reserve Study update.



Pickleball Courts. The Association installed three pickleball courts in 2020 with fencing, pole lighting, benches, and a water cooler cabinet. All components are in good condition.



Listed below are the major components of the pickleball facilities:

- **Asphalt Pavement (base layer).** We have assumed a service life of 20 to 30 years for the asphalt base layer.
- **Color Coat (surface layer).** Annual cleaning is recommended to maintain the surface of the court. The base of a court is subject to cracking and low spots known as "birdbaths" that can occur from weather and earth movement. A program to address cracks as they appear will help to prolong the useful life of the color coat. We have included a service life of three years for the color coat at the Association's direction. The surface was color coated in 2023.
- **Net Posts.** The Association replaced the nets with posts in 2023 when it resurfaced the court.
- **Fencing.** We have assumed that the fencing will be replaced when the asphalt pavement is replaced. Posts and fencing should be inspected, repaired, and painted as needed to prolong their economic life. Periodic inspection of the posts, gates, hinges, and latches is also recommended, and it is important that posts and footings be protected to prevent soil erosion. In addition, care should be taken so that damage from string trimmers is minimized.
- **Wind Screen.** We have assumed a service life of five to 10 years for windscreens.
- **Lighting System (LED).** Court lighting provides extended hours of use in all seasons. This lighting, like any exterior lighting system, should be inspected periodically for functionality. Timers should be adjusted and lamps should be changed as needed. Light pole footings should be inspected for damage and erosion. Additionally, any exposed wiring or missing junction covers should be addressed by a qualified technician.

This Condition Assessment is based upon our visual survey of the property. The sole purpose of the visual survey was an evaluation of the common and limited common elements of the property to ascertain their remaining useful life and replacement cost. Our evaluation assumed that all components met building code requirements in force at the time of construction. Our visual survey was conducted with care by experienced persons, but no warranty or guarantee is expressed or implied.

End of Condition Assessment

INTENTIONALLY LEFT BLANK

1. COMMON INTEREST DEVELOPMENTS - AN OVERVIEW

Over the past 40 years, the responsibility for many services, facilities, and infrastructure around our homes has shifted from the local government to Community Associations. Thirty years ago, a typical new townhouse abutted a public street on the front and a public alley on the rear. Open space was provided by a nearby public park, and recreational facilities were purchased ala carte from privately owned country clubs, swim clubs, tennis clubs, and gymnasiums. Today, 60% of all new residential construction, i.e., townhouses, single-family homes, condominiums, and cooperatives, is in Common Interest Developments (CID). In a CID, a homeowner is bound to a Community Association that owns, maintains, and is responsible for periodic replacements of various components that may include the roads, curbs, sidewalks, playgrounds, streetlights, recreational facilities, and other community facilities and infrastructure.

The growth of Community Associations has been explosive. In 1965, there were only approximately 500 Community Associations in the United States. According to the 1990 U.S. Census, there were roughly 130,000 Community Associations. The Community Associations Institute (CAI), a national trade association, estimated in 2020 that there were more than 350,000 communities with over 75 million residents.

The shift of responsibility for billions of dollars of community facilities and infrastructure from the local government and private sector to Community Associations has generated new and unanticipated issues. Although Community Associations have succeeded in solving many short-term issues, many Associations still fail to properly plan for the significant expenses of replacing community facilities and infrastructure components. When inadequate Replacement Reserve funding results in less than timely replacements of failing components, homeowners are invariably exposed to the burden of special assessments, major increases in Association fees, and often a decline in property values.

2. REPLACEMENT RESERVE STUDY

The purpose of a Replacement Reserve Study is to provide the Association with an inventory of the common community facilities and infrastructure components that require periodic major repair or replacement, a general view of the physical condition of these components, and an effective financial plan to fund projected periodic replacements or major repairs. The Replacement Reserve Study consists of the following:

Replacement Reserve Study Introduction. The introduction provides a description of the property, an Executive Summary of the Funding Recommendations, Level of Reserve Study service, and a statement of the Purpose of the Replacement Reserve Study. It also lists documents and site evaluations upon which the Replacement Reserve Study is based and provides the Credentials of the Reserve Analyst.

Section A Replacement Reserve Analysis. Many components that are owned by the Association have a limited life and require periodic replacement. Therefore, it is essential that the Association have a financial plan that provides funding for the timely replacement of these components in order to protect the safety, appearance, and ultimately, the property value of the homes in the community. In conformance with National Reserve Study Standards, a Replacement Reserve Analysis evaluates the current funding of Replacement Reserves as reported by the Association and recommends annual funding of Replacement Reserves using the Threshold Cash Flow Method. See the definition below.

Section B Replacement Reserve Inventory. The Replacement Reserve Inventory lists the commonly owned components within the community that require periodic replacement using funding from Replacement Reserves. Replacement Reserve Inventory includes estimates of the Normal Economic Life (NEL) and the Remaining Economic Life (REL) for those components whose replacement is scheduled for funding from Replacement Reserves.

The Replacement Reserve Inventory also provides information about those components that are excluded from the Replacement Reserve Inventory and whose replacement is not scheduled for funding from Replacement Reserves.

Section C Projected Annual Replacements. The Calendar of Projected Annual Replacements provides a year-by-year listing of the Projected Replacements based on the data in the Replacement Reserve Inventory.

Section D Condition Assessment. The observed condition of the major items listed in the Replacement Reserve Inventory is discussed in more detail. The Condition Assessment includes a narrative and photographs that document conditions at the property observed at the time of our visual evaluation.

The Appendix is provided as an attachment to the Replacement Reserve Study. Additional attachments may include supplemental photographs to document conditions at the property and additional information specific to the property cited in the Conditions Assessment (i.e., Consumer Product Safety Commission, Handbook for Public Playground Safety, information on segmental retaining walls, manufacturer recommendations for asphalt shingles or siding, etc.).

3. METHODS OF ANALYSIS

The Replacement Reserve industry generally recognizes two different methods of accounting for Replacement Reserve Analysis, the Cash Flow Method. Due to the difference in accounting methodologies, these methods lead to different calculated values for the Recommended Annual Funding to the Reserves. A brief description is included below:

Cash Flow Threshold Method. This Reserve Study uses the Threshold Cash Flow Method, sometimes referred to as the "Pooling Method." It calculates the minimum constant annual funding to reserves (Minimum Annual Deposit) required to meet projected expenditures without allowing total reserves on hand to fall below the predetermined Minimum Balance, or Threshold, in any year.

4. REPLACEMENT RESERVE STUDY DATA

Identification of Reserve Components. The Reserve Analyst has only two methods of identifying Reserve Components; (1) information provided by the Association and (2) observations made at the site. The Reserve Analyst must be provided with all available information detailing the components owned by the Association. It is our policy to request such information prior to bidding on a project and to meet with the parties responsible for maintaining the community after acceptance of our proposal. Upon submission of the Initial Study, the Study should be reviewed by the Board of Directors and the individuals responsible for maintaining the community. We depend upon the Association for correct information, documentation, and drawings. We also look to the Association representative to help us fashion the Reserve Study so that it reflects what the community hopes to accomplish in the coming years.

Unit Costs. Unit costs are developed using nationally published standards and estimating guides and are adjusted by state or region. In some instances, recent data received in the course of our work is used to modify these figures. Contractor proposals or actual cost experience may be available as part of the Association records. This is useful information, which should be incorporated into your report. Please bring any such available data to our attention, preferably before the report is commenced.

Replacement vs. Repair and Maintenance. A Replacement Reserve Study addresses the required funding for Capital Replacement Expenditures. This should not be confused with operational costs or the cost of regular repairs or maintenance.

5. DEFINITIONS

Adjusted Cash Flow Analysis. Cash flow analysis adjusted to take into account annual cost increases due to inflation and interest earned on invested reserves. In this method, the annual contribution is assumed to grow annually at the inflation rate.

Cash Flow Analysis. See the Cash Flow Threshold Method, above.

Contingency. An allowance for unexpected requirements. The "Threshold" used in the Cash Flow Method is a predetermined minimum balance that serves the same purpose as a "contingency." However, IRS Guidelines do not allow for a "contingency" line item in the inventory. Therefore, it is built into the mathematical model as a "Threshold."

Cyclic Replacement Item. A component item that typically begins to fail after an initial period (Estimated Initial Replacement), but which will be replaced in increments over a number of years (the Estimated Replacement Cycle). The Reserve Analysis program divides the number of years in the Estimated Replacement Cycle into five equal increments. It then allocates the Estimated Replacement Cost equally over those five increments. (As distinguished from Normal Replacement Items, see below)

Estimated Normal Economic Life (NEL). Used in the Normal Replacement Schedules. This represents the industry average number of years that a new item should be expected to last until it has to be replaced. This figure is sometimes modified by climate, region, or original construction conditions.

Estimated Remaining Economic Life (REL). Used in the Normal Replacement Schedules. Number of years until the item is expected to need replacement. Normally, this number would be considered to be the difference between the Estimated Economic Life and the age of the item. However, this number must be modified to reflect maintenance practice, climate, original construction, quality, or other conditions. For the purpose of this report, this number is determined by the Reserve Analyst based on the present condition of the item relative to the actual age.

Minimum Annual Deposit. Shown on the Summary Sheet A1. The calculated requirement for annual contribution to reserves is calculated by the Cash Flow Method (see above).

Minimum Balance. Otherwise referred to as the Threshold, this amount is used in the Cash Flow Threshold Method only. Normally derived using the average annual expenditure over the study period, this is the minimum amount held in reserves in the Peak Year.

National Reserve Study Standards. A set of Standards developed by the Community Associations Institute in 1995 (and updated in 2017) which establishes the accepted methods of Reserve Calculation and stipulates what data must be included in the Reserve Study for each component listed in the inventory. These Standards can be found at CALonline.org.

Normal Replacement Item. A component of the property that, after an expected economic life, is replaced in its entirety. (As distinguished from Cyclic Replacement Items, see above.)

Number of Years of the Study. The number of years into the future for which expenditures are projected and reserve levels calculated. This number should be large enough to include the projected replacement of every item on the schedule, at least once. The Reserve Study must cover a minimum of 20 years to comply with the National Reserve Study Standards. However, your study covers a 40-year period.

Peak Year. In the Cash Flow Threshold Method, a year in which the reserves on hand are projected to fall to the established threshold level. See Minimum Balance, above.

Reserves Currently on Deposit. Shown on the Summary Sheet A1, this is the amount of accumulated reserves as reported by the Association in the current year.

Replacement Reserve Study. An analysis of all of the components of the common property of a Community Association for which replacement should be anticipated within the economic life of the property as a whole. The analysis involves estimation for each component of its Estimated Replacement Cost, Normal Economic Life, and Remaining Economic Life. The objective of the study is to calculate a Recommended Annual Funding for the Association's Replacement Reserve Fund.

Total Replacement Cost. Shown on the Summary Sheet A1, this is total of the Estimated Replacement Costs for all items on the schedule if they were to be replaced once.

Unit Replacement Cost. Estimated replacement cost for a single unit of a given item on the schedule.

Unit (of Measure). Non-standard abbreviations are defined on the page of the Replacement Reserve Inventory where the item appears. The following standard abbreviations are used in this report:

ea each	ls lump sum	sy square yard
ft or lf linear foot	pr pair	cy cubic yard
sf square foot		

What is a Reserve Study?
Who are we?



<https://youtu.be/m4BcOE6q3Aw>

What kind of property uses a Reserve Study?
Who are our clients?



<https://youtu.be/40SodajTW1g>

Who conducts a Reserve Study?
Reserve Specialist (RS) what does this mean?



<https://youtu.be/pYSMZ013VjQ>

When should a Reserve Study be updated?
What are the different types of Reserve Studies?



<https://youtu.be/Qx8WHB9Cgnc>

What's in a Reserve Study and what's out?
Improvement/Component, what's the difference?



<https://youtu.be/ZfBoAEhtf3E>

What is my role as a Community Manager?
Will the report help me explain Reserves?



<https://youtu.be/1J2h7FIU3qw>

What is my role as a community Board Member?
Will a Reserve Study meet my needs?



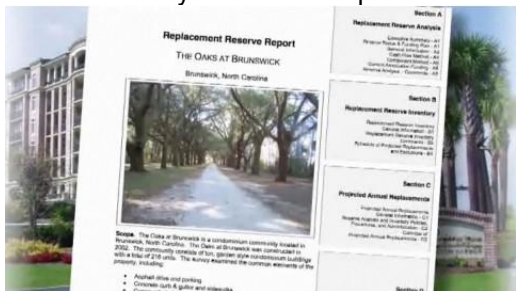
<https://youtu.be/aARD1B1Oa3o>

Community dues, how can a Reserve Study help?
Will a study keep my property competitive?



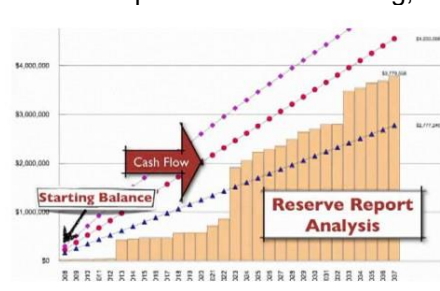
<https://youtu.be/diZfM1lyJYU>

How do I read the report?
Will I have a say in what the report contains?



<https://youtu.be/qCeVJhFf9ag>

Where do the numbers come from?
Cumulative expenditures and funding, what?



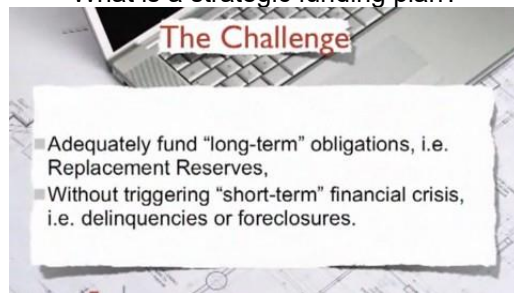
<https://youtu.be/SePdwVDvHWI>

How are interest and inflation addressed?
Inflation, what should we consider?



<https://youtu.be/W8CDLwRlv68>

A community needs more help, where do we go?
What is a strategic funding plan?



<https://youtu.be/hIxV9X1tlcA>