Browning
RESERVE GROUP

Reserve Study Transmittal Letter

Date: October 29, 2018
To: John Bowman, Lake of the Pines
From: Browning Reserve Group (BRG)

Re: Lake of the Pines; Update w/ Site Visit Review

Attached, please find the reserve study for Lake of the Pines. To assist in your understanding of the study, and to highlight key information you may need quickly, we have listed below some of the important information contained in the study. At BRG our goal is to bring clarity from complexity, so should you have any questions, please do not hesitate to contact us anytime.

1. Where do I find the recommended reserve contribution for next year's budget?

   This is found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* **$1,295,921** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **$53.70 /Lot/month @ 2011.** For any other funding related issues, if any, see *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."*

2. Where do I find the status of the reserve fund, based on the Percent Funded calculation?

   This is found for the 30-year term of the study in *Section IV, "30 Year Reserve Funding Plan, Including Fully Funded Balance and % Funded."* For the year for which the study was prepared, 2019, the Association is **36.0%** funded.

   Based on the 30 year cash flow projection, the Association's reserves appear adequately funded as the reserve fund ending balances remain positive throughout the replacement of all major components during the next 30 years.

   California statute imposes no reserve funding level requirements nor does it address funding level adequacy, and although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that the Association's reserves are inadequately funded.

3. Where do I find the assumptions for interest and inflation factors?

   While this information is in various places in the study, it can always be found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* For this study the assumption is **2.50%** for the interest rate and **2.50%** for the inflation factor. Please be advised these rates estimate the values that will stand the test of time over the 30-year term of the study, not simply only next year.

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4. What pages from the reserve study get mailed to the members (homeowners)?

   Please see the last section of the reserve study, "Member Distribution Materials." These are the last six pages (or more) of the study which can be removed, and copied, for distribution to the membership with the budget packet. This packet includes all state mandated disclosures related to the reserves and the reserve study. **This section of the study is a stand-alone packet with its own cover and table of contents.**

5. What are the next steps?

   This study meets the CA Civil Code Requirements for a site visit study every three years. The next site visit study will be due in three years. For the intervening two years, BRG proposes doing an Update Without Site Visit Study during the next two years at a nominal cost which will include the preparation of a reserve study and required disclosures including the "California Assessment and Reserve Funding Disclosure Summary," which under law, must be presented to the association members each year.

Please read the two helpful sections entitled "Glossary" and "Notes to the Auditor." The glossary explains common reserve study terms as well as BRG specific terminology. The Notes to the Auditor while intended to assist the auditor, has useful information for the casual reader on how year zero, (2018) the current fiscal year is dealt with in the study.

Thank you for the opportunity to work with the Lake of the Pines on this study.

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Clarity from Complexity

RESERVE STUDY

Update w/ Site Visit Review

Lake of the Pines

Final
Published - October 29, 2018
Prepared for the 2019 Fiscal Year

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Lake of the Pines

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Member Distribution Materials

The following Reserve Study sections, located at the end of the report, should be provided to each member.

Section	Report		
California:	Member Summary		468
	Assessment and Reserve Funding Disclosure Summary	*[Civil Code §5570]*	470
Section III:	30 Year Reserve Funding Plan	*Cash Flow Method {c}*	472

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Reserve Study Summary

A Reserve Study was conducted of Lake of the Pines (the "**Association**"). An **Update With Site-Visit Review** is a reserve study update in which the following tasks are performed:

- development of a reserve component inventory (verification only, not quantification);
- condition assessment based upon on-site visual observation;
- life and valuation estimates;
- fund status;
- and a funding plan.

Lake of the Pines is a Planned Development with a total of 2,011 Lots.

Physical Inspection

Browning Reserve Group ("**BRG**") conducted a physical inspection of the Association. The inspection encompassed those major components that the Association is required to maintain. For this study components are determined to be major components if:

1. As of the date of the study, they have a remaining useful life of less than 30 years, and a value greater than $1,000.
2. Such additional components, if any, determined by the Board of Directors.

During the inspection, BRG utilized the services of our own construction cost estimator. In addition, independent contractors were retained to render opinions on selected components as indicated in *Section VI, Included Component Listing*.

Supplemental information to the physical inspection may have been obtained from the following sources:

1. Project plans where available.
2. Maintenance records of the reserve components where available.
3. Association board members, management and staff.

Summary of Reserves

For the first year of the Reserve Study, the reserve contribution is based upon the existing budget unless otherwise noted in *"Section III, Reserve Funding Plan."* In addition BRG relied on the Association to provide an accurate Beginning Reserve Balance.

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The status of the Association's reserves, as reflected in the following Reserve Study, is as follows:

1. **The Expenditure Forecast of the following Reserve Study identifies the major components which the Association is obligated to repair, replace, restore or maintain, as determined in accordance with the criteria specified above, and specifies for each such component:**
   a. **Its current estimated replacement cost;**
   b. **Its estimated useful life; and**
   c. **Its estimated remaining useful life.**
2. **It is estimated that the total cash reserves necessary to repair, replace, restore or maintain such major components (in the aggregate) during and at the end of their first remaining useful life is $8,638,831.**
   - **[For purposes of this calculation, "necessary" is defined as the Fully Funded Balance (FFB) (Component Current Cost X Effective Age / Useful Life, including a provision for interest and inflation in future years.)]**
3. **The current amount of accumulated cash reserves actually set aside to repair, replace, restore, or maintain such major components as of the fiscal year ending December 31, 2019 is estimated to be $3,107,578, constituting 36.0% of the total expenditures anticipated for all such major components through their first end of useful life replacement.**
4. **Based upon the schedule of annual reserve contributions necessary to defray the cost of repairing, replacing, restoring or maintaining such major components in the years such expenditures are estimated to be required, it is estimated that annual reserve contributions in the initial amount of $1,295,921 *[$53.70 per Lot per month (average)]* for the fiscal year ending December 31, 2019 (the first full fiscal year following first distribution of this report) will be necessary in order to meet all such reserve expenditures when they are projected to come due.**

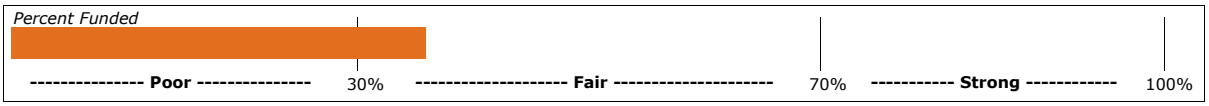
Funding Assessment

Based on the 30 year cash flow projection, the Association's reserves appear adequately funded as the reserve fund ending balances remain positive throughout the replacement of all major components during the next 30 years.

California statute imposes no reserve funding level requirements nor does it address funding level adequacy, and although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that the Association's reserves are inadequately funded.

Percent Funded Status

Based on paragraphs 1 - 3 above, the Association is 36.0% funded. The following scale can be used as a measure to determine the Association's financial picture whereas the lower the percentage, the higher the likelihood of the Association requiring a special assessment, or other large increases to the reserve contribution in the future.



Methodology

The above recommended reserve contribution for the next fiscal year (and future fiscal years as outlined in *Section III, Reserve Fund Balance Forecast)* was developed using the Cash Flow method. This is a method of developing a reserve funding plan where the contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Funding Goals

The funding goal employed for Lake of the Pines is

Threshold Funding: Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than "Fully Funding."

Limitations

The intention of the Reserve Study is to forecast the Association's ability to repair or replace major components as they wear out in future years. The Reserve Study is not an engineering report, and no destructive testing was performed. The costs outlined in the study are for budgetary and planning purposes only, and actual bid costs would depend upon the defined scope of work at the time repairs are made. Also, any latent defects are excluded from this report.

Statutory Disclosures

Compliance

The Reserve Study was conducted pursuant to *Sections 5300 and 5550* of the California Civil Code.

Open Meeting

California *Civil Code Section 5560* says (in part):

The (Reserve Funding) plan shall be adopted by the board of directors at an open meeting before the membership of the association as described in *Article 2 (commencing with Section 4900) of Chapter 6*. If the board of directors determines that an assessment increase is necessary to fund the reserve funding plan, any increase shall be approved in a separate action of the board that is consistent with the procedure described in *Section 5605*.

Supplemental Disclosures

General:

BRG has no other involvement(s) with the Association which could result in actual or perceived conflicts of interest.

Personnel Credentials:

BRG is a licensed general building contractor in California, #768851, and the owner, Robert W Browning, holds the Reserve Specialist designation, #46 from the Community Associations Institute.

Completeness:

BRG has found no material issues which, if not disclosed, would cause a distortion of the Association's situation.

Reliance on Client Data:

Information provided by the official representative of the Association regarding financial, physical, quantity, or historical issues will be deemed reliable by BRG.

Scope:

This Reserve Study is a reflection of information provided to BRG and assembled for the Association's use, not for the purpose of performing an audit, quality/forensic analysis, health and safety inspection, or background checks of historical records.

Reserve Balance:

The actual beginning reserve fund balance in this Reserve Study is based upon information provided and was not audited.

Reserve Projects:

Information provided about reserve projects will be considered reliable. Any on-site inspection should not be considered a project audit, quality inspection, or health and safety review.

Component Quantities:

The Association warrants the previously developed component quantities are accurate and reliable.

Browning Reserve Group

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost	Life Useful / Remaining		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
00100 - Admin, Finance & EC																		
08000 - Rehab																		
142 - General Staff Lounge	4,500	15	8									5,483						
Total 08000 - Rehab	4,500											5,483						
24000 - Furnishings																		
640 - Modular Office Desk 16 Admin Workstations + Service Counter	38,400	20	10											49,155				
900 - Storage 11 Administration Filing Cabinets	17,853	20	10											22,853				
Total 24000 - Furnishings	56,253													72,008				
24600 - Safety / Access																		
540 - ID Card Printer 2 Administration Fargo 4800 & 1250 (50%)	3,560	5	3				3,834					4,338					4,907	
Total 24600 - Safety / Access	3,560						3,834					4,338					4,907	
31000 - Reserve Study																		
100 - 3 Year Update with Site Visit Reserve Study	13,000	3	0	13,000			14,000			15,076			16,235			17,484		
Total 31000 - Reserve Study	13,000			13,000			14,000			15,076			16,235			17,484		
Total [Admin, Finance & EC] Expenditures Inflated @ 2.50%				13,000			17,833			15,076		9,820	16,235	72,008		17,484	4,907	
00120 - Clubhouse																		
02000 - Concrete																		
900 - Miscellaneous 1,900 Sq. Ft. Front Entry Concrete	24,738	30	25															
Total 02000 - Concrete	24,738																	
03000 - Painting: Exterior																		
110 - Stucco 2,713 Sq. Ft. Clubhouse	8,682	15	10											11,113				
144 - Surface Restoration 6,493 Sq. Ft. Clubhouse Wood & Metal Surfaces	20,778	5	1		21,297					24,096					27,262			
406 - Railings 611 Lin. Ft. Clubhouse Railings	5,267	5	1		5,398					6,108					6,911			
Total 03000 - Painting: Exterior	34,726				26,696					30,204				11,113	34,173			
03500 - Painting: Interior																		
300 - Clubhouse 28,266 Sq. Ft. Clubhouse Interior Painting	16,677	7	2			17,521							20,827					

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
900 - Miscellaneous 4,464 Sq. Ft. Kitchen Interior Painting	2,634	7 2			2,767							3,289					
Total 03500 - Painting: Interior	19,311				20,288							24,116					
04000 - Structural Repairs																	
700 - Doors 59 Clubhouse Doors	52,801	25 20															
702 - Doors Clubhouse Automatic Door	3,677	20 17															
704 - Windows Clubhouse Windows	51,754	25 20															
708 - Awnings 9 Motorized Exterior Shades	32,307	5 2			33,942					38,403					43,449		
Total 04000 - Structural Repairs	140,539				33,942					38,403					43,449		
04500 - Decking/Balconies																	
100 - Wood 2,143 Sq. Ft. Wood Deck	69,690	20 15															
520 - Railing: Wood 201 Lin. Ft. Clubhouse Deck Perimeter	6,494	20 15															
Total 04500 - Decking/Balconies	76,185																
05000 - Roofing																	
290 - Low Slope: Single-Ply 64 Squares- Flat Roof Over Decks	32,842	15 10											42,041				
444 - Pitched: Dimensional Composition 134 Squares- Clubhouse Main Roof	95,968	15 10											122,847				
720 - Gutters / Downspouts 1,060 Lin. Ft. Clubhouse Rain Gutters/ Downspouts	7,992	18 13														11,018	
Total 05000 - Roofing	136,803												164,888			11,018	
08000 - Rehab																	
200 - Restrooms 3 Clubhouse Restrooms	36,373	20 15															
960 - Kitchen Clubhouse Kitchen	32,307	20 15															
Total 08000 - Rehab	68,679																
20000 - Lighting																	
900 - Exterior: Misc. Fixtures 42 Clubhouse Exterior Lighting	39,987	15 10											51,187				
Total 20000 - Lighting	39,987												51,187				
23000 - Mechanical Equipment																	
200 - HVAC 11 Clubhouse HVAC Items	91,398	15 10											116,997				
600 - Water Heater Clubhouse Electrical Room	9,400	15 13														12,958	
Total 23000 - Mechanical Equipment	100,798												116,997			12,958	
24000 - Furnishings																	
950 - Window Coverings 65 Window Shades	22,225	8 3				23,934								29,161			
Total 24000 - Furnishings	22,225					23,934								29,161			

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
24500 - Audio / Visual																	
216 - Entertainment System Sound System Receiver	5,384	10 5						6,092									
220 - Entertainment System Sound System Speakers Etc	21,538	20 15															
Total 24500 - Audio / Visual	26,922							6,092									
24600 - Safety / Access																	
140 - Fire Sprinklers Fire Sprinkler System	75,403	20 15															
Total 24600 - Safety / Access	75,403																
25000 - Flooring																	
200 - Carpeting 421 Sq. Yds. Clubhouse Carpet	19,421	8 3				20,914								25,482			
204 - Carpeting 445 Sq. Yds. Bar Lounge, Dining	24,700	5 0	24,700					27,946					31,618				
400 - Tile 392 Sq. Ft. Exterior Entry Tile	7,209	15 10											9,228				
600 - Vinyl 196 Sq. Yds. Kitchen	10,760	10 5						12,174									
900 - Hardwood Floors Clubhouse Dance Floor	21,935	10 5						24,818									
Total 25000 - Flooring	84,025		24,700			20,914		64,938					40,846	25,482			
28500 - Waste Water Treatment																	
200 - Pump Central Sewage Lift Pump Station	9,460	5 2			9,939					11,246					12,723		
201 - Pump Central Sewage Lift Pump Station (2018 Only)[nr:1]	4,046	1 0	4,046														
Total 28500 - Waste Water Treatment	13,506		4,046		9,939					11,246					12,723		
30000 - Miscellaneous																	
940 - Electrical Clubhouse Electrical	5,500	20 20															
941 - Electrical Clubhouse Electrical Panel (2018 Only)[nr:1]	3,575	1 0	3,575														
Total 30000 - Miscellaneous	9,075		3,575														
Total [Clubhouse] Expenditures Inflated @ 2.50%			32,321	26,696	64,170	44,848		71,030	30,204	49,648		24,116	385,031	88,815	56,172	23,976	
00140 - ECC Building																	
03000 - Painting: Exterior																	
120 - Surface Restoration 1,600 Sq. Ft. ECC Building	5,120	8 1		5,248								6,394					
Total 03000 - Painting: Exterior	5,120			5,248								6,394					
03500 - Painting: Interior																	
100 - Building 5,048 Sq. Ft. ECC Building Interior Painting	2,625	8 6							3,044								3,709
Total 03500 - Painting: Interior	2,625								3,044								3,709
05000 - Roofing																	

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
294 - Low Slope: Single-Ply 16 Squares- Main Roof	9,487	15 1		9,725													
690 - Mansards 9 Squares- Mansards	3,246	25 7								3,858							
Total 05000 - Roofing	12,733			9,725						3,858							
08000 - Rehab																	
204 - Restrooms ADA Restroom	32,307	11 8									39,363						
Total 08000 - Rehab	32,307										39,363						
23000 - Mechanical Equipment																	
204 - HVAC ECC Building	8,739	15 9										10,914					
Total 23000 - Mechanical Equipment	8,739											10,914					
25000 - Flooring																	
210 - Carpeting 147 Squares- ECC Building	10,112	12 1		10,365												13,940	
Total 25000 - Flooring	10,112			10,365												13,940	
Total [ECC Building] Expenditures Inflated @ 2.50%				25,337					3,044	3,858	39,363	17,308				13,940	3,709
00160 - Front Gate House																	
03000 - Painting: Exterior																	
124 - Surface Restoration 1,200 Sq. Ft. Exterior Paint	3,840	7 5						4,345							5,164		
Total 03000 - Painting: Exterior	3,840							4,345							5,164		
03500 - Painting: Interior																	
104 - Building 1,794 Sq. Ft. Interior Paint	1,077	7 4					1,189							1,413			
Total 03500 - Painting: Interior	1,077						1,189							1,413			
04000 - Structural Repairs																	
712 - Building Maintenance Storage Shed	2,362	15 1		2,421													
Total 04000 - Structural Repairs	2,362			2,421													
05000 - Roofing																	
670 - Pitched: Tile 9 Squares- Roof	6,117	30 6							7,094								
Total 05000 - Roofing	6,117								7,094								
08000 - Rehab																	
350 - Cabinets Workstations/ Cabinetry	15,941	15 11												20,916			
Total 08000 - Rehab	15,941													20,916			
23000 - Mechanical Equipment																	
208 - HVAC HVAC- Central Unit	6,959	15 1		7,133													
Total 23000 - Mechanical Equipment	6,959			7,133													
25000 - Flooring																	

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
904 - Miscellaneous 42 Sq. Yds. Carpet & Vinyl	2,276	4 1		2,332				2,575				2,842				3,137	
Total 25000 - Flooring	2,276			2,332				2,575				2,842				3,137	
Total [Front Gate House] Expenditures Inflated @ 2.50%				11,887			1,189	6,919	7,094			2,842		22,329	5,164	3,137	
00180 - Pump Houses																	
04000 - Structural Repairs																	
716 - Miscellaneous Spillway Pump Station Vault	49,936	30 2			52,465												
720 - Building Maintenance Marina Pump House	24,768	25 5						28,023									
724 - Building Maintenance Park 4 Pump House	16,153	25 9										20,173					
Total 04000 - Structural Repairs	90,858				52,465			28,023				20,173					
Total [Pump Houses] Expenditures Inflated @ 2.50%					52,465			28,023				20,173					
00220 - Maintenance Yard																	
04000 - Structural Repairs																	
780 - Carports: Metal 3,200 Sq. Ft. [3] Equipment Canopies	43,712	30 17															
784 - Building Maintenance Chemical Storage Shed	7,491	30 7								8,904							
Total 04000 - Structural Repairs	51,203									8,904							
19000 - Fencing																	
110 - Miscellaneous 737 Lin. Ft. Maintenance Yard Fencing	18,727	40 14															26,461
Total 19000 - Fencing	18,727																26,461
23000 - Mechanical Equipment																	
330 - Fuel Tank Fuel Tank- Gas	22,471	20 11												29,485			
334 - Fuel Tank Fuel Tank- Diesel	12,484	20 11												16,381			
Total 23000 - Mechanical Equipment	34,956													45,865			
Total [Maintenance Yard] Expenditures Inflated @ 2.50%										8,904				45,865			26,461
00240 - Public Works Building																	
03000 - Painting: Exterior																	
128 - Surface Restoration 7,875 Sq. Ft. Buildings 1 & 2	11,813	10 8									14,392						
Total 03000 - Painting: Exterior	11,813										14,392						
03500 - Painting: Interior																	
108 - Building 15,718 Sq. Ft. Buildings 1 & 2	9,274	10 4					10,236										13,103
Total 03500 - Painting: Interior	9,274						10,236										13,103
05000 - Roofing																	
448 - Pitched: Dimensional Composition 32 Squares- Building 1 Main Roof	14,981	25 7								17,807							
452 - Pitched: Dimensional Composition 65 Squares- Building 2 Main Roof	29,962	25 13														41,303	

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Total 05000 - Roofing	44,943									17,807						41,303	
23000 - Mechanical Equipment																	
212 - HVAC Building 1 HVAC	6,242	15 6							7,238								
216 - HVAC 2 Building 2 HVAC	7,491	15 6							8,687								
Total 23000 - Mechanical Equipment	13,733								15,926								
24600 - Safety / Access																	
144 - Fire Sprinklers Building Sprinkler System	24,095	30 18															
Total 24600 - Safety / Access	24,095																
30000 - Miscellaneous																	
910 - Garage Door 6 Overhead Doors	14,045	15 3				15,125											
Total 30000 - Miscellaneous	14,045					15,125											
Total [Public Works Building] Expenditures Inflated @ 2.50%						15,125	10,236		15,926	17,807	14,392					41,303	13,103
00260 - Hole 9 Snack Shack/Restroom Bldg																	
03000 - Painting: Exterior																	
132 - Surface Restoration Exterior Painting	2,250	7 1		2,306							2,741						
Total 03000 - Painting: Exterior	2,250			2,306							2,741						
04000 - Structural Repairs																	
916 - Doors 2 Shutter Doors	4,696	10 7								5,582							
Total 04000 - Structural Repairs	4,696									5,582							
05000 - Roofing																	
948 - Pitched: Dimensional Composition 6 Squares- Roof	3,674	25 1		3,766													
Total 05000 - Roofing	3,674			3,766													
Total [Hole 9 Snack Shack/Restroom Bldg] Expenditures Inflated @ 2.50%				6,072						5,582	2,741						
00280 - Sports Lounge																	
02000 - Concrete																	
110 - Patio 2,145 Sq. Ft. Rehab Concrete Patios	24,968	25 18															
Total 02000 - Concrete	24,968																
03000 - Painting: Exterior																	
300 - Surface Restoration 4,600 Sq. Ft. Building Exterior	14,720	7 1		15,088							17,935						
Total 03000 - Painting: Exterior	14,720			15,088							17,935						
03500 - Painting: Interior																	
112 - Building 9,200 Sq. Ft. Building Interior	18,630	7 1		19,096							22,699						
Total 03500 - Painting: Interior	18,630			19,096							22,699						

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
04000 - Structural Repairs																	
360 - Garbage Enclosure East Parking Lot	1,938	5 1		1,987					2,248					2,543			
362 - Miscellaneous East Parking Lot Vinyl Shed	1,615	12 6							1,873								
364 - Siding Sports Lounge, Stucco Maintenance	25,197	15 12													33,887		
792 - Ceilings Acoustical Panels	3,931	20 15															
Total 04000 - Structural Repairs	32,682			1,987					4,121					2,543	33,887		
05000 - Roofing																	
298 - Low Slope: Single-Ply 56 Squares- Low Slope Single-Ply	27,138	20 13														37,409	
436 - Pitched: Dimensional Composition 86 Squares- Pitched Composition	38,897	25 18															
700 - Gutters / Downspouts 530 Lin. Ft. Building	3,996	30 22															
Total 05000 - Roofing	70,031															37,409	
08000 - Rehab																	
120 - General Pro Shop	16,153	20 12													21,724		
130 - Cabinets Hallway, Library, Conference- Cabinetry	16,153	20 12													21,724		
134 - General Kitchen	32,307	20 12													43,449		
208 - Restrooms 3 Restrooms	31,208	20 13														43,021	
Total 08000 - Rehab	95,822														86,898	43,021	
19000 - Fencing																	
220 - Wrought Iron: 4' 66 Lin. Ft. East Patio	2,985	30 22															
Total 19000 - Fencing	2,985																
23000 - Mechanical Equipment																	
220 - HVAC 9 Rooftop HVAC Units	62,271	15 8									75,871						
604 - Water Heater Storage Room Noritz	1,238	12 4					1,367										
608 - Water Heater East Fire Riser Room AO Smith	7,000	15 7								8,321							
710 - Furnace 3 Patio AEI Infrared Heaters	5,654	12 4					6,241										
Total 23000 - Mechanical Equipment	76,163						7,608			8,321	75,871						
24000 - Furnishings																	
954 - Window Coverings 4 Automatic Screens	14,980	8 2			15,738								19,176				
958 - Window Coverings Patio Zippered Screens	4,308	7 1		4,415							5,248						
Total 24000 - Furnishings	19,288			4,415	15,738						5,248		19,176				
24500 - Audio / Visual																	

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
228 - Entertainment System Sound System, Speakers, Etc	10,335	20 10											13,230				
Total 24500 - Audio / Visual	10,335												13,230				
24600 - Safety / Access																	
200 - Fire Alarm Control Panel Fire Alarm Panel	3,742	20 13														5,159	
Total 24600 - Safety / Access	3,742															5,159	
25000 - Flooring																	
220 - Carpeting 375 Sq. Yds. Dining, Bar, Pro, Conference	24,715	9 2			25,966									32,428			
404 - Tile 2,125 Sq. Ft. Hall, Restrooms, Bar, Dining	17,790	20 13														24,524	
604 - Coatings 1,300 Sq. Ft. Kitchen/Bar Epoxy	18,711	12 7								22,241							
916 - Miscellaneous 324 Sq. Ft. Portable Dance Floor	2,423	8 4					2,675								3,259		
Total 25000 - Flooring	63,639				25,966		2,675			22,241				32,428	3,259	24,524	
Total [Sports Lounge] Expenditures Inflated @ 2.50%				40,586	41,704		10,282		4,121	30,562	121,754		32,405	34,971	124,044	110,113	
00300 - Pool Building																	
03000 - Painting: Exterior																	
136 - Surface Restoration 2,460 Sq. Ft. Pool Building & Wall	3,690	9 7								4,386							
Total 03000 - Painting: Exterior	3,690									4,386							
03500 - Painting: Interior																	
116 - Building 2,597 Sq. Ft. Pool Building	2,805	9 6							3,253								
Total 03500 - Painting: Interior	2,805								3,253								
05000 - Roofing																	
200 - Low Slope: BUR 8 Squares- Pool Building Roof	8,957	15 3				9,646											
440 - Pitched: Dimensional Composition 4 Squares- Pool Building Roof	5,972	25 13														8,232	
710 - Gutters / Downspouts 170 Lin. Ft. Pool Building	3,806	25 13														5,247	
Total 05000 - Roofing	18,735					9,646										13,479	
08000 - Rehab																	
212 - Restrooms 2 ADA Restroom Refurbish	18,726	15 3				20,166											
Total 08000 - Rehab	18,726					20,166											
23000 - Mechanical Equipment																	
224 - HVAC Pool Building HVAC	4,118	15 3				4,435											
Total 23000 - Mechanical Equipment	4,118					4,435											
Total [Pool Building] Expenditures Inflated @ 2.50%						34,247			3,253	4,386						13,479	

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
00320 - Yacht Lounge																	
03000 - Painting: Exterior																	
140 - Surface Restoration 2,150 Sq. Ft. Yacht Lounge	6,880	7 2			7,228							8,592					
Total 03000 - Painting: Exterior	6,880				7,228							8,592					
03500 - Painting: Interior																	
120 - Building Yacht Lounge	1,873	10 2			1,968										2,519		
Total 03500 - Painting: Interior	1,873				1,968										2,519		
04000 - Structural Repairs																	
696 - Doors 9 Yacht Lounge Doors	8,054	25 2			8,462												
Total 04000 - Structural Repairs	8,054				8,462												
04500 - Decking/Balconies																	
190 - Composite 700 Sq. Ft. Yacht Lounge Deck	32,095	15 2			33,720												
516 - Railing: Wood 80 Lin. Ft. Yacht Lounge Deck Perimeter	2,585	20 2			2,716												
Total 04500 - Decking/Balconies	34,680				36,435												
05000 - Roofing																	
302 - Low Slope: Single-Ply 13 Squares- Yacht Lounge Low Slope Roof	7,616	15 2			8,001												
694 - Mansards 7 Squares- Yacht Lounge Mansards	4,334	20 2			4,554												
Total 05000 - Roofing	11,950				12,555												
08000 - Rehab																	
216 - Restrooms 2 Yacht Lounge Interior Restrooms	3,745	15 2			3,935												
220 - Restrooms 2 Yacht Lounge Beach Restrooms Refurbish	22,615	15 12													30,414		
Total 08000 - Rehab	26,360				3,935										30,414		
23000 - Mechanical Equipment																	
228 - HVAC Yacht Lounge Rooftop Bryant Heat Pump	6,959	15 2			7,311												
616 - Water Heater Yacht Lounge Store Rm Bradford White	3,496	15 2			3,673												
Total 23000 - Mechanical Equipment	10,454				10,984												
24000 - Furnishings																	
260 - Chairs 179 Yacht Lounge Stacking Chairs	5,094	8 5						5,764								7,023	
Total 24000 - Furnishings	5,094							5,764								7,023	
25000 - Flooring																	
920 - Vinyl 904 Sq. Ft. Yacht Lounge Flooring	7,023	10 2			7,379										9,446		
Total 25000 - Flooring	7,023				7,379										9,446		

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Reserve Component	Current Replacement Cost	Life Useful / Remaining		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Total [Yacht Lounge] Expenditures Inflated @ 2.50%						88,946			5,764				8,592			42,379	7,023	
00340 - Computers																		
22000 - Office Equipment																		
224 - Miscellaneous 2 Guard Shack Underground Fiber	6,461	5	4					7,132					8,069					9,130
226 - Miscellaneous Wi-Fi Dishes	4,308	4	1		4,415				4,874				5,380				5,938	
240 - Computers, Misc. Software[nr:1]	16,400	5	1		16,810													
243 - Computers, Misc. 2018 Only[nr:1]	35,768	1	0	35,768														
244 - Computers, Misc. 48 Computers & Monitors (33%)	16,832	3	2			17,684			19,044			20,508			22,085			23,783
248 - Computers, Misc. 48 Computers & Monitors (33%)	16,832	3	3				18,126			19,520			21,021			22,637		
252 - Computers, Misc. 48 Computers & Monitors (33%)	16,832	3	4					18,579			20,008			21,546			23,203	
264 - Tablet Computer 16 ASUS Tablets	8,615	4	2			9,051				9,991				11,028				12,173
268 - Tablet Computer 9 Older Tablets	3,392	4	1		3,477				3,838				4,236				4,676	
276 - Computers, Misc. 12 NUC's	3,300	4	4					3,643				4,021				4,438		
277 - Computers, Misc. 8 NUC's (2018 Only)[nr:1]	2,200	1	0	2,200														
360 - Telephone Equipment Phone System	6,000	5	5						6,788					7,681				
361 - Telephone Equipment CISCO System Decommission (2018 Only)[nr:1]	17,045	1	0	17,045														
910 - Computers, Misc. Servers	50,000	4	2			52,531				57,985				64,004				70,649
918 - Computers, Misc. Servers, Battery Backups & Network Cards	6,642	3	1		6,808			7,331			7,895			8,502			9,156	
924 - Computers, Misc. 8 Switches, Network	7,602	4	2			7,987				8,816				9,731				10,741
Total 22000 - Office Equipment	218,229			55,013	31,510	87,253	18,126	36,685	34,544	96,311	27,903	24,529	38,706	122,492	22,085	27,075	42,973	126,475
24500 - Audio / Visual																		
900 - Projector Channel 7 Equipment- Projector	1,873	12	0	1,873												2,519		
904 - Miscellaneous Channel 7 Equipment- Playback Control	3,745	6	3				4,033						4,678					
908 - Miscellaneous Channel 7 Equipment- Digital Editor Computer	3,998	6	0	3,998						4,637						5,378		
912 - Miscellaneous Channel 7 Equipment- VCR	4,278	6	3				4,607						5,343					
916 - Miscellaneous Channel 7 Equipment- Canon HD	1,311	3	0	1,311			1,411			1,520			1,637			1,763		
920 - Miscellaneous Channel 7 Equipment- Canon HR 960	1,143	5	0	1,143					1,293					1,463				
Total 24500 - Audio / Visual	16,348			8,324			10,052		1,293	6,157			11,657	1,463		9,659		

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
24600 - Safety / Access																	
700 - Security System 100 Surveillance Cameras (25%)	5,125	1 1		5,253	5,384	5,519	5,657	5,798	5,943	6,092	6,244	6,400	6,560	6,724	6,893	7,065	7,241
Total 24600 - Safety / Access	5,125			5,253	5,384	5,519	5,657	5,798	5,943	6,092	6,244	6,400	6,560	6,724	6,893	7,065	7,241
27000 - Appliances																	
256 - Point of Sale Computer 9 Food & Beverage MICROS Stations	23,427	7 7								27,848							33,102
266 - Point of Sale Computer 6 Food & Beverage MICROS Display Units & Bumpbars	2,100	7 7								2,496							2,967
Total 27000 - Appliances	25,527									30,344							36,069
Total [Computers] Expenditures Inflated @ 2.50%			63,337	36,763	92,638	33,697	42,342	41,635	108,411	64,339	30,773	56,764	130,515	28,809	43,627	50,038	169,786
00360 - Clubhouse Food & Beverage																	
08000 - Rehab																	
110 - General Bar	41,999	20 15															
Total 08000 - Rehab	41,999																
24000 - Furnishings																	
204 - Chairs 125 Folding Chairs	4,369	15 8									5,323						
330 - Tables Banquet & Serpentine Tables	12,354	10 4					13,637										17,456
334 - Tables Table Skirting	1,861	3 1		1,907			2,054			2,212			2,382			2,565	
904 - Miscellaneous 75 Patio Furniture Items	25,118	10 5						28,419									
908 - Miscellaneous 73 Bar- Lounge Furniture Items	39,318	10 5						44,484									
909 - Miscellaneous Glass Tabletops (2018 Only)[nr:1]	2,788	1 0	2,788														
912 - Miscellaneous 211 Dining Room Furniture Items	46,311	10 5						52,396									
Total 24000 - Furnishings	132,119		2,788	1,907			15,691	125,300		2,212	5,323		2,382			2,565	17,456
24500 - Audio / Visual																	
100 - Television 6 Televisions & Mounts (33%)	1,200	3 0	1,200			1,292			1,392			1,499			1,614		
924 - Projector Projector, Screen, Mounts	4,290	5 4					4,736					5,358					6,062
Total 24500 - Audio / Visual	5,490		1,200			1,292	4,736		1,392			6,857			1,614		6,062
24600 - Safety / Access																	
350 - Defibrillators Defibrillator	1,881	7 4					2,077							2,468			
Total 24600 - Safety / Access	1,881						2,077							2,468			
25500 - Wallcoverings																	
310 - FRP 1,710 Sq. Ft. Kitchen	6,445	20 15															
Total 25500 - Wallcoverings	6,445																
26000 - Outdoor Equipment																	

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
900 - Miscellaneous 5 Patio Heaters	4,038	10 5						4,569									
Total 26000 - Outdoor Equipment	4,038							4,569									
27000 - Appliances																	
130 - Counters: Stainless Steel Kitchen Storage Racks & Shelving	5,080	10 5						5,747									
134 - Counters: Stainless Steel Work Tables & Sinks	26,734	20 15															
200 - Refrigerator Kitchen True Equipment 2-Door	3,718	10 9										4,643					
220 - Refrigerator: Commercial: Large 3 Bar/Kitchen Walk-In Refer/Freezer Compressors	12,138	7 2			12,752							15,159					
248 - Ice Machine Kitchen Hoshizaki	3,702	6 2			3,890						4,511						5,231
250 - Ice Machine Bar Storage Rm Manitowoc	3,702	6 2			3,890						4,511						5,231
252 - Fryer, Free Standing Kitchen American Range	2,400	8 4					2,649								3,228		
254 - Fryer, Free Standing Kitchen Superior	1,558	8 7								1,852							
260 - Broiler Kitchen Vulcan Salamander	6,264	5 2			6,581					7,446					8,425		
264 - Stove Kitchen American Range Griddle	3,314	10 5						3,749									
270 - Stove / Oven: Commercial grade 6-burner Kitchen Wolf Char Broiler	2,147	5 2			2,256					2,552					2,888		
274 - Oven Kitchen Vulcan Dbl Convection Oven	3,895	5 2			4,092					4,630					5,238		
290 - Stove: Fire Suppression Kitchen Fire Suppression	5,923	10 5						6,701									
296 - Stove: Exhaust Hood w/ Fan Kitchen Range Exhaust Hood	8,077	10 5						9,138									
460 - Miscellaneous Clubhouse Traeger Smoker	1,247	4 2			1,310				1,446				1,596				1,762
650 - Sandwich Station 3 Kitchen Sandwich Prep Tables	7,883	8 3				8,489								10,343			
662 - Meat Slicer Kitchen Hobart	5,041	10 4					5,564										7,123
680 - Warming Drawers Kitchen Service Area Toastmaster Food Warmer	2,057	8 3				2,215								2,699			
688 - Buffet Station Kitchen Serve Well 3-Well	1,542	8 7								1,833							
692 - Warming Drawers Hotline Food Warmer Assembly	2,123	10 5						2,401									
700 - Refrigerator Kitchen True 4-Drawer Chef Base	7,125	15 6							8,262								
716 - Refrigerator: Commercial: Large Kitchen Imperial Walk-In Refrigerator	27,500	15 10											35,202				
720 - Refrigerator Kitchen Hoshizaki Under-Counter	3,769	12 7								4,480							
740 - Refrigerator 2 Bar Bev-Air Bar-Back Cabinets	12,796	8 3				13,779								16,789			

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
752 - Freezer Kitchen True Worktop Freezer	3,769	12 7								4,480							
756 - Freezer Kitchen Service Area Delfield Ice Cream Freezer	3,199	8 3				3,445								4,198			
758 - Freezer: Large Kitchen Imperial Walk-In Freezer	16,175	15 10											20,705				
760 - Holding/Proofing Cabinet Kitchen Alto Shaam Cabinet	7,725	7 6							8,959							10,649	
800 - Miscellaneous Kitchen SteamCraft Steamer	6,644	6 2			6,981						8,096						9,388
804 - Miscellaneous Platters, Bowels, Utensils	3,887	10 7								4,621							
812 - Cold Beverage Dispenser Bar- Beer Tap System	9,025	10 5						10,211									
816 - Miscellaneous China/ Plate Ware	4,227	5 3				4,552					5,150					5,827	
820 - Miscellaneous Bar Storage Rm Micromatic Glycol System	2,500	10 6							2,899								
824 - Refrigerator Bar Perlick Glass Froster	2,650	8 3				2,854								3,477			
832 - Miscellaneous Dishware	1,455	15 12													1,957		
900 - Mixer- Large Globe Mixer/ Grinder	4,036	10 2			4,241										5,428		
944 - Drinking Fountain 2 Lobby	2,046	20 15															
Total 27000 - Appliances	227,073				45,993	35,335	8,213	37,948	21,567	31,895	22,267	19,802	57,504	37,506	27,164	16,476	28,736
30000 - Miscellaneous																	
980 - Plumbing Kitchen Mop Sink	1,905	15 8									2,321						
Total 30000 - Miscellaneous	1,905										2,321						
Total [Clubhouse Food & Beverage] Expenditures Inflated @ 2.50%			3,988	1,907	45,993	36,627	30,716	167,817	22,958	34,107	29,912	26,658	59,886	39,974	28,777	19,041	52,254
00380 - Sports Lounge Food & Beverage																	
04000 - Structural Repairs																	
920 - Doors 5 Kitchen Overhead & Service	8,077	30 22															
930 - Doors 25 Interior & Exterior Doors	24,230	30 22															
Total 04000 - Structural Repairs	32,307																
08000 - Rehab																	
100 - General Bar	31,230	20 12													42,001		
Total 08000 - Rehab	31,230														42,001		
22000 - Office Equipment																	
218 - Computers, Misc. Kitchen Office PC, Desk, Chair	3,520	12 9										4,395					
Total 22000 - Office Equipment	3,520											4,395					
24000 - Furnishings																	

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
208 - Bar Stools 22 Bar Stools	4,857	10 3				5,230										6,695	
338 - Tables Aluminum Folding Tables	4,415	10 3				4,755										6,086	
916 - Chairs 105 Dining Room/Bar Furniture, Chairs	8,938	8 3				9,625								11,728			
920 - Tables 27 Dining Room/Bar Furniture, Tables	14,861	8 3				16,004								19,499			
924 - Miscellaneous Podium	1,077	20 15															
928 - Tables 11 East & West Patio Tables	8,690	12 5						9,832									
930 - Tables 34 East & West Patio Chairs (47%)	1,600	6 2			1,681						1,949						2,261
Total 24000 - Furnishings	44,438				1,681	35,614		9,832			1,949			31,227		12,782	2,261
24500 - Audio / Visual																	
104 - Television 11 Bar, Dining, Patio, Pro Shop (27%)	3,225	3 1		3,306			3,560			3,834			4,128			4,446	
878 - Projector Dining	1,075	8 3				1,158								1,410			
Total 24500 - Audio / Visual	4,300			3,306		1,158	3,560			3,834			4,128	1,410		4,446	
24600 - Safety / Access																	
354 - Defibrillators Hallway	2,692	7 4					2,972							3,532			
Total 24600 - Safety / Access	2,692						2,972							3,532			
25500 - Wallcoverings																	
300 - FRP 1,710 Sq. Ft. Kitchen	6,445	20 12													8,668		
Total 25500 - Wallcoverings	6,445														8,668		
27000 - Appliances																	
100 - Warming Drawers Kitchen Metro Food Warmer	2,295	7 3				2,471							2,938				
138 - Counters: Stainless Steel Bar Perlick Work Station	5,848	20 13														8,061	
142 - Counters: Stainless Steel 2 Bar Perlick Blender Stations	2,123	20 13														2,926	
166 - Counters: Stainless Steel 26 Kitchen Shelving	1,386	5 2			1,456					1,647					1,864		
170 - Counters: Stainless Steel Kitchen Chef Counter	13,672	20 13														18,847	
174 - Counters: Stainless Steel Kitchen Prep Table	4,702	20 17															
178 - Cold Beverage Dispenser 2 Bar Beer Tap Glycol Systems	19,276	15 8									23,486						
194 - Hot Beverage Dispenser Kitchen Curtis Brewer	1,292	12 10											1,654				
224 - Sandwich Station Kitchen True Refrigerated Sandwich/Salad Prep	3,769	7 2			3,960							4,707					
244 - Sandwich Station Kitchen SK Refrigerated Sandwich/Salad Prep	3,015	7 2			3,168							3,766					

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
298 - Ice Machine Kitchen Manitowoc	6,031	7 4					6,657							7,913			
302 - Ice Machine Bar Manitowoc	6,031	7 2			6,336							7,531					
306 - Ice Machine Outdoor Vending Hoshizaki #2	5,342	9 1		5,476									6,839				
308 - Fryer, Free Standing Kitchen Pitco Fryer	1,615	7 3				1,739							2,067				
310 - Fryer, Free Standing Kitchen American Range Fryer	2,400	7 3				2,585							3,072				
314 - Broiler Kitchen American Range Salamander	2,330	10 2			2,448										3,134		
318 - Stove Kitchen Rankin Griddle	3,349	15 8									4,081						
322 - Stove / Oven: Commercial grade 6-burner Kitchen American Range	11,075	15 8									13,493						
326 - Stove Kitchen Vulcan Charbroiler	3,417	5 4					3,772					4,267					4,828
328 - Oven Kitchen TurboChef Pizza Oven & Pizza Dish Caddy	21,958	10 7								26,101							
330 - Oven Kitchen Vulcan Convection Dbl Oven	7,320	10 8									8,918						
338 - Stove: Fire Suppression Kitchen Ansul System	6,203	15 8									7,558						
342 - Stove: Exhaust Hood w/ Fan 16 Lin. Ft. Kitchen Exhaust Hood	6,866	15 8									8,366						
446 - Counters: Stainless Steel 3 Kitchen Solid, Sorting & L-Shaped Tables	7,460	20 13														10,283	
666 - Meat Slicer Kitchen Globe Slicer	1,615	7 3				1,740							2,068				
696 - Miscellaneous Kitchen Wells Double Soup Warmer	2,172	7 2			2,282							2,713					
698 - Miscellaneous Kitchen Well 3-Well Warmer	2,154	7 2			2,263							2,690					
704 - Refrigerator 2 Bar Perlick BS60 Coolers	8,615	9 2			9,051									11,304			
708 - Refrigerator Kitchen True Refrigerated Chef Base	5,962	15 3				6,420											
712 - Refrigerator Bar Perlick FR48 Glass Chiller	3,123	8 2			3,281								3,998				
724 - Refrigerator: Commercial: Large Kitchen Walk-In Cooler	10,600	20 13														14,612	
728 - Refrigerator: Commercial: Large Kitchen Walk-In Cooler Compressor	4,046	7 2			4,251							5,053					
732 - Refrigerator: Commercial: Large Bar Walk-In Imperial Cooler	18,726	20 13														25,814	
736 - Refrigerator: Commercial: Large Bar Walk-In Cooler Compressor	4,046	15 8									4,930						
764 - Freezer Kitchen Silver King 2-Drawer	4,176	7 2			4,388							5,215					
768 - Freezer: Large Kitchen Walk-In Freezer	16,175	20 13														22,297	

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Reserve Component	Current Replacement Cost	Life Useful / Remaining		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
772 - Freezer: Large Kitchen Walk-In Freezer Compressor	4,046	15	8									4,930						
836 - Miscellaneous Kitchen Accutemp Steamer	6,673	7	3				7,187							8,543				
844 - Miscellaneous Bar Assembly	4,099	15	8									4,994						
848 - Miscellaneous China	1,873	7	4					2,067							2,457			
904 - Mixer- Large Kitchen Globe Mixer	2,908	10	3				3,131										4,008	
940 - Drinking Fountain 2 Lobby	2,046	20	12													2,752		
972 - Miscellaneous 2 Kitchen Mars Air Curtains	3,015	15	8									3,674						
Total 27000 - Appliances	254,844				5,476	42,884	25,272	12,495			27,749	84,429	35,942	31,178	21,674	7,750	106,849	4,828
30000 - Miscellaneous																		
964 - Plumbing Kitchen 3-Compartment Sink	4,582	15	8									5,583						
968 - Plumbing Bar Sink	2,092	20	13														2,884	
972 - Plumbing Bar Perlick Hand Wash Sink	1,248	20	13														1,721	
976 - Plumbing Kitchen Mop Sink	1,905	15	8									2,321						
Total 30000 - Miscellaneous	9,828											7,904					4,605	
Total [Sports Lounge Food & Beverage] Expenditures Inflated @ 2.50%					8,782	44,565	62,044	19,027	9,832		31,582	94,283	40,338	35,307	57,843	58,419	128,681	7,089
00400 - Golf Equipment																		
18000 - Landscaping																		
100 - Irrigation: Central Controller Server Room Irrigation Computer	27,155	10	6							31,491								
104 - Irrigation: Misc. Irrigation Upgrades	24,968	6	1		25,592						29,679						34,418	
108 - Irrigation: Controllers 32 Pumps/Irrigation Toro Osmac RDR (18.8%)	33,707	5	2			35,414					40,067					45,332		
300 - Irrigation: Misc. 3,000 Lin. Ft. Major System Renovation (82%)	172,131	25	4					190,000										
301 - Irrigation: Misc. Major System Renovation (2018 Only)[nr:1]	42,238	1	0	42,238														
304 - Irrigation: Misc. 2,000 Sprinkler Heads (3.8%)	16,153	1	1		16,557	16,971	17,395	17,830	18,276	18,733	19,201	19,681	20,173	20,678	21,195	21,724	22,268	22,824
310 - Irrigation: Valves 26 Mainline Isolation Valves (11.5%)	2,908	3	1		2,980			3,209			3,456			3,722			4,008	
350 - Irrigation: Pumps Marina 3 HP Submersible	2,185	10	2			2,296										2,939		
354 - Irrigation: Pumps Marina 30 HP Turbine	12,484	10	2			13,116										16,790		
358 - Irrigation: Pumps Marina 50 HP Turbine	17,132	10	0	17,132										21,930				

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
362 - Irrigation: Pumps Spillway 50 HP Centrifugal	13,054	12 10											16,710				
366 - Irrigation: Pumps Park #4 50 HP Turbine	19,974	12 1		20,474												27,535	
370 - Irrigation: Pumps Spare Centrifugal Pump #3	5,299	34 24															
374 - Irrigation: Pumps Hole #4 Pond Fountain Pump	7,106	10 4					7,844										10,041
Total 18000 - Landscaping	396,495		59,370	65,603	67,797	17,395	218,884	18,276	50,224	92,404	19,681	20,173	63,040	21,195	86,786	88,229	32,865
30000 - Miscellaneous																	
200 - Field Equipment Driving Range Ball Picker	2,687	10 7								3,194							
208 - Vehicle John Deere 2020 Pro Gator #6	32,800	8 3				35,322								43,036			
212 - Vehicle Driving Range Cart & Cage	11,162	7 4					12,321							14,645			
220 - Vehicle John Deere 2020 Pro Gator #4	28,400	9 2			29,838									37,263			
224 - Vehicle John Deere 2020 Pro Gator #5	27,853	8 1		28,549								34,785					
228 - Vehicle John Deere TX Gator #1	9,377	9 1		9,611									12,003				
232 - Vehicle Cushman	10,765	9 8									13,116						
236 - Vehicle Toro Workman 3300-D	9,565	12 2			10,049												13,515
240 - Vehicle Workman 2110	9,377	12 1		9,611												12,926	
276 - Vehicle 2009 Ford Ranger #1 (VIN 05901)	21,847	14 6							25,336								
300 - Golf Cart 17 Golf Carts (2017)	86,645	8 7								102,993							
310 - Golf Cart 8 Golf Carts (2014)	40,774	8 4					45,007								54,836		
320 - Golf Cart 68 Golf Cart Batteries	12,669	8 5						14,333								17,464	
330 - Golf Cart 32 Golf Cart Batteries (60%)	3,600	8 0	3,600								4,387						
334 - Golf Cart 32 Golf Cart Batteries (39.6%)	2,361	8 1		2,420								2,949					
340 - Golf Cart 23 Cart Barn Cart Battery Chargers	11,515	8 3				12,400								15,108			
352 - Tractor John Deere 4120	48,688	20 12													65,480		
356 - Tractor John Deere Backhoe Attachment	14,779	10 5						16,721									
360 - Tractor John Deere Front Loader Attachment	8,574	10 6							9,943								
378 - Trailer Snowco Lo-Boy Utility Trailer	5,618	9 5						6,356									7,938
400 - Equipment Pro Shop Range Servant Ball Dispenser	8,584	10 8									10,459						
404 - Maintenance Equipment Tru Turf Greens Roller	12,230	8 5						13,837								16,859	

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
408 - Maintenance Equipment Sand Spreader	24,701	15 7								29,361							
412 - Maintenance Equipment Ty-Crop Material Handler	31,682	15 3				34,118											
416 - Maintenance Equipment Walk Behind Blower	10,000	11 2			10,506											13,785	
420 - Maintenance Equipment Aerway Aerator	9,987	17 4					11,024										
424 - Maintenance Equipment Smithco Bunker Rake	18,983	8 5						21,478								26,168	
428 - Maintenance Equipment Ryan Aerator	10,498	13 5						11,877									
432 - Maintenance Equipment Green Master 1000 w/ Trailer	8,207	19 1		8,412													
436 - Maintenance Equipment John Deere TC 125 Sweeper	13,361	8 4					14,748								17,969		
452 - Maintenance Equipment Almo Flail Mower	6,485	21 6							7,521								
460 - Maintenance Equipment Ryan Mataway Cutter/Seeder	7,996	14 11												10,491			
464 - Maintenance Equipment John Deere Precision Cut 2500B #1	29,909	7 1		30,657							36,441						
468 - Maintenance Equipment Ryan Mataway Sod Cutter	6,143	19 6							7,124								
472 - Maintenance Equipment John Deere Aircore #1	25,447	12 2			26,735												35,956
476 - Maintenance Equipment John Deere Precision Cut 2500B #2	32,606	7 3				35,113							41,738				
480 - Maintenance Equipment Lely Fertilizer Spreader	5,835	13 3				6,283											
484 - Maintenance Equipment Mower Reels for JD 2500B #1 & #2	7,591	3 1		7,781			8,379			9,023			9,717			10,464	
492 - Maintenance Equipment Groundsmaster 4700D	79,973	8 2			84,022								102,372				
496 - Maintenance Equipment Mower JD 2500B #3	38,726	7 4					42,746							50,812			
498 - Maintenance Equipment Mower JD 2500B #4	38,726	7 5						43,815							52,082		
504 - Maintenance Equipment Toro 3500D Sidewinder #1	32,845	8 4					36,255								44,173		
516 - Maintenance Equipment Toro 3500D Sidewinder #2	41,198	8 1		42,227								51,450					
536 - Maintenance Equipment Toro 4500 D	67,288	8 2			70,694								86,134				
544 - Maintenance Equipment Toro 5510D Fairway Mower	58,059	14 4					64,086										
552 - Maintenance Equipment John Deere 8700 PC Fairway Mower	58,059	10 3				62,523										80,035	
560 - Maintenance Equipment PBM Boom Sprayer	34,124	10 5						38,608									
566 - Maintenance Equipment Toro MultiPro 5800 Sprayer	48,139	10 10											61,622				
Total 30000 - Miscellaneous	1,166,436		3,600	139,270	231,845	185,760	234,566	167,026	49,923	144,572	64,403	89,184	313,588	171,357	234,541	177,702	57,409
Total [Golf Equipment] Expenditures Inflated @ 2.50%			62,970	204,873	299,642	203,155	453,449	185,302	100,148	236,975	84,084	109,357	376,628	192,551	321,327	265,930	90,275

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Reserve Component	Current Replacement Cost	Life Useful / Remaining		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
00420 - Golf Course																		
02000 - Concrete																		
654 - Repair 182,000 Sq. Ft. Golf Cart Paths (0.5%)	9,364	3	0	9,364			10,084			10,859			11,694			12,593		
655 - Repair Golf Cart Paths (2018 Only)[nr:1]	5,000	1	0	5,000														
Total 02000 - Concrete	14,364			14,364			10,084			10,859			11,694			12,593		
04000 - Structural Repairs																		
500 - Bridge Maintenance 150 Sq. Ft. Alt 9 Bridge	6,388	15	2			6,712												
504 - Bridge Maintenance 200 Sq. Ft. Hole 13 Bridge	5,430	15	5						6,143									
508 - Bridge Maintenance 280 Sq. Ft. Hole 16/17 Bridge	8,208	15	3				8,839											
512 - Bridge Maintenance 560 Sq. Ft. Hole 8 Bridges	16,119	15	1		16,522													
910 - Building Maintenance Hole 5 Restroom Bldg Replacement	96,920	40	6							112,398								
914 - Building Maintenance Hole 9 Restroom Bldg Replacement	129,227	40	6							149,864								
918 - Building Maintenance Hole 15 Restroom Bldg Replacement	96,920	40	6							112,398								
Total 04000 - Structural Repairs	359,212				16,522	6,712	8,839		6,143	374,659								
14000 - Recreation																		
676 - Golf Equipment 22 Ball Washers	15,400	12	3				16,584											
680 - Golf Equipment 12 Driving Range Mats	4,995	3	2			5,248			5,651			6,086			6,554			7,058
688 - Golf Equipment 27 Tee Box Markers	22,605	20	12													30,401		
692 - Golf Equipment 350 Lin. Ft. Driving Range Nets	9,260	10	2			9,729										12,454		
696 - Golf Equipment 11 Driving Range Tee Dividers	3,708	15	1		3,800													
Total 14000 - Recreation	55,967				3,800	14,977	16,584		5,651			6,086			6,554	42,855		7,058
18000 - Landscaping																		
454 - Drainage System Maint. Greens & Fairways Drainage & Culverts	5,500	3	1		5,638			6,071			6,538			7,040			7,582	
650 - Golf Course 19 Fairways (10.5%)	16,153	2	0	16,153		16,971		17,830		18,733		19,681		20,678		21,724		22,824
660 - Golf Course Hazards Renovate Pond #4	18,726	15	7								22,259							
664 - Golf Course Hazards 19 Sand Traps (10.5%)	2,497	2	1		2,560		2,689		2,825		2,969		3,119		3,277		3,443	
670 - Golf Course Greens 20 Replace Greens (10%)	92,650	2	19															
671 - Golf Course Greens 18 Replace Greens (2019-2027 Only) (11%)[nr:9]	127,650	1	1		130,841	134,112	137,465	140,902	144,424	148,035	151,736	155,529	159,417					
673 - Golf Course 2 Holes 7 & 17 (2018 Only)[nr:1]	160,000	1	0	160,000														

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
684 - Golf Course Tees 19 Tees (10.5%)	18,000	2 19															
685 - Golf Course Tees 18 Tees (2019-2027 Only) (11%)[nr:9]	18,000	1 1		18,450	18,911	19,384	19,869	20,365	20,874	21,396	21,931	22,480					
960 - Consulting Course Design (2019 Only)[nr:1]	41,500	2 1		42,538													
Total 18000 - Landscaping	500,677		176,153	200,026	169,995	159,538	184,672	167,615	187,642	204,898	197,142	185,016	27,718	3,277	21,724	11,024	22,824
26000 - Outdoor Equipment																	
350 - Furniture 14 Benches & Picnic Tables	9,046	20 7								10,753							
480 - Drinking Fountain Hole 3	4,308	16 13														5,938	
484 - Drinking Fountain Hole 5	4,308	15 12													5,793		
492 - Drinking Fountain Hole 9 Memorial Fountain	2,123	25 9										2,651					
496 - Drinking Fountain Hole 12	4,308	25 15															
500 - Drinking Fountain Hole 16	4,308	25 15															
Total 26000 - Outdoor Equipment	28,399									10,753		2,651			5,793	5,938	
Total [Golf Course] Expenditures Inflated @ 2.50%			190,517	220,348	191,683	195,045	184,672	179,410	573,160	215,650	203,228	199,360	27,718	9,831	82,966	16,962	29,882
00440 - Grounds																	
02000 - Concrete																	
220 - Walkways Entrance Gate Area- Concrete Walkway	7,491	25 10											9,589				
904 - Miscellaneous Central Area, Concrete Stairs- East	4,994	30 3				5,377											
908 - Miscellaneous Central Area, Concrete Stairs- West	3,745	30 22															
Total 02000 - Concrete	16,230					5,377							9,589				
04000 - Structural Repairs																	
516 - Bridge Maintenance 75 Sq. Ft. Entrance Gate Area- Bridge	1,873	20 5						2,119									
520 - Bridge Maintenance 128 Sq. Ft. Park 3	4,388	20 7								5,216							
706 - Building Maintenance Main Swim Beach Boat Storage Area Tuff Shed	2,369	15 5						2,680									
740 - Building Maintenance 4 Parks 5, 9, 4, 15 Restroom Floors	6,491	25 22															
856 - Building Maintenance 375 Sq. Ft. Tennis 3/4 Area Patio Structure	23,400	20 16															
860 - Building Maintenance Park 1 Restroom Bldg Replacement	88,253	40 2			92,720												
864 - Building Maintenance Park 2 Restroom Bldg Replacement	88,253	40 3				95,038											
868 - Building Maintenance Park 3 Restroom Bldg Replacement	88,159	40 38															
872 - Building Maintenance Park 4 Restroom Bldg Replacement	88,253	40 1		90,459													

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
876 - Building Maintenance Park 5 Restroom Bldg Replacement	88,252	40 1		90,459													
880 - Building Maintenance TC 3/4 Restroom Bldg Replacement	88,253	40 4					97,414										
Total 04000 - Structural Repairs	567,943			180,918	92,720	95,038	97,414	4,799		5,216							
11000 - Gate Equipment																	
150 - DoorKing Slide Gate Operators RV Storage Lot	3,875	8 3				4,173								5,084			
160 - Operators Torrey Pines Golf Cart Slide Gate	3,875	15 8									4,721						
730 - DoorKing Model 1506/02 Ped Keypad 2 RV Lot	2,400	12 7								2,853							
800 - Loops, Misc. Wiring Harness 3 RV Lot	1,230	8 3				1,325								1,614			
810 - Loops, Misc. Wiring Harness 2 Torrey Pines Golf Cart Gate	820	15 8									999						
900 - Vehicle Gate Replacement Torrey Pines Golf Cart Gate	7,500	21 14															10,597
Total 11000 - Gate Equipment	19,700					5,498				2,853	5,720			6,698			10,597
14000 - Recreation																	
290 - Exercise: Miscellaneous Equip. Park 1- Par Exercise Course	7,241	15 5						8,193									
Total 14000 - Recreation	7,241							8,193									
17000 - Tennis Court																	
600 - Lighting 3 Central Area, Street/ Tennis Court Lights	9,987	30 20															
Total 17000 - Tennis Court	9,987																
17500 - Basketball / Sport Court																	
400 - Overlay 6,825 Sq. Ft. Park 1	14,981	25 19															
Total 17500 - Basketball / Sport Court	14,981																
18000 - Landscaping																	
112 - Irrigation: Misc. Tennis 3/4 Landscape	7,491	40 19															
116 - Irrigation: Misc. Front Entrance Area- Irrigation Filter	3,246	10 0	3,246										4,155				
120 - Irrigation: Misc. Park 1	6,242	16 1		6,398													
124 - Irrigation: Misc. Park 2	4,994	30 1		5,118													
128 - Irrigation: Misc. Park 3	6,242	30 2			6,558												
132 - Irrigation: Misc. Park 4	4,994	40 16															
136 - Irrigation: Misc. Park 5	3,745	32 29															
140 - Irrigation: Misc. Clubhouse Area, Irrigation	24,968	30 2			26,232												

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
144 - Irrigation: Misc. Park 7	3,745	30 1		3,839													
148 - Irrigation: Misc. Sports Lounge	14,981	40 33															
156 - Irrigation: Misc. Huck Finn, Dog Park, Irrigation	4,818	20 17															
378 - Irrigation: Pumps Front Entrance Gate Area	14,981	40 26															
Total 18000 - Landscaping	100,445		3,246	15,355	32,789								4,155				
18500 - Lakes / Ponds																	
584 - Pumps / Mechanical Entrance Gate Area	5,195	10 1		5,325										6,816			
954 - Reconstruction Central Area, Renovate Main Beach	74,904	40 3				80,664											
Total 18500 - Lakes / Ponds	80,099			5,325		80,664								6,816			
19000 - Fencing																	
114 - Chain Link: 6' 1,735 Lin. Ft. RV Storage Lot	47,383	40 24															
118 - Chain Link: 6' 31,800 Lin. Ft. Common Area, Perimeter Fence	574,308	40 10											735,163				
138 - Chain Link 157 Lin. Ft. Huck Finn, Dog Park, Fencing	5,627	30 27															
330 - Wood: 6' 370 Lin. Ft. Parcel E Fence	8,739	20 10											11,187				
336 - Wood: 6' 804 Lin. Ft. Entry Gate Area, Front Fence (17%)	10,717	30 29															
340 - Wood: 6' 804 Lin. Ft. Entry Gate Area, Front Fence (16%)	10,000	30 1		10,250													
344 - Wood: 6' 804 Lin. Ft. Entry Gate Area, Front Fence (66.8%)	41,705	30 3				44,912											
360 - Wood: Split Rail 1,448 Lin. Ft. Parks & Common Areas (25%)	5,846	5 1		5,992					6,780					7,671			
776 - Gates ECC Parking - Ace Hardware Pedestrian Gate	1,500	15 5						1,697									
Total 19000 - Fencing	705,826			16,242		44,912		1,697	6,780				746,350	7,671			
20000 - Lighting																	
218 - Landscape 16 Clubhouse Area, Sign Accent Lights	2,757	10 4					3,043										3,895
260 - Sports Field / Court 11 Bocce Court & Walkway Lighting	7,700	20 17															
540 - Parking Lot 4 Sports Lounge, Grounds	11,235	20 9										14,031					
Total 20000 - Lighting	21,692						3,043					14,031					3,895
21000 - Signage																	
710 - Entry Signs Entrance Gate Area, Entrance Sign	19,597	19 7								23,295							

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Reserve Component	Current Replacement Cost	Life Useful / Remaining		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Total 21000 - Signage	19,597										23,295							
24500 - Audio / Visual																		
108 - Television Entrance Gate Area, Marquis TV's	8,114	7	0	8,114							9,645							11,465
Total 24500 - Audio / Visual	8,114			8,114							9,645							11,465
26000 - Outdoor Equipment																		
100 - Tot Lot: Play Equipment Central Area, Original Equipment	73,890	15	1		75,737													
104 - Tot Lot: Play Equipment Park 3	13,784	15	9										17,215					
108 - Tot Lot: Play Equipment Park 4	26,217	20	5						29,662									
160 - Flag Pole Entrance Gate Area, Flagpole	4,056	10	7								4,821							
164 - Flag Pole Sports Lounge	4,056	10	7								4,821							
168 - Flag Pole Clubhouse Flagpole	4,183	10	7								4,972							
280 - Picnic Table: Cement 2 Tennis 3/4 Landscape- Picnic Tables w/ Benches	3,877	30	26															
284 - Picnic Table: Cement 41 Table Set #1 (33%)	18,956	25	11												24,872			
288 - Picnic Table: Cement 41 Table Set #2 (33%)	18,956	25	7								22,533							
292 - Picnic Table: Cement 41 Table Set #3 (33%)	18,956	25	17															
302 - Bocce Ct. Resurface 2 Sports Lounge Bocce Courts	12,484	6	0	12,484						14,478						16,790		
308 - Benches 2 Park 4- Concrete Benches	1,873	25	8									2,282						
310 - Benches 3 Sports Lounge Bocce Benches	2,100	18	16															
312 - Wood Benches 2 Hazel Park & Pond	1,292	15	2			1,358												
320 - Picnic Table: Metal 6 Picnic Tables- Parks & Common Area	5,492	15	3				5,914											
324 - Park Bench: Perf. Metal 13 Benches- Parks & Common Area (25%)	2,100	4	2			2,206				2,435				2,688				2,967
474 - Drinking Fountain Huck Finn, Dog Park, Fountain	4,864	8	5						5,504								6,706	
504 - Drinking Fountain 2 Tennis 3/4 Landscape	3,745	20	1		3,839													
512 - Drinking Fountain 2 Clubhouse Area, Drinking Fountains	4,018	20	6							4,660								
516 - Drinking Fountain Park 4	2,497	20	7								2,969							
840 - Shade Structure 2 Beach Shade Structures, Park 3	7,491	16	13														10,326	
844 - Shade Structure 5 Beach Shade Structures, Main Beach	18,727	15	9										23,388					
848 - Shade Structure Sports Lounge Bocce Ct Shade Structure	7,500	15	15															

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
852 - Shade Structure Sports Lounge Bocce Ct Shade Cloth	2,000	4 4					2,208				2,437				2,690		
Total 26000 - Outdoor Equipment	263,115		12,484	79,577	3,564	5,914	2,208	35,166	21,573	40,115	4,719	40,602	2,688	24,872	19,480	17,032	2,967
Total [Grounds] Expenditures Inflated @ 2.50%			23,845	297,416	129,074	237,403	102,665	49,855	28,353	81,124	10,439	54,633	762,782	46,057	19,480	17,032	28,925
00460 - Lakes & Ponds																	
04000 - Structural Repairs																	
524 - Bridge Maintenance 160 Sq. Ft. Huck Finn Pond- Spillway Bridge	6,242	30 13														8,604	
Total 04000 - Structural Repairs	6,242															8,604	
18000 - Landscaping																	
390 - Dam, Spillway Hazel Lake- Spillway	31,210	40 31															
391 - Dam, Spillway Hazel Lake (2018 Only)[nr:1]	10,250	1 0	10,250														
394 - Dam, Spillway Huck Finn Pond	49,936	50 13														68,838	
398 - Dam: Insp. & Maintenance Main Lake/Dam- Primary Dam Valve	86,350	50 49															
406 - Dam: Insp. & Maintenance Main Lake/Dam- Outlet Culvert 6th Tee	49,936	40 28															
410 - Dam: Insp. & Maintenance Main Lake/Dam- Earthen Dam	40,000	50 0	40,000														
414 - Dam: Insp. & Maintenance Entry Area Pond	6,242	20 6							7,238								
418 - Dam: Insp. & Maintenance Main Lake/Dam- Outlet Gate Valve	24,968	40 24															
422 - Dam, Spillway Main Lake/Dam- Spillway	43,076	40 24															
426 - Dam: Insp. & Maintenance Main Lake/Dam- Outlet Steel Liner	216,571	40 24															
Total 18000 - Landscaping	558,540		50,250						7,238							68,838	
18500 - Lakes / Ponds																	
330 - Aeration Heads / Diffusers 6 Main Lake/Dam	27,723	15 7								32,955							
334 - Aeration Heads / Diffusers 4 Hazel Lake	7,659	7 0	7,659							9,104							10,822
800 - Sediment Removal Main Lake/Dam- Lake Sediment Program (A) (86%)	176,365	20 0	176,365														
804 - Sediment Removal Main Lake/Dam- Lake Sediment Program (A) (14%)	28,638	20 1		29,354													
810 - Sediment Removal Main Lake/Dam- Lake Sediment Program (B)	205,000	20 1		210,125													
820 - Sediment Removal Main Lake/Dam- Lake Sediment Program (C)	205,000	20 2			215,378												
830 - Sediment Removal Main Lake/Dam- Lake Sediment Program (D)	205,000	20 3				220,763											

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
914 - Sediment Removal Huck Finn Pond	87,389	30 22															
918 - Sediment Removal Hazel Lake (11%)	10,000	30 0	10,000														
920 - Sediment Removal Hazel Lake (88.6%)	77,391	30 1		79,326													
922 - Sediment Removal Entry Area Pond	24,968	20 7								29,679							
926 - Sediment Removal Main Lake/Dam- Inlet Sediment Removal	11,092	1 0	11,092	11,369	11,654	11,945	12,243	12,550	12,863	13,185	13,514	13,852	14,199	14,554	14,917	15,290	15,673
960 - Miscellaneous 300 Lin. Ft. Main Lake/Dam- Marina Wake Boom	30,153	16 12													40,552		
964 - Miscellaneous 235 Lin. Ft. Main Lake/Dam- Main Beach Wake Boom	18,882	16 0	18,882														
Total 18500 - Lakes / Ponds	1,115,260		223,998	330,175	227,032	232,707	12,243	12,550	12,863	84,922	13,514	13,852	14,199	14,554	55,470	15,290	26,494
26000 - Outdoor Equipment																	
316 - Benches 4 Main Lake/Dam	3,121	20 5						3,531									
Total 26000 - Outdoor Equipment	3,121							3,531									
Total [Lakes & Ponds] Expenditures Inflated @ 2.50%			274,248	330,175	227,032	232,707	12,243	16,080	20,102	84,922	13,514	13,852	14,199	14,554	55,470	92,733	26,494
00480 - Public Safety																	
11000 - Gate Equipment																	
290 - Gate Arm Control Assembly Gate Arm, Member Lane	7,000	5 0	7,000					7,920					8,961				
294 - Gate Arm Control Assembly Gate Arm, Visitor Lane	7,000	5 0	7,000					7,920					8,960				
912 - Miscellaneous Main Bar Scanner	10,612	10 7								12,614							
Total 11000 - Gate Equipment	24,611		14,000					15,839		12,614			17,921				
21000 - Signage																	
680 - Miscellaneous 4 Radar Speed Signs	26,000	5 2			27,316					30,906					34,967		
Total 21000 - Signage	26,000				27,316					30,906					34,967		
24600 - Safety / Access																	
358 - Defibrillators Vehicle Defibrillators	4,970	5 1		5,094					5,764					6,521			
550 - Digital Video Recorder 5 Digital Recorders/ Body Cameras	4,846	5 1		4,967					5,620					6,358			
554 - Digital Video Recorder Digital Recorders/ Car Mounts	3,188	5 1		3,267					3,697					4,182			
610 - Radio System Sports Lounge Radio Repeater System	13,969	10 1		14,319										18,329			
620 - Hand Held Radios 12 Kenwood Radios	5,324	5 1		5,457					6,174					6,986			
Total 24600 - Safety / Access	32,297			33,104					21,254					42,377			
30000 - Miscellaneous																	
244 - Vehicle 5 Light Bar Setups	4,027	6 4					4,445						5,155				

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
248 - Vehicle 2017 Chevy Equinox, PS #3	27,912	6 4					30,810						35,730				
252 - Vehicle 2017 Chevy Equinox, PS #2	27,912	6 4					30,810						35,730				
256 - Vehicle 2016 Chevy Colorado, PS #1	35,372	6 4					39,044						45,279				
382 - Trailer Radar Trailer	8,739	20 11												11,466			
386 - Trailer Patrol Boat Trailer	1,248	10 10											1,598				
592 - Equipment 3 Eagle IIX Golden LAS Radar	3,877	6 1		3,974						4,608						5,344	
616 - Boat Barge CF9512TG	18,726	15 1		19,194													
620 - Boat Patrol Boat CF6585PR	35,875	15 10											45,923				
624 - Boat Slip 240 Patrol Boat Lift	6,626	8 6							7,684								9,363
740 - Generator Gate House, Backup Generator	6,339	15 11												8,317			
Total 30000 - Miscellaneous	176,653			23,168			105,109		7,684	4,608			169,415	19,783		5,344	9,363
Total [Public Safety] Expenditures Inflated @ 2.50%			14,000	56,272	27,316		105,109	15,839	28,939	48,128			187,336	62,160	34,967	5,344	9,363
00500 - Public Works																	
30000 - Miscellaneous																	
216 - Vehicle 2017 Chevy Colorado #14	22,204	14 13														30,609	
242 - Vehicle 2017 Chevy Colorado #13	18,726	14 13														25,814	
258 - Vehicle 2016 Chevy Express 25 Van	32,563	14 12													43,794		
260 - Vehicle Toro Workman #3	27,465	10 1		28,152										36,036			
264 - Vehicle Toro Workman Model 3300 #8	28,410	10 9										35,480					
268 - Vehicle 1998 Ford F700 Dump Truck	56,178	20 4					62,010										
272 - Vehicle 1995 Ford F450 Flatbed Truck	43,695	20 5						49,437									
280 - Vehicle 2016 Chevy Colorado #12	23,114	14 11												30,327			
284 - Vehicle 1999 Ford Ranger #8 (VIN 44650)	18,726	14 1		19,194													
288 - Vehicle 2002 Ford Ranger #9 (VIN 98814)	19,101	14 1		19,578													
292 - Vehicle 2015 Chevrolet Silverado 1500 #11 (VIN 359734)	36,772	14 11												48,248			
296 - Vehicle 2015 Mechron 2200	15,234	17 14															21,525
364 - Tractor 1997 Ford	49,936	25 8									60,843						
368 - Tractor CAT 416B Loader Backhoe	77,402	25 2			81,320												

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
628 - Maintenance Equipment Air Compressor	3,121	25 2			3,279												
632 - Maintenance Equipment Hot Water Pressure Washer	7,216	15 3				7,771											
636 - Maintenance Equipment Grinder, Neary Reel	45,982	10 8									56,025						
640 - Maintenance Equipment Hydraulic Hoist	12,484	20 5						14,125									
644 - Maintenance Equipment Leaf Vacuum	18,450	12 1		18,911												25,434	
648 - Maintenance Equipment Pressure Washer	7,665	15 3				8,255											
660 - Maintenance Equipment Water Treatment System	18,726	25 13														25,814	
670 - Maintenance Equipment Portable 1,000 Gallon Water Tank	2,746	20 12													3,693		
674 - Maintenance Equipment Groundmaster 360 Mower	37,322	8 7								44,364							
678 - Maintenance Equipment Paint Striper MB 45 Airless	18,240	15 7								21,682							
682 - Maintenance Equipment Welder	2,377	7 7								2,825							3,358
686 - Maintenance Equipment Shop Hoist	2,497	20 7								2,969							
692 - Maintenance Equipment Spray Rig (PDM)	7,249	12 9										9,053					
736 - Generator Gen-Tech Portable	2,732	10 7								3,247							
Total 30000 - Miscellaneous	656,335			85,835	84,599	16,026	62,010	63,562		75,087	116,867	44,534		114,612	47,487	107,671	24,884
Total [Public Works] Expenditures Inflated @ 2.50%				85,835	84,599	16,026	62,010	63,562		75,087	116,867	44,534		114,612	47,487	107,671	24,884
00520 - Recreational Facilities																	
02000 - Concrete																	
224 - Walkways Marina Paths	18,726	25 10											23,971				
420 - Boat Ramp Park 4, Boat Launch Ramp	13,108	20 6							15,201								
Total 02000 - Concrete	31,834								15,201				23,971				
04000 - Structural Repairs																	
820 - Dock 22 Marina/Boating- Ph 1 Anchoring Winches (50%)	23,692	20 0	23,692														
822 - Dock 22 Marina/Boating- Ph 2 Anchoring Winches (50%)	23,692	20 12													31,863		
824 - Dock 254 Lin. Ft. Marina Dock/Lights #1 101-144	175,209	25 4					193,398										
828 - Dock 242 Lin. Ft. Marina Dock/Lights #2 201-240	158,048	25 5						178,817									
832 - Dock 210 Lin. Ft. Marina Dock/Lights #3 301-336	149,977	23 20															

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
836 - Dock 182 Lin. Ft. Marina Dock/Lights #4 401-428	176,866	25 16															
840 - Dock 114 Lin. Ft. Marina Guest Dock	96,921	25 19															
848 - Dock 672 Sq. Ft. [2] Park 4 Docks	39,950	25 7								47,488							
Total 04000 - Structural Repairs	844,355		23,692				193,398	178,817		47,488					31,863		
12000 - Pool																	
100 - Resurface 263 Lin. Ft. Swimming Pool	56,179	12 1		57,584												77,444	
104 - Resurface 70 Lin. Ft. Wading Pool	5,955	12 1		6,104												8,209	
210 - Lane Ropes 375 Lin. Ft. Swimming Pool, [5] Lane Ropes	2,783	8 5						3,148								3,836	
400 - ADA Chair Lift Handicap Access Lift	7,113	12 10											9,105				
600 - Deck: Re-Surface 9,206 Sq. Ft. Swimming Pool, Deck Sandblasting	4,051	20 13														5,584	
604 - Deck: Re-Surface 9,206 Sq. Ft. Pool Deck Acid Wash	6,260	15 4					6,910										
700 - Chemical System 2 Chemical Feed System	17,425	10 1		17,861										22,863			
720 - Heater Wading Pool	4,994	15 4					5,512										
724 - Heater Swimming Pool	33,603	15 4					37,092										
730 - Filter 3 Swimming Pool Sand Filters	32,943	20 9										41,141					
734 - Filter Wading Pool	5,041	20 9										6,295					
740 - Pumps Swimming Pool, Pump	22,045	5 7								26,205					29,648		
744 - Pumps 2 Wadding Pool	1,831	10 6							2,123								
750 - Cover 3,439 Sq. Ft. Swimming Pool	6,706	7 5						7,587							9,019		
754 - Storage Reel Swimming Pool, Storage Reel, Pool	4,523	7 4					4,992							5,934			
758 - Storage Reel Swimming Pool, Storage Reel, Pool	2,488	7 4					2,746							3,264			
770 - Equipment: Replacement Portable Pool Vacuum	3,083	10 2			3,239										4,146		
960 - Furniture: Misc 98 Swimming Pool, Furniture	24,795	7 2			26,050							30,966					
974 - Pedestal Shower Pool Area Pedestal Shower	2,497	25 14															3,529
978 - Miscellaneous 6 Starting Blocks	18,726	20 9										23,386					
982 - Pedestal Shower Foot Wash	1,248	25 15															
986 - Water Feature Pool Pedestal Fountain	2,497	25 15															

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Total 12000 - Pool	266,785			81,548	29,289		57,252	10,735	2,123	26,205		101,789	9,105	32,062	42,813	95,072	3,529
17000 - Tennis Court																	
100 - Reseal 14,400 Sq. Ft. Courts 1 & 2	19,008	5 1		19,483					22,043					24,940			
104 - Reseal 13,200 Sq. Ft. Courts 3 & 4	17,424	5 1		17,860					20,206					22,862			
500 - Resurface 14,400 Sq. Ft. Courts 1 & 2	58,320	20 15															
504 - Resurface 13,200 Sq. Ft. Courts 3 & 4	53,460	20 15															
604 - Lighting 16 Lights- Courts 1 & 2	26,041	30 9										32,521					
608 - Lighting 11 Lights- Courts 3 & 4	17,903	30 1		18,351													
700 - Screen 7,360 Sq. Ft. Windscreens	4,810	3 1		4,931			5,310			5,718			6,158			6,631	
Total 17000 - Tennis Court	196,966			60,624			5,310		42,250	5,718		32,521	6,158	47,802		6,631	
19000 - Fencing																	
130 - Chain Link: 10' 720 Lin. Ft. Tennis Courts 1 & 2	24,077	40 1		24,679													
134 - Chain Link: 10' 560 Lin. Ft. Tennis Courts 3 & 4	18,726	40 8									22,816						
230 - Wrought Iron: 6' 407 Lin. Ft. Pool Perimeter	18,128	25 2			19,045												
780 - Gates Swimming Pool Gate	10,769	7 4					11,887							14,130			
784 - Gates 2 Tennis Court 1 & 2 Gates	21,538	7 5						24,368							28,966		
788 - Gates 4 Tennis Court 3 & 4 Gates	43,076	7 5						48,736							57,932		
792 - Gates 4 Dock 1, 2, 3 & 4 Gate Locks	43,076	7 5						48,736							57,932		
Total 19000 - Fencing	179,389			24,679	19,045		11,887	121,840			22,816			14,130	144,830		
20000 - Lighting																	
100 - Exterior: Misc. Fixtures Park 4, Boat Ramp Lights	1,873	25 3				2,017											
120 - Exterior: Misc. Fixtures 2 Marina Dock Denier Goose Lights	1,292	10 5						1,462									
122 - Exterior: Misc. Fixtures Marina Dock 1 & 2 Denier Goose Lights	5,379	10 7								6,394							
216 - Light Post 8 Swimming Pool, Deck Lighting	8,989	20 11												11,794			
Total 20000 - Lighting	17,533					2,017		1,462		6,394				11,794			
23000 - Mechanical Equipment																	
612 - Water Heater Pool Domestic Water Heater	3,596	15 4					3,969										
Total 23000 - Mechanical Equipment	3,596						3,969										
26000 - Outdoor Equipment																	
430 - Bleachers Tennis Courts 3 & 4	1,873	20 5						2,119									

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Reserve Component	Current Replacement Cost	Life Useful	Life Remaining	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Total 26000 - Outdoor Equipment	1,873								2,119									
Total [Recreational Facilities] Expenditures Inflated @ 2.50%				23,692	166,851	48,335	2,017	271,816	314,973	59,574	85,805	22,816	134,310	39,234	105,787	219,506	101,704	3,529
00540 - Roads & Parking																		
01000 - Paving																		
200 - Asphalt: Ongoing Repairs Accumulated Road Repair[nr:1/se:3]	209,700	6	1		71,648	73,439	75,275											
210 - Asphalt: Ongoing Repairs Road Repair Cycle 1 of 6	323,000	6	5						365,445						423,804			
220 - Asphalt: Ongoing Repairs Road Repair Cycle 2 of 6	141,000	6	6							163,517						189,629		
221 - Asphalt: Ongoing Repairs Road Repair Cycle 2 of 6	182,000	6	0	182,000						211,064						244,770		
230 - Asphalt: Ongoing Repairs Road Repair Cycle 3 of 6	323,000	6	1		331,075						383,945						445,259	
240 - Asphalt: Ongoing Repairs Road Repair Cycle 4 of 6	323,000	6	2			339,352						393,544						456,391
250 - Asphalt: Ongoing Repairs Road Repair Cycle 5 of 6	323,000	6	3				347,836						403,383					
260 - Asphalt: Ongoing Repairs Road Repair Cycle 6 of 6	323,000	6	4					356,532						413,467				
540 - Culverts Culvert Repair & Maintenance	53,850	1	1		55,196	56,576	57,991	59,440	60,926	62,449	64,011	65,611	67,251	68,933	70,656	72,422	74,233	76,089
541 - Culverts Culvert Repair & Maintenance (2018 Only) (32%)[nr:1]	17,440	1	0	17,440														
543 - Culverts Culvert Repair & Maintenance (2019 Only) (67.6%)[nr:1]	36,408	2	1		37,318													
980 - Consulting/Engineering Engineering/Construction Management	40,000	1	2			42,025	43,076	44,153	45,256	46,388	47,547	48,736	49,955	51,203	52,483	53,796	55,140	56,519
Total 01000 - Paving	2,295,398			199,440	495,237	511,392	524,177	460,124	471,628	483,418	495,504	507,891	520,589	533,603	546,943	560,617	574,632	588,998
Total [Roads & Parking] Expenditures Inflated @ 2.50%				199,440	495,237	511,392	524,177	460,124	471,628	483,418	495,504	507,891	520,589	533,603	546,943	560,617	574,632	588,998
Total Expenditures Inflated @ 2.50%				901,357	2,015,038	1,949,552	1,654,952	1,765,881	1,627,669	1,503,779	1,573,972	1,301,878	1,289,662	2,656,651	1,411,102	1,717,885	1,597,646	1,074,751
Total Current Replacement Cost	13,847,246																	

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Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
00100 - Admin, Finance & EC															
08000 - Rehab															
142 - General Staff Lounge									7,941						
Total 08000 - Rehab									7,941						
24000 - Furnishings															
640 - Modular Office Desk 16 Admin Workstations + Service Counter															
900 - Storage 11 Administration Filing Cabinets															
Total 24000 - Furnishings															
24600 - Safety / Access															
540 - ID Card Printer 2 Administration Fargo 4800 & 1250 (50%)			5,552						6,282					7,108	
Total 24600 - Safety / Access			5,552						6,282					7,108	
31000 - Reserve Study															
100 - 3 Year Update with Site Visit Reserve Study	18,828		20,276			21,835				23,513			25,321		
Total 31000 - Reserve Study	18,828		20,276			21,835				23,513			25,321		
Total [Admin, Finance & EC] Expenditures Inflated @ 2.50%	18,828		25,828			21,835			14,223	23,513			25,321	7,108	
00120 - Clubhouse															
02000 - Concrete															
900 - Miscellaneous 1,900 Sq. Ft. Front Entry Concrete											45,863				
Total 02000 - Concrete											45,863				
03000 - Painting: Exterior															
110 - Stucco 2,713 Sq. Ft. Clubhouse											16,095				
144 - Surface Restoration 6,493 Sq. Ft. Clubhouse Wood & Metal Surfaces		30,844					34,898					39,484			
406 - Railings 611 Lin. Ft. Clubhouse Railings		7,819					8,846					10,008			
Total 03000 - Painting: Exterior		38,663					43,744				16,095	49,492			
03500 - Painting: Interior															
300 - Clubhouse 28,266 Sq. Ft. Clubhouse Interior Painting		24,757							29,428						
900 - Miscellaneous 4,464 Sq. Ft. Kitchen Interior Painting		3,910							4,648						
Total 03500 - Painting: Interior		28,667							34,076						
04000 - Structural Repairs															
700 - Doors 59 Clubhouse Doors						86,520									
702 - Doors Clubhouse Automatic Door			5,595												

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Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
704 - Windows Clubhouse Windows						84,805									
708 - Awnings 9 Motorized Exterior Shades			49,159					55,618					62,927		
Total 04000 - Structural Repairs			54,754			171,326		55,618					62,927		
04500 - Decking/Balconies															
100 - Wood 2,143 Sq. Ft. Wood Deck	100,932														
520 - Railing: Wood 201 Lin. Ft. Clubhouse Deck Perimeter	9,406														
Total 04500 - Decking/Balconies	110,338														
05000 - Roofing															
290 - Low Slope: Single-Ply 64 Squares- Flat Roof Over Decks											60,888				
444 - Pitched: Dimensional Composition 134 Squares- Clubhouse Main Roof											177,920				
720 - Gutters / Downspouts 1,060 Lin. Ft. Clubhouse Rain Gutters/ Downspouts															
Total 05000 - Roofing											238,807				
08000 - Rehab															
200 - Restrooms 3 Clubhouse Restrooms	52,678														
960 - Kitchen Clubhouse Kitchen	46,790														
Total 08000 - Rehab	99,468														
20000 - Lighting															
900 - Exterior: Misc. Fixtures 42 Clubhouse Exterior Lighting											74,134				
Total 20000 - Lighting											74,134				
23000 - Mechanical Equipment															
200 - HVAC 11 Clubhouse HVAC Items											169,447				
600 - Water Heater Clubhouse Electrical Room														18,767	
Total 23000 - Mechanical Equipment											169,447			18,767	
24000 - Furnishings															
950 - Window Coverings 65 Window Shades					35,530								43,289		
Total 24000 - Furnishings					35,530								43,289		
24500 - Audio / Visual															
216 - Entertainment System Sound System Receiver	7,798										9,982				
220 - Entertainment System Sound System Speakers Etc	31,193														
Total 24500 - Audio / Visual	38,991										9,982				
24600 - Safety / Access															

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Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
140 - Fire Sprinklers Fire Sprinkler System	109,206														
Total 24600 - Safety / Access	109,206														
25000 - Flooring															
200 - Carpeting 421 Sq. Yds. Clubhouse Carpet					31,047								37,828		
204 - Carpeting 445 Sq. Yds. Bar Lounge, Dining	35,773					40,474					45,792				
400 - Tile 392 Sq. Ft. Exterior Entry Tile											13,365				
600 - Vinyl 196 Sq. Yds. Kitchen	15,584										19,949				
900 - Hardwood Floors Clubhouse Dance Floor	31,769										40,667				
Total 25000 - Flooring	83,126				31,047	40,474					119,773		37,828		
28500 - Waste Water Treatment															
200 - Pump Central Sewage Lift Pump Station			14,395					16,287					18,427		
201 - Pump Central Sewage Lift Pump Station (2018 Only)[nr:1]															
Total 28500 - Waste Water Treatment			14,395					16,287					18,427		
30000 - Miscellaneous															
940 - Electrical Clubhouse Electrical						9,012									
941 - Electrical Clubhouse Electrical Panel (2018 Only)[nr:1]															
Total 30000 - Miscellaneous						9,012									
Total [Clubhouse] Expenditures Inflated @ 2.50%	441,129	67,330	69,149		66,577	220,812	43,744	71,905	34,076		674,101	49,492	162,471	18,767	
00140 - ECC Building															
03000 - Painting: Exterior															
120 - Surface Restoration 1,600 Sq. Ft. ECC Building			7,791								9,492				
Total 03000 - Painting: Exterior			7,791								9,492				
03500 - Painting: Interior															
100 - Building 5,048 Sq. Ft. ECC Building Interior Painting								4,519							
Total 03500 - Painting: Interior								4,519							
05000 - Roofing															
294 - Low Slope: Single-Ply 16 Squares- Main Roof		14,084													
690 - Mansards 9 Squares- Mansards															
Total 05000 - Roofing		14,084													
08000 - Rehab															

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Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
204 - Restrooms ADA Restroom					51,647										
Total 08000 - Rehab					51,647										
23000 - Mechanical Equipment															
204 - HVAC ECC Building										15,806					
Total 23000 - Mechanical Equipment										15,806					
25000 - Flooring															
210 - Carpeting 147 Squares- ECC Building											18,747				
Total 25000 - Flooring											18,747				
Total [ECC Building] Expenditures Inflated @ 2.50%		14,084	7,791		51,647			4,519		15,806	28,240				
00160 - Front Gate House															
03000 - Painting: Exterior															
124 - Surface Restoration 1,200 Sq. Ft. Exterior Paint					6,139							7,297			
Total 03000 - Painting: Exterior					6,139							7,297			
03500 - Painting: Interior															
104 - Building 1,794 Sq. Ft. Interior Paint				1,680							1,996				
Total 03500 - Painting: Interior				1,680							1,996				
04000 - Structural Repairs															
712 - Building Maintenance Storage Shed		3,506													
Total 04000 - Structural Repairs		3,506													
05000 - Roofing															
670 - Pitched: Tile 9 Squares- Roof															
Total 05000 - Roofing															
08000 - Rehab															
350 - Cabinets Workstations/ Cabinetry												30,293			
Total 08000 - Rehab												30,293			
23000 - Mechanical Equipment															
208 - HVAC HVAC- Central Unit		10,331													
Total 23000 - Mechanical Equipment		10,331													
25000 - Flooring															
904 - Miscellaneous 42 Sq. Yds. Carpet & Vinyl			3,463				3,822				4,219				4,657
Total 25000 - Flooring			3,463				3,822				4,219				4,657
Total [Front Gate House] Expenditures Inflated @ 2.50%		13,837	3,463	1,680	6,139		3,822				6,215	37,590			4,657
00180 - Pump Houses															

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Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
04000 - Structural Repairs															
716 - Miscellaneous Spillway Pump Station Vault															
720 - Building Maintenance Marina Pump House															
724 - Building Maintenance Park 4 Pump House															
Total 04000 - Structural Repairs															
Total [Pump Houses] Expenditures Inflated @ 2.50%															
00220 - Maintenance Yard															
04000 - Structural Repairs															
780 - Carports: Metal 3,200 Sq. Ft. [3] Equipment Canopies			66,513												
784 - Building Maintenance Chemical Storage Shed															
Total 04000 - Structural Repairs			66,513												
19000 - Fencing															
110 - Miscellaneous 737 Lin. Ft. Maintenance Yard Fencing															
Total 19000 - Fencing															
23000 - Mechanical Equipment															
330 - Fuel Tank Fuel Tank- Gas															
334 - Fuel Tank Fuel Tank- Diesel															
Total 23000 - Mechanical Equipment															
Total [Maintenance Yard] Expenditures Inflated @ 2.50%			66,513												
00240 - Public Works Building															
03000 - Painting: Exterior															
128 - Surface Restoration 7,875 Sq. Ft. Buildings 1 & 2				18,423										23,584	
Total 03000 - Painting: Exterior				18,423										23,584	
03500 - Painting: Interior															
108 - Building 15,718 Sq. Ft. Buildings 1 & 2										16,773					
Total 03500 - Painting: Interior										16,773					
05000 - Roofing															
448 - Pitched: Dimensional Composition 32 Squares- Building 1 Main Roof															
452 - Pitched: Dimensional Composition 65 Squares- Building 2 Main Roof															
Total 05000 - Roofing															
23000 - Mechanical Equipment															
212 - HVAC Building 1 HVAC							10,483								

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Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
216 - HVAC 2 Building 2 HVAC							12,582								
Total 23000 - Mechanical Equipment							23,065								
24600 - Safety / Access															
144 - Fire Sprinklers Building Sprinkler System				37,581											
Total 24600 - Safety / Access				37,581											
30000 - Miscellaneous															
910 - Garage Door 6 Overhead Doors				21,906											
Total 30000 - Miscellaneous				21,906											
Total [Public Works Building] Expenditures Inflated @ 2.50%				77,910			23,065			16,773				23,584	
00260 - Hole 9 Snack Shack/Restroom Bldg															
03000 - Painting: Exterior															
132 - Surface Restoration Exterior Painting	3,259							3,874							4,604
Total 03000 - Painting: Exterior	3,259							3,874							4,604
04000 - Structural Repairs															
916 - Doors 2 Shutter Doors			7,146										9,147		
Total 04000 - Structural Repairs			7,146										9,147		
05000 - Roofing															
948 - Pitched: Dimensional Composition 6 Squares- Roof												6,982			
Total 05000 - Roofing												6,982			
Total [Hole 9 Snack Shack/Restroom Bldg] Expenditures Inflated @ 2.50%	3,259		7,146					3,874				6,982	9,147		4,604
00280 - Sports Lounge															
02000 - Concrete															
110 - Patio 2,145 Sq. Ft. Rehab Concrete Patios				38,941											
Total 02000 - Concrete				38,941											
03000 - Painting: Exterior															
300 - Surface Restoration 4,600 Sq. Ft. Building Exterior	21,319							25,342							30,123
Total 03000 - Painting: Exterior	21,319							25,342							30,123
03500 - Painting: Interior															
112 - Building 9,200 Sq. Ft. Building Interior	26,982							32,073							38,125
Total 03500 - Painting: Interior	26,982							32,073							38,125
04000 - Structural Repairs															
360 - Garbage Enclosure East Parking Lot		2,878					3,256					3,684			
362 - Miscellaneous East Parking Lot Vinyl Shed				2,519											

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Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
364 - Siding Sports Lounge, Stucco Maintenance													49,079		
792 - Ceilings Acoustical Panels	5,693														
Total 04000 - Structural Repairs	5,693	2,878		2,519			3,256					3,684	49,079		
05000 - Roofing															
298 - Low Slope: Single-Ply 56 Squares- Low Slope Single-Ply															
436 - Pitched: Dimensional Composition 86 Squares- Pitched Composition				60,666											
700 - Gutters / Downspouts 530 Lin. Ft. Building								6,880							
Total 05000 - Roofing				60,666				6,880							
08000 - Rehab															
120 - General Pro Shop															
130 - Cabinets Hallway, Library, Conference- Cabinetry															
134 - General Kitchen															
208 - Restrooms 3 Restrooms															
Total 08000 - Rehab															
19000 - Fencing															
220 - Wrought Iron: 4' 66 Lin. Ft. East Patio								5,139							
Total 19000 - Fencing								5,139							
23000 - Mechanical Equipment															
220 - HVAC 9 Rooftop HVAC Units									109,884						
604 - Water Heater Storage Room Noritz		1,838												2,473	
608 - Water Heater East Fire Riser Room AO Smith								12,051							
710 - Furnace 3 Patio AEI Infrared Heaters		8,393												11,288	
Total 23000 - Mechanical Equipment		10,231						12,051	109,884					13,760	
24000 - Furnishings															
954 - Window Coverings 4 Automatic Screens				23,364								28,466			
958 - Window Coverings Patio Zippered Screens	6,239							7,416							8,815
Total 24000 - Furnishings	6,239			23,364				7,416				28,466			8,815
24500 - Audio / Visual															
228 - Entertainment System Sound System, Speakers, Etc															
Total 24500 - Audio / Visual															
24600 - Safety / Access															

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Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
200 - Fire Alarm Control Panel Fire Alarm Panel															
Total 24600 - Safety / Access															
25000 - Flooring															
220 - Carpeting 375 Sq. Yds. Dining, Bar, Pro, Conference						40,498									50,576
404 - Tile 2,125 Sq. Ft. Hall, Restrooms, Bar, Dining															
604 - Coatings 1,300 Sq. Ft. Kitchen/Bar Epoxy					29,912										
916 - Miscellaneous 324 Sq. Ft. Portable Dance Floor						3,970								4,838	
Total 25000 - Flooring					29,912	44,468								4,838	50,576
Total [Sports Lounge] Expenditures Inflated @ 2.50%	60,232	13,109		125,490	29,912	44,468	3,256	88,900	109,884			32,150	49,079	18,598	127,639
00300 - Pool Building															
03000 - Painting: Exterior															
136 - Surface Restoration 2,460 Sq. Ft. Pool Building & Wall		5,478									6,841				
Total 03000 - Painting: Exterior		5,478									6,841				
03500 - Painting: Interior															
116 - Building 2,597 Sq. Ft. Pool Building	4,062									5,073					
Total 03500 - Painting: Interior	4,062									5,073					
05000 - Roofing															
200 - Low Slope: BUR 8 Squares- Pool Building Roof				13,970											
440 - Pitched: Dimensional Composition 4 Squares- Pool Building Roof															
710 - Gutters / Downspouts 170 Lin. Ft. Pool Building															
Total 05000 - Roofing				13,970											
08000 - Rehab															
212 - Restrooms 2 ADA Restroom Refurbish				29,206											
Total 08000 - Rehab				29,206											
23000 - Mechanical Equipment															
224 - HVAC Pool Building HVAC				6,423											
Total 23000 - Mechanical Equipment				6,423											
Total [Pool Building] Expenditures Inflated @ 2.50%	4,062	5,478		49,599						5,073	6,841				
00320 - Yacht Lounge															
03000 - Painting: Exterior															
140 - Surface Restoration 2,150 Sq. Ft. Yacht Lounge		10,213							12,141						

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Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Total 03000 - Painting: Exterior		10,213							12,141						
03500 - Painting: Interior															
120 - Building Yacht Lounge								3,224							
Total 03500 - Painting: Interior								3,224							
04000 - Structural Repairs															
696 - Doors 9 Yacht Lounge Doors													15,688		
Total 04000 - Structural Repairs													15,688		
04500 - Decking/Balconies															
190 - Composite 700 Sq. Ft. Yacht Lounge Deck			48,836												
516 - Railing: Wood 80 Lin. Ft. Yacht Lounge Deck Perimeter								4,450							
Total 04500 - Decking/Balconies			48,836					4,450							
05000 - Roofing															
302 - Low Slope: Single-Ply 13 Squares- Yacht Lounge Low Slope Roof			11,588												
694 - Mansards 7 Squares- Yacht Lounge Mansards								7,462							
Total 05000 - Roofing			11,588					7,462							
08000 - Rehab															
216 - Restrooms 2 Yacht Lounge Interior Restrooms			5,699												
220 - Restrooms 2 Yacht Lounge Beach Restrooms Refurbish													44,049		
Total 08000 - Rehab			5,699										44,049		
23000 - Mechanical Equipment															
228 - HVAC Yacht Lounge Rooftop Bryant Heat Pump			10,589												
616 - Water Heater Yacht Lounge Store Rm Bradford White			5,319												
Total 23000 - Mechanical Equipment			15,908												
24000 - Furnishings															
260 - Chairs 179 Yacht Lounge Stacking Chairs							8,556								10,425
Total 24000 - Furnishings							8,556								10,425
25000 - Flooring															
920 - Vinyl 904 Sq. Ft. Yacht Lounge Flooring								12,091							
Total 25000 - Flooring								12,091							
Total [Yacht Lounge] Expenditures Inflated @ 2.50%		10,213	82,031				8,556	27,227	12,141				59,737		10,425
00340 - Computers															
22000 - Office Equipment															

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Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
224 - Miscellaneous 2 Guard Shack Underground Fiber					10,329					11,687					13,223
226 - Miscellaneous Wi-Fi Dishes			6,554				7,235				7,986				8,815
240 - Computers, Misc. Software[nr:1]															
243 - Computers, Misc. 2018 Only[nr:1]															
244 - Computers, Misc. 48 Computers & Monitors (33%)			25,612			27,581			29,702			31,986			34,445
248 - Computers, Misc. 48 Computers & Monitors (33%)	24,378			26,252			28,271			30,444			32,785		
252 - Computers, Misc. 48 Computers & Monitors (33%)		24,987			26,908			28,977			31,206			33,605	
264 - Tablet Computer 16 ASUS Tablets				13,437				14,832				16,371			
268 - Tablet Computer 9 Older Tablets			5,162				5,697				6,289				6,942
276 - Computers, Misc. 12 NUC's		4,899				5,407				5,969				6,588	
277 - Computers, Misc. 8 NUC's (2018 Only)[nr:1]															
360 - Telephone Equipment Phone System	8,690					9,832					11,124				
361 - Telephone Equipment CISCO System Decommission (2018 Only)[nr:1]															
910 - Computers, Misc. Servers				77,983				86,079				95,015			
918 - Computers, Misc. Servers, Battery Backups & Network Cards		9,860			10,618			11,434			12,313			13,260	
924 - Computers, Misc. 8 Switches, Network				11,856				13,087				14,445			
Total 22000 - Office Equipment	33,068	39,746	37,328	129,528	47,856	42,820	41,203	154,408	29,702	48,100	68,917	157,817	32,785	53,453	63,424
24500 - Audio / Visual															
900 - Projector Channel 7 Equipment- Projector										3,387					
904 - Miscellaneous Channel 7 Equipment- Playback Control	5,424						6,291						7,295		
908 - Miscellaneous Channel 7 Equipment- Digital Editor Computer				6,236						7,232					
912 - Miscellaneous Channel 7 Equipment- VCR	6,197						7,186						8,334		
916 - Miscellaneous Channel 7 Equipment- Canon HD	1,898			2,044			2,201			2,370			2,553		
920 - Miscellaneous Channel 7 Equipment- Canon HR 960	1,655					1,872					2,118				
Total 24500 - Audio / Visual	15,174			8,280		1,872	15,678			12,990	2,118		18,182		
24600 - Safety / Access															
700 - Security System 100 Surveillance Cameras (25%)	7,423	7,608	7,798	7,993	8,193	8,398	8,608	8,823	9,044	9,270	9,501	9,739	9,982	10,232	10,488

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Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Total 24600 - Safety / Access	7,423	7,608	7,798	7,993	8,193	8,398	8,608	8,823	9,044	9,270	9,501	9,739	9,982	10,232	10,488
27000 - Appliances															
256 - Point of Sale Computer 9 Food & Beverage MICROS Stations							39,348							46,772	
266 - Point of Sale Computer 6 Food & Beverage MICROS Display Units & Bumpbars							3,527							4,193	
Total 27000 - Appliances							42,875							50,965	
Total [Computers] Expenditures Inflated @ 2.50%	55,664	47,354	45,126	145,801	56,049	53,090	108,364	163,232	38,746	70,360	80,537	167,556	60,950	114,650	73,912
00360 - Clubhouse Food & Beverage															
08000 - Rehab															
110 - General Bar	60,827														
Total 08000 - Rehab	60,827														
24000 - Furnishings															
204 - Chairs 125 Folding Chairs									7,709						
330 - Tables Banquet & Serpentine Tables										22,345					
334 - Tables Table Skirting		2,762			2,975			3,204			3,450			3,715	
904 - Miscellaneous 75 Patio Furniture Items	36,379										46,568				
908 - Miscellaneous 73 Bar- Lounge Furniture Items	56,944										72,893				
909 - Miscellaneous Glass Tabletops (2018 Only)[nr:1]															
912 - Miscellaneous 211 Dining Room Furniture Items	67,072										85,857				
Total 24000 - Furnishings	160,394	2,762			2,975			3,204	7,709	22,345	208,768			3,715	
24500 - Audio / Visual															
100 - Television 6 Televisions & Mounts (33%)	1,738			1,872			2,015			2,170			2,337		
924 - Projector Projector, Screen, Mounts					6,859					7,760					8,780
Total 24500 - Audio / Visual	1,738			1,872	6,859		2,015			9,931			2,337		8,780
24600 - Safety / Access															
350 - Defibrillators Defibrillator				2,934							3,488				
Total 24600 - Safety / Access				2,934							3,488				
25500 - Wallcoverings															
310 - FRP 1,710 Sq. Ft. Kitchen	9,335														
Total 25500 - Wallcoverings	9,335														
26000 - Outdoor Equipment															
900 - Miscellaneous 5 Patio Heaters	5,849										7,487				

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Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Total 26000 - Outdoor Equipment	5,849										7,487				
27000 - Appliances															
130 - Counters: Stainless Steel Kitchen Storage Racks & Shelving	7,357										9,417				
134 - Counters: Stainless Steel Work Tables & Sinks	38,719														
200 - Refrigerator Kitchen True Equipment 2-Door					5,943										7,608
220 - Refrigerator: Commercial: Large 3 Bar/Kitchen Walk-In Refer/Freezer Compressors		18,019							21,419						
248 - Ice Machine Kitchen Hoshizaki						6,067						7,036			
250 - Ice Machine Bar Storage Rm Manitowoc						6,067						7,036			
252 - Fryer, Free Standing Kitchen American Range						3,933								4,792	
254 - Fryer, Free Standing Kitchen Superior	2,256								2,749						
260 - Broiler Kitchen Vulcan Salamander			9,532					10,784					12,202		
264 - Stove Kitchen American Range Griddle	4,799										6,143				
270 - Stove / Oven: Commercial grade 6-burner Kitchen Wolf Char Broiler			3,267					3,697					4,183		
274 - Oven Kitchen Vulcan Dbl Convection Oven			5,927					6,706					7,587		
290 - Stove: Fire Suppression Kitchen Fire Suppression	8,578										10,981				
296 - Stove: Exhaust Hood w/ Fan Kitchen Range Exhaust Hood	11,697										14,974				
460 - Miscellaneous Clubhouse Traeger Smoker				1,945				2,147				2,370			
650 - Sandwich Station 3 Kitchen Sandwich Prep Tables					12,602								15,354		
662 - Meat Slicer Kitchen Hobart										9,118					
680 - Warming Drawers Kitchen Service Area Toastmaster Food Warmer					3,288								4,006		
688 - Buffet Station Kitchen Serve Well 3-Well	2,233								2,721						
692 - Warming Drawers Hotline Food Warmer Assembly	3,074										3,935				
700 - Refrigerator Kitchen True 4-Drawer Chef Base							11,967								
716 - Refrigerator: Commercial: Large Kitchen Imperial Walk-In Refrigerator											50,983				
720 - Refrigerator Kitchen Hoshizaki Under-Counter					6,025										
740 - Refrigerator 2 Bar Bev-Air Bar-Back Cabinets					20,456								24,923		
752 - Freezer Kitchen True Worktop Freezer					6,025										

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Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
756 - Freezer Kitchen Service Area Delfield Ice Cream Freezer					5,115								6,232		
758 - Freezer: Large Kitchen Imperial Walk-In Freezer											29,988				
760 - Holding/Proofing Cabinet Kitchen Alto Shaam Cabinet						12,658							15,047		
800 - Miscellaneous Kitchen SteamCraft Steamer						10,888						12,626			
804 - Miscellaneous Platters, Bowels, Utensils			5,915										7,572		
812 - Cold Beverage Dispenser Bar- Beer Tap System	13,071										16,733				
816 - Miscellaneous China/ Plate Ware				6,592					7,459					8,439	
820 - Miscellaneous Bar Storage Rm Micromatic Glycol System		3,711										4,751			
824 - Refrigerator Bar Perlick Glass Froster					4,237								5,162		
832 - Miscellaneous Dishware													2,834		
900 - Mixer- Large Globe Mixer/ Grinder								6,949							
944 - Drinking Fountain 2 Lobby	2,963														
Total 27000 - Appliances	94,749	21,730	24,641	8,537	63,692	39,612	11,967	30,282	34,348	9,118	143,154	33,818	105,101	13,230	7,608
30000 - Miscellaneous															
980 - Plumbing Kitchen Mop Sink									3,362						
Total 30000 - Miscellaneous									3,362						
Total [Clubhouse Food & Beverage] Expenditures Inflated @ 2.50%	332,891	24,493	24,641	13,343	73,525	39,612	13,982	33,486	45,419	41,393	362,897	33,818	107,438	16,946	16,388
00380 - Sports Lounge Food & Beverage															
04000 - Structural Repairs															
920 - Doors 5 Kitchen Overhead & Service								13,905							
930 - Doors 25 Interior & Exterior Doors								41,714							
Total 04000 - Structural Repairs								55,618							
08000 - Rehab															
100 - General Bar															
Total 08000 - Rehab															
22000 - Office Equipment															
218 - Computers, Misc. Kitchen Office PC, Desk, Chair							5,911								
Total 22000 - Office Equipment							5,911								
24000 - Furnishings															
208 - Bar Stools 22 Bar Stools									8,570						

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Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
338 - Tables Aluminum Folding Tables									7,791						
916 - Chairs 105 Dining Room/Bar Furniture, Chairs					14,289								17,410		
920 - Tables 27 Dining Room/Bar Furniture, Tables					23,758								28,946		
924 - Miscellaneous Podium	1,560														
928 - Tables 11 East & West Patio Tables			13,223												17,783
930 - Tables 34 East & West Patio Chairs (47%)						2,622						3,040			
Total 24000 - Furnishings	1,560		13,223		38,047	2,622			16,362			3,040	46,356		17,783
24500 - Audio / Visual															
104 - Television 11 Bar, Dining, Patio, Pro Shop (27%)		4,788			5,156			5,552			5,979			6,439	
878 - Projector Dining					1,719								2,094		
Total 24500 - Audio / Visual		4,788			6,874			5,552			5,979		2,094	6,439	
24600 - Safety / Access															
354 - Defibrillators Hallway				4,199							4,991				
Total 24600 - Safety / Access				4,199							4,991				
25500 - Wallcoverings															
300 - FRP 1,710 Sq. Ft. Kitchen															
Total 25500 - Wallcoverings															
27000 - Appliances															
100 - Warming Drawers Kitchen Metro Food Warmer			3,492							4,151					
138 - Counters: Stainless Steel Bar Perlick Work Station															
142 - Counters: Stainless Steel 2 Bar Perlick Blender Stations															
166 - Counters: Stainless Steel 26 Kitchen Shelving			2,109					2,386					2,700		
170 - Counters: Stainless Steel Kitchen Chef Counter															
174 - Counters: Stainless Steel Kitchen Prep Table			7,154												
178 - Cold Beverage Dispenser 2 Bar Beer Tap Glycol Systems									34,015						
194 - Hot Beverage Dispenser Kitchen Curtis Brewer								2,225							
224 - Sandwich Station Kitchen True Refrigerated Sandwich/Salad Prep		5,595							6,651						
244 - Sandwich Station Kitchen SK Refrigerated Sandwich/Salad Prep		4,476							5,321						
298 - Ice Machine Kitchen Manitowoc				9,406							11,180				

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Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
302 - Ice Machine Bar Manitowoc		8,952							10,642						
306 - Ice Machine Outdoor Vending Hoshizaki #2					8,541									10,666	
308 - Fryer, Free Standing Kitchen Pitco Fryer			2,457							2,921					
310 - Fryer, Free Standing Kitchen American Range Fryer			3,652							4,341					
314 - Broiler Kitchen American Range Salamander								4,012							
318 - Stove Kitchen Rankin Griddle									5,910						
322 - Stove / Oven: Commercial grade 6-burner Kitchen American Range									19,543						
326 - Stove Kitchen Vulcan Charbroiler					5,463					6,180					6,993
328 - Oven Kitchen TurboChef Pizza Oven & Pizza Dish Caddy			33,412										42,770		
330 - Oven Kitchen Vulcan Convection Dbl Oven				11,416										14,614	
338 - Stove: Fire Suppression Kitchen Ansul System									10,946						
342 - Stove: Exhaust Hood w/ Fan 16 Lin. Ft. Kitchen Exhaust Hood									12,116						
446 - Counters: Stainless Steel 3 Kitchen Solid, Sorting & L-Shaped Tables															
666 - Meat Slicer Kitchen Globe Slicer			2,458							2,922					
696 - Miscellaneous Kitchen Wells Double Soup Warmer		3,224							3,833						
698 - Miscellaneous Kitchen Well 3-Well Warmer		3,197							3,801						
704 - Refrigerator 2 Bar Perlick BS60 Coolers						14,117									17,630
708 - Refrigerator Kitchen True Refrigerated Chef Base				9,298											
712 - Refrigerator Bar Perlick FR48 Glass Chiller				4,871								5,935			
724 - Refrigerator: Commercial: Large Kitchen Walk-In Cooler															
728 - Refrigerator: Commercial: Large Kitchen Walk-In Cooler Compressor		6,006							7,139						
732 - Refrigerator: Commercial: Large Bar Walk-In Imperial Cooler															
736 - Refrigerator: Commercial: Large Bar Walk-In Cooler Compressor									7,139						
764 - Freezer Kitchen Silver King 2-Drawer		6,200							7,369						
768 - Freezer: Large Kitchen Walk-In Freezer															
772 - Freezer: Large Kitchen Walk-In Freezer Compressor									7,140						

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Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
836 - Miscellaneous Kitchen Accutemp Steamer			10,155							12,071					
844 - Miscellaneous Bar Assembly									7,233						
848 - Miscellaneous China				2,921							3,472				
904 - Mixer- Large Kitchen Globe Mixer									5,131						
940 - Drinking Fountain 2 Lobby															
972 - Miscellaneous 2 Kitchen Mars Air Curtains									5,321						
Total 27000 - Appliances		37,651	64,888	37,912	14,003	14,117		8,623	159,249	32,585	14,652	5,935	45,469	25,280	24,623
30000 - Miscellaneous															
964 - Plumbing Kitchen 3-Compartment Sink									8,086						
968 - Plumbing Bar Sink															
972 - Plumbing Bar Perlick Hand Wash Sink															
976 - Plumbing Kitchen Mop Sink									3,362						
Total 30000 - Miscellaneous									11,447						
Total [Sports Lounge Food & Beverage] Expenditures Inflated @ 2.50%	1,560	42,439	78,111	42,111	58,924	16,739	5,911	69,793	187,057	32,585	25,622	8,975	93,920	31,719	42,406
00400 - Golf Equipment															
18000 - Landscaping															
100 - Irrigation: Central Controller Server Room Irrigation Computer		40,312										51,602			
104 - Irrigation: Misc. Irrigation Upgrades					39,915						46,289				
108 - Irrigation: Controllers 32 Pumps/Irrigation Toro Osmac RDR (18.8%)			51,290					58,029					65,655		
300 - Irrigation: Misc. 3,000 Lin. Ft. Major System Renovation (82%)															352,249
301 - Irrigation: Misc. Major System Renovation (2018 Only)[nr:1]															
304 - Irrigation: Misc. 2,000 Sprinkler Heads (3.8%)	23,395	23,980	24,579	25,194	25,824	26,469	27,131	27,809	28,504	29,217	29,947	30,696	31,464	32,250	33,056
310 - Irrigation: Valves 26 Mainline Isolation Valves (11.5%)		4,316			4,648			5,006			5,391			5,805	
350 - Irrigation: Pumps Marina 3 HP Submersible								3,762							
354 - Irrigation: Pumps Marina 30 HP Turbine								21,493							
358 - Irrigation: Pumps Marina 50 HP Turbine						28,073									
362 - Irrigation: Pumps Spillway 50 HP Centrifugal								22,473							

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Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
366 - Irrigation: Pumps Park #4 50 HP Turbine											37,031				
370 - Irrigation: Pumps Spare Centrifugal Pump #3										9,585					
374 - Irrigation: Pumps Hole #4 Pond Fountain Pump										12,854					
Total 18000 - Landscaping	23,395	68,608	75,869	25,194	70,386	54,542	27,131	138,572	28,504	51,656	118,658	82,298	97,118	38,055	385,306
30000 - Miscellaneous															
200 - Field Equipment Driving Range Ball Picker			4,089										5,234		
208 - Vehicle John Deere 2020 Pro Gator #6					52,436								63,888		
212 - Vehicle Driving Range Cart & Cage				17,409							20,694				
220 - Vehicle John Deere 2020 Pro Gator #4						46,537									58,118
224 - Vehicle John Deere 2020 Pro Gator #5			42,382								51,638				
228 - Vehicle John Deere TX Gator #1					14,991									18,721	
232 - Vehicle Cushman			16,380									20,457			
236 - Vehicle Toro Workman 3300-D												18,176			
240 - Vehicle Workman 2110											17,384				
276 - Vehicle 2009 Ford Ranger #1 (VIN 05901)						35,799									
300 - Golf Cart 17 Golf Carts (2017)	125,487								152,894						
310 - Golf Cart 8 Golf Carts (2014)						66,813								81,405	
320 - Golf Cart 68 Golf Cart Batteries							21,278								25,925
330 - Golf Cart 32 Golf Cart Batteries (60%)		5,345								6,512					
334 - Golf Cart 32 Golf Cart Batteries (39.6%)			3,593								4,378				
340 - Golf Cart 23 Cart Barn Cart Battery Chargers					18,408								22,429		
352 - Tractor John Deere 4120															
356 - Tractor John Deere Backhoe Attachment	21,405										27,400				
360 - Tractor John Deere Front Loader Attachment		12,728										16,293			
378 - Trailer Snowco Lo-Boy Utility Trailer									9,914						
400 - Equipment Pro Shop Range Servant Ball Dispenser				13,388										17,138	
404 - Maintenance Equipment Tru Turf Greens Roller							20,541								25,028
408 - Maintenance Equipment Sand Spreader								42,524							

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Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
412 - Maintenance Equipment Ty-Crop Material Handler				49,413											
416 - Maintenance Equipment Walk Behind Blower										18,087					
420 - Maintenance Equipment Aerway Aerator							16,774								
424 - Maintenance Equipment Smithco Bunker Rake							31,884								38,847
428 - Maintenance Equipment Ryan Aerator				16,373											
432 - Maintenance Equipment Green Master 1000 w/ Trailer						13,448									
436 - Maintenance Equipment John Deere TC 125 Sweeper						21,894								26,675	
452 - Maintenance Equipment Almo Flail Mower													12,632		
460 - Maintenance Equipment Ryan Mataway Cutter/Seeder											14,824				
464 - Maintenance Equipment John Deere Precision Cut 2500B #1	43,317							51,490							61,206
468 - Maintenance Equipment Ryan Mataway Sod Cutter											11,388				
472 - Maintenance Equipment John Deere Aircore #1												48,357			
476 - Maintenance Equipment John Deere Precision Cut 2500B #2			49,614							58,975					
480 - Maintenance Equipment Lely Fertilizer Spreader		8,661													11,940
484 - Maintenance Equipment Mower Reels for JD 2500B #1 & #2		11,269			12,135			13,068			14,073			15,155	
492 - Maintenance Equipment Groundsmaster 4700D				124,731								151,972			
496 - Maintenance Equipment Mower JD 2500B #3				60,399							71,796				
498 - Maintenance Equipment Mower JD 2500B #4					61,909							73,591			
504 - Maintenance Equipment Toro 3500D Sidewinder #1						53,820								65,575	
516 - Maintenance Equipment Toro 3500D Sidewinder #2			62,687								76,378				
536 - Maintenance Equipment Toro 4500 D				104,946								127,867			
544 - Maintenance Equipment Toro 5510D Fairway Mower				90,552											
552 - Maintenance Equipment John Deere 8700 PC Fairway Mower									102,452						
560 - Maintenance Equipment PBM Boom Sprayer	49,422										63,264				
566 - Maintenance Equipment Toro MultiPro 5800 Sprayer						78,881									
Total 30000 - Miscellaneous	239,631	38,003	178,744	477,211	159,879	317,191	90,477	107,083	265,259	83,574	373,217	456,713	104,182	224,669	221,063
Total [Golf Equipment] Expenditures Inflated @ 2.50%	263,026	106,611	254,613	502,405	230,266	371,733	117,608	245,655	293,764	135,230	491,874	539,011	201,300	262,724	606,369

00420 - Golf Course

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Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
02000 - Concrete															
654 - Repair 182,000 Sq. Ft. Golf Cart Paths (0.5%)	13,561			14,604			15,727			16,936			18,238		
655 - Repair Golf Cart Paths (2018 Only)[nr:1]															
Total 02000 - Concrete	13,561			14,604			15,727			16,936			18,238		
04000 - Structural Repairs															
500 - Bridge Maintenance 150 Sq. Ft. Alt 9 Bridge			9,720												
504 - Bridge Maintenance 200 Sq. Ft. Hole 13 Bridge						8,897									
508 - Bridge Maintenance 280 Sq. Ft. Hole 16/17 Bridge				12,802											
512 - Bridge Maintenance 560 Sq. Ft. Hole 8 Bridges		23,929													
910 - Building Maintenance Hole 5 Restroom Bldg Replacement															
914 - Building Maintenance Hole 9 Restroom Bldg Replacement															
918 - Building Maintenance Hole 15 Restroom Bldg Replacement															
Total 04000 - Structural Repairs		23,929	9,720	12,802		8,897									
14000 - Recreation															
676 - Golf Equipment 22 Ball Washers	22,303												29,995		
680 - Golf Equipment 12 Driving Range Mats			7,600			8,185			8,814			9,492			10,222
688 - Golf Equipment 27 Tee Box Markers															
692 - Golf Equipment 350 Lin. Ft. Driving Range Nets								15,942							
696 - Golf Equipment 11 Driving Range Tee Dividers		5,504													
Total 14000 - Recreation	22,303	5,504	7,600			8,185		15,942	8,814			9,492	29,995		10,222
18000 - Landscaping															
454 - Drainage System Maint. Greens & Fairways Drainage & Culverts		8,165			8,793			9,469			10,197			10,981	
650 - Golf Course 19 Fairways (10.5%)		23,980		25,194		26,469		27,809		29,217		30,696		32,250	
660 - Golf Course Hazards Renovate Pond #4								32,238							
664 - Golf Course Hazards 19 Sand Traps (10.5%)	3,617		3,800		3,992		4,194		4,407		4,630		4,864		5,111
670 - Golf Course Greens 20 Replace Greens (10%)					148,115		155,613		163,491		171,768		180,464		189,600
671 - Golf Course Greens 18 Replace Greens (2019-2027 Only) (11%)[nr:9]															
673 - Golf Course 2 Holes 7 & 17 (2018 Only)[nr:1]															
684 - Golf Course Tees 19 Tees (10.5%)					28,776		30,232		31,763		33,371		35,060		36,835

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Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
685 - Golf Course Tees 18 Tees (2019-2027 Only) (11%)[nr:9]															
960 - Consulting Course Design (2019 Only)[nr:1]															
Total 18000 - Landscaping	3,617	32,145	3,800	25,194	189,676	26,469	190,040	69,516	199,661	29,217	219,965	30,696	220,388	43,231	231,545
26000 - Outdoor Equipment															
350 - Furniture 14 Benches & Picnic Tables													17,620		
480 - Drinking Fountain Hole 3															8,815
484 - Drinking Fountain Hole 5													8,390		
492 - Drinking Fountain Hole 9 Memorial Fountain															
496 - Drinking Fountain Hole 12	6,239														
500 - Drinking Fountain Hole 16	6,239														
Total 26000 - Outdoor Equipment	12,477												26,010		8,815
Total [Golf Course] Expenditures Inflated @ 2.50%	51,958	61,577	21,121	52,599	189,676	43,551	205,767	85,458	208,475	46,153	219,965	40,188	294,632	43,231	250,582
00440 - Grounds															
02000 - Concrete															
220 - Walkways Entrance Gate Area- Concrete Walkway															
904 - Miscellaneous Central Area, Concrete Stairs- East															
908 - Miscellaneous Central Area, Concrete Stairs- West								6,448							
Total 02000 - Concrete								6,448							
04000 - Structural Repairs															
516 - Bridge Maintenance 75 Sq. Ft. Entrance Gate Area- Bridge											3,472				
520 - Bridge Maintenance 128 Sq. Ft. Park 3													8,547		
706 - Building Maintenance Main Swim Beach Boat Storage Area Tuff Shed						3,882									
740 - Building Maintenance 4 Parks 5, 9, 4, 15 Restroom Floors								11,176							
856 - Building Maintenance 375 Sq. Ft. Tennis 3/4 Area Patio Structure		34,737													
860 - Building Maintenance Park 1 Restroom Bldg Replacement															
864 - Building Maintenance Park 2 Restroom Bldg Replacement															
868 - Building Maintenance Park 3 Restroom Bldg Replacement															
872 - Building Maintenance Park 4 Restroom Bldg Replacement															
876 - Building Maintenance Park 5 Restroom Bldg Replacement															

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Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
880 - Building Maintenance TC 3/4 Restroom Bldg Replacement															
Total 04000 - Structural Repairs		34,737				3,882		11,176			3,472		8,547		
11000 - Gate Equipment															
150 - DoorKing Slide Gate Operators RV Storage Lot					6,195								7,548		
160 - Operators Torrey Pines Golf Cart Slide Gate									6,838						
730 - DoorKing Model 1506/02 Ped Keypad 2 RV Lot					3,837										
800 - Loops, Misc. Wiring Harness 3 RV Lot					1,966								2,396		
810 - Loops, Misc. Wiring Harness 2 Torrey Pines Golf Cart Gate									1,447						
900 - Vehicle Gate Replacement Torrey Pines Golf Cart Gate															
Total 11000 - Gate Equipment					11,998				8,285				9,944		
14000 - Recreation															
290 - Exercise: Miscellaneous Equip. Park 1- Par Exercise Course						11,865									
Total 14000 - Recreation						11,865									
17000 - Tennis Court															
600 - Lighting 3 Central Area, Street/ Tennis Court Lights						16,365									
Total 17000 - Tennis Court						16,365									
17500 - Basketball / Sport Court															
400 - Overlay 6,825 Sq. Ft. Park 1					23,949										
Total 17500 - Basketball / Sport Court					23,949										
18000 - Landscaping															
112 - Irrigation: Misc. Tennis 3/4 Landscape					11,975										
116 - Irrigation: Misc. Front Entrance Area- Irrigation Filter						5,319									
120 - Irrigation: Misc. Park 1			9,497												
124 - Irrigation: Misc. Park 2															
128 - Irrigation: Misc. Park 3															
132 - Irrigation: Misc. Park 4		7,413													
136 - Irrigation: Misc. Park 5															7,665
140 - Irrigation: Misc. Clubhouse Area, Irrigation															
144 - Irrigation: Misc. Park 7															

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Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
148 - Irrigation: Misc. Sports Lounge															
156 - Irrigation: Misc. Huck Finn, Dog Park, Irrigation			7,331												
378 - Irrigation: Pumps Front Entrance Gate Area												28,468			
Total 18000 - Landscaping		7,413	16,829		11,975	5,319						28,468			7,665
18500 - Lakes / Ponds															
584 - Pumps / Mechanical Entrance Gate Area							8,725								
954 - Reconstruction Central Area, Renovate Main Beach															
Total 18500 - Lakes / Ponds							8,725								
19000 - Fencing															
114 - Chain Link: 6' 1,735 Lin. Ft. RV Storage Lot										85,703					
118 - Chain Link: 6' 31,800 Lin. Ft. Common Area, Perimeter Fence															
138 - Chain Link 157 Lin. Ft. Huck Finn, Dog Park, Fencing													10,960		
330 - Wood: 6' 370 Lin. Ft. Parcel E Fence															
336 - Wood: 6' 804 Lin. Ft. Entry Gate Area, Front Fence (17%)															21,932
340 - Wood: 6' 804 Lin. Ft. Entry Gate Area, Front Fence (16%)															
344 - Wood: 6' 804 Lin. Ft. Entry Gate Area, Front Fence (66.8%)															
360 - Wood: Split Rail 1,448 Lin. Ft. Parks & Common Areas (25%)		8,679					9,819					11,110			
776 - Gates ECC Parking - Ace Hardware Pedestrian Gate						2,458									
Total 19000 - Fencing		8,679				2,458	9,819			85,703		11,110	10,960		21,932
20000 - Lighting															
218 - Landscape 16 Clubhouse Area, Sign Accent Lights										4,986					
260 - Sports Field / Court 11 Bocce Court & Walkway Lighting			11,716												
540 - Parking Lot 4 Sports Lounge, Grounds															22,992
Total 20000 - Lighting			11,716							4,986					22,992
21000 - Signage															
710 - Entry Signs Entrance Gate Area, Entrance Sign												37,241			
Total 21000 - Signage												37,241			

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Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
24500 - Audio / Visual															
108 - Television Entrance Gate Area, Marquis TV's							13,629							16,200	
Total 24500 - Audio / Visual							13,629							16,200	
26000 - Outdoor Equipment															
100 - Tot Lot: Play Equipment Central Area, Original Equipment		109,690													
104 - Tot Lot: Play Equipment Park 3										24,932					
108 - Tot Lot: Play Equipment Park 4											48,605				
160 - Flag Pole Entrance Gate Area, Flagpole			6,171										7,899		
164 - Flag Pole Sports Lounge			6,171										7,899		
168 - Flag Pole Clubhouse Flagpole			6,364										8,147		
280 - Picnic Table: Cement 2 Tennis 3/4 Landscape- Picnic Tables w/ Benches												7,367			
284 - Picnic Table: Cement 41 Table Set #1 (33%)															
288 - Picnic Table: Cement 41 Table Set #2 (33%)															
292 - Picnic Table: Cement 41 Table Set #3 (33%)			28,844												
302 - Bocce Ct. Resurface 2 Sports Lounge Bocce Courts				19,471						22,581					
308 - Benches 2 Park 4- Concrete Benches															
310 - Benches 3 Sports Lounge Bocce Benches		3,117													
312 - Wood Benches 2 Hazel Park & Pond			1,966												
320 - Picnic Table: Metal 6 Picnic Tables- Parks & Common Area				8,566											
324 - Park Bench: Perf. Metal 13 Benches- Parks & Common Area (25%)				3,275				3,615				3,990			
474 - Drinking Fountain Huck Finn, Dog Park, Fountain							8,170								9,954
504 - Drinking Fountain 2 Tennis 3/4 Landscape							6,291								
512 - Drinking Fountain 2 Clubhouse Area, Drinking Fountains												7,635			
516 - Drinking Fountain Park 4													4,864		
840 - Shade Structure 2 Beach Shade Structures, Park 3															15,329
844 - Shade Structure 5 Beach Shade Structures, Main Beach										33,872					
848 - Shade Structure Sports Lounge Bocce Ct Shade Structure	10,862														

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Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
852 - Shade Structure Sports Lounge Bocce Ct Shade Cloth		2,969				3,277				3,617				3,993	
Total 26000 - Outdoor Equipment	10,862	115,777	49,517	31,312		3,277	14,461	3,615		85,002	48,605	18,993	28,810	3,993	25,284
Total [Grounds] Expenditures Inflated @ 2.50%	10,862	166,606	78,062	31,312	47,922	43,166	46,634	21,239	8,285	175,691	52,077	95,810	58,260	20,193	77,872
00460 - Lakes & Ponds															
04000 - Structural Repairs															
524 - Bridge Maintenance 160 Sq. Ft. Huck Finn Pond- Spillway Bridge															
Total 04000 - Structural Repairs															
18000 - Landscaping															
390 - Dam, Spillway Hazel Lake- Spillway															
391 - Dam, Spillway Hazel Lake (2018 Only)[nr:1]															
394 - Dam, Spillway Huck Finn Pond															
398 - Dam: Insp. & Maintenance Main Lake/Dam- Primary Dam Valve															
406 - Dam: Insp. & Maintenance Main Lake/Dam- Outlet Culvert 6th Tee														99,698	
410 - Dam: Insp. & Maintenance Main Lake/Dam- Earthen Dam															
414 - Dam: Insp. & Maintenance Entry Area Pond												11,861			
418 - Dam: Insp. & Maintenance Main Lake/Dam- Outlet Gate Valve										45,160					
422 - Dam, Spillway Main Lake/Dam- Spillway										77,912					
426 - Dam: Insp. & Maintenance Main Lake/Dam- Outlet Steel Liner										391,718					
Total 18000 - Landscaping										514,790		11,861		99,698	
18500 - Lakes / Ponds															
330 - Aeration Heads / Diffusers 6 Main Lake/Dam								47,728							
334 - Aeration Heads / Diffusers 4 Hazel Lake							12,864							15,291	
800 - Sediment Removal Main Lake/Dam- Lake Sediment Program (A) (86%)						288,994									
804 - Sediment Removal Main Lake/Dam- Lake Sediment Program (A) (14%)							48,101								
810 - Sediment Removal Main Lake/Dam- Lake Sediment Program (B)							344,314								
820 - Sediment Removal Main Lake/Dam- Lake Sediment Program (C)								352,922							
830 - Sediment Removal Main Lake/Dam- Lake Sediment Program (D)									361,745						

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Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
914 - Sediment Removal Huck Finn Pond								150,446							
918 - Sediment Removal Hazel Lake (11%)															
920 - Sediment Removal Hazel Lake (88.6%)															
922 - Sediment Removal Entry Area Pond													48,632		
926 - Sediment Removal Main Lake/Dam- Inlet Sediment Removal	16,064	16,466	16,878	17,300	17,732	18,175	18,630	19,096	19,573	20,062	20,564	21,078	21,605	22,145	22,699
960 - Miscellaneous 300 Lin. Ft. Main Lake/Dam- Marina Wake Boom														60,200	
964 - Miscellaneous 235 Lin. Ft. Main Lake/Dam- Main Beach Wake Boom		28,031													
Total 18500 - Lakes / Ponds	16,064	44,497	16,878	17,300	17,732	307,169	423,909	570,191	381,318	20,062	20,564	21,078	70,237	97,636	22,699
26000 - Outdoor Equipment															
316 - Benches 4 Main Lake/Dam											5,786				
Total 26000 - Outdoor Equipment											5,786				
Total [Lakes & Ponds] Expenditures Inflated @ 2.50%	16,064	44,497	16,878	17,300	17,732	307,169	423,909	570,191	381,318	534,852	26,350	32,939	70,237	197,334	22,699
00480 - Public Safety															
11000 - Gate Equipment															
290 - Gate Arm Control Assembly Gate Arm, Member Lane	10,138					11,470					12,978				
294 - Gate Arm Control Assembly Gate Arm, Visitor Lane	10,138					11,470					12,977				
912 - Miscellaneous Main Bar Scanner			16,147										20,669		
Total 11000 - Gate Equipment	20,276		16,147			22,940					25,955		20,669		
21000 - Signage															
680 - Miscellaneous 4 Radar Speed Signs			39,562					44,761					50,643		
Total 21000 - Signage			39,562					44,761					50,643		
24600 - Safety / Access															
358 - Defibrillators Vehicle Defibrillators		7,378					8,347					9,444			
550 - Digital Video Recorder 5 Digital Recorders/ Body Cameras		7,194					8,139					9,209			
554 - Digital Video Recorder Digital Recorders/ Car Mounts		4,732					5,354					6,057			
610 - Radio System Sports Lounge Radio Repeater System							23,463								
620 - Hand Held Radios 12 Kenwood Radios		7,904					8,942					10,117			
Total 24600 - Safety / Access		27,207					54,246					34,828			
30000 - Miscellaneous															
244 - Vehicle 5 Light Bar Setups		5,978						6,933						8,040	

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Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
248 - Vehicle 2017 Chevy Equinox, PS #3		41,436						48,053						55,726	
252 - Vehicle 2017 Chevy Equinox, PS #2		41,436						48,053						55,726	
256 - Vehicle 2016 Chevy Colorado, PS #1		52,510						60,896						70,620	
382 - Trailer Radar Trailer															
386 - Trailer Patrol Boat Trailer						2,045									
592 - Equipment 3 Eagle IIX Golden LAS Radar					6,198						7,187				
616 - Boat Barge CF9512TG		27,799													
620 - Boat Patrol Boat CF6585PR											66,510				
624 - Boat Slip 240 Patrol Boat Lift								11,407							
740 - Generator Gate House, Backup Generator												12,045			
Total 30000 - Miscellaneous		169,159			6,198	2,045		175,341			73,698	12,045		190,113	
Total [Public Safety] Expenditures Inflated @ 2.50%	20,276	196,366	55,709		6,198	24,985	54,246	220,102			99,652	46,873	71,312	190,113	

00500 - Public Works

30000 - Miscellaneous

216 - Vehicle 2017 Chevy Colorado #14													43,250		
242 - Vehicle 2017 Chevy Colorado #13													36,475		
258 - Vehicle 2016 Chevy Express 25 Van												61,880			
260 - Vehicle Toro Workman #3							46,130								
264 - Vehicle Toro Workman Model 3300 #8					45,418										58,138
268 - Vehicle 1998 Ford F700 Dump Truck										101,611					
272 - Vehicle 1995 Ford F450 Flatbed Truck											81,008				
280 - Vehicle 2016 Chevy Colorado #12											42,852				
284 - Vehicle 1999 Ford Ranger #8 (VIN 44650)	27,121														38,321
288 - Vehicle 2002 Ford Ranger #9 (VIN 98814)	27,664														39,088
292 - Vehicle 2015 Chevrolet Silverado 1500 #11 (VIN 359734)											68,173				
296 - Vehicle 2015 Mechron 2200															
364 - Tractor 1997 Ford															
368 - Tractor CAT 416B Loader Backhoe													150,763		

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Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
628 - Maintenance Equipment Air Compressor													6,079		
632 - Maintenance Equipment Hot Water Pressure Washer				11,255											
636 - Maintenance Equipment Grinder, Neary Reel				71,716										91,803	
640 - Maintenance Equipment Hydraulic Hoist											23,145				
644 - Maintenance Equipment Leaf Vacuum											34,205				
648 - Maintenance Equipment Pressure Washer				11,955											
660 - Maintenance Equipment Water Treatment System															
670 - Maintenance Equipment Portable 1,000 Gallon Water Tank															
674 - Maintenance Equipment Groundmaster 360 Mower	54,053								65,858						
678 - Maintenance Equipment Paint Striper MB 45 Airless								31,402							
682 - Maintenance Equipment Welder							3,992							4,745	
686 - Maintenance Equipment Shop Hoist													4,864		
692 - Maintenance Equipment Spray Rig (PDM)							12,176								
736 - Generator Gen-Tech Portable			4,156										5,321		
Total 30000 - Miscellaneous	108,838		4,156	94,927	45,418		62,297	31,402	65,858	101,611	249,383	61,880	246,751	96,548	135,548
Total [Public Works] Expenditures Inflated @ 2.50%	108,838		4,156	94,927	45,418		62,297	31,402	65,858	101,611	249,383	61,880	246,751	96,548	135,548
00520 - Recreational Facilities															
02000 - Concrete															
224 - Walkways Marina Paths															
420 - Boat Ramp Park 4, Boat Launch Ramp												24,909			
Total 02000 - Concrete												24,909			
04000 - Structural Repairs															
820 - Dock 22 Marina/Boating- Ph 1 Anchoring Winches (50%)						38,822									
822 - Dock 22 Marina/Boating- Ph 2 Anchoring Winches (50%)															
824 - Dock 254 Lin. Ft. Marina Dock/Lights #1 101-144															358,549
828 - Dock 242 Lin. Ft. Marina Dock/Lights #2 201-240															
832 - Dock 210 Lin. Ft. Marina Dock/Lights #3 301-336						245,755									

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Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
836 - Dock 182 Lin. Ft. Marina Dock/Lights #4 401-428		262,558													
840 - Dock 114 Lin. Ft. Marina Guest Dock					154,942										
848 - Dock 672 Sq. Ft. [2] Park 4 Docks															
Total 04000 - Structural Repairs		262,558			154,942	284,577									358,549
12000 - Pool															
100 - Resurface 263 Lin. Ft. Swimming Pool											104,154				
104 - Resurface 70 Lin. Ft. Wading Pool											11,040				
210 - Lane Ropes 375 Lin. Ft. Swimming Pool, [5] Lane Ropes							4,673								5,694
400 - ADA Chair Lift Handicap Access Lift								12,245							
600 - Deck: Re-Surface 9,206 Sq. Ft. Swimming Pool, Deck Sandblasting															
604 - Deck: Re-Surface 9,206 Sq. Ft. Pool Deck Acid Wash					10,008										
700 - Chemical System 2 Chemical Feed System							29,267								
720 - Heater Wading Pool					7,983										
724 - Heater Swimming Pool					53,720										
730 - Filter 3 Swimming Pool Sand Filters															67,415
734 - Filter Wading Pool															10,316
740 - Pumps Swimming Pool, Pump			33,544					37,952					42,939		
744 - Pumps 2 Wadding Pool		2,718										3,479			
750 - Cover 3,439 Sq. Ft. Swimming Pool					10,721							12,743			
754 - Storage Reel Swimming Pool, Storage Reel, Pool				7,054							8,385				
758 - Storage Reel Swimming Pool, Storage Reel, Pool				3,880							4,612				
770 - Equipment: Replacement Portable Pool Vacuum								5,308							
960 - Furniture: Misc 98 Swimming Pool, Furniture		36,808							43,753						
974 - Pedestal Shower Pool Area Pedestal Shower															
978 - Miscellaneous 6 Starting Blocks															38,321
982 - Pedestal Shower Foot Wash	1,808														
986 - Water Feature Pool Pedestal Fountain	3,617														

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Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Total 12000 - Pool	5,424	39,526	33,544	10,934	82,431		33,940	55,505	43,753		128,191	16,222	42,939		121,746
17000 - Tennis Court															
100 - Reseal 14,400 Sq. Ft. Courts 1 & 2		28,217					31,925					36,121			
104 - Reseal 13,200 Sq. Ft. Courts 3 & 4		25,866					29,265					33,111			
500 - Resurface 14,400 Sq. Ft. Courts 1 & 2	84,465														
504 - Resurface 13,200 Sq. Ft. Courts 3 & 4	77,426														
604 - Lighting 16 Lights- Courts 1 & 2															
608 - Lighting 11 Lights- Courts 3 & 4															
700 - Screen 7,360 Sq. Ft. Windscreens		7,141			7,690			8,282			8,918			9,604	
Total 17000 - Tennis Court	161,891	61,225			7,690		61,191	8,282			8,918	69,231		9,604	
19000 - Fencing															
130 - Chain Link: 10' 720 Lin. Ft. Tennis Courts 1 & 2															
134 - Chain Link: 10' 560 Lin. Ft. Tennis Courts 3 & 4															
230 - Wrought Iron: 6' 407 Lin. Ft. Pool Perimeter													35,309		
780 - Gates Swimming Pool Gate				16,796							19,965				
784 - Gates 2 Tennis Court 1 & 2 Gates					34,431							40,928			
788 - Gates 4 Tennis Court 3 & 4 Gates					68,863							81,856			
792 - Gates 4 Dock 1, 2, 3 & 4 Gate Locks					68,863							81,856			
Total 19000 - Fencing				16,796	172,157						19,965	204,641	35,309		
20000 - Lighting															
100 - Exterior: Misc. Fixtures Park 4, Boat Ramp Lights														3,739	
120 - Exterior: Misc. Fixtures 2 Marina Dock Denier Goose Lights	1,872										2,396				
122 - Exterior: Misc. Fixtures Marina Dock 1 & 2 Denier Goose Lights			8,185										10,478		
216 - Light Post 8 Swimming Pool, Deck Lighting															
Total 20000 - Lighting	1,872		8,185								2,396		10,478	3,739	
23000 - Mechanical Equipment															
612 - Water Heater Pool Domestic Water Heater					5,748										
Total 23000 - Mechanical Equipment					5,748										
26000 - Outdoor Equipment															
430 - Bleachers Tennis Courts 3 & 4											3,472				

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Reserve Component	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Total 26000 - Outdoor Equipment											3,472				
Total [Recreational Facilities] Expenditures Inflated @ 2.50%	169,187	363,309	41,729	27,730	422,969	284,577	95,131	63,787	43,753		162,942	315,004	88,726	13,343	480,296
00540 - Roads & Parking															
01000 - Paving															
200 - Asphalt: Ongoing Repairs Accumulated Road Repair[nr:1/se:3]															
210 - Asphalt: Ongoing Repairs Road Repair Cycle 1 of 6			491,483						569,969						660,990
220 - Asphalt: Ongoing Repairs Road Repair Cycle 2 of 6				219,912						255,030					
221 - Asphalt: Ongoing Repairs Road Repair Cycle 2 of 6				283,858						329,188					
230 - Asphalt: Ongoing Repairs Road Repair Cycle 3 of 6					516,364						598,824				
240 - Asphalt: Ongoing Repairs Road Repair Cycle 4 of 6						529,273						613,795			
250 - Asphalt: Ongoing Repairs Road Repair Cycle 5 of 6	467,800						542,505						629,139		
260 - Asphalt: Ongoing Repairs Road Repair Cycle 6 of 6		479,495						556,068						644,868	
540 - Culverts Culvert Repair & Maintenance	77,991	79,941	81,939	83,988	86,087	88,239	90,445	92,707	95,024	97,400	99,835	102,331	104,889	107,511	110,199
541 - Culverts Culvert Repair & Maintenance (2018 Only) (32%)[nr:1]															
543 - Culverts Culvert Repair & Maintenance (2019 Only) (67.6%)[nr:1]															
980 - Consulting/Engineering Engineering/Construction Management	57,932	59,380	60,865	62,386	63,946	65,545	67,183	68,863	70,584	72,349	74,158	76,012	77,912	79,860	81,856
Total 01000 - Paving	603,723	618,816	634,287	650,144	666,397	683,057	700,134	717,637	735,578	753,967	772,817	792,137	811,940	832,239	853,045
Total [Roads & Parking] Expenditures Inflated @ 2.50%	603,723	618,816	634,287	650,144	666,397	683,057	700,134	717,637	735,578	753,967	772,817	792,137	811,940	832,239	853,045
Total Expenditures Inflated @ 2.50%	2,161,559	1,796,119	1,490,526	1,858,179	1,969,350	2,132,962	1,938,259	2,418,407	2,178,577	1,953,010	3,259,513	2,260,406	2,411,223	1,887,096	2,706,442

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30% Minimum Balance Threshold

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Beginning Balance	3,351,524	3,742,131	3,107,578	2,611,378	2,494,858	2,363,196	2,395,279	2,581,159	2,728,642	3,183,809
Inflated Expenditures @ 2.5%	901,357	2,015,038	1,949,552	1,654,952	1,765,881	1,627,669	1,503,779	1,573,972	1,301,878	1,289,662
Reserve Contribution	1,204,388	1,295,921	1,382,748	1,475,392	1,574,243	1,601,005	1,628,222	1,655,902	1,684,052	1,712,681
Lots/month @ 2011	*49.91*	*53.70*	*57.30*	*61.14*	*65.23*	*66.34*	*67.47*	*68.62*	*69.79*	*70.97*
Percentage Increase		*7.6%*	*6.7%*	*6.7%*	*6.7%*	*1.7%*	*1.7%*	*1.7%*	*1.7%*	*1.7%*
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	87,576	84,564	70,604	63,040	59,976	58,747	61,438	65,553	72,993	84,883
Ending Balance	3,742,131	3,107,578	2,611,378	2,494,858	2,363,196	2,395,279	2,581,159	2,728,642	3,183,809	3,691,711

	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Beginning Balance	3,691,711	2,852,512	3,276,310	3,423,241	3,719,044	4,575,436	4,376,915	4,567,824	5,097,619	5,293,433
Inflated Expenditures @ 2.5%	2,656,651	1,411,102	1,717,885	1,597,646	1,074,751	2,161,559	1,796,119	1,490,526	1,858,179	1,969,350
Reserve Contribution	1,736,659	1,759,236	1,782,106	1,805,273	1,828,742	1,852,516	1,876,599	1,900,995	1,925,708	1,950,742
Lots/month @ 2011	*71.96*	*72.90*	*73.85*	*74.81*	*75.78*	*76.77*	*77.76*	*78.77*	*79.80*	*80.84*
Percentage Increase	*1.4%*	*1.3%*	*1.3%*	*1.3%*	*1.3%*	*1.3%*	*1.3%*	*1.3%*	*1.3%*	*1.3%*
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	80,793	75,664	82,711	88,176	102,401	110,523	110,429	119,326	128,285	132,103
Ending Balance	2,852,512	3,276,310	3,423,241	3,719,044	4,575,436	4,376,915	4,567,824	5,097,619	5,293,433	5,406,929

	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Beginning Balance	5,406,929	5,383,281	5,582,189	5,326,268	5,333,469	5,596,274	4,570,204	4,557,824	4,420,538	4,838,970
Inflated Expenditures @ 2.5%	2,132,962	1,938,259	2,418,407	2,178,577	1,953,010	3,259,513	2,260,406	2,411,223	1,887,096	2,706,442
Reserve Contribution	1,976,102	2,001,791	2,027,814	2,054,176	2,080,880	2,107,931	2,135,334	2,163,093	2,191,213	2,219,699
Lots/month @ 2011	*81.89*	*82.95*	*84.03*	*85.12*	*86.23*	*87.35*	*88.49*	*89.64*	*90.80*	*91.98*
Percentage Increase	*1.3%*	*1.3%*	*1.3%*	*1.3%*	*1.3%*	*1.3%*	*1.3%*	*1.3%*	*1.3%*	*1.3%*
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	133,212	135,376	134,672	131,602	134,935	125,512	112,692	110,844	114,315	114,890
Ending Balance	5,383,281	5,582,189	5,326,268	5,333,469	5,596,274	4,570,204	4,557,824	4,420,538	4,838,970	4,467,117

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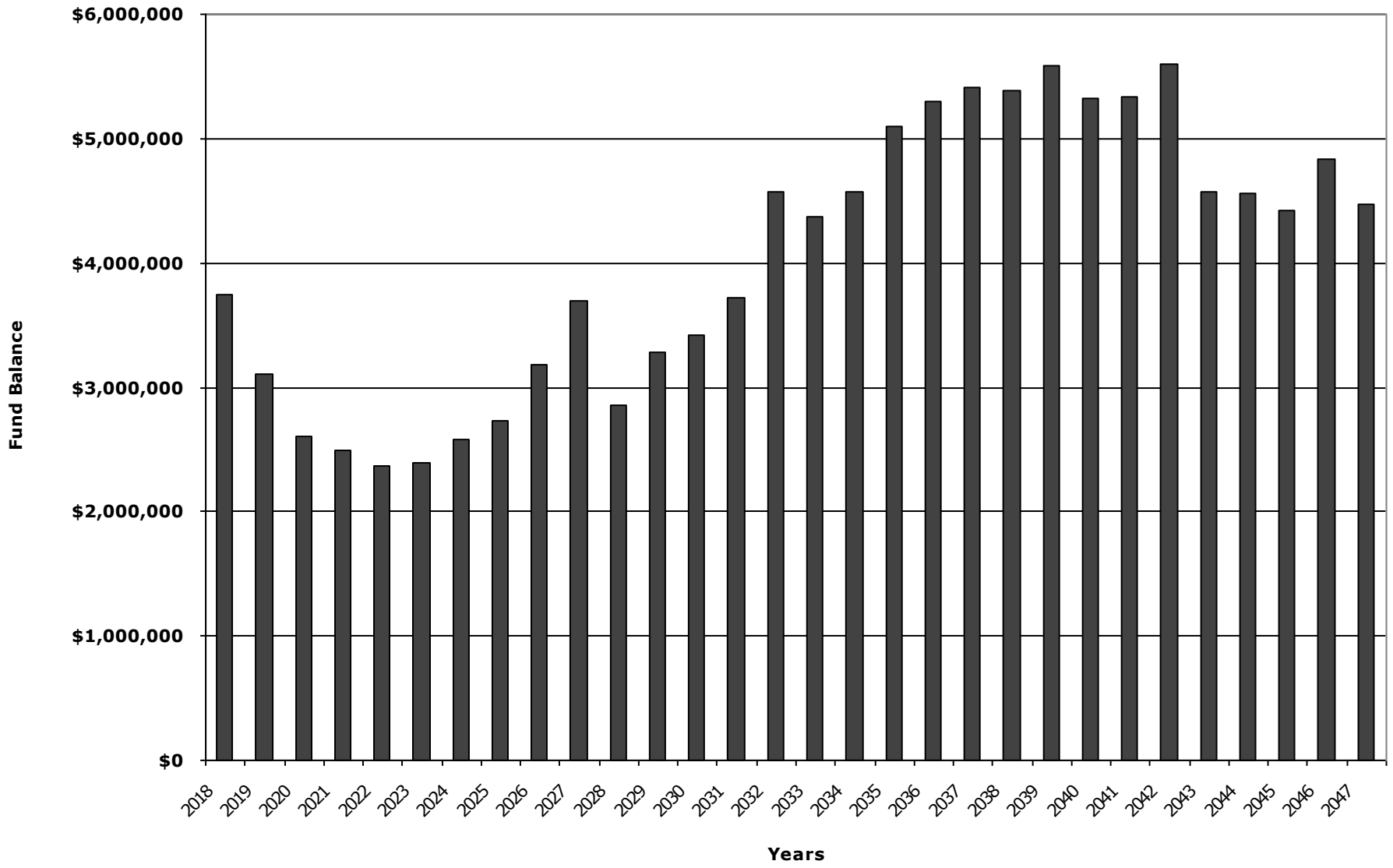
30 Year Reserve Funding Plan Cash Flow Method - Ending Balances

Final
Prepared for the 2019 Fiscal Year

30% Minimum Balance Threshold



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30 Year Reserve Funding Plan Including Fully Funded Balance and % Funded

Final
Prepared for the 2019 Fiscal Year

Year	Beginning Balance	Fully Funded Balance	Percent Funded	Inflated Expenditures @ 2.50%	Reserve Contribution	Special Assessments & Other Contributions	Interest	Ending Balance
2018	3,351,524	8,083,016	46.3%	901,357	1,204,388	0	87,576	3,742,131
2019	3,742,131	8,638,831	36.0%	2,015,038	1,295,921	0	84,564	3,107,578
2020	3,107,578	8,209,992	31.8%	1,949,552	1,382,748	0	70,604	2,611,378
2021	2,611,378	7,886,861	31.6%	1,654,952	1,475,392	0	63,040	2,494,858
2022	2,494,858	7,885,611	30.0%	1,765,881	1,574,243	0	59,976	2,363,196
2023	2,363,196	7,808,136	30.7%	1,627,669	1,601,005	0	58,747	2,395,279
2024	2,395,279	7,908,854	32.6%	1,503,779	1,628,222	0	61,438	2,581,159
2025	2,581,159	8,178,519	33.4%	1,573,972	1,655,902	0	65,553	2,728,642
2026	2,728,642	8,423,434	37.8%	1,301,878	1,684,052	0	72,993	3,183,809
2027	3,183,809	8,994,875	41.0%	1,289,662	1,712,681	0	84,883	3,691,711
2028	3,691,711	9,449,276	30.2%	2,656,651	1,736,659	0	80,793	2,852,512
2029	2,852,512	8,552,951	38.3%	1,411,102	1,759,236	0	75,664	3,276,310
2030	3,276,310	8,951,082	38.2%	1,717,885	1,782,106	0	82,711	3,423,241
2031	3,423,241	9,086,086	40.9%	1,597,646	1,805,273	0	88,176	3,719,044
2032	3,719,044	9,390,443	48.7%	1,074,751	1,828,742	0	102,401	4,575,436
2033	4,575,436	10,282,772	42.6%	2,161,559	1,852,516	0	110,523	4,376,915
2034	4,376,915	10,130,148	45.1%	1,796,119	1,876,599	0	110,429	4,567,824
2035	4,567,824	10,399,044	49.0%	1,490,526	1,900,995	0	119,326	5,097,619
2036	5,097,619	11,048,694	47.9%	1,858,179	1,925,708	0	128,285	5,293,433
2037	5,293,433	11,444,641	47.2%	1,969,350	1,950,742	0	132,103	5,406,929
2038	5,406,929	11,787,146	45.7%	2,132,962	1,976,102	0	133,212	5,383,281
2039	5,383,281	12,022,386	46.4%	1,938,259	2,001,791	0	135,376	5,582,189
2040	5,582,189	12,516,247	42.6%	2,418,407	2,027,814	0	134,672	5,326,268
2041	5,326,268	12,584,804	42.4%	2,178,577	2,054,176	0	131,602	5,333,469
2042	5,333,469	12,956,764	43.2%	1,953,010	2,080,880	0	134,935	5,596,274
2043	5,596,274	13,626,488	33.5%	3,259,513	2,107,931	0	125,512	4,570,204
2044	4,570,204	13,032,481	35.0%	2,260,406	2,135,334	0	112,692	4,557,824
2045	4,557,824	13,507,867	32.7%	2,411,223	2,163,093	0	110,844	4,420,538
2046	4,420,538	13,902,213	34.8%	1,887,096	2,191,213	0	114,315	4,838,970
2047	4,838,970	14,906,850	30.0%	2,706,442	2,219,699	0	114,890	4,467,117

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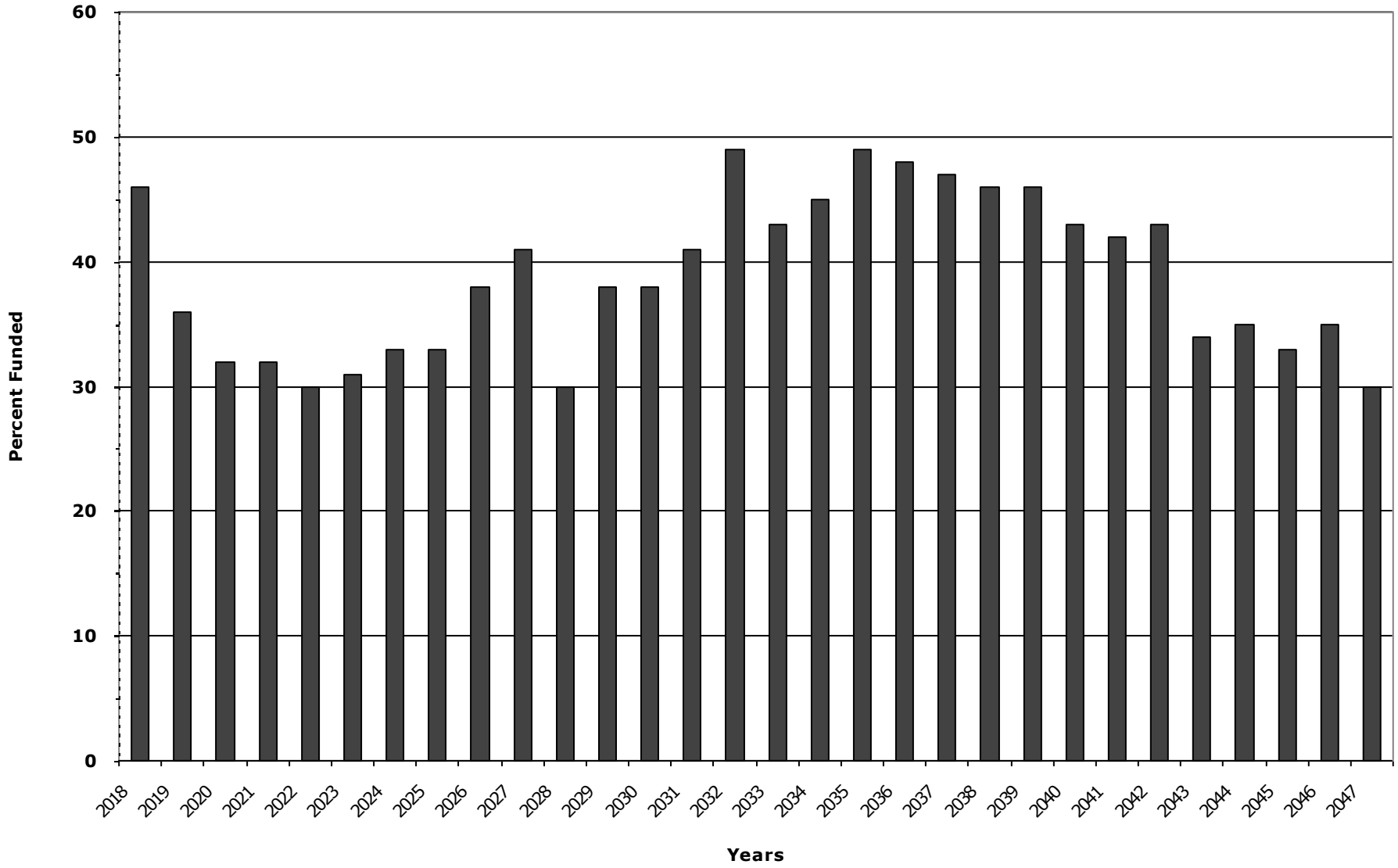
30 Year Reserve Funding Plan Cash Flow Method - Percent Funded

Final
Prepared for the 2019 Fiscal Year

30% Minimum Balance Threshold



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30% Minimum Balance Threshold

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00100 - Admin, Finance & EC									
08000 - Rehab									
142 - General Staff Lounge	4,500	15	8	5,483	366	2,100	2,460	0.03%	328
24000 - Furnishings									
640 - Modular Office Desk 16 Admin Workstations + Service Counter	38,400	20	10	49,155	2,458	19,200	21,648	0.17%	2,208
900 - Storage 11 Administration Filing Cabinets	17,853	20	10	22,853	1,143	8,926	10,064	0.08%	1,027
Sub-total [24000 - Furnishings]	56,253			72,008	3,600	28,126	31,712	0.25%	3,235
24600 - Safety / Access									
540 - ID Card Printer 2 Administration Fargo 4800 & 1250 (50%)	3,560	5	3	3,834	767	1,424	2,189	0.05%	689
31000 - Reserve Study									
100 - 3 Year Update with Site Visit Reserve Study	13,000	3	0	13,000	4,333	13,000	4,442	0.30%	3,893
Sub-total Admin, Finance & EC	77,313			94,325	9,066	44,650	40,804	0.63%	8,145
00120 - Clubhouse									
02000 - Concrete									
900 - Miscellaneous 1,900 Sq. Ft. Front Entry Concrete	24,738	30	25	45,863	1,529	4,123	5,071	0.11%	1,374
03000 - Painting: Exterior									
110 - Stucco 2,713 Sq. Ft. Clubhouse	8,682	15	10	11,113	741	2,894	3,559	0.05%	666
144 - Surface Restoration 6,493 Sq. Ft. Clubhouse Wood & Metal Surfaces	20,778	5	1	21,297	4,259	16,622	21,297	0.30%	3,827
406 - Railings 611 Lin. Ft. Clubhouse Railings	5,267	5	1	5,398	1,080	4,213	5,398	0.07%	970
Sub-total [03000 - Painting: Exterior]	34,726			37,809	6,080	23,729	30,255	0.42%	5,463

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00120 - Clubhouse									
03500 - Painting: Interior									
300 - Clubhouse 28,266 Sq. Ft. Clubhouse Interior Painting	16,677	7	2	17,521	2,503	11,912	14,652	0.17%	2,249
900 - Miscellaneous 4,464 Sq. Ft. Kitchen Interior Painting	2,634	7	2	2,767	395	1,881	2,314	0.03%	355
Sub-total [03500 - Painting: Interior]	19,311			20,288	2,898	13,793	16,966	0.20%	2,604
04000 - Structural Repairs									
700 - Doors 59 Clubhouse Doors	52,801	25	20	86,520	3,461	10,560	12,989	0.24%	3,109
702 - Doors Clubhouse Automatic Door	3,677	20	17	5,595	280	552	754	0.02%	251
704 - Windows Clubhouse Windows	51,754	25	20	84,805	3,392	10,351	12,732	0.24%	3,048
708 - Awnings 9 Motorized Exterior Shades	32,307	5	2	33,942	6,788	19,384	26,492	0.47%	6,099
Sub-total [04000 - Structural Repairs]	140,539			210,863	13,921	40,847	52,966	0.97%	12,507
04500 - Decking/Balconies									
100 - Wood 2,143 Sq. Ft. Wood Deck	69,690	20	15	100,932	5,047	17,423	21,430	0.35%	4,534
520 - Railing: Wood 201 Lin. Ft. Clubhouse Deck Perimeter	6,494	20	15	9,406	470	1,624	1,997	0.03%	423
Sub-total [04500 - Decking/Balconies]	76,185			110,338	5,517	19,046	23,427	0.38%	4,957
05000 - Roofing									
290 - Low Slope: Single-Ply 64 Squares- Flat Roof Over Decks	32,842	15	10	42,041	2,803	10,947	13,465	0.19%	2,518
444 - Pitched: Dimensional Composition 134 Squares- Clubhouse Main Roof	95,968	15	10	122,847	8,190	31,989	39,347	0.57%	7,358
720 - Gutters / Downspouts 1,060 Lin. Ft. Clubhouse Rain Gutters/ Downspouts	7,992	18	13	11,018	612	2,220	2,731	0.04%	550
Sub-total [05000 - Roofing]	136,803			175,906	11,605	45,157	55,543	0.80%	10,426
08000 - Rehab									
200 - Restrooms 3 Clubhouse Restrooms	36,373	20	15	52,678	2,634	9,093	11,185	0.18%	2,366
960 - Kitchen Clubhouse Kitchen	32,307	20	15	46,790	2,339	8,077	9,934	0.16%	2,102
Sub-total [08000 - Rehab]	68,679			99,468	4,973	17,170	21,119	0.34%	4,468

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00120 - Clubhouse									
20000 - Lighting									
900 - Exterior: Misc. Fixtures 42 Clubhouse Exterior Lighting	39,987	15	10	51,187	3,412	13,329	16,395	0.24%	3,066
23000 - Mechanical Equipment									
200 - HVAC 11 Clubhouse HVAC Items	91,398	15	10	116,997	7,800	30,466	37,473	0.54%	7,008
600 - Water Heater Clubhouse Electrical Room	9,400	15	13	12,958	864	1,253	1,927	0.06%	776
Sub-total [23000 - Mechanical Equipment]	100,798			129,955	8,664	31,719	39,400	0.60%	7,784
24000 - Furnishings									
950 - Window Coverings 65 Window Shades	22,225	8	3	23,934	2,992	13,891	17,085	0.21%	2,688
24500 - Audio / Visual									
216 - Entertainment System Sound System Receiver	5,384	10	5	6,092	609	2,692	3,311	0.04%	547
220 - Entertainment System Sound System Speakers Etc	21,538	20	15	31,193	1,560	5,384	6,623	0.11%	1,401
Sub-total [24500 - Audio / Visual]	26,922			37,285	2,169	8,077	9,934	0.15%	1,949
24600 - Safety / Access									
140 - Fire Sprinklers Fire Sprinkler System	75,403	20	15	109,206	5,460	18,851	23,186	0.38%	4,906
25000 - Flooring									
200 - Carpeting 421 Sq. Yds. Clubhouse Carpet	19,421	8	3	20,914	2,614	12,138	14,930	0.18%	2,349
204 - Carpeting 445 Sq. Yds. Bar Lounge, Dining	24,700	5	0	24,700	4,940	24,700	5,064	0.34%	4,438
400 - Tile 392 Sq. Ft. Exterior Entry Tile	7,209	15	10	9,228	615	2,403	2,956	0.04%	553
600 - Vinyl 196 Sq. Yds. Kitchen	10,760	10	5	12,174	1,217	5,380	6,618	0.08%	1,094
900 - Hardwood Floors Clubhouse Dance Floor	21,935	10	5	24,818	2,482	10,968	13,490	0.17%	2,230
Sub-total [25000 - Flooring]	84,025			91,834	11,869	55,589	43,057	0.82%	10,663

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Reserve Component	*Current Repl. Cost*	*Useful Life*	*Remaining Life*	*Estimated Future Replacement Costs*	*Per Year*	*2018 Fully Funded Balance*	*2019 Fully Funded Balance*	*% Per Year Straight Line*	*2019 Line Item Contribution based on Cash Flow Method*
00120 - Clubhouse									
28500 - Waste Water Treatment									
200 - Pump Central Sewage Lift Pump Station	9,460	5	2	9,939	1,988	5,676	7,758	0.14%	1,786
201 - Pump Central Sewage Lift Pump Station (2018 Only)[nr:1]	4,046	1	0	0	0	4,046	0	0.00%	0
Sub-total [28500 - Waste Water Treatment]	13,506			9,939	1,988	9,722	7,758	0.14%	1,786
30000 - Miscellaneous									
940 - Electrical Clubhouse Electrical	5,500	20	20	9,012	429	262	282	0.03%	386
941 - Electrical Clubhouse Electrical Panel (2018 Only)[nr:1]	3,575	1	0	0	0	3,575	0	0.00%	0
Sub-total [30000 - Miscellaneous]	9,075			9,012	429	3,837	282	0.03%	386
Sub-total Clubhouse	872,922			1,162,887	83,506	318,879	362,444	5.79%	75,025
00140 - ECC Building									
03000 - Painting: Exterior									
120 - Surface Restoration 1,600 Sq. Ft. ECC Building	5,120	8	1	5,248	656	4,480	5,248	0.05%	589
03500 - Painting: Interior									
100 - Building 5,048 Sq. Ft. ECC Building Interior Painting	2,625	8	6	3,044	381	656	1,009	0.03%	342
05000 - Roofing									
294 - Low Slope: Single-Ply 16 Squares- Main Roof	9,487	15	1	9,725	648	8,855	9,725	0.04%	582
690 - Mansards 9 Squares- Mansards	3,246	25	7	3,858	154	2,337	2,528	0.01%	139
Sub-total [05000 - Roofing]	12,733			13,583	803	11,192	12,253	0.06%	721
08000 - Rehab									
204 - Restrooms ADA Restroom	32,307	11	8	39,363	3,578	8,811	12,042	0.25%	3,215
23000 - Mechanical Equipment									
204 - HVAC ECC Building	8,739	15	9	10,914	728	3,496	4,180	0.05%	654
25000 - Flooring									
210 - Carpeting 147 Squares- ECC Building	10,112	12	1	10,365	864	9,269	10,365	0.06%	776
Sub-total ECC Building	71,636			82,516	7,009	37,904	45,097	0.49%	6,297

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Reserve Component	*Current Repl. Cost*	*Useful Life*	*Remaining Life*	*Estimated Future Replacement Costs*	*Per Year*	*2018 Fully Funded Balance*	*2019 Fully Funded Balance*	*% Per Year Straight Line*	*2019 Line Item Contribution based on Cash Flow Method*
00160 - Front Gate House									
03000 - Painting: Exterior									
124 - Surface Restoration 1,200 Sq. Ft. Exterior Paint	3,840	7	5	4,345	621	1,097	1,687	0.04%	558
03500 - Painting: Interior									
104 - Building 1,794 Sq. Ft. Interior Paint	1,077	7	4	1,189	170	462	631	0.01%	153
04000 - Structural Repairs									
712 - Building Maintenance Storage Shed	2,362	15	1	2,421	161	2,204	2,421	0.01%	145
05000 - Roofing									
670 - Pitched: Tile 9 Squares- Roof	6,117	30	6	7,094	236	4,893	5,225	0.02%	212
08000 - Rehab									
350 - Cabinets Workstations/ Cabinetry	15,941	15	11	20,916	1,394	4,251	5,447	0.10%	1,253
23000 - Mechanical Equipment									
208 - HVAC HVAC- Central Unit	6,959	15	1	7,133	476	6,495	7,133	0.03%	427
25000 - Flooring									
904 - Miscellaneous 42 Sq. Yds. Carpet & Vinyl	2,276	4	1	2,332	583	1,707	2,332	0.04%	524
Sub-total Front Gate House	38,571			45,430	3,641	21,109	24,875	0.25%	3,272
00180 - Pump Houses									
04000 - Structural Repairs									
716 - Miscellaneous Spillway Pump Station Vault	49,936	30	2	52,465	1,749	46,607	49,479	0.12%	1,571
720 - Building Maintenance Marina Pump House	24,768	25	5	28,023	1,121	19,815	21,326	0.08%	1,007
724 - Building Maintenance Park 4 Pump House	16,153	25	9	20,173	807	10,338	11,259	0.06%	725
Sub-total [04000 - Structural Repairs]	90,858			100,661	3,677	76,760	82,063	0.25%	3,303
Sub-total Pump Houses	90,858			100,661	3,677	76,760	82,063	0.25%	3,303

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00220 - Maintenance Yard									
04000 - Structural Repairs									
780 - Carports: Metal 3,200 Sq. Ft. [3] Equipment Canopies	43,712	30	17	66,513	2,217	18,942	20,909	0.15%	1,992
784 - Building Maintenance Chemical Storage Shed	7,491	30	7	8,904	297	5,743	6,142	0.02%	267
Sub-total [04000 - Structural Repairs]	51,203			75,417	2,514	24,685	27,051	0.17%	2,259
19000 - Fencing									
110 - Miscellaneous 737 Lin. Ft. Maintenance Yard Fencing	18,727	40	14	26,461	662	12,173	12,957	0.05%	594
23000 - Mechanical Equipment									
330 - Fuel Tank Fuel Tank- Gas	22,471	20	11	29,485	1,474	10,112	11,517	0.10%	1,325
334 - Fuel Tank Fuel Tank- Diesel	12,484	20	11	16,381	819	5,618	6,398	0.06%	736
Sub-total [23000 - Mechanical Equipment]	34,956			45,865	2,293	15,730	17,915	0.16%	2,060
Sub-total Maintenance Yard	104,886			147,743	5,469	52,588	57,923	0.38%	4,913
00240 - Public Works Building									
03000 - Painting: Exterior									
128 - Surface Restoration 7,875 Sq. Ft. Buildings 1 & 2	11,813	10	8	14,392	1,439	2,363	3,632	0.10%	1,293
03500 - Painting: Interior									
108 - Building 15,718 Sq. Ft. Buildings 1 & 2	9,274	10	4	10,236	1,024	5,564	6,654	0.07%	920
05000 - Roofing									
448 - Pitched: Dimensional Composition 32 Squares- Building 1 Main Roof	14,981	25	7	17,807	712	10,786	11,670	0.05%	640
452 - Pitched: Dimensional Composition 65 Squares- Building 2 Main Roof	29,962	25	13	41,303	1,652	14,382	15,970	0.11%	1,484
Sub-total [05000 - Roofing]	44,943			59,111	2,364	25,168	27,640	0.16%	2,124
23000 - Mechanical Equipment									
212 - HVAC Building 1 HVAC	6,242	15	6	7,238	483	3,745	4,265	0.03%	434
216 - HVAC 2 Building 2 HVAC	7,491	15	6	8,687	579	4,495	5,119	0.04%	520
Sub-total [23000 - Mechanical Equipment]	13,733			15,926	1,062	8,240	9,384	0.07%	954

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00240 - Public Works Building									
24600 - Safety / Access									
144 - Fire Sprinklers Building Sprinkler System	24,095	30	18	37,581	1,253	9,638	10,702	0.09%	1,125
30000 - Miscellaneous									
910 - Garage Door 6 Overhead Doors	14,045	15	3	15,125	1,008	11,236	12,477	0.07%	906
Sub-total Public Works Building	117,903			152,371	8,150	62,209	70,489	0.57%	7,322
00260 - Hole 9 Snack Shack/Restroom Bldg									
03000 - Painting: Exterior									
132 - Surface Restoration Exterior Painting	2,250	7	1	2,306	329	1,929	2,306	0.02%	296
04000 - Structural Repairs									
916 - Doors 2 Shutter Doors	4,696	10	7	5,582	558	1,409	1,925	0.04%	502
05000 - Roofing									
948 - Pitched: Dimensional Composition 6 Squares- Roof	3,674	25	1	3,766	151	3,527	3,766	0.01%	135
Sub-total Hole 9 Snack Shack/Restroom Bldg	10,621			11,655	1,038	6,865	7,998	0.07%	933
00280 - Sports Lounge									
02000 - Concrete									
110 - Patio 2,145 Sq. Ft. Rehab Concrete Patios	24,968	25	18	38,941	1,558	6,991	8,189	0.11%	1,399
03000 - Painting: Exterior									
300 - Surface Restoration 4,600 Sq. Ft. Building Exterior	14,720	7	1	15,088	2,155	12,617	15,088	0.15%	1,937
03500 - Painting: Interior									
112 - Building 9,200 Sq. Ft. Building Interior	18,630	7	1	19,096	2,728	15,969	19,096	0.19%	2,451

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00280 - Sports Lounge									
04000 - Structural Repairs									
360 - Garbage Enclosure East Parking Lot	1,938	5	1	1,987	397	1,551	1,987	0.03%	357
362 - Miscellaneous East Parking Lot Vinyl Shed	1,615	12	6	1,873	156	808	966	0.01%	140
364 - Siding Sports Lounge, Stucco Maintenance	25,197	15	12	33,887	2,259	5,039	6,887	0.16%	2,030
792 - Ceilings Acoustical Panels	3,931	20	15	5,693	285	983	1,209	0.02%	256
Sub-total [04000 - Structural Repairs]	32,682			43,440	3,097	8,380	11,049	0.21%	2,783
05000 - Roofing									
298 - Low Slope: Single-Ply 56 Squares- Low Slope Single-Ply	27,138	20	13	37,409	1,870	9,498	11,126	0.13%	1,681
436 - Pitched: Dimensional Composition 86 Squares- Pitched Composition	38,897	25	18	60,666	2,427	10,891	12,758	0.17%	2,180
700 - Gutters / Downspouts 530 Lin. Ft. Building	3,996	30	22	6,880	229	1,066	1,229	0.02%	206
Sub-total [05000 - Roofing]	70,031			104,955	4,526	21,455	25,113	0.31%	4,067
08000 - Rehab									
120 - General Pro Shop	16,153	20	12	21,724	1,086	6,461	7,451	0.08%	976
130 - Cabinets Hallway, Library, Conference- Cabinetry	16,153	20	12	21,724	1,086	6,461	7,451	0.08%	976
134 - General Kitchen	32,307	20	12	43,449	2,172	12,923	14,901	0.15%	1,952
208 - Restrooms 3 Restrooms	31,208	20	13	43,021	2,151	10,923	12,795	0.15%	1,933
Sub-total [08000 - Rehab]	95,822			129,919	6,496	36,768	42,598	0.45%	5,836
19000 - Fencing									
220 - Wrought Iron: 4' 66 Lin. Ft. East Patio	2,985	30	22	5,139	171	796	918	0.01%	154

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00280 - Sports Lounge									
23000 - Mechanical Equipment									
220 - HVAC 9 Rooftop HVAC Units	62,271	15	8	75,871	5,058	29,060	34,042	0.35%	4,544
604 - Water Heater Storage Room Noritz	1,238	12	4	1,367	114	826	952	0.01%	102
608 - Water Heater East Fire Riser Room AO Smith	7,000	15	7	8,321	555	3,733	4,305	0.04%	498
710 - Furnace 3 Patio AEI Infrared Heaters	5,654	12	4	6,241	520	3,769	4,346	0.04%	467
Sub-total [23000 - Mechanical Equipment]	76,163			91,800	6,247	37,388	43,645	0.43%	5,612
24000 - Furnishings									
954 - Window Coverings 4 Automatic Screens	14,980	8	2	15,738	1,967	11,235	13,435	0.14%	1,768
958 - Window Coverings Patio Zippered Screens	4,308	7	1	4,415	631	3,692	4,415	0.04%	567
Sub-total [24000 - Furnishings]	19,288			20,154	2,598	14,927	17,850	0.18%	2,334
24500 - Audio / Visual									
228 - Entertainment System Sound System, Speakers, Etc	10,335	20	10	13,230	661	5,168	5,826	0.05%	594
24600 - Safety / Access									
200 - Fire Alarm Control Panel Fire Alarm Panel	3,742	20	13	5,159	258	1,310	1,534	0.02%	232
25000 - Flooring									
220 - Carpeting 375 Sq. Yds. Dining, Bar, Pro, Conference	24,715	9	2	25,966	2,885	19,223	22,518	0.20%	2,592
404 - Tile 2,125 Sq. Ft. Hall, Restrooms, Bar, Dining	17,790	20	13	24,524	1,226	6,227	7,294	0.09%	1,102
604 - Coatings 1,300 Sq. Ft. Kitchen/Bar Epoxy	18,711	12	7	22,241	1,853	7,796	9,589	0.13%	1,665
916 - Miscellaneous 324 Sq. Ft. Portable Dance Floor	2,423	8	4	2,675	334	1,212	1,552	0.02%	300
Sub-total [25000 - Flooring]	63,639			75,406	6,299	34,457	40,953	0.44%	5,659
Sub-total Sports Lounge	433,004			562,326	36,795	196,226	231,861	2.55%	33,058
00300 - Pool Building									
03000 - Painting: Exterior									
136 - Surface Restoration 2,460 Sq. Ft. Pool Building & Wall	3,690	9	7	4,386	487	820	1,261	0.03%	438

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00300 - Pool Building									
03500 - Painting: Interior									
116 - Building 2,597 Sq. Ft. Pool Building	2,805	9	6	3,253	361	935	1,278	0.03%	325
05000 - Roofing									
200 - Low Slope: BUR 8 Squares- Pool Building Roof	8,957	15	3	9,646	643	7,166	7,957	0.04%	578
440 - Pitched: Dimensional Composition 4 Squares- Pool Building Roof	5,972	25	13	8,232	329	2,866	3,183	0.02%	296
710 - Gutters / Downspouts 170 Lin. Ft. Pool Building	3,806	25	13	5,247	210	1,827	2,029	0.01%	189
Sub-total [05000 - Roofing]	18,735			23,125	1,182	11,859	13,169	0.08%	1,062
08000 - Rehab									
212 - Restrooms 2 ADA Restroom Refurbish	18,726	15	3	20,166	1,344	14,981	16,635	0.09%	1,208
23000 - Mechanical Equipment									
224 - HVAC Pool Building HVAC	4,118	15	3	4,435	296	3,294	3,658	0.02%	266
Sub-total Pool Building	48,074			55,365	3,671	31,889	36,000	0.25%	3,298
00320 - Yacht Lounge									
03000 - Painting: Exterior									
140 - Surface Restoration 2,150 Sq. Ft. Yacht Lounge	6,880	7	2	7,228	1,033	4,914	6,045	0.07%	928
03500 - Painting: Interior									
120 - Building Yacht Lounge	1,873	10	2	1,968	197	1,498	1,728	0.01%	177
04000 - Structural Repairs									
696 - Doors 9 Yacht Lounge Doors	8,054	25	2	8,462	338	7,410	7,926	0.02%	304
04500 - Decking/Balconies									
190 - Composite 700 Sq. Ft. Yacht Lounge Deck	32,095	15	2	33,720	2,248	27,816	30,704	0.16%	2,020
516 - Railing: Wood 80 Lin. Ft. Yacht Lounge Deck Perimeter	2,585	20	2	2,716	136	2,326	2,517	0.01%	122
Sub-total [04500 - Decking/Balconies]	34,680			36,435	2,384	30,142	33,221	0.17%	2,142

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00320 - Yacht Lounge									
05000 - Roofing									
302 - Low Slope: Single-Ply 13 Squares- Yacht Lounge Low Slope Roof	7,616	15	2	8,001	533	6,600	7,286	0.04%	479
694 - Mansards 7 Squares- Yacht Lounge Mansards	4,334	20	2	4,554	228	3,901	4,221	0.02%	205
Sub-total [05000 - Roofing]	11,950			12,555	761	10,501	11,506	0.05%	684
08000 - Rehab									
216 - Restrooms 2 Yacht Lounge Interior Restrooms	3,745	15	2	3,935	262	3,246	3,583	0.02%	236
220 - Restrooms 2 Yacht Lounge Beach Restrooms Refurbish	22,615	15	12	30,414	2,028	4,523	6,181	0.14%	1,822
Sub-total [08000 - Rehab]	26,360			34,349	2,290	7,769	9,764	0.16%	2,057
23000 - Mechanical Equipment									
228 - HVAC Yacht Lounge Rooftop Bryant Heat Pump	6,959	15	2	7,311	487	6,031	6,657	0.03%	438
616 - Water Heater Yacht Lounge Store Rm Bradford White	3,496	15	2	3,673	245	3,030	3,344	0.02%	220
Sub-total [23000 - Mechanical Equipment]	10,454			10,984	732	9,061	10,001	0.05%	658
24000 - Furnishings									
260 - Chairs 179 Yacht Lounge Stacking Chairs	5,094	8	5	5,764	720	1,910	2,611	0.05%	647
25000 - Flooring									
920 - Vinyl 904 Sq. Ft. Yacht Lounge Flooring	7,023	10	2	7,379	738	5,619	6,479	0.05%	663
Sub-total Yacht Lounge	112,370			125,124	9,193	78,825	89,281	0.64%	8,260

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00340 - Computers									
22000 - Office Equipment									
224 - Miscellaneous 2 Guard Shack Underground Fiber	6,461	5	4	7,132	1,426	1,292	2,649	0.10%	1,282
226 - Miscellaneous Wi-Fi Dishes	4,308	4	1	4,415	1,104	3,231	4,415	0.08%	992
240 - Computers, Misc. Software[nr:1]	16,400	5	1	16,810	3,362	13,120	16,810	0.23%	3,021
243 - Computers, Misc. 2018 Only[nr:1]	35,768	1	0	0	0	35,768	0	0.00%	0
244 - Computers, Misc. 48 Computers & Monitors (33%)	16,832	3	2	17,684	5,895	5,611	11,502	0.41%	5,296
248 - Computers, Misc. 48 Computers & Monitors (33%)	16,832	3	3	18,126	4,532	4,208	5,751	0.31%	4,071
252 - Computers, Misc. 48 Computers & Monitors (33%)	16,832	3	4	18,579	3,716	3,366	4,313	0.26%	3,338
264 - Tablet Computer 16 ASUS Tablets	8,615	4	2	9,051	2,263	4,308	6,623	0.16%	2,033
268 - Tablet Computer 9 Older Tablets	3,392	4	1	3,477	869	2,544	3,477	0.06%	781
276 - Computers, Misc. 12 NUC's	3,300	4	4	3,643	729	660	846	0.05%	655
277 - Computers, Misc. 8 NUC's (2018 Only)[nr:1]	2,200	1	0	0	0	2,200	0	0.00%	0
360 - Telephone Equipment Phone System	6,000	5	5	6,788	1,131	1,000	1,230	0.08%	1,017
361 - Telephone Equipment CISCO System Decommission (2018 Only)[nr:1]	17,045	1	0	0	0	17,045	0	0.00%	0
910 - Computers, Misc. Servers	50,000	4	2	52,531	13,133	25,000	38,438	0.91%	11,799
918 - Computers, Misc. Servers, Battery Backups & Network Cards	6,642	3	1	6,808	2,269	4,428	6,808	0.16%	2,039
924 - Computers, Misc. 8 Switches, Network	7,602	4	2	7,987	1,997	3,801	5,844	0.14%	1,794
Sub-total [22000 - Office Equipment]	218,229			173,032	42,425	127,581	108,705	2.94%	38,116

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00340 - Computers									
24500 - Audio / Visual									
900 - Projector Channel 7 Equipment- Projector	1,873	12	0	1,873	156	1,873	160	0.01%	140
904 - Miscellaneous Channel 7 Equipment- Playback Control	3,745	6	3	4,033	672	1,873	2,559	0.05%	604
908 - Miscellaneous Channel 7 Equipment- Digital Editor Computer	3,998	6	0	3,998	666	3,998	683	0.05%	599
912 - Miscellaneous Channel 7 Equipment- VCR	4,278	6	3	4,607	768	2,139	2,924	0.05%	690
916 - Miscellaneous Channel 7 Equipment- Canon HD	1,311	3	0	1,311	437	1,311	448	0.03%	392
920 - Miscellaneous Channel 7 Equipment- Canon HR 960	1,143	5	0	1,143	229	1,143	234	0.02%	205
Sub-total [24500 - Audio / Visual]	16,348			16,965	2,928	12,336	7,008	0.20%	2,631
24600 - Safety / Access									
700 - Security System 100 Surveillance Cameras (25%)	5,125	1	1	5,253	2,627	2,563	5,253	0.18%	2,360
27000 - Appliances									
256 - Point of Sale Computer 9 Food & Beverage MICROS Stations	23,427	7	7	27,848	3,481	2,928	3,430	0.24%	3,127
266 - Point of Sale Computer 6 Food & Beverage MICROS Display Units & Bumpbars	2,100	7	7	2,496	312	263	308	0.02%	280
Sub-total [27000 - Appliances]	25,527			30,344	3,793	3,191	3,738	0.26%	3,408
Sub-total Computers	265,229			225,594	51,773	145,671	124,704	3.59%	46,515
00360 - Clubhouse Food & Beverage									
08000 - Rehab									
110 - General Bar	41,999	20	15	60,827	3,041	10,500	12,915	0.21%	2,732

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00360 - Clubhouse Food & Beverage									
24000 - Furnishings									
204 - Chairs 125 Folding Chairs	4,369	15	8	5,323	355	2,039	2,388	0.02%	319
330 - Tables Banquet & Serpentine Tables	12,354	10	4	13,637	1,364	7,412	8,864	0.09%	1,225
334 - Tables Table Skirting	1,861	3	1	1,907	636	1,241	1,907	0.04%	571
904 - Miscellaneous 75 Patio Furniture Items	25,118	10	5	28,419	2,842	12,559	15,448	0.20%	2,553
908 - Miscellaneous 73 Bar- Lounge Furniture Items	39,318	10	5	44,484	4,448	19,659	24,180	0.31%	3,997
909 - Miscellaneous Glass Tabletops (2018 Only)[nr:1]	2,788	1	0	0	0	2,788	0	0.00%	0
912 - Miscellaneous 211 Dining Room Furniture Items	46,311	10	5	52,396	5,240	23,155	28,481	0.36%	4,707
Sub-total [24000 - Furnishings]	132,119			146,167	14,884	68,853	81,269	1.03%	13,373
24500 - Audio / Visual									
100 - Television 6 Televisions & Mounts (33%)	1,200	3	0	1,200	400	1,200	410	0.03%	359
924 - Projector Projector, Screen, Mounts	4,290	5	4	4,736	947	858	1,759	0.07%	851
Sub-total [24500 - Audio / Visual]	5,490			5,936	1,347	2,058	2,169	0.09%	1,210
24600 - Safety / Access									
350 - Defibrillators Defibrillator	1,881	7	4	2,077	297	806	1,102	0.02%	267
25500 - Wallcoverings									
310 - FRP 1,710 Sq. Ft. Kitchen	6,445	20	15	9,335	467	1,611	1,982	0.03%	419
26000 - Outdoor Equipment									
900 - Miscellaneous 5 Patio Heaters	4,038	10	5	4,569	457	2,019	2,484	0.03%	410

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00360 - Clubhouse Food & Beverage									
27000 - Appliances									
130 - Counters: Stainless Steel Kitchen Storage Racks & Shelving	5,080	10	5	5,747	575	2,540	3,124	0.04%	516
134 - Counters: Stainless Steel Work Tables & Sinks	26,734	20	15	38,719	1,936	6,683	8,221	0.13%	1,739
200 - Refrigerator Kitchen True Equipment 2-Door	3,718	10	9	4,643	464	372	762	0.03%	417
220 - Refrigerator: Commercial: Large 3 Bar/Kitchen Walk-In Refer/Freezer Compressors	12,138	7	2	12,752	1,822	8,670	10,664	0.13%	1,637
248 - Ice Machine Kitchen Hoshizaki	3,702	6	2	3,890	648	2,468	3,162	0.04%	582
250 - Ice Machine Bar Storage Rm Manitowoc	3,702	6	2	3,890	648	2,468	3,162	0.04%	582
252 - Fryer, Free Standing Kitchen American Range	2,400	8	4	2,649	331	1,200	1,538	0.02%	298
254 - Fryer, Free Standing Kitchen Superior	1,558	8	7	1,852	231	195	399	0.02%	208
260 - Broiler Kitchen Vulcan Salamander	6,264	5	2	6,581	1,316	3,759	5,137	0.09%	1,183
264 - Stove Kitchen American Range Griddle	3,314	10	5	3,749	375	1,657	2,038	0.03%	337
270 - Stove / Oven: Commercial grade 6-burner Kitchen Wolf Char Broiler	2,147	5	2	2,256	451	1,288	1,761	0.03%	405
274 - Oven Kitchen Vulcan Dbl Convection Oven	3,895	5	2	4,092	818	2,337	3,194	0.06%	735
290 - Stove: Fire Suppression Kitchen Fire Suppression	5,923	10	5	6,701	670	2,961	3,643	0.05%	602
296 - Stove: Exhaust Hood w/ Fan Kitchen Range Exhaust Hood	8,077	10	5	9,138	914	4,038	4,967	0.06%	821
460 - Miscellaneous Clubhouse Traeger Smoker	1,247	4	2	1,310	328	624	959	0.02%	294
650 - Sandwich Station 3 Kitchen Sandwich Prep Tables	7,883	8	3	8,489	1,061	4,927	6,060	0.07%	953
662 - Meat Slicer Kitchen Hobart	5,041	10	4	5,564	556	3,025	3,617	0.04%	500
680 - Warming Drawers Kitchen Service Area Toastmaster Food Warmer	2,057	8	3	2,215	277	1,286	1,581	0.02%	249
688 - Buffet Station Kitchen Serve Well 3-Well	1,542	8	7	1,833	229	193	395	0.02%	206
692 - Warming Drawers Hotline Food Warmer Assembly	2,123	10	5	2,401	240	1,061	1,305	0.02%	216
700 - Refrigerator Kitchen True 4-Drawer Chef Base	7,125	15	6	8,262	551	4,275	4,869	0.04%	495

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00360 - Clubhouse Food & Beverage									
27000 - Appliances									
716 - Refrigerator: Commercial: Large Kitchen Imperial Walk-In Refrigerator	27,500	15	10	35,202	2,347	9,167	11,275	0.16%	2,108
720 - Refrigerator Kitchen Hoshizaki Under-Counter	3,769	12	7	4,480	373	1,570	1,932	0.03%	335
740 - Refrigerator 2 Bar Bev-Air Bar-Back Cabinets	12,796	8	3	13,779	1,722	7,997	9,837	0.12%	1,548
752 - Freezer Kitchen True Worktop Freezer	3,769	12	7	4,480	373	1,570	1,932	0.03%	335
756 - Freezer Kitchen Service Area Delfield Ice Cream Freezer	3,199	8	3	3,445	431	2,000	2,460	0.03%	387
758 - Freezer: Large Kitchen Imperial Walk-In Freezer	16,175	15	10	20,705	1,380	5,392	6,632	0.10%	1,240
760 - Holding/Proofing Cabinet Kitchen Alto Shaam Cabinet	7,725	7	6	8,959	1,280	1,104	2,262	0.09%	1,150
800 - Miscellaneous Kitchen SteamCraft Steamer	6,644	6	2	6,981	1,163	4,430	5,675	0.08%	1,045
804 - Miscellaneous Platters, Bowels, Utensils	3,887	10	7	4,621	462	1,166	1,594	0.03%	415
812 - Cold Beverage Dispenser Bar- Beer Tap System	9,025	10	5	10,211	1,021	4,513	5,551	0.07%	917
816 - Miscellaneous China/ Plate Ware	4,227	5	3	4,552	910	1,691	2,599	0.06%	818
820 - Miscellaneous Bar Storage Rm Micromatic Glycol System	2,500	10	6	2,899	290	1,000	1,281	0.02%	260
824 - Refrigerator Bar Perlick Glass Froster	2,650	8	3	2,854	357	1,656	2,037	0.02%	321
832 - Miscellaneous Dishware	1,455	15	12	1,957	130	291	398	0.01%	117
900 - Mixer- Large Globe Mixer/ Grinder	4,036	10	2	4,241	424	3,229	3,723	0.03%	381
944 - Drinking Fountain 2 Lobby	2,046	20	15	2,963	148	512	629	0.01%	133
Sub-total [27000 - Appliances]	227,073			269,065	27,256	103,313	130,374	1.89%	24,488
30000 - Miscellaneous									
980 - Plumbing Kitchen Mop Sink	1,905	15	8	2,321	155	889	1,041	0.01%	139
Sub-total Clubhouse Food & Beverage	420,951			500,296	47,904	190,050	233,336	3.32%	43,039

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00380 - Sports Lounge Food & Beverage									
04000 - Structural Repairs									
920 - Doors 5 Kitchen Overhead & Service	8,077	30	22	13,905	463	2,154	2,484	0.03%	416
930 - Doors 25 Interior & Exterior Doors	24,230	30	22	41,714	1,390	6,461	7,451	0.10%	1,249
Sub-total [04000 - Structural Repairs]	32,307			55,618	1,854	8,615	9,934	0.13%	1,666
08000 - Rehab									
100 - General Bar	31,230	20	12	42,001	2,100	12,492	14,405	0.15%	1,887
22000 - Office Equipment									
218 - Computers, Misc. Kitchen Office PC, Desk, Chair	3,520	12	9	4,395	366	880	1,203	0.03%	329
24000 - Furnishings									
208 - Bar Stools 22 Bar Stools	4,857	10	3	5,230	523	3,400	3,983	0.04%	470
338 - Tables Aluminum Folding Tables	4,415	10	3	4,755	475	3,091	3,621	0.03%	427
916 - Chairs 105 Dining Room/Bar Furniture, Chairs	8,938	8	3	9,625	1,203	5,586	6,871	0.08%	1,081
920 - Tables 27 Dining Room/Bar Furniture, Tables	14,861	8	3	16,004	2,000	9,288	11,424	0.14%	1,797
924 - Miscellaneous Podium	1,077	20	15	1,560	78	269	331	0.01%	70
928 - Tables 11 East & West Patio Tables	8,690	12	5	9,832	819	5,069	5,938	0.06%	736
930 - Tables 34 East & West Patio Chairs (47%)	1,600	6	2	1,681	280	1,067	1,367	0.02%	252
Sub-total [24000 - Furnishings]	44,438			48,687	5,380	27,770	33,535	0.37%	4,833
24500 - Audio / Visual									
104 - Television 11 Bar, Dining, Patio, Pro Shop (27%)	3,225	3	1	3,306	1,102	2,150	3,306	0.08%	990
878 - Projector Dining	1,075	8	3	1,158	145	672	826	0.01%	130
Sub-total [24500 - Audio / Visual]	4,300			4,463	1,247	2,822	4,132	0.09%	1,120
24600 - Safety / Access									
354 - Defibrillators Hallway	2,692	7	4	2,972	425	1,154	1,577	0.03%	381

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00380 - Sports Lounge Food & Beverage									
25500 - Wallcoverings									
300 - FRP 1,710 Sq. Ft. Kitchen	6,445	20	12	8,668	433	2,578	2,973	0.03%	389

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00380 - Sports Lounge Food & Beverage									
27000 - Appliances									
100 - Warming Drawers Kitchen Metro Food Warmer	2,295	7	3	2,471	353	1,311	1,680	0.02%	317
138 - Counters: Stainless Steel Bar Perlick Work Station	5,848	20	13	8,061	403	2,047	2,397	0.03%	362
142 - Counters: Stainless Steel 2 Bar Perlick Blender Stations	2,123	20	13	2,926	146	743	870	0.01%	131
166 - Counters: Stainless Steel 26 Kitchen Shelving	1,386	5	2	1,456	291	832	1,136	0.02%	262
170 - Counters: Stainless Steel Kitchen Chef Counter	13,672	20	13	18,847	942	4,785	5,606	0.07%	847
174 - Counters: Stainless Steel Kitchen Prep Table	4,702	20	17	7,154	358	705	964	0.02%	321
178 - Cold Beverage Dispenser 2 Bar Beer Tap Glycol Systems	19,276	15	8	23,486	1,566	8,996	10,538	0.11%	1,407
194 - Hot Beverage Dispenser Kitchen Curtis Brewer	1,292	12	10	1,654	138	215	331	0.01%	124
224 - Sandwich Station Kitchen True Refrigerated Sandwich/Salad Prep	3,769	7	2	3,960	566	2,692	3,311	0.04%	508
244 - Sandwich Station Kitchen SK Refrigerated Sandwich/Salad Prep	3,015	7	2	3,168	453	2,154	2,649	0.03%	407
298 - Ice Machine Kitchen Manitowoc	6,031	7	4	6,657	951	2,585	3,532	0.07%	854
302 - Ice Machine Bar Manitowoc	6,031	7	2	6,336	905	4,308	5,298	0.06%	813
306 - Ice Machine Outdoor Vending Hoshizaki #2	5,342	9	1	5,476	608	4,749	5,476	0.04%	547
308 - Fryer, Free Standing Kitchen Pitco Fryer	1,615	7	3	1,739	248	923	1,182	0.02%	223
310 - Fryer, Free Standing Kitchen American Range Fryer	2,400	7	3	2,585	369	1,371	1,757	0.03%	332
314 - Broiler Kitchen American Range Salamander	2,330	10	2	2,448	245	1,864	2,150	0.02%	220
318 - Stove Kitchen Rankin Griddle	3,349	15	8	4,081	272	1,563	1,831	0.02%	244
322 - Stove / Oven: Commercial grade 6-burner Kitchen American Range	11,075	15	8	13,493	900	5,168	6,054	0.06%	808
326 - Stove Kitchen Vulcan Charbroiler	3,417	5	4	3,772	754	683	1,401	0.05%	678
328 - Oven Kitchen TurboChef Pizza Oven & Pizza Dish Caddy	21,958	10	7	26,101	2,610	6,587	9,003	0.18%	2,345
330 - Oven Kitchen Vulcan Convection Dbl Oven	7,320	10	8	8,918	892	1,464	2,251	0.06%	801

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00380 - Sports Lounge Food & Beverage									
27000 - Appliances									
338 - Stove: Fire Suppression Kitchen Ansul System	6,203	15	8	7,558	504	2,895	3,391	0.03%	453
342 - Stove: Exhaust Hood w/ Fan 16 Lin. Ft. Kitchen Exhaust Hood	6,866	15	8	8,366	558	3,204	3,754	0.04%	501
446 - Counters: Stainless Steel 3 Kitchen Solid, Sorting & L-Shaped Tables	7,460	20	13	10,283	514	2,611	3,058	0.04%	462
666 - Meat Slicer Kitchen Globe Slicer	1,615	7	3	1,740	249	923	1,183	0.02%	223
696 - Miscellaneous Kitchen Wells Double Soup Warmer	2,172	7	2	2,282	326	1,551	1,908	0.02%	293
698 - Miscellaneous Kitchen Well 3-Well Warmer	2,154	7	2	2,263	323	1,538	1,892	0.02%	290
704 - Refrigerator 2 Bar Perlick BS60 Coolers	8,615	9	2	9,051	1,006	6,701	7,849	0.07%	904
708 - Refrigerator Kitchen True Refrigerated Chef Base	5,962	15	3	6,420	428	4,769	5,296	0.03%	385
712 - Refrigerator Bar Perlick FR48 Glass Chiller	3,123	8	2	3,281	410	2,342	2,801	0.03%	368
724 - Refrigerator: Commercial: Large Kitchen Walk-In Cooler	10,600	20	13	14,612	731	3,710	4,346	0.05%	656
728 - Refrigerator: Commercial: Large Kitchen Walk-In Cooler Compressor	4,046	7	2	4,251	607	2,890	3,555	0.04%	546
732 - Refrigerator: Commercial: Large Bar Walk-In Imperial Cooler	18,726	20	13	25,814	1,291	6,554	7,678	0.09%	1,160
736 - Refrigerator: Commercial: Large Bar Walk-In Cooler Compressor	4,046	15	8	4,930	329	1,888	2,212	0.02%	295
764 - Freezer Kitchen Silver King 2-Drawer	4,176	7	2	4,388	627	2,983	3,669	0.04%	563
768 - Freezer: Large Kitchen Walk-In Freezer	16,175	20	13	22,297	1,115	5,661	6,632	0.08%	1,002
772 - Freezer: Large Kitchen Walk-In Freezer Compressor	4,046	15	8	4,930	329	1,888	2,212	0.02%	295
836 - Miscellaneous Kitchen Accutemp Steamer	6,673	7	3	7,187	1,027	3,813	4,886	0.07%	922
844 - Miscellaneous Bar Assembly	4,099	15	8	4,994	333	1,913	2,241	0.02%	299
848 - Miscellaneous China	1,873	7	4	2,067	295	803	1,097	0.02%	265
904 - Mixer- Large Kitchen Globe Mixer	2,908	10	3	3,131	313	2,035	2,384	0.02%	281
940 - Drinking Fountain 2 Lobby	2,046	20	12	2,752	138	818	944	0.01%	124

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30% Minimum Balance Threshold

Reserve Component	*Current Repl. Cost*	*Useful Life*	*Remaining Life*	*Estimated Future Replacement Costs*	*Per Year*	*2018 Fully Funded Balance*	*2019 Fully Funded Balance*	*% Per Year Straight Line*	*2019 Line Item Contribution based on Cash Flow Method*
00380 - Sports Lounge Food & Beverage									
27000 - Appliances									
972 - Miscellaneous 2 Kitchen Mars Air Curtains	3,015	15	8	3,674	245	1,407	1,648	0.02%	220
Sub-total [27000 - Appliances]	254,844			311,059	25,666	118,644	144,054	1.78%	23,059
30000 - Miscellaneous									
964 - Plumbing Kitchen 3-Compartment Sink	4,582	15	8	5,583	372	2,138	2,505	0.03%	334
968 - Plumbing Bar Sink	2,092	20	13	2,884	144	732	858	0.01%	130
972 - Plumbing Bar Perlick Hand Wash Sink	1,248	20	13	1,721	86	437	512	0.01%	77
976 - Plumbing Kitchen Mop Sink	1,905	15	8	2,321	155	889	1,041	0.01%	139
Sub-total [30000 - Miscellaneous]	9,828			12,509	757	4,197	4,916	0.05%	680
Sub-total Sports Lounge Food & Beverage	389,603			490,372	38,227	179,152	216,728	2.65%	34,345

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00400 - Golf Equipment									
18000 - Landscaping									
100 - Irrigation: Central Controller Server Room Irrigation Computer	27,155	10	6	31,491	3,149	10,862	13,917	0.22%	2,829
104 - Irrigation: Misc. Irrigation Upgrades	24,968	6	1	25,592	4,265	20,806	25,592	0.30%	3,832
108 - Irrigation: Controllers 32 Pumps/Irrigation Toro Osmac RDR (18.8%)	33,707	5	2	35,414	7,083	20,224	27,640	0.49%	6,363
300 - Irrigation: Misc. 3,000 Lin. Ft. Major System Renovation (82%)	172,131	25	4	190,000	7,600	144,590	155,262	0.53%	6,828
301 - Irrigation: Misc. Major System Renovation (2018 Only)[nr:1]	42,238	1	0	0	0	42,238	0	0.00%	0
304 - Irrigation: Misc. 2,000 Sprinkler Heads (3.8%)	16,153	1	1	16,557	8,279	8,077	16,557	0.57%	7,438
310 - Irrigation: Valves 26 Mainline Isolation Valves (11.5%)	2,908	3	1	2,980	993	1,938	2,980	0.07%	893
350 - Irrigation: Pumps Marina 3 HP Submersible	2,185	10	2	2,296	230	1,748	2,016	0.02%	206
354 - Irrigation: Pumps Marina 30 HP Turbine	12,484	10	2	13,116	1,312	9,988	11,517	0.09%	1,178
358 - Irrigation: Pumps Marina 50 HP Turbine	17,132	10	0	17,132	1,713	17,132	1,756	0.12%	1,539
362 - Irrigation: Pumps Spillway 50 HP Centrifugal	13,054	12	10	16,710	1,393	2,176	3,345	0.10%	1,251
366 - Irrigation: Pumps Park #4 50 HP Turbine	19,974	12	1	20,474	1,706	18,310	20,474	0.12%	1,533
370 - Irrigation: Pumps Spare Centrifugal Pump #3	5,299	34	24	9,585	282	1,559	1,757	0.02%	253
374 - Irrigation: Pumps Hole #4 Pond Fountain Pump	7,106	10	4	7,844	784	4,264	5,099	0.05%	705
Sub-total [18000 - Landscaping]	396,495			389,191	38,789	303,911	287,911	2.69%	34,849

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00400 - Golf Equipment									
30000 - Miscellaneous									
200 - Field Equipment Driving Range Ball Picker	2,687	10	7	3,194	319	806	1,102	0.02%	287
208 - Vehicle John Deere 2020 Pro Gator #6	32,800	8	3	35,322	4,415	20,500	25,215	0.31%	3,967
212 - Vehicle Driving Range Cart & Cage	11,162	7	4	12,321	1,760	4,784	6,538	0.12%	1,581
220 - Vehicle John Deere 2020 Pro Gator #4	28,400	9	2	29,838	3,315	22,089	25,876	0.23%	2,979
224 - Vehicle John Deere 2020 Pro Gator #5	27,853	8	1	28,549	3,569	24,371	28,549	0.25%	3,206
228 - Vehicle John Deere TX Gator #1	9,377	9	1	9,611	1,068	8,335	9,611	0.07%	959
232 - Vehicle Cushman	10,765	9	8	13,116	1,457	1,196	2,452	0.10%	1,309
236 - Vehicle Toro Workman 3300-D	9,565	12	2	10,049	837	7,971	8,987	0.06%	752
240 - Vehicle Workman 2110	9,377	12	1	9,611	801	8,596	9,611	0.06%	720
276 - Vehicle 2009 Ford Ranger #1 (VIN 05901)	21,847	14	6	25,336	1,810	12,484	14,396	0.13%	1,626
300 - Golf Cart 17 Golf Carts (2017)	86,645	8	7	102,993	12,874	10,831	22,203	0.89%	11,567
310 - Golf Cart 8 Golf Carts (2014)	40,774	8	4	45,007	5,626	20,387	26,121	0.39%	5,054
320 - Golf Cart 68 Golf Cart Batteries	12,669	8	5	14,333	1,792	4,751	6,493	0.12%	1,610
330 - Golf Cart 32 Golf Cart Batteries (60%)	3,600	8	0	3,600	450	3,600	461	0.03%	404
334 - Golf Cart 32 Golf Cart Batteries (39.6%)	2,361	8	1	2,420	303	2,066	2,420	0.02%	272
340 - Golf Cart 23 Cart Barn Cart Battery Chargers	11,515	8	3	12,400	1,550	7,197	8,852	0.11%	1,393
352 - Tractor John Deere 4120	48,688	20	12	65,480	3,274	19,475	22,458	0.23%	2,942
356 - Tractor John Deere Backhoe Attachment	14,779	10	5	16,721	1,672	7,390	9,089	0.12%	1,502
360 - Tractor John Deere Front Loader Attachment	8,574	10	6	9,943	994	3,430	4,394	0.07%	893
378 - Trailer Snowco Lo-Boy Utility Trailer	5,618	9	5	6,356	706	2,497	3,199	0.05%	635
400 - Equipment Pro Shop Range Servant Ball Dispenser	8,584	10	8	10,459	1,046	1,717	2,640	0.07%	940

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00400 - Golf Equipment									
30000 - Miscellaneous									
404 - Maintenance Equipment Tru Turf Greens Roller	12,230	8	5	13,837	1,730	4,586	6,268	0.12%	1,554
408 - Maintenance Equipment Sand Spreader	24,701	15	7	29,361	1,957	13,174	15,191	0.14%	1,759
412 - Maintenance Equipment Ty-Crop Material Handler	31,682	15	3	34,118	2,275	25,346	28,144	0.16%	2,044
416 - Maintenance Equipment Walk Behind Blower	10,000	11	2	10,506	955	8,182	9,318	0.07%	858
420 - Maintenance Equipment Aerway Aerator	9,987	17	4	11,024	648	7,637	8,430	0.04%	583
424 - Maintenance Equipment Smithco Bunker Rake	18,983	8	5	21,478	2,685	7,119	9,729	0.19%	2,412
428 - Maintenance Equipment Ryan Aerator	10,498	13	5	11,877	914	6,460	7,449	0.06%	821
432 - Maintenance Equipment Green Master 1000 w/ Trailer	8,207	19	1	8,412	443	7,775	8,412	0.03%	398
436 - Maintenance Equipment John Deere TC 125 Sweeper	13,361	8	4	14,748	1,844	6,680	8,559	0.13%	1,656
452 - Maintenance Equipment Almo Flail Mower	6,485	21	6	7,521	358	4,632	5,065	0.02%	322
460 - Maintenance Equipment Ryan Mataway Cutter/Seeder	7,996	14	11	10,491	749	1,713	2,342	0.05%	673
464 - Maintenance Equipment John Deere Precision Cut 2500B #1	29,909	7	1	30,657	4,380	25,636	30,657	0.30%	3,935
468 - Maintenance Equipment Ryan Mataway Sod Cutter	6,143	19	6	7,124	375	4,203	4,639	0.03%	337
472 - Maintenance Equipment John Deere Aircore #1	25,447	12	2	26,735	2,228	21,206	23,910	0.15%	2,002
476 - Maintenance Equipment John Deere Precision Cut 2500B #2	32,606	7	3	35,113	5,016	18,632	23,872	0.35%	4,507
480 - Maintenance Equipment Lely Fertilizer Spreader	5,835	13	3	6,283	483	4,488	5,060	0.03%	434
484 - Maintenance Equipment Mower Reels for JD 2500B #1 & #2	7,591	3	1	7,781	2,594	5,061	7,781	0.18%	2,330
492 - Maintenance Equipment Groundsmaster 4700D	79,973	8	2	84,022	10,503	59,980	71,726	0.73%	9,436
496 - Maintenance Equipment Mower JD 2500B #3	38,726	7	4	42,746	6,107	16,597	22,682	0.42%	5,486
498 - Maintenance Equipment Mower JD 2500B #4	38,726	7	5	43,815	6,259	11,065	17,012	0.43%	5,624
504 - Maintenance Equipment Toro 3500D Sidewinder #1	32,845	8	4	36,255	4,532	16,423	21,041	0.31%	4,072

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00400 - Golf Equipment									
30000 - Miscellaneous									
516 - Maintenance Equipment Toro 3500D Sidewinder #2	41,198	8	1	42,227	5,278	36,048	42,227	0.37%	4,742
536 - Maintenance Equipment Toro 4500 D	67,288	8	2	70,694	8,837	50,466	60,349	0.61%	7,939
544 - Maintenance Equipment Toro 5510D Fairway Mower	58,059	14	4	64,086	4,578	41,471	46,758	0.32%	4,113
552 - Maintenance Equipment John Deere 8700 PC Fairway Mower	58,059	10	3	62,523	6,252	40,641	47,608	0.43%	5,617
560 - Maintenance Equipment PBM Boom Sprayer	34,124	10	5	38,608	3,861	17,062	20,986	0.27%	3,469
566 - Maintenance Equipment Toro MultiPro 5800 Sprayer	48,139	10	10	61,622	5,602	4,376	4,934	0.39%	5,033
Sub-total [30000 - Miscellaneous]	1,166,436			1,300,327	141,080	661,129	800,817	9.78%	126,752
Sub-total Golf Equipment	1,562,931			1,689,519	179,869	965,040	1,088,729	12.47%	161,602
00420 - Golf Course									
02000 - Concrete									
654 - Repair 182,000 Sq. Ft. Golf Cart Paths (0.5%)	9,364	3	0	9,364	3,121	9,364	3,199	0.22%	2,804
655 - Repair Golf Cart Paths (2018 Only)[nr:1]	5,000	1	0	0	0	5,000	0	0.00%	0
Sub-total [02000 - Concrete]	14,364			9,364	3,121	14,364	3,199	0.22%	2,804
04000 - Structural Repairs									
500 - Bridge Maintenance 150 Sq. Ft. Alt 9 Bridge	6,388	15	2	6,712	447	5,536	6,111	0.03%	402
504 - Bridge Maintenance 200 Sq. Ft. Hole 13 Bridge	5,430	15	5	6,143	410	3,620	4,081	0.03%	368
508 - Bridge Maintenance 280 Sq. Ft. Hole 16/17 Bridge	8,208	15	3	8,839	589	6,566	7,291	0.04%	529
512 - Bridge Maintenance 560 Sq. Ft. Hole 8 Bridges	16,119	15	1	16,522	1,101	15,044	16,522	0.08%	990
910 - Building Maintenance Hole 5 Restroom Bldg Replacement	96,920	40	6	112,398	2,810	82,382	86,925	0.19%	2,525
914 - Building Maintenance Hole 9 Restroom Bldg Replacement	129,227	40	6	149,864	3,747	109,843	115,900	0.26%	3,366
918 - Building Maintenance Hole 15 Restroom Bldg Replacement	96,920	40	6	112,398	2,810	82,382	86,925	0.19%	2,525
Sub-total [04000 - Structural Repairs]	359,212			412,875	11,914	305,374	323,757	0.83%	10,704

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00420 - Golf Course									
14000 - Recreation									
676 - Golf Equipment 22 Ball Washers	15,400	12	3	16,584	1,382	11,550	13,154	0.10%	1,242
680 - Golf Equipment 12 Driving Range Mats	4,995	3	2	5,248	1,749	1,665	3,413	0.12%	1,572
688 - Golf Equipment 27 Tee Box Markers	22,605	20	12	30,401	1,520	9,042	10,427	0.11%	1,366
692 - Golf Equipment 350 Lin. Ft. Driving Range Nets	9,260	10	2	9,729	973	7,408	8,543	0.07%	874
696 - Golf Equipment 11 Driving Range Tee Dividers	3,708	15	1	3,800	253	3,461	3,800	0.02%	228
Sub-total [14000 - Recreation]	55,967			65,762	5,878	33,125	39,337	0.41%	5,281
18000 - Landscaping									
454 - Drainage System Maint. Greens & Fairways Drainage & Culverts	5,500	3	1	5,638	1,879	3,667	5,638	0.13%	1,688
650 - Golf Course 19 Fairways (10.5%)	16,153	2	0	16,153	8,077	16,153	8,279	0.56%	7,256
660 - Golf Course Hazards Renovate Pond #4	18,726	15	7	22,259	1,484	9,987	11,517	0.10%	1,333
664 - Golf Course Hazards 19 Sand Traps (10.5%)	2,497	2	1	2,560	1,280	1,249	2,560	0.09%	1,150
670 - Golf Course Greens 20 Replace Greens (10%)	92,650	2	19	148,115	7,406	4,633	4,998	0.51%	6,654
671 - Golf Course Greens 18 Replace Greens (2019-2027 Only) (11%)[nr:9]	127,650	1	1	130,841	65,421	63,825	130,841	4.54%	58,777
673 - Golf Course 2 Holes 7 & 17 (2018 Only)[nr:1]	160,000	1	0	0	0	160,000	0	0.00%	0
684 - Golf Course Tees 19 Tees (10.5%)	18,000	2	19	28,776	1,439	900	971	0.10%	1,293
685 - Golf Course Tees 18 Tees (2019-2027 Only) (11%)[nr:9]	18,000	1	1	18,450	9,225	9,000	18,450	0.64%	8,288
960 - Consulting Course Design (2019 Only)[nr:1]	41,500	2	1	42,538	21,269	20,750	42,538	1.47%	19,109
Sub-total [18000 - Landscaping]	500,677			415,329	117,479	290,163	225,790	8.14%	105,548

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00420 - Golf Course									
26000 - Outdoor Equipment									
350 - Furniture 14 Benches & Picnic Tables	9,046	20	7	10,753	538	5,880	6,490	0.04%	483
480 - Drinking Fountain Hole 3	4,308	16	13	5,938	371	808	1,104	0.03%	333
484 - Drinking Fountain Hole 5	4,308	15	12	5,793	386	862	1,177	0.03%	347
492 - Drinking Fountain Hole 9 Memorial Fountain	2,123	25	9	2,651	106	1,358	1,479	0.01%	95
496 - Drinking Fountain Hole 12	4,308	25	15	6,239	250	1,723	1,943	0.02%	224
500 - Drinking Fountain Hole 16	4,308	25	15	6,239	250	1,723	1,943	0.02%	224
Sub-total [26000 - Outdoor Equipment]	28,399			37,612	1,900	12,353	14,136	0.13%	1,707
Sub-total Golf Course	958,618			940,942	140,292	655,380	606,219	9.73%	126,044
00440 - Grounds									
02000 - Concrete									
220 - Walkways Entrance Gate Area- Concrete Walkway	7,491	25	10	9,589	384	4,495	4,914	0.03%	345
904 - Miscellaneous Central Area, Concrete Stairs- East	4,994	30	3	5,377	179	4,494	4,777	0.01%	161
908 - Miscellaneous Central Area, Concrete Stairs- West	3,745	30	22	6,448	215	999	1,152	0.01%	193
Sub-total [02000 - Concrete]	16,230			21,414	778	9,987	10,843	0.05%	699

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00440 - Grounds									
04000 - Structural Repairs									
516 - Bridge Maintenance 75 Sq. Ft. Entrance Gate Area- Bridge	1,873	20	5	2,119	106	1,405	1,536	0.01%	95
520 - Bridge Maintenance 128 Sq. Ft. Park 3	4,388	20	7	5,216	261	2,852	3,148	0.02%	234
706 - Building Maintenance Main Swim Beach Boat Storage Area Tuff Shed	2,369	15	5	2,680	179	1,579	1,781	0.01%	161
740 - Building Maintenance 4 Parks 5, 9, 4, 15 Restroom Floors	6,491	25	22	11,176	447	779	1,065	0.03%	402
856 - Building Maintenance 375 Sq. Ft. Tennis 3/4 Area Patio Structure	23,400	20	16	34,737	1,737	4,680	5,996	0.12%	1,560
860 - Building Maintenance Park 1 Restroom Bldg Replacement	88,253	40	2	92,720	2,318	83,840	88,197	0.16%	2,083
864 - Building Maintenance Park 2 Restroom Bldg Replacement	88,253	40	3	95,038	2,376	81,634	85,936	0.16%	2,135
868 - Building Maintenance Park 3 Restroom Bldg Replacement	88,159	40	38	0	0	4,408	6,777	0.00%	0
872 - Building Maintenance Park 4 Restroom Bldg Replacement	88,253	40	1	90,459	2,261	86,046	90,459	0.16%	2,032
876 - Building Maintenance Park 5 Restroom Bldg Replacement	88,252	40	1	90,459	2,261	86,046	90,459	0.16%	2,032
880 - Building Maintenance TC 3/4 Restroom Bldg Replacement	88,253	40	4	97,414	2,435	79,427	83,674	0.17%	2,188
Sub-total [04000 - Structural Repairs]	567,943			522,019	14,382	432,696	459,028	1.00%	12,921
11000 - Gate Equipment									
150 - DoorKing Slide Gate Operators RV Storage Lot	3,875	8	3	4,173	522	2,422	2,979	0.04%	469
160 - Operators Torrey Pines Golf Cart Slide Gate	3,875	15	8	4,721	315	1,808	2,118	0.02%	283
730 - DoorKing Model 1506/02 Ped Keypad 2 RV Lot	2,400	12	7	2,853	238	1,000	1,230	0.02%	214
800 - Loops, Misc. Wiring Harness 3 RV Lot	1,230	8	3	1,325	166	769	946	0.01%	149
810 - Loops, Misc. Wiring Harness 2 Torrey Pines Golf Cart Gate	820	15	8	999	67	383	448	0.00%	60
900 - Vehicle Gate Replacement Torrey Pines Golf Cart Gate	7,500	21	14	10,597	505	2,500	2,929	0.03%	453
Sub-total [11000 - Gate Equipment]	19,700			24,668	1,811	8,882	10,650	0.13%	1,627

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00440 - Grounds									
14000 - Recreation									
290 - Exercise: Miscellaneous Equip. Park 1- Par Exercise Course	7,241	15	5	8,193	546	4,827	5,443	0.04%	491
17000 - Tennis Court									
600 - Lighting 3 Central Area, Street/ Tennis Court Lights	9,987	30	20	16,365	546	3,329	3,753	0.04%	490
17500 - Basketball / Sport Court									
400 - Overlay 6,825 Sq. Ft. Park 1	14,981	25	19	23,949	958	3,595	4,299	0.07%	861
18000 - Landscaping									
112 - Irrigation: Misc. Tennis 3/4 Landscape	7,491	40	19	11,975	299	3,933	4,223	0.02%	269
116 - Irrigation: Misc. Front Entrance Area- Irrigation Filter	3,246	10	0	3,246	325	3,246	333	0.02%	292
120 - Irrigation: Misc. Park 1	6,242	16	1	6,398	400	5,852	6,398	0.03%	359
124 - Irrigation: Misc. Park 2	4,994	30	1	5,118	171	4,827	5,118	0.01%	153
128 - Irrigation: Misc. Park 3	6,242	30	2	6,558	219	5,826	6,184	0.02%	196
132 - Irrigation: Misc. Park 4	4,994	40	16	7,413	185	2,996	3,199	0.01%	167
136 - Irrigation: Misc. Park 5	3,745	32	29	7,665	240	351	480	0.02%	215
140 - Irrigation: Misc. Clubhouse Area, Irrigation	24,968	30	2	26,232	874	23,303	24,739	0.06%	786
144 - Irrigation: Misc. Park 7	3,745	30	1	3,839	128	3,621	3,839	0.01%	115
148 - Irrigation: Misc. Sports Lounge	14,981	40	33	0	0	2,622	3,071	0.00%	0
156 - Irrigation: Misc. Huck Finn, Dog Park, Irrigation	4,818	20	17	7,331	367	723	988	0.03%	329
378 - Irrigation: Pumps Front Entrance Gate Area	14,981	40	26	28,468	712	5,243	5,758	0.05%	639
Sub-total [18000 - Landscaping]	100,445			114,242	3,918	62,541	64,330	0.27%	3,521

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00440 - Grounds									
18500 - Lakes / Ponds									
584 - Pumps / Mechanical Entrance Gate Area	5,195	10	1	5,325	532	4,675	5,325	0.04%	478
954 - Reconstruction Central Area, Renovate Main Beach	74,904	40	3	80,664	2,017	69,286	72,938	0.14%	1,812
Sub-total [18500 - Lakes / Ponds]	80,099			85,988	2,549	73,962	78,263	0.18%	2,290
19000 - Fencing									
114 - Chain Link: 6' 1,735 Lin. Ft. RV Storage Lot	47,383	40	24	85,703	2,143	18,953	20,641	0.15%	1,925
118 - Chain Link: 6' 31,800 Lin. Ft. Common Area, Perimeter Fence	574,308	40	10	735,163	18,379	430,731	456,216	1.27%	16,513
138 - Chain Link 157 Lin. Ft. Huck Finn, Dog Park, Fencing	5,627	30	27	10,960	365	563	769	0.03%	328
330 - Wood: 6' 370 Lin. Ft. Parcel E Fence	8,739	20	10	11,187	559	4,370	4,927	0.04%	503
336 - Wood: 6' 804 Lin. Ft. Entry Gate Area, Front Fence (17%)	10,717	30	29	21,932	731	357	732	0.05%	657
340 - Wood: 6' 804 Lin. Ft. Entry Gate Area, Front Fence (16%)	10,000	30	1	10,250	342	9,667	10,250	0.02%	307
344 - Wood: 6' 804 Lin. Ft. Entry Gate Area, Front Fence (66.8%)	41,705	30	3	44,912	1,497	37,535	39,898	0.10%	1,345
360 - Wood: Split Rail 1,448 Lin. Ft. Parks & Common Areas (25%)	5,846	5	1	5,992	1,198	4,677	5,992	0.08%	1,077
776 - Gates ECC Parking - Ace Hardware Pedestrian Gate	1,500	15	5	1,697	113	1,000	1,128	0.01%	102
Sub-total [19000 - Fencing]	705,826			927,796	25,328	507,852	540,553	1.76%	22,756
20000 - Lighting									
218 - Landscape 16 Clubhouse Area, Sign Accent Lights	2,757	10	4	3,043	304	1,654	1,978	0.02%	273
260 - Sports Field / Court 11 Bocce Court & Walkway Lighting	7,700	20	17	11,716	586	1,155	1,579	0.04%	526
540 - Parking Lot 4 Sports Lounge, Grounds	11,235	20	9	14,031	702	6,179	6,910	0.05%	630
Sub-total [20000 - Lighting]	21,692			28,791	1,592	8,988	10,466	0.11%	1,430
21000 - Signage									
710 - Entry Signs Entrance Gate Area, Entrance Sign	19,597	19	7	23,295	1,226	12,377	13,744	0.09%	1,102

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30% Minimum Balance Threshold

Reserve Component	*Current Repl. Cost*	*Useful Life*	*Remaining Life*	*Estimated Future Replacement Costs*	*Per Year*	*2018 Fully Funded Balance*	*2019 Fully Funded Balance*	*% Per Year Straight Line*	*2019 Line Item Contribution based on Cash Flow Method*
00440 - Grounds									
24500 - Audio / Visual									
108 - Television Entrance Gate Area, Marquis TV's	8,114	7	0	8,114	1,159	8,114	1,188	0.08%	1,041

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00440 - Grounds									
26000 - Outdoor Equipment									
100 - Tot Lot: Play Equipment Central Area, Original Equipment	73,890	15	1	75,737	5,049	68,964	75,737	0.35%	4,536
104 - Tot Lot: Play Equipment Park 3	13,784	15	9	17,215	1,148	5,514	6,593	0.08%	1,031
108 - Tot Lot: Play Equipment Park 4	26,217	20	5	29,662	1,483	19,663	21,498	0.10%	1,332
160 - Flag Pole Entrance Gate Area, Flagpole	4,056	10	7	4,821	482	1,217	1,663	0.03%	433
164 - Flag Pole Sports Lounge	4,056	10	7	4,821	482	1,217	1,663	0.03%	433
168 - Flag Pole Clubhouse Flagpole	4,183	10	7	4,972	497	1,255	1,715	0.03%	447
280 - Picnic Table: Cement 2 Tennis 3/4 Landscape- Picnic Tables w/ Benches	3,877	30	26	7,367	246	517	662	0.02%	221
284 - Picnic Table: Cement 41 Table Set #1 (33%)	18,956	25	11	24,872	995	10,615	11,658	0.07%	894
288 - Picnic Table: Cement 41 Table Set #2 (33%)	18,956	25	7	22,533	901	13,648	14,767	0.06%	810
292 - Picnic Table: Cement 41 Table Set #3 (33%)	18,956	25	17	28,844	1,154	6,066	6,995	0.08%	1,037
302 - Bocce Ct. Resurface 2 Sports Lounge Bocce Courts	12,484	6	0	12,484	2,081	12,484	2,133	0.14%	1,869
308 - Benches 2 Park 4- Concrete Benches	1,873	25	8	2,282	91	1,273	1,382	0.01%	82
310 - Benches 3 Sports Lounge Bocce Benches	2,100	18	16	3,117	173	233	359	0.01%	156
312 - Wood Benches 2 Hazel Park & Pond	1,292	15	2	1,358	91	1,120	1,236	0.01%	81
320 - Picnic Table: Metal 6 Picnic Tables- Parks & Common Area	5,492	15	3	5,914	394	4,394	4,879	0.03%	354
324 - Park Bench: Perf. Metal 13 Benches- Parks & Common Area (25%)	2,100	4	2	2,206	552	1,050	1,614	0.04%	496
474 - Drinking Fountain Huck Finn, Dog Park, Fountain	4,864	8	5	5,504	688	1,824	2,493	0.05%	618
504 - Drinking Fountain 2 Tennis 3/4 Landscape	3,745	20	1	3,839	192	3,558	3,839	0.01%	172
512 - Drinking Fountain 2 Clubhouse Area, Drinking Fountains	4,018	20	6	4,660	233	2,813	3,089	0.02%	209
516 - Drinking Fountain Park 4	2,497	20	7	2,969	148	1,623	1,792	0.01%	133
840 - Shade Structure 2 Beach Shade Structures, Park 3	7,491	16	13	10,326	645	1,405	1,920	0.04%	580

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00440 - Grounds									
26000 - Outdoor Equipment									
844 - Shade Structure 5 Beach Shade Structures, Main Beach	18,727	15	9	23,388	1,559	7,491	8,958	0.11%	1,401
848 - Shade Structure Sports Lounge Bocce Ct Shade Structure	7,500	15	15	10,862	679	469	513	0.05%	610
852 - Shade Structure Sports Lounge Bocce Ct Shade Cloth	2,000	4	4	2,208	442	400	513	0.03%	397
Sub-total [26000 - Outdoor Equipment]	263,115			311,960	20,405	168,813	177,669	1.41%	18,332
Sub-total Grounds	1,834,970			2,116,794	75,197	1,305,965	1,380,230	5.21%	67,560
00460 - Lakes & Ponds									
04000 - Structural Repairs									
524 - Bridge Maintenance 160 Sq. Ft. Huck Finn Pond- Spillway Bridge	6,242	30	13	8,604	287	3,537	3,839	0.02%	258
18000 - Landscaping									
390 - Dam, Spillway Hazel Lake- Spillway	31,210	40	31	0	0	7,022	7,998	0.00%	0
391 - Dam, Spillway Hazel Lake (2018 Only)[nr:1]	10,250	1	0	0	0	10,250	0	0.00%	0
394 - Dam, Spillway Huck Finn Pond	49,936	50	13	68,838	1,377	36,953	38,901	0.10%	1,237
398 - Dam: Insp. & Maintenance Main Lake/Dam- Primary Dam Valve	86,350	50	49	0	0	1,727	3,540	0.00%	0
406 - Dam: Insp. & Maintenance Main Lake/Dam- Outlet Culvert 6th Tee	49,936	40	28	99,698	2,492	14,981	16,635	0.17%	2,239
410 - Dam: Insp. & Maintenance Main Lake/Dam- Earthen Dam	40,000	50	0	40,000	800	40,000	820	0.06%	719
414 - Dam: Insp. & Maintenance Entry Area Pond	6,242	20	6	7,238	362	4,369	4,798	0.03%	325
418 - Dam: Insp. & Maintenance Main Lake/Dam- Outlet Gate Valve	24,968	40	24	45,160	1,129	9,987	10,877	0.08%	1,014
422 - Dam, Spillway Main Lake/Dam- Spillway	43,076	40	24	77,912	1,948	17,230	18,765	0.14%	1,750
426 - Dam: Insp. & Maintenance Main Lake/Dam- Outlet Steel Liner	216,571	40	24	391,718	9,793	86,629	94,344	0.68%	8,798
Sub-total [18000 - Landscaping]	558,540			730,564	17,901	229,148	196,677	1.24%	16,083

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00460 - Lakes & Ponds									
18500 - Lakes / Ponds									
330 - Aeration Heads / Diffusers 6 Main Lake/Dam	27,723	15	7	32,955	2,197	14,786	17,050	0.15%	1,974
334 - Aeration Heads / Diffusers 4 Hazel Lake	7,659	7	0	7,659	1,094	7,659	1,121	0.08%	983
800 - Sediment Removal Main Lake/Dam- Lake Sediment Program (A) (86%)	176,365	20	0	176,365	8,818	176,365	9,039	0.61%	7,923
804 - Sediment Removal Main Lake/Dam- Lake Sediment Program (A) (14%)	28,638	20	1	29,354	1,468	27,207	29,354	0.10%	1,319
810 - Sediment Removal Main Lake/Dam- Lake Sediment Program (B)	205,000	20	1	210,125	10,506	194,750	210,125	0.73%	9,439
820 - Sediment Removal Main Lake/Dam- Lake Sediment Program (C)	205,000	20	2	215,378	10,769	184,500	199,619	0.75%	9,675
830 - Sediment Removal Main Lake/Dam- Lake Sediment Program (D)	205,000	20	3	220,763	11,038	174,250	189,113	0.77%	9,917
914 - Sediment Removal Huck Finn Pond	87,389	30	22	150,446	5,015	23,304	26,872	0.35%	4,506
918 - Sediment Removal Hazel Lake (11%)	10,000	30	0	10,000	333	10,000	342	0.02%	299
920 - Sediment Removal Hazel Lake (88.6%)	77,391	30	1	79,326	2,644	74,812	79,326	0.18%	2,376
922 - Sediment Removal Entry Area Pond	24,968	20	7	29,679	1,484	16,229	17,914	0.10%	1,333
926 - Sediment Removal Main Lake/Dam- Inlet Sediment Removal	11,092	1	0	11,092	11,092	11,092	11,369	0.77%	9,965
960 - Miscellaneous 300 Lin. Ft. Main Lake/Dam- Marina Wake Boom	30,153	16	12	40,552	2,535	7,538	9,658	0.18%	2,277
964 - Miscellaneous 235 Lin. Ft. Main Lake/Dam- Main Beach Wake Boom	18,882	16	0	18,882	1,180	18,882	1,210	0.08%	1,060
Sub-total [18500 - Lakes / Ponds]	1,115,260			1,232,575	70,173	941,372	802,112	4.87%	63,047
26000 - Outdoor Equipment									
316 - Benches 4 Main Lake/Dam	3,121	20	5	3,531	177	2,341	2,559	0.01%	159
Sub-total Lakes & Ponds	1,683,162			1,975,275	88,538	1,176,398	1,005,187	6.14%	79,546

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00480 - Public Safety									
11000 - Gate Equipment									
290 - Gate Arm Control Assembly Gate Arm, Member Lane	7,000	5	0	7,000	1,400	7,000	1,435	0.10%	1,258
294 - Gate Arm Control Assembly Gate Arm, Visitor Lane	7,000	5	0	7,000	1,400	7,000	1,435	0.10%	1,258
912 - Miscellaneous Main Bar Scanner	10,612	10	7	12,614	1,261	3,184	4,351	0.09%	1,133
Sub-total [11000 - Gate Equipment]	24,611			26,614	4,061	17,183	7,221	0.28%	3,649
21000 - Signage									
680 - Miscellaneous 4 Radar Speed Signs	26,000	5	2	27,316	5,463	15,600	21,320	0.38%	4,908
24600 - Safety / Access									
358 - Defibrillators Vehicle Defibrillators	4,970	5	1	5,094	1,019	3,976	5,094	0.07%	915
550 - Digital Video Recorder 5 Digital Recorders/ Body Cameras	4,846	5	1	4,967	993	3,877	4,967	0.07%	893
554 - Digital Video Recorder Digital Recorders/ Car Mounts	3,188	5	1	3,267	653	2,550	3,267	0.05%	587
610 - Radio System Sports Lounge Radio Repeater System	13,969	10	1	14,319	1,432	12,572	14,319	0.10%	1,286
620 - Hand Held Radios 12 Kenwood Radios	5,324	5	1	5,457	1,091	4,259	5,457	0.08%	981
Sub-total [24600 - Safety / Access]	32,297			33,104	5,189	27,235	33,104	0.36%	4,662

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00480 - Public Safety									
30000 - Miscellaneous									
244 - Vehicle 5 Light Bar Setups	4,027	6	4	4,445	741	1,342	2,064	0.05%	666
248 - Vehicle 2017 Chevy Equinox, PS #3	27,912	6	4	30,810	5,135	9,304	14,305	0.36%	4,613
252 - Vehicle 2017 Chevy Equinox, PS #2	27,912	6	4	30,810	5,135	9,304	14,305	0.36%	4,613
256 - Vehicle 2016 Chevy Colorado, PS #1	35,372	6	4	39,044	6,507	11,791	18,128	0.45%	5,847
382 - Trailer Radar Trailer	8,739	20	11	11,466	573	3,933	4,479	0.04%	515
386 - Trailer Patrol Boat Trailer	1,248	10	10	1,598	145	113	128	0.01%	130
592 - Equipment 3 Eagle IIX Golden LAS Radar	3,877	6	1	3,974	662	3,231	3,974	0.05%	595
616 - Boat Barge CF9512TG	18,726	15	1	19,194	1,280	17,478	19,194	0.09%	1,150
620 - Boat Patrol Boat CF6585PR	35,875	15	10	45,923	3,062	11,958	14,709	0.21%	2,751
624 - Boat Slip 240 Patrol Boat Lift	6,626	8	6	7,684	961	1,657	2,547	0.07%	863
740 - Generator Gate House, Backup Generator	6,339	15	11	8,317	554	1,690	2,166	0.04%	498
Sub-total [30000 - Miscellaneous]	176,653			203,265	24,755	71,801	95,998	1.72%	22,241
Sub-total Public Safety	259,562			290,299	39,469	131,819	157,643	2.74%	35,460

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00500 - Public Works									
30000 - Miscellaneous									
216 - Vehicle 2017 Chevy Colorado #14	22,204	14	13	30,609	2,186	1,586	3,251	0.15%	1,964
242 - Vehicle 2017 Chevy Colorado #13	18,726	14	13	25,814	1,844	1,338	2,742	0.13%	1,657
258 - Vehicle 2016 Chevy Express 25 Van	32,563	14	12	43,794	3,128	4,652	7,152	0.22%	2,810
260 - Vehicle Toro Workman #3	27,465	10	1	28,152	2,815	24,719	28,152	0.20%	2,529
264 - Vehicle Toro Workman Model 3300 #8	28,410	10	9	35,480	3,548	2,841	5,824	0.25%	3,188
268 - Vehicle 1998 Ford F700 Dump Truck	56,178	20	4	62,010	3,101	44,943	48,945	0.21%	2,786
272 - Vehicle 1995 Ford F450 Flatbed Truck	43,695	20	5	49,437	2,472	32,771	35,830	0.17%	2,221
280 - Vehicle 2016 Chevy Colorado #12	23,114	14	11	30,327	2,166	4,953	6,769	0.15%	1,946
284 - Vehicle 1999 Ford Ranger #8 (VIN 44650)	18,726	14	1	19,194	1,371	17,388	19,194	0.10%	1,232
288 - Vehicle 2002 Ford Ranger #9 (VIN 98814)	19,101	14	1	19,578	1,398	17,736	19,578	0.10%	1,256
292 - Vehicle 2015 Chevrolet Silverado 1500 #11 (VIN 359734)	36,772	14	11	48,248	3,446	7,880	10,769	0.24%	3,096
296 - Vehicle 2015 Mechron 2200	15,234	17	14	21,525	1,266	2,688	3,674	0.09%	1,138
364 - Tractor 1997 Ford	49,936	25	8	60,843	2,434	33,957	36,853	0.17%	2,187
368 - Tractor CAT 416B Loader Backhoe	77,402	25	2	81,320	3,253	71,209	76,163	0.23%	2,922
628 - Maintenance Equipment Air Compressor	3,121	25	2	3,279	131	2,871	3,071	0.01%	118
632 - Maintenance Equipment Hot Water Pressure Washer	7,216	15	3	7,771	518	5,773	6,411	0.04%	465
636 - Maintenance Equipment Grinder, Neary Reel	45,982	10	8	56,025	5,602	9,196	14,139	0.39%	5,033
640 - Maintenance Equipment Hydraulic Hoist	12,484	20	5	14,125	706	9,363	10,237	0.05%	635
644 - Maintenance Equipment Leaf Vacuum	18,450	12	1	18,911	1,576	16,913	18,911	0.11%	1,416
648 - Maintenance Equipment Pressure Washer	7,665	15	3	8,255	550	6,132	6,809	0.04%	494
660 - Maintenance Equipment Water Treatment System	18,726	25	13	25,814	1,033	8,989	9,981	0.07%	928

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00500 - Public Works									
30000 - Miscellaneous									
670 - Maintenance Equipment Portable 1,000 Gallon Water Tank	2,746	20	12	3,693	185	1,098	1,267	0.01%	166
674 - Maintenance Equipment Groundmaster 360 Mower	37,322	8	7	44,364	5,545	4,665	9,564	0.38%	4,982
678 - Maintenance Equipment Paint Striper MB 45 Airless	18,240	15	7	21,682	1,445	9,728	11,218	0.10%	1,299
682 - Maintenance Equipment Welder	2,377	7	7	2,825	353	297	348	0.02%	317
686 - Maintenance Equipment Shop Hoist	2,497	20	7	2,969	148	1,623	1,792	0.01%	133
692 - Maintenance Equipment Spray Rig (PDM)	7,249	12	9	9,053	754	1,812	2,477	0.05%	678
736 - Generator Gen-Tech Portable	2,732	10	7	3,247	325	819	1,120	0.02%	292
Sub-total [30000 - Miscellaneous]	656,335			778,344	53,302	347,942	402,242	3.70%	47,888
Sub-total Public Works	656,335			778,344	53,302	347,942	402,242	3.70%	47,888
00520 - Recreational Facilities									
02000 - Concrete									
224 - Walkways Marina Paths	18,726	25	10	23,971	959	11,236	12,284	0.07%	861
420 - Boat Ramp Park 4, Boat Launch Ramp	13,108	20	6	15,201	760	9,176	10,077	0.05%	683
Sub-total [02000 - Concrete]	31,834			39,172	1,719	20,411	22,361	0.12%	1,544

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00520 - Recreational Facilities									
04000 - Structural Repairs									
820 - Dock 22 Marina/Boating- Ph 1 Anchoring Winches (50%)	23,692	20	0	23,692	1,185	23,692	1,214	0.08%	1,064
822 - Dock 22 Marina/Boating- Ph 2 Anchoring Winches (50%)	23,692	20	12	31,863	1,593	9,477	10,928	0.11%	1,431
824 - Dock 254 Lin. Ft. Marina Dock/Lights #1 101-144	175,209	25	4	193,398	7,736	147,176	158,039	0.54%	6,950
828 - Dock 242 Lin. Ft. Marina Dock/Lights #2 201-240	158,048	25	5	178,817	7,153	126,438	136,079	0.50%	6,426
832 - Dock 210 Lin. Ft. Marina Dock/Lights #3 301-336	149,977	23	20	245,755	10,685	19,562	26,735	0.74%	9,600
836 - Dock 182 Lin. Ft. Marina Dock/Lights #4 401-428	176,866	25	16	262,558	10,502	63,672	72,515	0.73%	9,436
840 - Dock 114 Lin. Ft. Marina Guest Dock	96,921	25	19	154,942	6,198	23,261	27,816	0.43%	5,568
848 - Dock 672 Sq. Ft. [2] Park 4 Docks	39,950	25	7	47,488	1,900	28,764	31,121	0.13%	1,707
Sub-total [04000 - Structural Repairs]	844,355			1,138,514	46,951	442,042	464,448	3.26%	42,183

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00520 - Recreational Facilities									
12000 - Pool									
100 - Resurface 263 Lin. Ft. Swimming Pool	56,179	12	1	57,584	4,799	51,498	57,584	0.33%	4,311
104 - Resurface 70 Lin. Ft. Wading Pool	5,955	12	1	6,104	509	5,459	6,104	0.04%	457
210 - Lane Ropes 375 Lin. Ft. Swimming Pool, [5] Lane Ropes	2,783	8	5	3,148	394	1,043	1,426	0.03%	354
400 - ADA Chair Lift Handicap Access Lift	7,113	12	10	9,105	759	1,185	1,823	0.05%	682
600 - Deck: Re-Surface 9,206 Sq. Ft. Swimming Pool, Deck Sandblasting	4,051	20	13	5,584	279	1,418	1,661	0.02%	251
604 - Deck: Re-Surface 9,206 Sq. Ft. Pool Deck Acid Wash	6,260	15	4	6,910	461	4,591	5,133	0.03%	414
700 - Chemical System 2 Chemical Feed System	17,425	10	1	17,861	1,786	15,683	17,861	0.12%	1,605
720 - Heater Wading Pool	4,994	15	4	5,512	367	3,662	4,095	0.03%	330
724 - Heater Swimming Pool	33,603	15	4	37,092	2,473	24,642	27,555	0.17%	2,222
730 - Filter 3 Swimming Pool Sand Filters	32,943	20	9	41,141	2,057	18,119	20,260	0.14%	1,848
734 - Filter Wading Pool	5,041	20	9	6,295	315	2,773	3,100	0.02%	283
740 - Pumps Swimming Pool, Pump	22,045	5	7	26,205	3,276	2,756	3,228	0.23%	2,943
744 - Pumps 2 Wadding Pool	1,831	10	6	2,123	212	732	938	0.01%	191
750 - Cover 3,439 Sq. Ft. Swimming Pool	6,706	7	5	7,587	1,084	1,916	2,946	0.08%	974
754 - Storage Reel Swimming Pool, Storage Reel, Pool Cover	4,523	7	4	4,992	713	1,938	2,649	0.05%	641
758 - Storage Reel Swimming Pool, Storage Reel, Pool Lanes	2,488	7	4	2,746	392	1,066	1,457	0.03%	352
770 - Equipment: Replacement Portable Pool Vacuum	3,083	10	2	3,239	324	2,467	2,844	0.02%	291
960 - Furniture: Misc 98 Swimming Pool, Furniture	24,795	7	2	26,050	3,721	17,711	21,784	0.26%	3,344
974 - Pedestal Shower Pool Area Pedestal Shower	2,497	25	14	3,529	141	1,099	1,229	0.01%	127
978 - Miscellaneous 6 Starting Blocks	18,726	20	9	23,386	1,169	10,299	11,517	0.08%	1,051
982 - Pedestal Shower Foot Wash	1,248	25	15	1,808	72	499	563	0.01%	65

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2018 Fully Funded Balance	2019 Fully Funded Balance	% Per Year Straight Line	2019 Line Item Contribution based on Cash Flow Method
00520 - Recreational Facilities									
12000 - Pool									
986 - Water Feature Pool Pedestal Fountain	2,497	25	15	3,617	145	999	1,126	0.01%	130
Sub-total [12000 - Pool]	266,785			301,618	25,448	171,554	196,882	1.76%	22,863
17000 - Tennis Court									
100 - Reseal 14,400 Sq. Ft. Courts 1 & 2	19,008	5	1	19,483	3,897	15,206	19,483	0.27%	3,501
104 - Reseal 13,200 Sq. Ft. Courts 3 & 4	17,424	5	1	17,860	3,572	13,939	17,860	0.25%	3,209
500 - Resurface 14,400 Sq. Ft. Courts 1 & 2	58,320	20	15	84,465	4,223	14,580	17,933	0.29%	3,794
504 - Resurface 13,200 Sq. Ft. Courts 3 & 4	53,460	20	15	77,426	3,871	13,365	16,439	0.27%	3,478
604 - Lighting 16 Lights- Courts 1 & 2	26,041	30	9	32,521	1,084	18,228	19,574	0.08%	974
608 - Lighting 11 Lights- Courts 3 & 4	17,903	30	1	18,351	612	17,306	18,351	0.04%	550
700 - Screen 7,360 Sq. Ft. Windscreens	4,810	3	1	4,931	1,644	3,207	4,931	0.11%	1,477
Sub-total [17000 - Tennis Court]	196,966			255,036	18,902	95,832	114,570	1.31%	16,983
19000 - Fencing									
130 - Chain Link: 10' 720 Lin. Ft. Tennis Courts 1 & 2	24,077	40	1	24,679	617	23,475	24,679	0.04%	554
134 - Chain Link: 10' 560 Lin. Ft. Tennis Courts 3 & 4	18,726	40	8	22,816	570	14,981	15,836	0.04%	512
230 - Wrought Iron: 6' 407 Lin. Ft. Pool Perimeter	18,128	25	2	19,045	762	16,678	17,838	0.05%	684
780 - Gates Swimming Pool Gate	10,769	7	4	11,887	1,698	4,615	6,308	0.12%	1,526
784 - Gates 2 Tennis Court 1 & 2 Gates	21,538	7	5	24,368	3,481	6,154	9,461	0.24%	3,128
788 - Gates 4 Tennis Court 3 & 4 Gates	43,076	7	5	48,736	6,962	12,307	18,923	0.48%	6,255
792 - Gates 4 Dock 1, 2, 3 & 4 Gate Locks	43,076	7	5	48,736	6,962	12,307	18,923	0.48%	6,255
Sub-total [19000 - Fencing]	179,389			200,268	21,053	90,517	111,966	1.46%	18,915

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30% Minimum Balance Threshold

Reserve Component	*Current Repl. Cost*	*Useful Life*	*Remaining Life*	*Estimated Future Replacement Costs*	*Per Year*	*2018 Fully Funded Balance*	*2019 Fully Funded Balance*	*% Per Year Straight Line*	*2019 Line Item Contribution based on Cash Flow Method*
00520 - Recreational Facilities									
20000 - Lighting									
100 - Exterior: Misc. Fixtures Park 4, Boat Ramp Lights	1,873	25	3	2,017	81	1,648	1,766	0.01%	72
120 - Exterior: Misc. Fixtures 2 Marina Dock Denier Goose Lights	1,292	10	5	1,462	146	646	795	0.01%	131
122 - Exterior: Misc. Fixtures Marina Dock 1 & 2 Denier Goose Lights	5,379	10	7	6,394	639	1,614	2,205	0.04%	574
216 - Light Post 8 Swimming Pool, Deck Lighting	8,989	20	11	11,794	590	4,045	4,607	0.04%	530
Sub-total [20000 - Lighting]	17,533			21,667	1,456	7,953	9,373	0.10%	1,308
23000 - Mechanical Equipment									
612 - Water Heater Pool Domestic Water Heater	3,596	15	4	3,969	265	2,637	2,948	0.02%	238
26000 - Outdoor Equipment									
430 - Bleachers Tennis Courts 3 & 4	1,873	20	5	2,119	106	1,405	1,536	0.01%	95
Sub-total Recreational Facilities	1,542,331			1,962,362	115,899	832,350	924,083	8.04%	104,129

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30% Minimum Balance Threshold

Reserve Component	*Current Repl. Cost*	*Useful Life*	*Remaining Life*	*Estimated Future Replacement Costs*	*Per Year*	*2018 Fully Funded Balance*	*2019 Fully Funded Balance*	*% Per Year Straight Line*	*2019 Line Item Contribution based on Cash Flow Method*
00540 - Roads & Parking									
01000 - Paving									
200 - Asphalt: Ongoing Repairs Accumulated Road Repair[nr:1/se:3]	209,700	6	1	220,361	36,727	139,800	179,119	2.55%	32,997
210 - Asphalt: Ongoing Repairs Road Repair Cycle 1 of 6	323,000	6	5	365,445	60,907	53,833	110,358	4.22%	54,722
220 - Asphalt: Ongoing Repairs Road Repair Cycle 2 of 6	141,000	6	6	163,517	23,360	20,143	24,088	1.62%	20,987
221 - Asphalt: Ongoing Repairs Road Repair Cycle 2 of 6	182,000	6	0	182,000	30,333	182,000	31,092	2.10%	27,253
230 - Asphalt: Ongoing Repairs Road Repair Cycle 3 of 6	323,000	6	1	331,075	55,179	269,167	331,075	3.83%	49,575
240 - Asphalt: Ongoing Repairs Road Repair Cycle 4 of 6	323,000	6	2	339,352	56,559	215,333	275,896	3.92%	50,815
250 - Asphalt: Ongoing Repairs Road Repair Cycle 5 of 6	323,000	6	3	347,836	57,973	161,500	220,717	4.02%	52,085
260 - Asphalt: Ongoing Repairs Road Repair Cycle 6 of 6	323,000	6	4	356,532	59,422	107,667	165,538	4.12%	53,387
540 - Culverts Culvert Repair & Maintenance	53,850	1	1	55,196	27,598	26,925	55,196	1.91%	24,795
541 - Culverts Culvert Repair & Maintenance (2018 Only) (32%)[nr:1]	17,440	1	0	0	0	17,440	0	0.00%	0
543 - Culverts Culvert Repair & Maintenance (2019 Only) (67.6%)[nr:1]	36,408	2	1	37,318	18,659	18,204	37,318	1.29%	16,764
980 - Consulting/Engineering Engineering/Construction Management	40,000	1	2	42,025	14,008	13,333	20,500	0.97%	12,586
Sub-total [01000 - Paving]	2,295,398			2,440,656	440,725	1,225,345	1,450,896	30.55%	395,966
Sub-total Roads & Parking	2,295,398			2,440,656	440,725	1,225,345	1,450,896	30.55%	395,966
						[A]	[B]		
Totals	**13,847,246**			**15,950,857**	**1,442,409**	**8,083,016**	**8,638,831**	**100.00%**	**1,295,921**
						[EndBal] [A]	[EndBal] [B]		
Percent Funded						**46.30%**	**35.97%**		

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00100 - Admin, Finance & EC
08000 - Rehab

142 - General
Staff Lounge

Useful Life	15	Remaining Life	8
Quantity	1	Unit of Measure	Room
Cost /Rm	$4,500		
% Included	100.00%	Total Cost/Study	$4,500
Replacement Year	2026	Future Cost	$5,483

Summary

This is for a general rehab including small appliances and furnishings. Client input will further define this component. Paint and flooring are provided for within other components.

counters/sink
cabinets
Whirlpool refrigerator, MN ET20GKXWS03, SN S94623129, Mfg 11/1989
General Electric dishwasher
table & 4 chairs

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00100 - Admin, Finance & EC

24000 - Furnishings

640 - Modular Office Desk

16 Admin Workstations + Service Counter

Useful Life	20	Remaining Life	10
Quantity	16	Unit of Measure	Items
Cost /Itm	$2,400		
% Included	100.00%	Total Cost/Study	$38,400
Replacement Year	2028	Future Cost	$49,155

Summary

This is to repair and replace the front service counter and modular desk systems including a desk, hutches, partitions and file cabinets. Chairs are provided for by operating.

1- 3-seat service counter
8- regular file cabinets
16- modular cube & desk workstations

900 - Storage

11 Administration Filing Cabinets

Useful Life	20	Remaining Life	10
Quantity	11	Unit of Measure	Items
Cost /Itm	$1,623		
% Included	100.00%	Total Cost/Study	$17,853
Replacement Year	2028	Future Cost	$22,853

Summary

This is to replace the fireproof filing cabinets.

2016- Per client 3/29/2017, $740 was expended.

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00100 - Admin, Finance & EC

24600 - Safety / Access

540 - ID Card Printer

2 Administration Fargo 4800 & 1250 (50%)

Useful Life	5	Remaining Life	3
Quantity	2	Unit of Measure	Items
Cost /Itm	$3,560	Qty * $/Itm	$7,120
% Included	50.00%	Total Cost/Study	$3,560
Replacement Year	2021	Future Cost	$3,834

Summary

This is to periodically repair and replace the ID card printers on a percentage basis.

Fargo DTC4800e
Fargo DTC1250e

2018- Per client 5/18/2018, $3,182 was expended for a 2nd printer in 2017.
2017- Per client 6/30/2017, there are 2 card printers based on prior client information.
2016- Per client 3/29/2017, $3,821 was expended for new card printer for administration. Per client 4/3/2017, $2,475 was expended in 2015.

31000 - Reserve Study

100 - 3 Year Update with Site Visit

Reserve Study

Useful Life	3	Remaining Life	0
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$13,000		
% Included	100.00%	Total Cost/Study	$13,000
Replacement Year	2018	Future Cost	$13,000

Summary

This is to have a reserve study prepared for the association as required by California Civil Code Sections 5550, 5560, 5565 and 5570. This is for the 3 year full study which includes a visual observation of the accessible reserve components.

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00120 - Clubhouse

02000 - Concrete

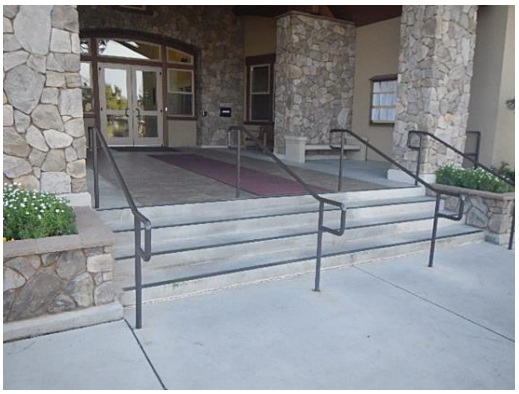
900 - Miscellaneous

1,900 Sq. Ft. Front Entry Concrete

Useful Life 30 Remaining Life 25
Quantity 1,900 Unit of Measure Square Feet
Cost /SqFt $13.02
% Included 100.00% Total Cost/Study $24,738
Replacement Year 2043 Future Cost $45,863

Summary

This is for miscellaneous front entry concrete repair.



03000 - Painting: Exterior

110 - Stucco

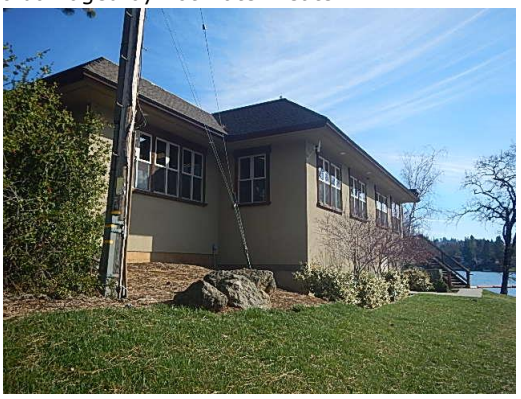
2,713 Sq. Ft. Clubhouse

Useful Life 15 Remaining Life 10
Quantity 2,713 Unit of Measure Square Feet
Cost /SqFt $3.20
% Included 100.00% Total Cost/Study $8,682
Replacement Year 2028 Future Cost $11,113

Summary

This is to prepare, power wash, sand, scrape, caulk and paint the stucco surfaces with a premium paint.

2016- Per client 3/29/2017, $219 expended to repair stucco damaged by hot water heater.



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00120 - Clubhouse

03000 - Painting: Exterior

144 - Surface Restoration

6,493 Sq. Ft. Clubhouse Wood & Metal Surfaces

Useful Life	5	Remaining Life	1
Quantity	6,493	Unit of Measure	Square Feet
Cost /SqFt	$3.20		
% Included	100.00%	Total Cost/Study	$20,778
Replacement Year	2019	Future Cost	$21,297

Summary

This is to prepare, power wash, sand, scrape, caulk and paint with a 100% premium acrylic paint. Stucco and railing painting is provided for in other components.

wood overhead @ clubhouse entry- 899 sq ft
wood stairs- 140 sq ft
wood & metal building siding- 2,375 sq ft
wood decking- 2143 sq ft
wood overhead @ deck- 936 sq ft

406 - Railings

611 Lin. Ft. Clubhouse Railings

Useful Life	5	Remaining Life	1
Quantity	611	Unit of Measure	Linear Feet
Cost /l.f.	$8.62		
% Included	100.00%	Total Cost/Study	$5,267
Replacement Year	2019	Future Cost	$5,398

Summary

This is to prepare, power wash, sand, scrape and paint the railings.

310 lf- 4' metal railings
100 lf- 4' metal & Trex fencing
201 lf- deck perimeter 3' wood & metal fencing with 1' Plexiglas atop

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00120 - Clubhouse

03500 - Painting: Interior

300 - Clubhouse

28,266 Sq. Ft. Clubhouse Interior Painting

Useful Life	7	Remaining Life	2
Quantity	28,266	Unit of Measure	Square Feet
Cost /SqFt	$0.590		
% Included	100.00%	Total Cost/Study	$16,677
Replacement Year	2020	Future Cost	$17,521

Summary

This is to prepare and paint the clubhouse interior. Kitchen and associated food preparation spaces are provided for in another component.

900 - Miscellaneous

4,464 Sq. Ft. Kitchen Interior Painting

Useful Life	7	Remaining Life	2
Quantity	4,464	Unit of Measure	Square Feet
Cost /SqFt	$0.590		
% Included	100.00%	Total Cost/Study	$2,634
Replacement Year	2020	Future Cost	$2,767

Summary

This is to prepare and paint the kitchen interior.

prep hall- 972 sq ft
kitchen dishwashing- 304 sq ft
main kitchen- 946 sq ft
kitchen restroom- 370 sq ft
cleaning locker- 188 sq ft
back kitchen area- 416 sq ft
storage areas- 804 sq ft
kitchen office- 464 sq ft

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00120 - Clubhouse

04000 - Structural Repairs

700 - Doors

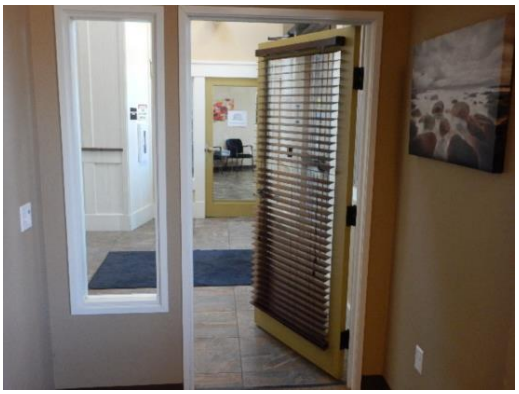
59 Clubhouse Doors

Useful Life	25	Remaining Life	20
Quantity	59	Unit of Measure	Items
Cost /Itm	$895		
% Included	100.00%	Total Cost/Study	$52,801
Replacement Year	2038	Future Cost	$86,520

Summary

This is to repair, replace and maintain the doors.

14- exterior doors
45- interior doors



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702 - Doors

Clubhouse Automatic Door

Useful Life	20	Remaining Life	17
Quantity	1	Unit of Measure	Items
Cost /Itm	$3,677		
% Included	100.00%	Total Cost/Study	$3,677
Replacement Year	2035	Future Cost	$5,595

Summary

This is to repair, replace and maintain the door.

2016- Per client 4/3/2017, $3,462 was expended to add an automatic door.

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00120 - Clubhouse

04000 - Structural Repairs

704 - Windows

Clubhouse Windows

Useful Life 25 Remaining Life 20
Quantity 1 Unit of Measure Lump Sum
Cost /LS $51,754
% Included 100.00% Total Cost/Study $51,754
Summary Replacement Year 2038 Future Cost $84,805

This is to replace the windows.

708 - Awnings

9 Motorized Exterior Shades

Useful Life 5 Remaining Life 2
Quantity 9 Unit of Measure Items
Cost /Itm $3,590
% Included 100.00% Total Cost/Study $32,307
Summary Replacement Year 2020 Future Cost $33,942

This is to repair and replace the clubhouse motorized exterior window shades.

2018- Per client 10/2/2018, extend remaining life from 2019 to 2020, and it is possible that the 2020 replacement will be screens only, so the motors may need to be split to a separate component.
2015- Per client 7/31/2015, reduce estimate from $152,677 to $30,000.

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00120 - Clubhouse

04500 - Decking/Balconies

100 - Wood

2,143 Sq. Ft. Wood Deck

Useful Life	20	Remaining Life	15
Quantity	2,143	Unit of Measure	Square Feet
Cost /SqFt	$32.52		
% Included	100.00%	Total Cost/Study	$69,690
Replacement Year	2033	Future Cost	$100,932

Summary

This is to repair and replace the clubhouse exterior wood decking and associated railing.

520 - Railing: Wood

201 Lin. Ft. Clubhouse Deck Perimeter

Useful Life	20	Remaining Life	15
Quantity	201	Unit of Measure	Linear Feet
Cost /l.f.	$32.31		
% Included	100.00%	Total Cost/Study	$6,494
Replacement Year	2033	Future Cost	$9,406

Summary

This is to repair and replace the railings.

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00120 - Clubhouse

05000 - Roofing

290 - Low Slope: Single-Ply

64 Squares- Flat Roof Over Decks

Useful Life	15	Remaining Life	10
Quantity	64	Unit of Measure	Squares
Cost /Sqrs	$513		
% Included	100.00%	Total Cost/Study	$32,842
Replacement Year	2028	Future Cost	$42,041

Summary

This is to reroof with a single-ply roofing product. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

444 - Pitched: Dimensional Composition

134 Squares- Clubhouse Main Roof

Useful Life	15	Remaining Life	10
Quantity	134	Unit of Measure	Squares
Cost /Sqrs	$716		
% Included	100.00%	Total Cost/Study	$95,968
Replacement Year	2028	Future Cost	$122,847

Summary

This is to reroof with a dimensional composition roofing product. Composition roofs should be regularly inspected and repaired as indicated to ensure maximum life.

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00120 - Clubhouse

05000 - Roofing

720 - Gutters / Downspouts

1,060 Lin. Ft. Clubhouse Rain Gutters/ Downspouts

Useful Life	18	Remaining Life	13
Quantity	1,060	Unit of Measure	Linear Feet
Cost /l.f.	$7.54		
% Included	100.00%	Total Cost/Study	$7,992
Replacement Year	2031	Future Cost	$11,018

Summary

This is to replace the gutters and downspouts.

08000 - Rehab

200 - Restrooms

3 Clubhouse Restrooms

Useful Life	20	Remaining Life	15
Quantity	3	Unit of Measure	Room
Cost /Rm	$12,124		
% Included	100.00%	Total Cost/Study	$36,373
Replacement Year	2033	Future Cost	$52,678

Summary

This is to rehab and redecorate the restrooms including items such as partitions, fixtures, lighting, tile, etc. Client input will further define this component.

1- meeting room
2- entry hallway

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00120 - Clubhouse

08000 - Rehab

960 - Kitchen

Clubhouse Kitchen

Useful Life	20	Remaining Life	15
Quantity	1	Unit of Measure	Room
Cost /Rm	$32,307		
% Included	100.00%	Total Cost/Study	$32,307
Replacement Year	2033	Future Cost	$46,790

Summary

This is to rehab and redecorate the kitchen including items such as plumbing, fixtures, lighting, etc. Appliances, flooring and wall coverings are provided for within other components.

2015- Per 8/4/2015 discussion, revised this component from clubhouse plumbing at $45,927 to kitchen rehab at $30,000.

20000 - Lighting

900 - Exterior: Misc. Fixtures

42 Clubhouse Exterior Lighting

Useful Life	15	Remaining Life	10
Quantity	42	Unit of Measure	Items
Cost /Itm	$952		
% Included	100.00%	Total Cost/Study	$39,987
Replacement Year	2028	Future Cost	$51,187

Summary

This is to repair and replace the clubhouse exterior lighting.

1- chandelier globe, entry
3- lantern lights, entry
12- recessed lights, entry
26- LED track lights, patio/deck

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00120 - Clubhouse

23000 - Mechanical Equipment

200 - HVAC

11 Clubhouse HVAC Items

Useful Life	15	Remaining Life	10
Quantity	11	Unit of Measure	Items
Cost /Itm	$8,309		
% Included	100.00%	Total Cost/Study	$91,398
Replacement Year	2028	Future Cost	$116,997

Summary

This is to repair and replace the HVAC systems. It is possible that sub-components of these systems can be replaced or rebuilt to extend their life.

1- Champion evaporative cooler
1- Fujitsu Halycon
2- Puron ACU's- ground level
2- Bryant furnaces (located in the electrical room)
5- Bryant rooftop systems

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00120 - Clubhouse

23000 - Mechanical Equipment

600 - Water Heater

Clubhouse Electrical Room

Useful Life	15	Remaining Life	13
Quantity	1	Unit of Measure	Items
Cost /Itm	$9,400		
% Included	100.00%	Total Cost/Study	$9,400
Replacement Year	2031	Future Cost	$12,958

Summary

This is to replace the gas water heaters, recirculation pumps and expansion tanks. Includes disposal of old unit.

State Sandblaster self cleaning 80 gallon
model #- SBF80180PE
serial #- C02100310

Bell & Gossett pump

2018- Per client 3/22/2018, the 2016 water heater expenditure was for 2 water heaters due to an issue with the first replacement, and the first water heater expense was reimbursed. There is only one water heater.
2016- Per client 3/29/2017, $17,909 was expended for clubhouse water heaters, Sierra Plumbing Supply and Pro Water Services. Changed quantity from 1 to 2, and cost from $7,288 to $17,909.

24000 - Furnishings

950 - Window Coverings

65 Window Shades

Useful Life	8	Remaining Life	3
Quantity	65	Unit of Measure	Items
Cost /Itm	$342		
% Included	100.00%	Total Cost/Study	$22,225
Replacement Year	2021	Future Cost	$23,934

Summary

This is to replace the window coverings.

22- Admin office window coverings

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00120 - Clubhouse
24000 - Furnishings

24500 - Audio / Visual

216 - Entertainment System
Sound System Receiver

Useful Life 10 Remaining Life 5
Quantity 1 Unit of Measure Lump Sum
Cost /LS $5,384
% Included 100.00% Total Cost/Study $5,384
Replacement Year 2023 Future Cost $6,092

Summary

This is to replace the entertainment receiver unit.

2016- Per client 4/3/2017, $1,351 was expended.
2015- Per 8/4/2015 discussion, revise the $46,822 20-year life sound system component to reflect a $5,000 10-year life receiver unit plus a $20,000 20-year life miscellaneous equipment (speakers, etc).

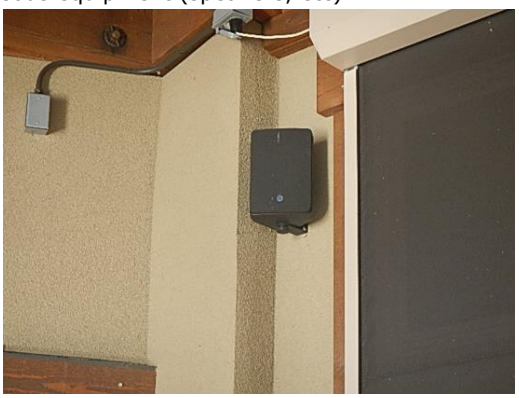
220 - Entertainment System
Sound System Speakers Etc

Useful Life 20 Remaining Life 15
Quantity 1 Unit of Measure Lump Sum
Cost /LS $21,538
% Included 100.00% Total Cost/Study $21,538
Replacement Year 2033 Future Cost $31,193

Summary

This is to replace the entertainment speakers and miscellaneous system equipment. The receiver unit is provided for within another component.

2015- Per 8/4/2015 discussion, revise the $46,822 20-year life sound system component to reflect a $5,000 10-year life receiver unit plus a $20,000 20-year life miscellaneous equipment (speakers, etc).



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00120 - Clubhouse

24600 - Safety / Access

140 - Fire Sprinklers

Fire Sprinkler System

Useful Life	20	Remaining Life	15
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$75,403		
% Included	100.00%	Total Cost/Study	$75,403
Replacement Year	2033	Future Cost	$109,206

Summary

This is to repair and replace the clubhouse fire suppression sprinkler system.

Multipurpose room closet- Fire-Lite panel and riser

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00120 - Clubhouse

25000 - Flooring

200 - Carpeting

421 Sq. Yds. Clubhouse Carpet

Useful Life	8	Remaining Life	3
Quantity	421	Unit of Measure	Square Yard
Cost /SqYd	$46.13		
% Included	100.00%	Total Cost/Study	$19,421
Replacement Year	2021	Future Cost	$20,914

Summary

This is to replace the clubhouse carpeting.

storage room- 323 sq ft
additional room- 285 sq ft
[3] storage closets- 68 sq ft
coat closet- 35 sq ft
mp room- 482 sq ft
main office open areas- 1,722 sq ft
meeting room- 154 sq ft
copy room- 168 sq ft
[3] offices- 432 sq ft
hall- 120 sq ft
Totals = 3,789 sq ft which is approximately 421 sq yds.

2017- The bar & dining flooring was separated from this component into its own component.

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00120 - Clubhouse

25000 - Flooring

204 - Carpeting

445 Sq. Yds. Bar Lounge, Dining

Useful Life	5	Remaining Life	0
Quantity	445	Unit of Measure	Square Yard
Cost /SqYd	$55.51		
% Included	100.00%	Total Cost/Study	$24,700
Replacement Year	2018	Future Cost	$24,700

Summary

This is to replace the clubhouse carpeting.

bar lounge- 858 sq ft
restaurant dining- 3,139 sq ft
Totals- 3,997 Sq Ft which is approximately 445 sq yd

2018- Per client 2/22/2018, anticipate replacement in 2018. Client to provide actual estimate. Carpet is stained. Per client 10/2/2018, $24,700 was expended.
2017- The bar & dining flooring was separated from the companion main carpet component into this component.

400 - Tile

392 Sq. Ft. Exterior Entry Tile

Useful Life	15	Remaining Life	10
Quantity	392	Unit of Measure	Square Feet
Cost /SqFt	$18.39		
% Included	100.00%	Total Cost/Study	$7,209
Replacement Year	2028	Future Cost	$9,228

Summary

This is to replace the clubhouse entry tile flooring.

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00120 - Clubhouse

25000 - Flooring

600 - Vinyl

196 Sq. Yds. Kitchen

Useful Life	10	Remaining Life	5
Quantity	196	Unit of Measure	Square Yard
Cost /SqYd	$54.90		
% Included	100.00%	Total Cost/Study	$10,760
Replacement Year	2023	Future Cost	$12,174

Summary

This is to replace the kitchen vinyl flooring.

prep hall- 232 sq ft
kitchen dishwashing- 192 sq ft
main kitchen- 726 sq ft
kitchen restroom- 82 sq ft
cleaning locker- 20 sq ft
back kitchen area- 256 sq ft
storage areas- 168 sq ft
kitchen office- 84 sq ft

2018- The flooring is cracking. Cracks should be investigated for possible remediation to prevent possible sub-floor damage. Per client 2/22/2018, anticipate bar area replacement in 2018. Client to provide actual estimate. Linoleum tiles are shifting.

900 - Hardwood Floors

Clubhouse Dance Floor

Useful Life	10	Remaining Life	5
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$21,935		
% Included	100.00%	Total Cost/Study	$21,935
Replacement Year	2023	Future Cost	$24,818

Summary

This is to replace the dance floor.

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00120 - Clubhouse

28500 - Waste Water Treatment

200 - Pump

Central Sewage Lift Pump Station

Useful Life 5 Remaining Life 2
Quantity 1 Unit of Measure Lump Sum
Cost /LS $9,460
% Included 100.00% Total Cost/Study $9,460
Replacement Year 2020 Future Cost $9,939

Summary

This is to maintain, repair and replace the sewage lift pump station located just north of the pool building. This station has no remote alarm or telemetry equipment.

1- control/indicator panel (pool building north side exterior wall)
2- 3 HP pumps ($2,600/each)
Assorted- float switches, controls, enclosure, etc.

2018- Per client 10/2/2018, $4,046 was expended.
2017- Per client 6/30/2017, move remaining life from 2018 to 2020.
2016- Per client 4/3/2017, $4,002 was expended.

201 - Pump

Central Sewage Lift Pump Station (2018 Only)

Useful Life 1 Remaining Life 0 Treatment [nr:1]
Quantity 1 Unit of Measure Lump Sum
Cost /LS $4,046
% Included 100.00% Total Cost/Study $4,046
Replacement Year 2018 Future Cost $4,046

Summary

This is for the $4,046 expended.

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00120 - Clubhouse

30000 - Miscellaneous

940 - Electrical

Clubhouse Electrical

Useful Life 20 Remaining Life 20
Quantity 1 Unit of Measure Lump Sum
Cost /LS $5,500
% Included 100.00% Total Cost/Study $5,500
Summary Replacement Year 2038 Future Cost $9,012

This is for miscellaneous electrical repairs.

2018- The electrical panel is original and suffered a major failure. Panel replacement is anticipated. Per client 3/23/2018, $1,917 was expended in 2017 and $3,575 is anticipated to rebuild the panel in 2018.
2015- Per 8/4/2015 discussion, reduce estimate from $86,251 to $5,000.

941 - Electrical

Clubhouse Electrical Panel (2018 Only)

Useful Life 1 Remaining Life 0 Treatment [nr:1]
Quantity 1 Unit of Measure Lump Sum
Cost /LS $3,575
% Included 100.00% Total Cost/Study $3,575
Summary Replacement Year 2018 Future Cost $3,575

This is for the $3,575 anticipated to rebuild the panel in 2018.

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00140 - ECC Building

03000 - Painting: Exterior

120 - Surface Restoration

1,600 Sq. Ft. ECC Building

Useful Life 8 Remaining Life 1
Quantity 1,600 Unit of Measure Square Feet
Cost /SqFt $3.20
% Included 100.00% Total Cost/Study $5,120
Summary Replacement Year 2019 Future Cost $5,248

This is to prepare, power wash, sand, scrape, caulk and paint with a 100% premium acrylic paint.

2017- Per client 6/30/2017, change remaining life from 2017 to 2018 to coincide with roof replacement.

03500 - Painting: Interior

100 - Building

5,048 Sq. Ft. ECC Building Interior Painting

Useful Life 8 Remaining Life 6
Quantity 5,048 Unit of Measure Square Feet
Cost /SqFt $0.520
% Included 100.00% Total Cost/Study $2,625
Summary Replacement Year 2024 Future Cost $3,044

This is to prepare and paint all building interior spaces.

maintenance office- 560 sq ft
hall- 380 sq ft
IT office- 620 sq ft
main room- 926 sq ft
[2] closets- 656 sq ft
restroom- 250 sq ft
studio- 1,656 sq ft

2016- Per client 3/29/2017, $2,496 total expended for paint and repair.

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00140 - ECC Building

05000 - Roofing

294 - Low Slope: Single-Ply

16 Squares- Main Roof

Useful Life	15	Remaining Life	1
Quantity	16	Unit of Measure	Squares
Cost /Sqrs	$593		
% Included	100.00%	Total Cost/Study	$9,487
Replacement Year	2019	Future Cost	$9,725

Summary

This is to reroof with a single-ply roofing product. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

2018- Some pooling was observed shortly after rain.

690 - Mansards

9 Squares- Mansards

Useful Life	25	Remaining Life	7
Quantity	9	Unit of Measure	Squares
Cost /Sqrs	$361		
% Included	100.00%	Total Cost/Study	$3,246
Replacement Year	2025	Future Cost	$3,858

Summary

This is to replace the mansard shingles.

© Browning Reserve Group 2018

00140 - ECC Building

08000 - Rehab

204 - Restrooms

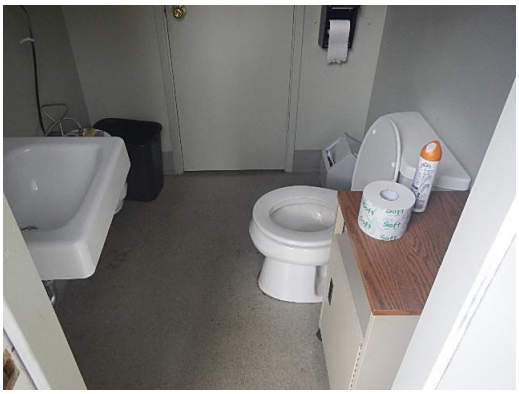
ADA Restroom

Useful Life	11	Remaining Life	8
Quantity	1	Unit of Measure	Room
Cost /Rm	$32,307		
% Included	100.00%	Total Cost/Study	$32,307
Replacement Year	2026	Future Cost	$39,363

Summary

This is to rehab and redecorate the restroom including items such as partitions, fixtures, lighting, tile, etc. Client input will further define this component.

2015- $6,997 is anticipated. Per client 7/31/2015, increase estimate from $6,997 to $30,000.



23000 - Mechanical Equipment

204 - HVAC

ECC Building

Useful Life	15	Remaining Life	9
Quantity	1	Unit of Measure	Items
Cost /Itm	$8,739		
% Included	100.00%	Total Cost/Study	$8,739
Replacement Year	2027	Future Cost	$10,914

Summary

This is to replace the Trane HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

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00140 - ECC Building

25000 - Flooring

210 - Carpeting

147 Squares- ECC Building

Useful Life	12	Remaining Life	1
Quantity	147	Unit of Measure	Squares
Cost /Sqrs	$68.79		
% Included	100.00%	Total Cost/Study	$10,112
Replacement Year	2019	Future Cost	$10,365

Summary

This is to replace the carpeting.

maintenance office- 120 sq ft
hall- 60 sq ft
IT office- 140 sq ft
main room- 266 sq ft
[2] closets- 96 sq ft
studio- 638 sq ft

2018- carpeting remains in worn condition
2015- $9,390 is anticipated. The carpeting appears worn.

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00160 - Front Gate House

03000 - Painting: Exterior

124 - Surface Restoration

1,200 Sq. Ft. Exterior Paint

Useful Life	7	Remaining Life	5
Quantity	1,200	Unit of Measure	Square Feet
Cost /SqFt	$3.20		
% Included	100.00%	Total Cost/Study	$3,840
Summary	Replacement Year 2023	Future Cost	$4,345

This is to prepare, power wash, sand, scrape, caulk and paint with a 100% premium acrylic paint.

2016- Per client 3/29/2017, $1,800 expended, Cal Vada.
2015- $1,059 is anticipated.

03500 - Painting: Interior

104 - Building

1,794 Sq. Ft. Interior Paint

Useful Life	7	Remaining Life	4
Quantity	1,794	Unit of Measure	Square Feet
Cost /SqFt	$0.600		
% Included	100.00%	Total Cost/Study	$1,077
Summary	Replacement Year 2022	Future Cost	$1,189

This is to prepare and paint all building interior spaces.

2018- restroom remains in deteriorated condition
2015- $1,000 anticipated, restroom is in a deteriorated condition, in need of paint and repairs.

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00160 - Front Gate House

04000 - Structural Repairs

712 - Building Maintenance

Storage Shed

Useful Life	15	Remaining Life	1
Quantity	1	Unit of Measure	Items
Cost /Itm	$2,362		
% Included	100.00%	Total Cost/Study	$2,362
Replacement Year	2019	Future Cost	$2,421

Summary

This is to repair, replace and maintain the storage shed.

05000 - Roofing

670 - Pitched: Tile

9 Squares- Roof

Useful Life	30	Remaining Life	6
Quantity	9	Unit of Measure	Squares
Cost /Sqrs	$680		
% Included	100.00%	Total Cost/Study	$6,117
Replacement Year	2024	Future Cost	$7,094

Summary

This is to replace the tile roofing system. Tile roofs should be regularly inspected and repaired as indicated to ensure maximum life.

© Browning Reserve Group 2018

00160 - Front Gate House

08000 - Rehab

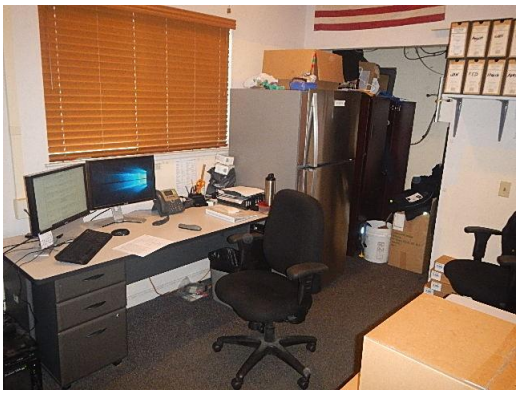
350 - Cabinets

Workstations/ Cabinetry

Useful Life	15	Remaining Life	11
Quantity	1	Unit of Measure	Room
Cost /Rm	$15,941		
% Included	100.00%	Total Cost/Study	$15,941
Replacement Year	2029	Future Cost	$20,916

Summary

This is for rehab the gate house workstations and cabinets per existing.



23000 - Mechanical Equipment

208 - HVAC

HVAC- Central Unit

Useful Life	15	Remaining Life	1
Quantity	1	Unit of Measure	Items
Cost /Itm	$6,959		
% Included	100.00%	Total Cost/Study	$6,959
Replacement Year	2019	Future Cost	$7,133

Summary

This is to replace the Ruud Zephyr HVAC system including ACU and furnace. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

2017- Per client 6/30/2017, move the remaining life from 2024 to 2019.
2016- Per client 3/29/2017, $760 was expended for a new AC unit plus $852 for repair.

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00160 - Front Gate House

25000 - Flooring

904 - Miscellaneous

42 Sq. Yds. Carpet & Vinyl

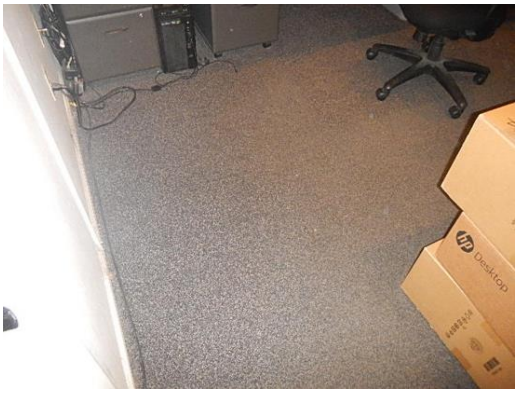
Useful Life	4	Remaining Life	1
Quantity	42	Unit of Measure	Square Yard
Cost /SqYd	$54.18		
% Included	100.00%	Total Cost/Study	$2,276
Replacement Year	2019	Future Cost	$2,332

Summary

This is to replace the flooring.

server/locker room- 132 sq ft carpet
hall- 60 sq ft carpet
operations room- 132 sq ft carpet
restroom- 50 sq ft vinyl

2017- Per client 6/30/2017, move the remaining life from 2021 to 2018 and change useful life from 7 to 4 years due to high traffic and usage.
2015- Per client, was purchased in 2014. Change remaining life from 2 to 6 years per client direction. The restroom vinyl flooring is in need of repair or replacement.



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00180 - Pump Houses

04000 - Structural Repairs

716 - Miscellaneous

Spillway Pump Station Vault

Useful Life 30 Remaining Life 2
Quantity 1 Unit of Measure Lump Sum
Cost /LS $49,936
% Included 100.00% Total Cost/Study $49,936
Summary Replacement Year 2020 Future Cost $52,465

This is to reconfigure the spillway pump station subterranean vault into an above ground enclosure.

2015- $46,371 and life estimates per client.

720 - Building Maintenance

Marina Pump House

Useful Life 25 Remaining Life 5
Quantity 1 Unit of Measure Building
Cost /Bldg $24,768
% Included 100.00% Total Cost/Study $24,768
Summary Replacement Year 2023 Future Cost $28,023

This is for general marina pump house building repairs.

1- door
1- metal rollup door
dimensional composition roofing- 4 squares
exterior paintable surface- 700 sf

2018- Interior remains in rough condition.
2015- The interior walls were in a very degraded state with large rot and damage areas.

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00180 - Pump Houses
04000 - Structural Repairs

724 - Building Maintenance

Park 4 Pump House

Useful Life	25	Remaining Life	9
Quantity	1	Unit of Measure	Building
Cost /Bldg	$16,153		
% Included	100.00%	Total Cost/Study	$16,153
Replacement Year	2027	Future Cost	$20,173

Summary

This is for general Park 4 pump house building repairs.

1- door
1- metal rollup door
exterior paintable surface- 480 sf
dimensional composition roofing- 3 squares

00220 - Maintenance Yard
04000 - Structural Repairs

780 - Carports: Metal

3,200 Sq. Ft. [3] Equipment Canopies

Useful Life	30	Remaining Life	17
Quantity	3,200	Unit of Measure	Square Feet
Cost /SqFt	$13.66		
% Included	100.00%	Total Cost/Study	$43,712
Replacement Year	2035	Future Cost	$66,513

Summary

This is to replace metal carport roofing panels.

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00220 - Maintenance Yard

04000 - Structural Repairs

784 - Building Maintenance

Chemical Storage Shed

Useful Life	30	Remaining Life	7
Quantity	1	Unit of Measure	Items
Cost /Itm	$7,491		
% Included	100.00%	Total Cost/Study	$7,491
Replacement Year	2025	Future Cost	$8,904

Summary

This is for miscellaneous repairs to the chemical storage shed.

2017- Per client 6/30/2017, move the remaining life from 2031 to 2025.

19000 - Fencing

110 - Miscellaneous

737 Lin. Ft. Maintenance Yard Fencing

Useful Life	40	Remaining Life	14
Quantity	737	Unit of Measure	Linear Feet
Cost /l.f.	$25.41		
% Included	100.00%	Total Cost/Study	$18,727
Replacement Year	2032	Future Cost	$26,461

Summary

This is to replace the maintenance yard perimeter 6' chain link fencing and maintain the perimeter masonry walls.

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00220 - Maintenance Yard

23000 - Mechanical Equipment

330 - Fuel Tank

Fuel Tank- Gas

Useful Life	20	Remaining Life	11
Quantity	1	Unit of Measure	Items
Cost /Itm	$22,471		
% Included	100.00%	Total Cost/Study	$22,471
Replacement Year	2029	Future Cost	$29,485

Summary

This is to maintain the gas fuel tank. The life of the tank should exceed the scope of this study.

2017- Per client 6/30/2017, move the remaining life from 2020 to 2029.

334 - Fuel Tank

Fuel Tank- Diesel

Useful Life	20	Remaining Life	11
Quantity	1	Unit of Measure	Items
Cost /Itm	$12,484		
% Included	100.00%	Total Cost/Study	$12,484
Replacement Year	2029	Future Cost	$16,381

Summary

This is to maintain the diesel fuel tank. The life of the tank should exceed the scope of this study.

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00240 - Public Works Building

03000 - Painting: Exterior

128 - Surface Restoration

7,875 Sq. Ft. Buildings 1 & 2

Useful Life	10	Remaining Life	8
Quantity	7,875	Unit of Measure	Square Feet
Cost /SqFt	$1.50		
% Included	100.00%	Total Cost/Study	$11,813
Replacement Year	2026	Future Cost	$14,392

Summary

This is to prepare, power wash, sand, scrape, caulk and paint with a 100% premium acrylic paint.

Building #1- 2,400 sq ft
Building #2- 5,475 sq ft

2016- Per client 3/29/2017, $6,400 was expended to paint buildings 1 and 2 by Cal Vada.

03500 - Painting: Interior

108 - Building

15,718 Sq. Ft. Buildings 1 & 2

Useful Life	10	Remaining Life	4
Quantity	15,718	Unit of Measure	Square Feet
Cost /SqFt	$0.590		
% Included	100.00%	Total Cost/Study	$9,274
Replacement Year	2022	Future Cost	$10,236

Summary

This is to prepare and paint all building interior spaces.

Building #1- 5,284 sq ft
Building #2- 10,434 sq ft

2017- Per client 6/30/2017, move the remaining life from 2017 to 2022.
2016- Per client 3/29/2017, no 2016 expense, so life set to 2017.

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00240 - Public Works Building

05000 - Roofing

448 - Pitched: Dimensional Composition

32 Squares- Building 1 Main Roof

Useful Life	25	Remaining Life	7
Quantity	32	Unit of Measure	Squares
Cost /Sqrs	$468		
% Included	100.00%	Total Cost/Study	$14,981
Replacement Year	2025	Future Cost	$17,807

Summary

This is to reroof with a dimensional composition roofing product. Composition roofs should be regularly inspected and repaired as indicated to ensure maximum life.

452 - Pitched: Dimensional Composition

65 Squares- Building 2 Main Roof

Useful Life	25	Remaining Life	13
Quantity	65	Unit of Measure	Squares
Cost /Sqrs	$461		
% Included	100.00%	Total Cost/Study	$29,962
Replacement Year	2031	Future Cost	$41,304

Summary

This is to reroof with a dimensional composition roofing product. Composition roofs should be regularly inspected and repaired as indicated to ensure maximum life.

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00240 - Public Works Building

23000 - Mechanical Equipment

212 - HVAC

Building 1 HVAC

Useful Life 15 Remaining Life 6
Quantity 1 Unit of Measure Items
Cost /Itm $6,242
% Included 100.00% Total Cost/Study $6,242
Summary Replacement Year 2024 Future Cost $7,238

This is to replace the Trane HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

216 - HVAC

2 Building 2 HVAC

Useful Life 15 Remaining Life 6
Quantity 2 Unit of Measure Items
Cost /Itm $3,745
% Included 100.00% Total Cost/Study $7,491
Summary Replacement Year 2024 Future Cost $8,687

This is to replace the HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

24600 - Safety / Access

144 - Fire Sprinklers

Building Sprinkler System

Useful Life 30 Remaining Life 18
Quantity 1 Unit of Measure Lump Sum
Cost /LS $24,095
% Included 100.00% Total Cost/Study $24,095
Summary Replacement Year 2036 Future Cost $37,581

This is to repair and replace the fire suppression sprinkler system.

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00240 - Public Works Building

30000 - Miscellaneous

910 - Garage Door

6 Overhead Doors

Useful Life	15	Remaining Life	3
Quantity	6	Unit of Measure	Items
Cost /Itm	$2,341		
% Included	100.00%	Total Cost/Study	$14,045
Replacement Year	2021	Future Cost	$15,125

Summary

This is to repair and replace the garage doors.

1- Building 1
5- Building 2

00260 - Hole 9 Snack Shack/Restroom Bldg

03000 - Painting: Exterior

132 - Surface Restoration

Exterior Painting

Useful Life	7	Remaining Life	1
Quantity	1	Unit of Measure	Building
Cost /Bldg	$2,250		
% Included	100.00%	Total Cost/Study	$2,250
Replacement Year	2019	Future Cost	$2,306

Summary

This is to prepare, power wash, sand, scrape, caulk and paint with a 100% premium acrylic paint.

2018- Some minor wood siding damage was observed.
2017- Per client 6/30/2017, move the remaining life from 2017 to 2019. May be replaced by new structures at Park 4.
2016- Per client 3/29/2017, no 2016 expense, so life set to 2017.

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00260 - Hole 9 Snack Shack/Restroom Bldg

04000 - Structural Repairs

916 - Doors

2 Shutter Doors

Useful Life 10 Remaining Life 7
Quantity 2 Unit of Measure Items
Cost /Itm $2,348
% Included 100.00% Total Cost/Study $4,696
Summary Replacement Year 2025 Future Cost $5,582

This is to repair, replace and maintain the 4'x8' shutter doors.

2016- Per client 4/3/2017, $4,361 was expended in 2015.
2015- $4,361 is anticipated.

05000 - Roofing

948 - Pitched: Dimensional Composition

6 Squares- Roof

Useful Life 25 Remaining Life 1
Quantity 6 Unit of Measure Squares
Cost /Sqrs $612
% Included 100.00% Total Cost/Study $3,674
Summary Replacement Year 2019 Future Cost $3,766

This is to reroof with a dimensional composition roofing product. Composition roofs should be regularly inspected and repaired as indicated to ensure maximum life.

2018- The south extension portion roof is in extremely poor condition.
2017- Per client 6/30/2017, move the remaining life from 2017 to 2019. May be replaced by new structure at Park 4.
2016- Per client 3/29/2017, no 2016 expense, so life set to 2017.
2015- The roof appears to have been installed at different times. The south extension roof is in very poor condition. It is possible that only the extension needs replacement at this time.

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00280 - Sports Lounge

02000 - Concrete

110 - Patio

2,145 Sq. Ft. Rehab Concrete Patios

Useful Life	25	Remaining Life	18
Quantity	2,145	Unit of Measure	Square Feet
Cost /SqFt	$11.64		
% Included	100.00%	Total Cost/Study	$24,968
Replacement Year	2036	Future Cost	$38,941

Summary

This is to rehab the concrete patios.

03000 - Painting: Exterior

300 - Surface Restoration

4,600 Sq. Ft. Building Exterior

Useful Life	7	Remaining Life	1
Quantity	4,600	Unit of Measure	Square Feet
Cost /SqFt	$3.20		
% Included	100.00%	Total Cost/Study	$14,720
Replacement Year	2019	Future Cost	$15,088

Summary

This is to prepare, power wash, sand, scrape, caulk and paint with a 100% premium acrylic paint.

2018- Some rust was observed on the east patio doors, and minor stains were observed on the west patio pony wall. Per client 4/27/2018, $5,250 was expended in 2017 for touchup, so extend remaining life from 2018 to 2019.

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00280 - Sports Lounge

03500 - Painting: Interior

112 - Building

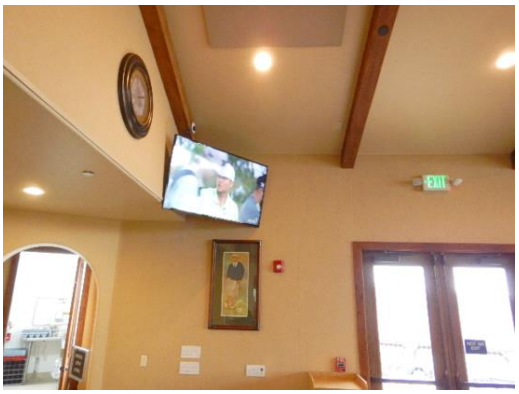
9,200 Sq. Ft. Building Interior

Useful Life	7	Remaining Life	1
Quantity	9,200	Unit of Measure	Square Feet
Cost /SqFt	$2.03		
% Included	100.00%	Total Cost/Study	$18,630
Replacement Year	2019	Future Cost	$19,096

Summary

This is to prepare and paint all building interior space walls and ceilings. Kitchen walls and ceiling are not painted.

2018- Per client 10/2/2018, extend remaining life from 2018 to 2019 and anticipate sport lounge reconfiguration during 2019.



04000 - Structural Repairs

360 - Garbage Enclosure

East Parking Lot

Useful Life	5	Remaining Life	1
Quantity	1	Unit of Measure	Items
Cost /Itm	$1,938		
% Included	100.00%	Total Cost/Study	$1,938
Replacement Year	2019	Future Cost	$1,987

Summary

This is for garbage enclosure repairs including masonry walls, gates, hardware, concrete pad, paint, etc.

10' x 14' with two 7' metal gates.

2015- Per 8/4/2015 discussion, increase estimate from $800 to $1,800.

© Browning Reserve Group 2018

00280 - Sports Lounge

04000 - Structural Repairs

362 - Miscellaneous

East Parking Lot Vinyl Shed

Useful Life	12	Remaining Life	6
Quantity	1	Unit of Measure	Items
Cost /Itm	$1,615		
% Included	100.00%	Total Cost/Study	$1,615
Replacement Year	2024	Future Cost	$1,873

Summary

This is to replace the Duramax 10' x 13' vinyl shed.

2012- Approximate purchase date.

364 - Siding

Sports Lounge, Stucco Maintenance

Useful Life	15	Remaining Life	12
Quantity	1	Unit of Measure	Building
Cost /Bldg	$25,197		
% Included	100.00%	Total Cost/Study	$25,197
Replacement Year	2030	Future Cost	$33,887

Summary

This is for stucco maintenance.

2016- Per client 4/3/3017, $23,983 was expended to begin renovation in 2015.

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00280 - Sports Lounge

04000 - Structural Repairs

792 - Ceilings

Acoustical Panels

Useful Life	20	Remaining Life	15
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$3,931		
% Included	100.00%	Total Cost/Study	$3,931
Replacement Year	2033	Future Cost	$5,693

Summary

This is to replace the acoustical panels.

05000 - Roofing

298 - Low Slope: Single-Ply

56 Squares- Low Slope Single-Ply

Useful Life	20	Remaining Life	13
Quantity	56	Unit of Measure	Squares
Cost /Sqrs	$485		
% Included	100.00%	Total Cost/Study	$27,138
Replacement Year	2031	Future Cost	$37,409

Summary

This is to replace the low slope single-ply roofing system. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

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00280 - Sports Lounge

05000 - Roofing

436 - Pitched: Dimensional Composition

86 Squares- Pitched Composition

Useful Life	25	Remaining Life	18
Quantity	86	Unit of Measure	Squares
Cost /Sqrs	$452		
% Included	100.00%	Total Cost/Study	$38,897
Replacement Year	2036	Future Cost	$60,666

Summary

This is to reroof with a dimensional composition roofing product. Composition roofs should be regularly inspected and repaired as indicated to ensure maximum life.

700 - Gutters / Downspouts

530 Lin. Ft. Building

Useful Life	30	Remaining Life	22
Quantity	530	Unit of Measure	Linear Feet
Cost /l.f.	$7.54		
% Included	100.00%	Total Cost/Study	$3,996
Replacement Year	2040	Future Cost	$6,880

Summary

This is to replace the gutters and downspouts.

Gutters- 400 linear feet
Down Spouts- 130 linear feet

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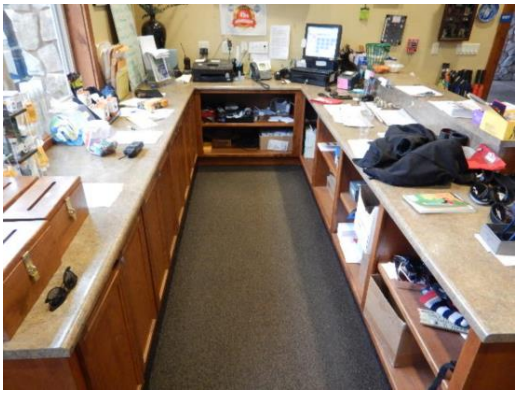
00280 - Sports Lounge
08000 - Rehab

120 - General

Pro Shop

Useful Life 20 Remaining Life 12
Quantity 1 Unit of Measure Room
Cost /Rm $16,153
% Included 100.00% Total Cost/Study $16,153
Summary Replacement Year 2030 Future Cost $21,724

This is to remodel the Pro Shop including counters, display cases, change room, office, lighting, etc. Flooring, doors, and paint are provided for within other components.

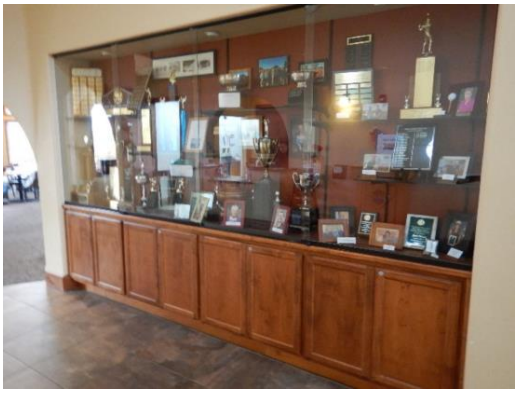


130 - Cabinets

Hallway, Library, Conference- Cabinetry

Useful Life 20 Remaining Life 12
Quantity 1 Unit of Measure Lump Sum
Cost /LS $16,153
% Included 100.00% Total Cost/Study $16,153
Summary Replacement Year 2030 Future Cost $21,724

This is to remodel the Sports Lounge entry hallway, library and conference room including items such as décor, counters, cabinets, book cases, trophy cases, lighting, etc. Flooring, doors, and paint are provided for within other components.



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00280 - Sports Lounge

08000 - Rehab

134 - General

Kitchen

Useful Life	20	Remaining Life	12
Quantity	1	Unit of Measure	Room
Cost /Rm	$32,307		
% Included	100.00%	Total Cost/Study	$32,307
Replacement Year	2030	Future Cost	$43,449

Summary

This is to remodel the kitchen including items such as plumbing, fixtures, lighting, etc. Flooring, and appliances are provided for within other components.

208 - Restrooms

3 Restrooms

Useful Life	20	Remaining Life	13
Quantity	3	Unit of Measure	Room
Cost /Rm	$10,403		
% Included	100.00%	Total Cost/Study	$31,208
Replacement Year	2031	Future Cost	$43,021

Summary

This is to rehab and redecorate the restrooms including items such as partitions, fixtures, lighting, tile, etc. Client input will further define this component. Tile and paint are provided for within other components.

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00280 - Sports Lounge

19000 - Fencing

220 - Wrought Iron: 4'

66 Lin. Ft. East Patio

Useful Life	30	Remaining Life	22
Quantity	66	Unit of Measure	Linear Feet
Cost /l.f.	$45.23		
% Included	100.00%	Total Cost/Study	$2,985
Replacement Year	2040	Future Cost	$5,139

Summary

This is to replace the 4’ wrought iron fencing and gate. With aggressive paint maintenance, this component’s life may be extended.

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00280 - Sports Lounge

23000 - Mechanical Equipment

220 - HVAC

9 Rooftop HVAC Units

Useful Life	15	Remaining Life	8
Quantity	9	Unit of Measure	Items
Cost /Itm	$6,919		
% Included	100.00%	Total Cost/Study	$62,271
Replacement Year	2026	Future Cost	$75,871

Summary

This is to replace the HVAC systems including crane service and OH&P. It is possible that sub-components of these systems can be replaced or rebuilt to extend life. Kitchen and bar walk-in cooler rooftop equipment is provided for within other components.

East flat roof
1- Captiveaire, exhaust fan
1- Payne, PA13NA042-C 3.5-ton, split AC
1- PennBarry, DX08B exhaust fan
1- Bryant Evolution, 187ANA036-B, 3-ton
1- Bryant Evolution, 187ANA024-B, 2-ton
1- Daikin, mini-split AC (server room)
West flat roof
1- Bryant Evolution, 187ANA036-B, 3-ton
1- Bryant, 580JP04A072A1A0AAA, 6-ton, packaged rooftop, electric AC, gas heat
1- Bryant, 580JP084A125A…, 10-ton, packaged rooftop, electric AC, gas heat

2016- Per client 3/29/2017, $1,882 was expended for the exhaust.

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00280 - Sports Lounge

23000 - Mechanical Equipment

604 - Water Heater
Storage Room Noritz

Useful Life 12 Remaining Life 4
Quantity 1 Unit of Measure Items
Cost /Itm $1,238
% Included 100.00% Total Cost/Study $1,238
Summary Replacement Year 2022 Future Cost $1,367

This is to replace the Noritz NR71-SV on demand tankless water heater.

608 - Water Heater
East Fire Riser Room AO Smith

Useful Life 15 Remaining Life 7
Quantity 1 Unit of Measure Items
Cost /Itm $7,000
% Included 100.00% Total Cost/Study $7,000
Summary Replacement Year 2025 Future Cost $8,321

This is to replace the LP, commercial 60 gallon water heater, 2 small circ pumps and expansion tank.

AO Smith Cyclone Xi
MN BTH 120 101
SN 0850M001617
Mfg 12/12/2008

© Browning Reserve Group 2018

00280 - Sports Lounge

23000 - Mechanical Equipment

710 - Furnace

3 Patio AEI Infrared Heaters

Useful Life	12	Remaining Life	4
Quantity	3	Unit of Measure	Items
Cost /Itm	$1,885		
% Included	100.00%	Total Cost/Study	$5,654
Replacement Year	2022	Future Cost	$6,241

Summary

This is to replace the infrared patio heaters.

24000 - Furnishings

954 - Window Coverings

4 Automatic Screens

Useful Life	8	Remaining Life	2
Quantity	4	Unit of Measure	Items
Cost /Itm	$3,745		
% Included	100.00%	Total Cost/Study	$14,980
Replacement Year	2020	Future Cost	$15,738

Summary

This is to replace the automatic screens.

Executive by Phantom (1-888-PHANTOM)

1- east patio
3- south wall

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00280 - Sports Lounge

24000 - Furnishings

958 - Window Coverings

Patio Zippered Screens

Useful Life	7	Remaining Life	1
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$4,308		
% Included	100.00%	Total Cost/Study	$4,308
Replacement Year	2019	Future Cost	$4,415

Summary

This is to replace the patio area zipper screens.

2018- Per client 10/2/2018, extend remaining life from 2018 to 2019 and anticipate sport lounge reconfiguration during 2019.

24500 - Audio / Visual

228 - Entertainment System

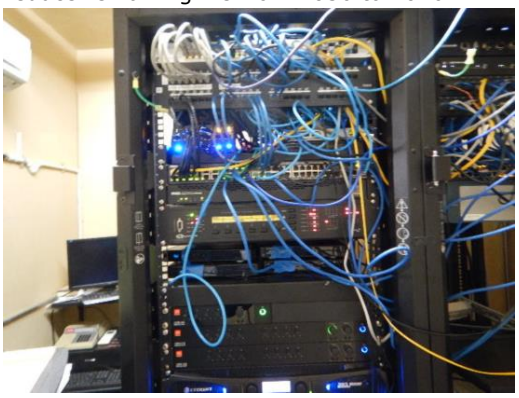
Sound System, Speakers, Etc

Useful Life	20	Remaining Life	10
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$10,335		
% Included	100.00%	Total Cost/Study	$10,335
Replacement Year	2028	Future Cost	$13,230

Summary

This is to repair and replace the entertainment system, speakers and miscellaneous system equipment.

2018- Per client 4/27/2018, $10,083 was expended in 2017 to refurbish the entire system which included a new Cruchfield Crestron controller.
2017- Per client 6/30/2017, spent a total of $28,000 in 2016/2017, move the remaining life from 2021 to 2028.
2016- Per client 3/29/2017, $12,964 total was expended for sports bar TV systems and sound and AV upgrade.
2015- Per 8/4/2015 discussion, revise the $42,000 eight-year life sound system component to reflect a $5,000 10-year life receiver unit plus a $20,000 20-year life miscellaneous equipment (speakers, etc). Per client 9/9/2015, increase estimate from $20,000 to $40,000 and reduce remaining life from 2036 to 2016.



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00280 - Sports Lounge

24600 - Safety / Access

200 - Fire Alarm Control Panel

Fire Alarm Panel

Useful Life 20 Remaining Life 13
Quantity 1 Unit of Measure Items
Cost /Itm $3,742
% Included 100.00% Total Cost/Study $3,742
Summary Replacement Year 2031 Future Cost $5,159

This is to repair and replace the Honeywell Fire-Lite MS-9050UD fire alarm control panel.

Fire riser room in cart barn
Fire riser/FACP room east side (alarm panel)

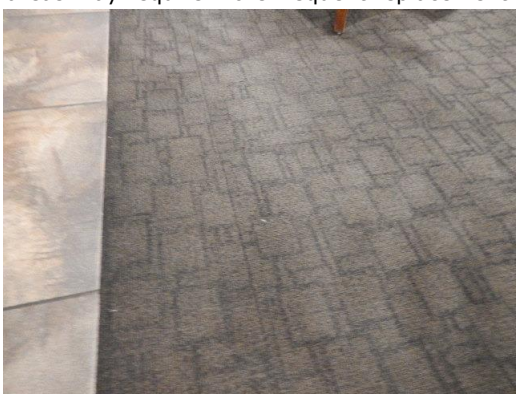
25000 - Flooring

220 - Carpeting

375 Sq. Yds. Dining, Bar, Pro, Conference

Useful Life 9 Remaining Life 2
Quantity 375 Unit of Measure Square Yard
Cost /SqYd $65.91
% Included 100.00% Total Cost/Study $24,715
Summary Replacement Year 2020 Future Cost $25,966

This is to replace the carpeting. Food and beverage service areas may require more frequent replacement.



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00280 - Sports Lounge

25000 - Flooring

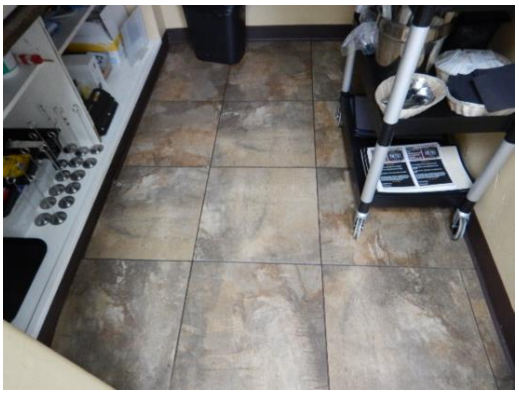
404 - Tile

2,125 Sq. Ft. Hall, Restrooms, Bar, Dining

Useful Life	20	Remaining Life	13
Quantity	2,125	Unit of Measure	Square Feet
Cost /SqFt	$8.37		
% Included	100.00%	Total Cost/Study	$17,790
Replacement Year	2031	Future Cost	$24,524

Summary

This is to replace the floor and wall tile.



604 - Coatings

1,300 Sq. Ft. Kitchen/Bar Epoxy

Useful Life	12	Remaining Life	7
Quantity	1,300	Unit of Measure	Square Feet
Cost /SqFt	$14.39		
% Included	100.00%	Total Cost/Study	$18,711
Replacement Year	2025	Future Cost	$22,241

Summary

This is to resurface the flooring epoxy coatings.

2018- The surface exhibits some small cracks. Useful life decreased from 15 to 12.
2015- The bar floor near the cooler is chipped.

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00280 - Sports Lounge

25000 - Flooring

916 - Miscellaneous

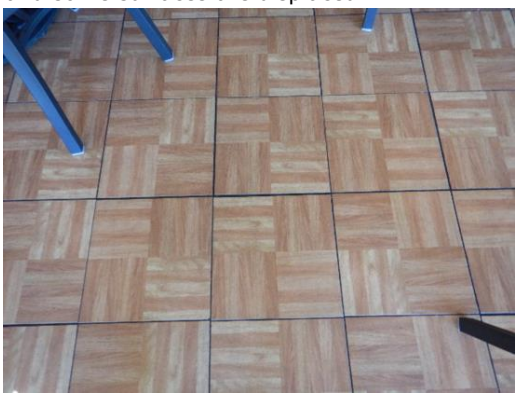
324 Sq. Ft. Portable Dance Floor

Useful Life	8	Remaining Life	4
Quantity	324	Unit of Measure	Square Feet
Cost /SqFt	$7.48		
% Included	100.00%	Total Cost/Study	$2,423
Replacement Year	2022	Future Cost	$2,675

Summary

This is to replace the 18'x18' portable dance floor.

2018- The floor is worn and chipped around the perimeter, and some surfaces are displaced.



00300 - Pool Building

03000 - Painting: Exterior

136 - Surface Restoration

2,460 Sq. Ft. Pool Building & Wall

Useful Life	9	Remaining Life	7
Quantity	2,460	Unit of Measure	Square Feet
Cost /SqFt	$1.50		
% Included	100.00%	Total Cost/Study	$3,690
Replacement Year	2025	Future Cost	$4,386

Summary

This is to prepare, power wash, sand, scrape, caulk and paint with a 100% premium acrylic paint.

pool building- 2,000 sq ft
pool area masonry wall- 460 sq ft

2016- Per client 3/29/2017, $2,300 was expended to paint by Cal Vada.
2015- $3,916 is anticipated.

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00300 - Pool Building

03500 - Painting: Interior

116 - Building

2,597 Sq. Ft. Pool Building

Useful Life	9	Remaining Life	6
Quantity	2,597	Unit of Measure	Square Feet
Cost /SqFt	$1.08		
% Included	100.00%	Total Cost/Study	$2,805
Replacement Year	2024	Future Cost	$3,253

Summary

This is to prepare and paint all building interior spaces.

men's restroom- 244 sq ft
women's restroom- 244 sq ft
lifeguard room- 400 sq ft
pool equipment room- 1,004 sq ft
storage room- 705 sq ft

2016- Per client 4/3/2017, no revision provided, so life set to full.
2015- $2,611 is anticipated.

05000 - Roofing

200 - Low Slope: BUR

8 Squares- Pool Building Roof

Useful Life	15	Remaining Life	3
Quantity	8	Unit of Measure	Squares
Cost /Sqrs	$1,120		
% Included	100.00%	Total Cost/Study	$8,957
Replacement Year	2021	Future Cost	$9,646

Summary

This is to replace the main building roofing. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

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00300 - Pool Building

05000 - Roofing

440 - Pitched: Dimensional Composition

4 Squares- Pool Building Roof

Useful Life	25	Remaining Life	13
Quantity	4	Unit of Measure	Squares
Cost /Sqrs	$1,493		
% Included	100.00%	Total Cost/Study	$5,972
Replacement Year	2031	Future Cost	$8,232

Summary

This is to reroof with a dimensional composition roofing product. Composition roofs should be regularly inspected and repaired as indicated to ensure maximum life.

710 - Gutters / Downspouts

170 Lin. Ft. Pool Building

Useful Life	25	Remaining Life	13
Quantity	170	Unit of Measure	Linear Feet
Cost /l.f.	$22.39		
% Included	100.00%	Total Cost/Study	$3,806
Replacement Year	2031	Future Cost	$5,247

Summary

This is to replace the gutters and downspouts.

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00300 - Pool Building

08000 - Rehab

212 - Restrooms

2 ADA Restroom Refurbish

Useful Life	15	Remaining Life	3
Quantity	2	Unit of Measure	Room
Cost /Rm	$9,363		
% Included	100.00%	Total Cost/Study	$18,726
Replacement Year	2021	Future Cost	$20,166

Summary

This is to rehab and redecorate the restrooms including items such as fixtures, lighting, tile, ventilation and drainage. Client input will further define this component. Painting is provided for within another component.

23000 - Mechanical Equipment

224 - HVAC

Pool Building HVAC

Useful Life	15	Remaining Life	3
Quantity	1	Unit of Measure	Items
Cost /Itm	$4,118		
% Included	100.00%	Total Cost/Study	$4,118
Replacement Year	2021	Future Cost	$4,435

Summary

This is to replace the Mr. Slim Mitsubishi HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

2016- Per client 3/29/2017, $1,263 expended for the exhaust fan.

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00320 - Yacht Lounge

03000 - Painting: Exterior

140 - Surface Restoration

2,150 Sq. Ft. Yacht Lounge

Useful Life	7	Remaining Life	2
Quantity	2,150	Unit of Measure	Square Feet
Cost /SqFt	$3.20		
% Included	100.00%	Total Cost/Study	$6,880
Replacement Year	2020	Future Cost	$7,228

Summary

This is to prepare, power wash, sand, scrape, caulk and paint with a 100% premium acrylic paint.

2018- Per client 3/23/2018, Yacht Lounge rebuild is anticipated during 2020.
2016- Per client 4/3/2017, $4,865 was expended in 2015.

03500 - Painting: Interior

120 - Building

Yacht Lounge

Useful Life	10	Remaining Life	2
Quantity	1	Unit of Measure	Building
Cost /Bldg	$1,873		
% Included	100.00%	Total Cost/Study	$1,873
Replacement Year	2020	Future Cost	$1,968

Summary

This is to prepare and paint all building interior spaces.

2018- Per client 3/23/2018, Yacht Lounge rebuild is anticipated during 2020.
2015- Per client, the Yacht Lounge building is tentatively scheduled for complete replacement in 2021, so this component's life assumes that schedule.

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00320 - Yacht Lounge

04000 - Structural Repairs

696 - Doors

9 Yacht Lounge Doors

Useful Life	25	Remaining Life	2
Quantity	9	Unit of Measure	Items
Cost /Itm	$895		
% Included	100.00%	Total Cost/Study	$8,054
Replacement Year	2020	Future Cost	$8,462

Summary

This is to repair, replace and maintain the interior and exterior doors including glass sliding door and beach restroom doors.

2018- Per client 3/23/2018, Yacht Lounge rebuild is anticipated during 2020.
2015- Per client, the Yacht Lounge building is tentatively scheduled for complete replacement in 2021, so this component's life assumes that schedule.

04500 - Decking/Balconies

190 - Composite

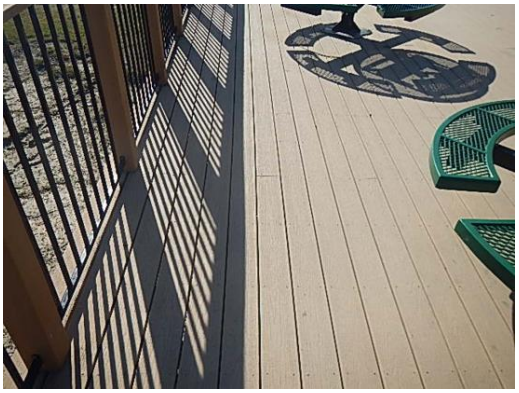
700 Sq. Ft. Yacht Lounge Deck

Useful Life	15	Remaining Life	2
Quantity	700	Unit of Measure	Square Feet
Cost /SqFt	$45.85		
% Included	100.00%	Total Cost/Study	$32,095
Replacement Year	2020	Future Cost	$33,720

Summary

This is to replace the composite deck.

2018- Per client 3/23/2018, Yacht Lounge rebuild is anticipated during 2020.
2015- Per client, the Yacht Lounge building is tentatively scheduled for complete replacement in 2021, so this component's life assumes that schedule.



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00320 - Yacht Lounge

04500 - Decking/Balconies

516 - Railing: Wood

80 Lin. Ft. Yacht Lounge Deck Perimeter

Useful Life	20	Remaining Life	2
Quantity	80	Unit of Measure	Linear Feet
Cost /l.f.	$32.31		
% Included	100.00%	Total Cost/Study	$2,585
Replacement Year	2020	Future Cost	$2,716

Summary

This is to repair and replace the railings.

2018- Per client 3/23/2018, Yacht Lounge rebuild is anticipated during 2020.
2015- Per client, the Yacht Lounge building is tentatively scheduled for complete replacement in 2021, so this component's life assumes that schedule.

05000 - Roofing

302 - Low Slope: Single-Ply

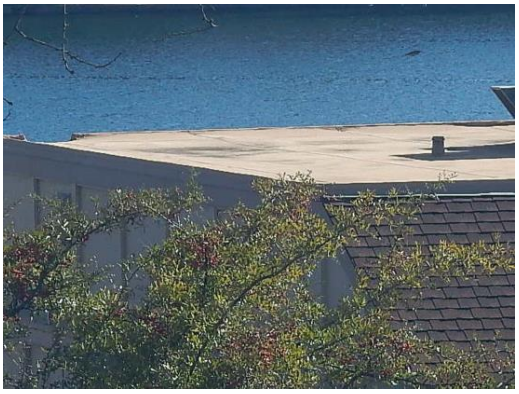
13 Squares- Yacht Lounge Low Slope Roof

Useful Life	15	Remaining Life	2
Quantity	13	Unit of Measure	Squares
Cost /Sqrs	$586		
% Included	100.00%	Total Cost/Study	$7,616
Replacement Year	2020	Future Cost	$8,001

Summary

This is to reroof with a single-ply roofing product. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

2018- Per client 3/23/2018, Yacht Lounge rebuild is anticipated during 2020.
2015- Per client, the Yacht Lounge building is tentatively scheduled for complete replacement in 2021, so this component's life assumes that schedule.



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00320 - Yacht Lounge

05000 - Roofing

694 - Mansards

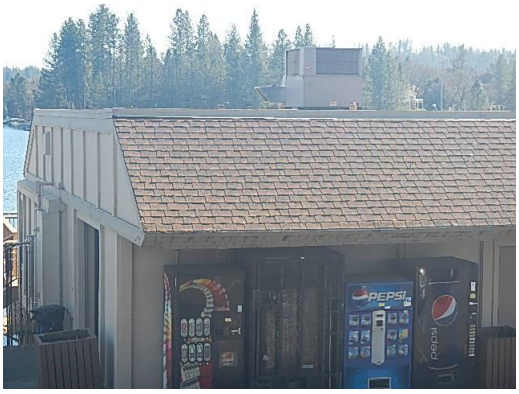
7 Squares- Yacht Lounge Mansards

Useful Life	20	Remaining Life	2
Quantity	7	Unit of Measure	Squares
Cost /Sqrs	$619		
% Included	100.00%	Total Cost/Study	$4,334
Replacement Year	2020	Future Cost	$4,554

Summary

This is to replace the mansard composition shingle roofing.

2018- Per client 3/23/2018, Yacht Lounge rebuild is anticipated during 2020.
2015- Per client, the Yacht Lounge building is tentatively scheduled for complete replacement in 2021, so this component's life assumes that schedule.



08000 - Rehab

216 - Restrooms

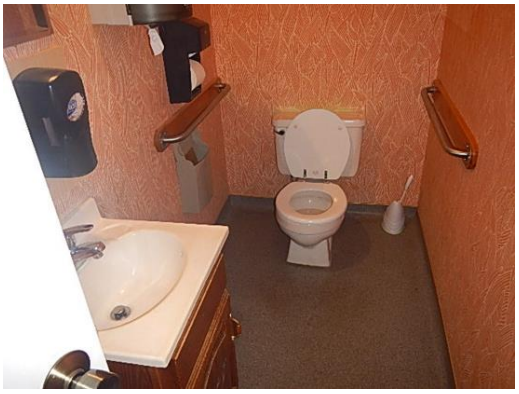
2 Yacht Lounge Interior Restrooms

Useful Life	15	Remaining Life	2
Quantity	2	Unit of Measure	Items
Cost /Itm	$1,873		
% Included	100.00%	Total Cost/Study	$3,745
Replacement Year	2020	Future Cost	$3,935

Summary

This is to rehab and redecorate the restrooms including items such as fixtures, lighting, etc. Client input will further define this component.

2018- Per client 3/23/2018, Yacht Lounge rebuild is anticipated during 2020.
2015- Per client, the Yacht Lounge building is tentatively scheduled for complete replacement in 2021, so this component's life assumes that schedule.



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00320 - Yacht Lounge

08000 - Rehab

220 - Restrooms

2 Yacht Lounge Beach Restrooms Refurbish

Useful Life	15	Remaining Life	12
Quantity	2	Unit of Measure	Room
Cost /Rm	$11,307		
% Included	100.00%	Total Cost/Study	$22,615
Replacement Year	2030	Future Cost	$30,414

Summary

This is to rehab and redecorate the restrooms including items such as partitions, fixtures, lighting, tile, etc. Client input will further define this component.

2016- Per client 4/3/2017, no revision provided, so life set to full.
2015- $6,927 is anticipated. Per client 7/31/2015, increase estimate from $6,927 to $21,000.

23000 - Mechanical Equipment

228 - HVAC

Yacht Lounge Rooftop Bryant Heat Pump

Useful Life	15	Remaining Life	2
Quantity	1	Unit of Measure	Items
Cost /Itm	$6,959		
% Included	100.00%	Total Cost/Study	$6,959
Replacement Year	2020	Future Cost	$7,311

Summary

This is to replace the Bryant rooftop heat pump system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

2018- Per client 3/23/2018, Yacht Lounge rebuild is anticipated during 2020.
2015- Per client, the Yacht Lounge building is tentatively scheduled for complete replacement in 2021, so this component's life assumes that schedule.

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00320 - Yacht Lounge

23000 - Mechanical Equipment

616 - Water Heater

Yacht Lounge Store Rm Bradford White

Useful Life	15	Remaining Life	2
Quantity	1	Unit of Measure	Items
Cost /Itm	$3,496		
% Included	100.00%	Total Cost/Study	$3,496
Replacement Year	2020	Future Cost	$3,673

Summary

This is to replace the Bradford White 40 gallon gas water heater. Includes disposal of old unit.

model #- M440T6FCX
serial #- EA10127184

2018- Per client 3/23/2018, Yacht Lounge rebuild is anticipated during 2020.
2015- Per client, the Yacht Lounge building is tentatively scheduled for complete replacement in 2021, so this component's life assumes that schedule.

24000 - Furnishings

260 - Chairs

179 Yacht Lounge Stacking Chairs

Useful Life	8	Remaining Life	5
Quantity	179	Unit of Measure	Items
Cost /Itm	$28.46		
% Included	100.00%	Total Cost/Study	$5,094
Replacement Year	2023	Future Cost	$5,764

Summary

This is to replace the stacking chairs.

2016- Per client 4/3/2017, no revision provided, so life set to full.
2015- $4,730 is anticipated.

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00320 - Yacht Lounge
25000 - Flooring

920 - Vinyl

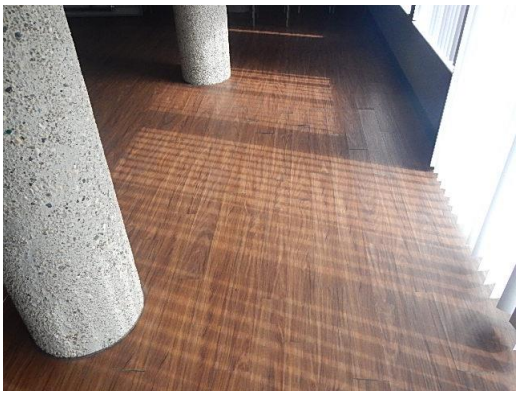
904 Sq. Ft. Yacht Lounge Flooring

Useful Life	10	Remaining Life	2
Quantity	904	Unit of Measure	Square Feet
Cost /SqFt	$7.77		
% Included	100.00%	Total Cost/Study	$7,023
Replacement Year	2020	Future Cost	$7,379

Summary

This is to replace the wood appearance flooring.

2018- Per client 3/23/2018, Yacht Lounge rebuild is anticipated during 2020.
2015- Per client, the Yacht Lounge building is tentatively scheduled for complete replacement in 2021, so this component's life assumes that schedule.



00340 - Computers
22000 - Office Equipment

224 - Miscellaneous

2 Guard Shack Underground Fiber

Useful Life	5	Remaining Life	4
Quantity	2	Unit of Measure	Items
Cost /Itm	$3,231		
% Included	100.00%	Total Cost/Study	$6,461
Replacement Year	2022	Future Cost	$7,132

Summary

This is to replace the guard shack underground fiber wireless backhaul.

2017- Per client 6/30/2017, moving to underground fiber already installed as part of server upgrades in 2017.
2016- Per client 4/3/2017, $702 was expended.
2015- $6,000 total estimate to replace 2 Nano Bridge with Air Fiber in 2017 per client 7/31/2015.

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00340 - Computers

22000 - Office Equipment

226 - Miscellaneous

Wi-Fi Dishes

Useful Life 4 Remaining Life 1
Quantity 1 Unit of Measure Lump Sum
Cost /LS $4,308
% Included 100.00% Total Cost/Study $4,308
Summary Replacement Year 2019 Future Cost $4,415

This is to replace miscellaneous Wi-Fi dishes.

Sports Lounge
park 4 pump house
guard house
ECC building

2016- Per client 3/29/2016, $1,065 was expended. Per client 4/3/2017, $1,163 was expended in 2015.
2015- $4,000 total estimate and 4 year life per client 7/31/2015.

240 - Computers, Misc.

Software

Useful Life 5 Remaining Life 1 Treatment [nr:1]
Quantity 1 Unit of Measure Lump Sum
Cost /LS $16,400
% Included 100.00% Total Cost/Study $16,400
Summary Replacement Year 2019 Future Cost $16,810

This is to replace miscellaneous software.

2017- Per client 6/30/2017, move $40,000 to component #256, misc. Computers, and move $16,000 from 2017 to 2019 for possible abacus replacement.
2016- Per client 3/4/2017, $13,982 was expended in 2015. Per client 4/7/2017, reduce estimate from $100,000 to $65,000 and set as onetime since future replacement will not be required as software is migrated to fee based cloud computing.
2015- $110,000 is anticipated.

243 - Computers, Misc.

2018 Only

Useful Life 1 Remaining Life 0 Treatment [nr:1]
Quantity 1 Unit of Measure Lump Sum
Cost /LS $35,768
% Included 100.00% Total Cost/Study $35,768
Summary Replacement Year 2018 Future Cost $35,768

This is for the $35,768 total expended to replace 34 computers and monitors per TEAMSOS's 1/29/2018 invoice.

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00340 - Computers
22000 - Office Equipment

244 - Computers, Misc.

48 Computers & Monitors (33%)

Useful Life	3	Remaining Life	2
Quantity	48	Unit of Measure	Items
Cost /Itm	$1,052	Qty * $/Itm	$50,496
% Included	33.33%	Total Cost/Study	$16,832
Replacement Year	2020	Future Cost	$17,684

Summary

This is to periodically replace desktop computers, printers, scanners and networking equipment as needed on percentage basis. This and other components provide for full replacement.

1- pool building
3- ECC building
5- guard shack
6- maintenance buildings
11- admin/other
22- clubhouse

2018- $35,768 total was expended to replace 34 computers and monitors per TEAMSOS's 1/29/2018 invoice. Per client 3/3/2018, there are 12 other desktop computers for a total of 48 which will be replaced 1/3 per year beginning in 2020.
2016- Per client 3/29/2017, $8,065 total was expended for monitors, admin monitor and lap top plus an additional $1,170 for Cisco lease. Per client 4/3/3017, $10,475 was expended in 2015.
2015- $12,095 is anticipated. Per client 7/31/2015, decrease quantity from 37 to 20, decrease useful life from 4 to 3 years and increase cost from $12,095 to $26,000.

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00340 - Computers
22000 - Office Equipment

248 - Computers, Misc.

48 Computers & Monitors (33%)

Useful Life	3	Remaining Life	3
Quantity	48	Unit of Measure	Items
Cost /Itm	$1,052	Qty * $/Itm	$50,496
% Included	33.33%	Total Cost/Study	$16,832
Replacement Year	2021	Future Cost	$18,126

Summary

This is to periodically replace desktop computers, printers, scanners and networking equipment as needed on percentage basis. This and other components provide for full replacement.

2018- $35,768 total was expended to replace 34 computers and monitors per TEAMSOS's 1/29/2018 invoice. Per client 3/3/2018, there are 12 other desktop computers for a total of 48 which will be replaced 1/3 per year beginning in 2020.
2016- Per client 3/29/2017, $8,065 total was expended for monitors, admin monitor and lap top plus an additional $1,170 for Cisco lease. Per client 4/3/3017, $10,475 was expended in 2015.
2017- Per client 6/30/2017, change current cost from $27,316 to $20,000 due to changes in computer philosophy.
2016- Per client 3/29/2017, no 2016 expense, so life set to 2017.
2015- Per client 7/31/2015, decrease quantity from 37 to 20, decrease useful life from 4 to 3 years and increase cost from $12,095 to $26,000.

252 - Computers, Misc.

48 Computers & Monitors (33%)

Useful Life	3	Remaining Life	4
Quantity	48	Unit of Measure	Items
Cost /Itm	$1,052	Qty * $/Itm	$50,496
% Included	33.33%	Total Cost/Study	$16,832
Replacement Year	2022	Future Cost	$18,579

Summary

This is to periodically replace desktop computers, printers, scanners and networking equipment as needed on percentage basis. This and other components provide for full replacement.

2018- $35,768 total was expended to replace 34 computers and monitors per TEAMSOS's 1/29/2018 invoice. Per client 3/3/2018, there are 12 other desktop computers for a total of 48 which will be replaced 1/3 per year beginning in 2020.
2017- Per client 6/30/2017, change current cost from $27,316 to $20,000 due to changes in computer philosophy.
2015- Per client 7/31/2015, decrease quantity from 37 to 20, decrease useful life from 4 to 3 years and increase cost from $12,095 to $26,000.

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00340 - Computers
22000 - Office Equipment

264 - Tablet Computer
16 ASUS Tablets

Useful Life 4 Remaining Life 2
Quantity 16 Unit of Measure Items
Cost /Itm $538
% Included 100.00% Total Cost/Study $8,615
Summary Replacement Year 2020 Future Cost $9,051

This is to replace the ASUS tablet computers.

7- ECC
9- Board of Directors

2016- Per client 3/29/2017, $4,524 total was expended for Board and Covenant tablets and tablet accessories. Per client 4/3/2017, $4,606 was expended in 2015.
2015- $8,000 was expended.

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268 - Tablet Computer
9 Older Tablets

Useful Life 4 Remaining Life 1
Quantity 9 Unit of Measure Items
Cost /Itm $377
% Included 100.00% Total Cost/Study $3,392
Summary Replacement Year 2019 Future Cost $3,477

This is to replace the older tablet computers.

2018- Per client 10/2/2018, extend remaining life from 2018 to 2019.
2017- Per client 6/30/2017, move the remaining life from 2017 to 2018.

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276 - Computers, Misc.
12 NUC's

Useful Life 4 Remaining Life 4
Quantity 12 Unit of Measure Items
Cost /Itm $275
% Included 100.00% Total Cost/Study $3,300
Summary Replacement Year 2022 Future Cost $3,643

This is to replace minimal use NUC computers.

2018- Per client 3/31/2018, anticipate purchasing 8 NUCs in 2018 at $275/each for approximately 12 total NUC computers and 4 year useful life.

---

277 - Computers, Misc.
8 NUC's (2018 Only)

Useful Life 1 Remaining Life 0 Treatment [nr:1]
Quantity 8 Unit of Measure Items
Cost /Itm $275
% Included 100.00% Total Cost/Study $2,200
Summary Replacement Year 2018 Future Cost $2,200

This is to purchase 8 NUCs in 2018 at $275/each.

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00340 - Computers
22000 - Office Equipment

360 - Telephone Equipment
Phone System

Useful Life 5 Remaining Life 5
Quantity 1 Unit of Measure Lump Sum
Cost /LS $6,000
% Included 100.00% Total Cost/Study $6,000
Summary Replacement Year 2023 Future Cost $6,788

This is to replace phone equipment.

2018- Per client 2/22/2018, anticipate $8,000 to decommission the system with future costs from operating. Reduced estimate from $30,750 to $8,000 and revised life to onetime only. Per client 4/27/2018, anticipate $6,000 every 5 years, and increase decommission onetime expense from $8,000 to $12,500. Per client 10/2/2018, $17,045 was expended in 2018.
2016- Per client 3/29/2017, $1,170 was expended. Per client 4/3/2017, $15,362 was expended in 2015. Per client 4/7/2017, $31,000 is anticipated in 2017.
2015- Per client, the existing Cisco Unified 500 series communication and data system will be replaced, so the old Cisco UC500 series node units will be retired. The new system will consist of approximately 60 basic VOIP type phone sets at $300/each plus 2 Cisco switches at $450/each. Total phone system replacement is estimated at $30,000 in 2016.

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361 - Telephone Equipment
CISCO System Decommission (2018 Only)

Useful Life 1 Remaining Life 0 Treatment [nr:1]
Quantity 1 Unit of Measure Lump Sum
Cost /LS $17,045
% Included 100.00% Total Cost/Study $17,045
Summary Replacement Year 2018 Future Cost $17,045

This is to decommission the system.

2018- Per client 4/27/2018, increase expense from $8,000 to $12,500. Per client 10/2/2018, $17,045 was expended in 2018.

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910 - Computers, Misc.
Servers

Useful Life 4 Remaining Life 2
Quantity 1 Unit of Measure Lump Sum
Cost /LS $50,000
% Included 100.00% Total Cost/Study $50,000
Summary Replacement Year 2020 Future Cost $52,531

This is to replace miscellaneous server units.

2018- Per client 4/27/2018, reduce estimate from $106,158 to $50,000.
2016- Per client 3/29/2017, $101,042 total was expended servers and server services. Per client 4/7/2017, main server quantity expected to decrease from 3 to 2. This component will be further defined.
2015- $80,000 lump sum every 4 years per client 7/31/2015.

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00340 - Computers

22000 - Office Equipment

918 - Computers, Misc.

Servers, Battery Backups & Network Cards

Useful Life	3	Remaining Life	1
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$6,642		
% Included	100.00%	Total Cost/Study	$6,642
Replacement Year	2019	Future Cost	$6,808

Summary

This is to replace miscellaneous servers, battery backups and network cards.

2016- Per client 3/29/2017, $6,322 total was expended including $691 for server fiber cables and $5,631 for reconfiguration. Per client 4/3/2017, $1,405 was expended in 2015.
2015- $8,400 lump sum every 3 years per client 7/31/2015.

924 - Computers, Misc.

8 Switches, Network

Useful Life	4	Remaining Life	2
Quantity	8	Unit of Measure	Items
Cost /Itm	$950		
% Included	100.00%	Total Cost/Study	$7,602
Replacement Year	2020	Future Cost	$7,987

Summary

This is to replace network switch units.

2016- Per client 3/29/2017, $7,235 was expended for switches. Per client 4/3/3017, $2,988 was expended in 2015.
2015- 8 items at $1,000/item every 4 years per client 7/31/2015.

24500 - Audio / Visual

900 - Projector

Channel 7 Equipment- Projector

Useful Life	12	Remaining Life	0
Quantity	1	Unit of Measure	Items
Cost /Itm	$1,873		
% Included	100.00%	Total Cost/Study	$1,873
Replacement Year	2018	Future Cost	$1,873

Summary

This is to replace the projector.

2017- Per client 6/30/2017, move the remaining life from 2017 to 2018.
2016- Per client 3/29/2017, no 2016 expense, so remaining life set to 2017.

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00340 - Computers

24500 - Audio / Visual

904 - Miscellaneous

Channel 7 Equipment- Playback Control

Useful Life	6	Remaining Life	3
Quantity	1	Unit of Measure	Items
Cost /Itm	$3,745		
% Included	100.00%	Total Cost/Study	$3,745
Replacement Year	2021	Future Cost	$4,033

Summary

This is to replace miscellaneous equipment.

2016- Per client 4/3/2017, no revision provided, so life set to full.
2015- $3,479 is anticipated.

---

908 - Miscellaneous

Channel 7 Equipment- Digital Editor Computer

Useful Life	6	Remaining Life	0
Quantity	1	Unit of Measure	Items
Cost /Itm	$3,998		
% Included	100.00%	Total Cost/Study	$3,998
Replacement Year	2018	Future Cost	$3,998

Summary

This is to replace miscellaneous equipment.

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912 - Miscellaneous

Channel 7 Equipment- VCR

Useful Life	6	Remaining Life	3
Quantity	1	Unit of Measure	Items
Cost /Itm	$4,278		
% Included	100.00%	Total Cost/Study	$4,278
Replacement Year	2021	Future Cost	$4,607

Summary

This is to replace the video recorder.

2016- Per client 4/3/2017, no revision provided, so life set to full.
2015- $3,973 is anticipated.

---

916 - Miscellaneous

Channel 7 Equipment- Canon HD

Useful Life	3	Remaining Life	0
Quantity	1	Unit of Measure	Items
Cost /Itm	$1,311		
% Included	100.00%	Total Cost/Study	$1,311
Replacement Year	2018	Future Cost	$1,311

Summary

This is to replace Canon video camera.

2016- Per client 4/3/2017, no revision provided, so life set to full.
2015- $1,217 is anticipated.

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00340 - Computers

24500 - Audio / Visual

920 - Miscellaneous

Channel 7 Equipment- Canon HR 960

Useful Life	5	Remaining Life	0
Quantity	1	Unit of Measure	Items
Cost /Itm	$1,143		
% Included	100.00%	Total Cost/Study	$1,143
Replacement Year	2018	Future Cost	$1,143

Summary

This is to replace Canon video camera.

24600 - Safety / Access

700 - Security System

100 Surveillance Cameras (25%)

Useful Life	1	Remaining Life	1
Quantity	100	Unit of Measure	Items
Cost /Itm	$205	Qty * $/Itm	$20,500
% Included	25.00%	Total Cost/Study	$5,125
Replacement Year	2019	Future Cost	$5,253

Summary

This is to replace the security system.

2017- $5,000 anticipated for camera software. Per client 6/30/2017, will purchase 100 cameras at $200 each starting in 2018, with a 4 year life on each.
2016- Per client 3/29/2017, $11,140 total was expended. Per client 4/3/2017, $4,570 was expended in 2015.
2015- Per client 7/31/2015, reduce estimate from $53,045 to $18,000.

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00340 - Computers
27000 - Appliances

256 - Point of Sale Computer

9 Food & Beverage MICROS Stations

Useful Life 7 Remaining Life 7
Quantity 9 Unit of Measure Items
Cost /Itm $2,603
% Included 100.00% Total Cost/Study $23,427
Summary Replacement Year 2025 Future Cost $27,848

This is to replace point of sale stations and printers. Software licenses are from operating.

2018- Per client 4/27/2018, $50,836 total was expended to install the MICROS POS system that included 9 stations in 2017.
2017- $55,000 to be expended for new F & B POS system.
2016- Per client 4/7/2017, increase useful life from 3 to 7 years.
2015- Per client 7/31/2015, decrease useful life from 4 to 3 years and increase estimate from $10,821 to $15,000.

266 - Point of Sale Computer

6 Food & Beverage MICROS Display Units & Bumpbars

Useful Life 7 Remaining Life 7
Quantity 6 Unit of Measure Items
Cost /Itm $350
% Included 100.00% Total Cost/Study $2,100
Summary Replacement Year 2025 Future Cost $2,496

This is to replace kitchen display units and bumpbars.

2018- Per client 4/27/2018, $50,836 total was expended to install the MICROS POS system that included 6 kitchen display units and bumpbars in 2017.

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00360 - Clubhouse Food & Beverage

08000 - Rehab

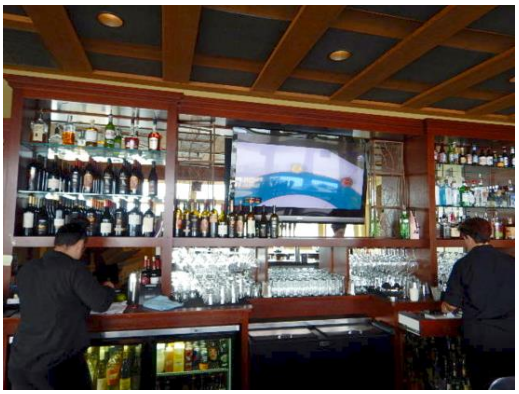
110 - General

Bar

Useful Life	20	Remaining Life	15
Quantity	1	Unit of Measure	Room
Cost /Rm	$41,999		
% Included	100.00%	Total Cost/Study	$41,999
Replacement Year	2033	Future Cost	$60,827

Summary

This is to remodel the bar. Flooring, appliances, furnishings and paint are provided for within other components.



24000 - Furnishings

204 - Chairs

125 Folding Chairs

Useful Life	15	Remaining Life	8
Quantity	125	Unit of Measure	Items
Cost /Itm	$34.95		
% Included	100.00%	Total Cost/Study	$4,369
Replacement Year	2026	Future Cost	$5,323

Summary

This is to replace the folding chairs.

2018- Stored in crawl space.

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00360 - Clubhouse Food & Beverage

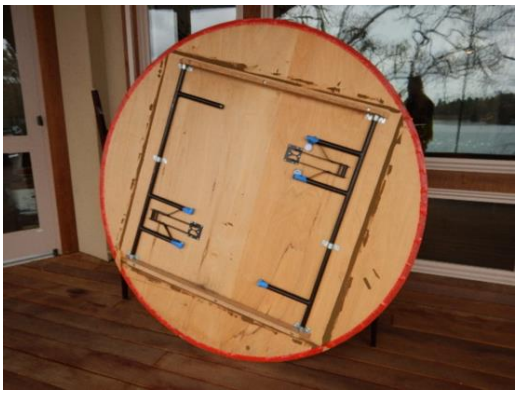
24000 - Furnishings

330 - Tables

Banquet & Serpentine Tables

Useful Life 10 Remaining Life 4
Quantity 1 Unit of Measure Lump Sum
Cost /LS $12,354
% Included 100.00% Total Cost/Study $12,354
Summary Replacement Year 2022 Future Cost $13,637

This is to replace miscellaneous tables.



334 - Tables

Table Skirting

Useful Life 3 Remaining Life 1
Quantity 1 Unit of Measure Lump Sum
Cost /LS $1,861
% Included 100.00% Total Cost/Study $1,861
Summary Replacement Year 2019 Future Cost $1,907

This is to replace the table skirting.

2017- Per client 6/30/2017, move the remaining life from 2017 to 2019.
2016- Per client 3/29/2017, no 2016 expense, so remaining life set to 2017.

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00360 - Clubhouse Food & Beverage

24000 - Furnishings

904 - Miscellaneous

75 Patio Furniture Items

Useful Life	10	Remaining Life	5
Quantity	75	Unit of Measure	Items
Cost /Itm	$335		
% Included	100.00%	Total Cost/Study	$25,118
Replacement Year	2023	Future Cost	$28,419

Summary

This is to replace the patio furniture.

1- rectangular stone/tile table
6- round stone/tile tables
10- square stone/tile tables
58- metal chairs

908 - Miscellaneous

73 Bar- Lounge Furniture Items

Useful Life	10	Remaining Life	5
Quantity	73	Unit of Measure	Items
Cost /Itm	$539		
% Included	100.00%	Total Cost/Study	$39,318
Replacement Year	2023	Future Cost	$44,484

Summary

This is to replace miscellaneous furnishings.

8- bar stools (replaced 2017)
14- tables (installing glass over existing table tops 2018)
52- chairs (replaced 2017)

2018- Per client 2/22/2018, $10,000 was expended for 52 chairs and 8 bar stools. Per client 10/2/2018, $2,788 was expended for glass tabletops.
2017- $20,000 anticipated for bar chair reupholster and table refinishing.

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00360 - Clubhouse Food & Beverage

24000 - Furnishings

909 - Miscellaneous

Glass Tabletops (2018 Only)

Useful Life	1	Remaining Life 0	Treatment [nr:1]
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$2,788		
% Included	100.00%	Total Cost/Study	$2,788
Replacement Year	2018	Future Cost	$2,788

Summary

This is for the $2,788 expended for glass tabletops.

912 - Miscellaneous

211 Dining Room Furniture Items

Useful Life	10	Remaining Life 5	
Quantity	211	Unit of Measure	Items
Cost /Itm	$219		
% Included	100.00%	Total Cost/Study	$46,311
Replacement Year	2023	Future Cost	$52,396

Summary

This is to replace the dining room furnishings.

50- tables
161- chairs

2016- Per client 3/29/2017, $8,131 was expended.

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00360 - Clubhouse Food & Beverage

24500 - Audio / Visual

100 - Television

6 Televisions & Mounts (33%)

Useful Life	3	Remaining Life	0
Quantity	6	Unit of Measure	Items
Cost /Itm	$600	Qty * $/Itm	$3,600
% Included	33.33%	Total Cost/Study	$1,200
Replacement Year	2018	Future Cost	$1,200

Summary

This is to periodically replace the television and mounts on a percentage basis.

Bar
1- Vizio
1- Sony
1- Panasonic
Entry hallway
2- GP
Multi-Purpose room
1- Vizio

2018- Increase quantity from 2 to 6. Per client 3/27/2018, reduce remaining life from 2019 to 2018.
2017- Per client 6/30/2017, reduce cost from $2,101 to $1,100 based on estimated expenditure.
2016- Per client 3/29/2017, no 2016 expense, so remaining life set to 2017.

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00360 - Clubhouse Food & Beverage

24500 - Audio / Visual

924 - Projector

Projector, Screen, Mounts

Useful Life	5	Remaining Life	4
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$4,290		
% Included	100.00%	Total Cost/Study	$4,290
Replacement Year	2022	Future Cost	$4,736

Summary

This is to replace the dining room projector, screen and mounts.

2017- Per client 6/30/2017, change useful life from 3 to 5 years and move the remaining life from 2017 to 2022. Projector was recently replaced through donation.
2016- Per client 3/29/2017, no 2016 expense, so remaining life set to 2017.

24600 - Safety / Access

350 - Defibrillators

Defibrillator

Useful Life	7	Remaining Life	4
Quantity	1	Unit of Measure	Items
Cost /Itm	$1,881		
% Included	100.00%	Total Cost/Study	$1,881
Replacement Year	2022	Future Cost	$2,077

Summary

This is to replace the (AED) automated external defibrillator unit.

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00360 - Clubhouse Food & Beverage

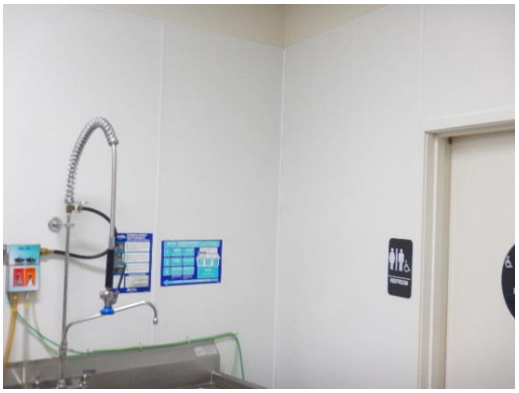
25500 - Wallcoverings

310 - FRP

1,710 Sq. Ft. Kitchen

Useful Life 20 Remaining Life 15
Quantity 1,710 Unit of Measure Square Feet
Cost /SqFt $3.77
% Included 100.00% Total Cost/Study $6,445
Summary Replacement Year 2033 Future Cost $9,335

This is to replace the wall fiberglass reinforced panels (FRP).



26000 - Outdoor Equipment

900 - Miscellaneous

5 Patio Heaters

Useful Life 10 Remaining Life 5
Quantity 5 Unit of Measure Items
Cost /Itm $808
% Included 100.00% Total Cost/Study $4,038
Summary Replacement Year 2023 Future Cost $4,569

This is to replace the outdoor patio heaters.

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00360 - Clubhouse Food & Beverage

27000 - Appliances

130 - Counters: Stainless Steel
Kitchen Storage Racks & Shelving

Useful Life 10 Remaining Life 5
Quantity 1 Unit of Measure Lump Sum
Cost /LS $5,080
% Included 100.00% Total Cost/Study $5,080
Replacement Year 2023 Future Cost $5,747

Summary

This is to replace the storage racks and shelving.

134 - Counters: Stainless Steel
Work Tables & Sinks

Useful Life 20 Remaining Life 15
Quantity 1 Unit of Measure Lump Sum
Cost /LS $26,734
% Included 100.00% Total Cost/Study $26,734
Replacement Year 2033 Future Cost $38,719

Summary

This is for the restaurant grade stainless counters, work tables and sinks.

plate storage
2x4 free standing

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00360 - Clubhouse Food & Beverage

27000 - Appliances

200 - Refrigerator

Kitchen True Equipment 2-Door

Useful Life	10	Remaining Life	9
Quantity	1	Unit of Measure	Items
Cost /Itm	$3,718		
% Included	100.00%	Total Cost/Study	$3,718
Replacement Year	2027	Future Cost	$4,643

Summary

This is to replace the 2-door refrigerator.

True Equipment
T-49-HC
SN 9058280
Mfg 2017

2017- Per client 6/30/2017, reduce cost from $4,300 to $3,627 and reduce remaining life from 2025 to 2017.
2016- Per client 4/3/2017, no revision, so remaining life set to full.
2015- $4,179 is anticipated.

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00360 - Clubhouse Food & Beverage

27000 - Appliances

220 - Refrigerator: Commercial: Large

3 Bar/Kitchen Walk-In Refer/Freezer Compressors

Useful Life	7	Remaining Life	2
Quantity	3	Unit of Measure	Items
Cost /Itm	$4,046		
% Included	100.00%	Total Cost/Study	$12,138
Replacement Year	2020	Future Cost	$12,752

Summary

This is to replace the walk-in refrigerator/freezer compressors located on the clubhouse roof.

Bar walk-in refrigerator
Kitchen walk-in refrigerator
Kitchen walk-in freezer

Compressors are located on the roof:
Heatcraft, MN MOH015X62CFMT, SN T13C12890
Heatcraft, MN MON0???62CF, SN ?
Heatcraft, MN MOH009x62CFMT, SN T13006609

248 - Ice Machine

Kitchen Hoshizaki

Useful Life	6	Remaining Life	2
Quantity	1	Unit of Measure	Items
Cost /Itm	$3,702		
% Included	100.00%	Total Cost/Study	$3,702
Replacement Year	2020	Future Cost	$3,890

Summary

This is to repair and replace the commercial ice machine and bin.

Hoshizaki

2017- Per client 6/30/2017, extend remaining life from 2017 to 2020.
2016- Per client 3/29/2017, no 2016 expense, so remaining life set to 2017.

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00360 - Clubhouse Food & Beverage
27000 - Appliances

250 - Ice Machine
Bar Storage Rm Manitowoc

Useful Life 6 Remaining Life 2
Quantity 1 Unit of Measure Items
Cost /Itm $3,702
% Included 100.00% Total Cost/Study $3,702
Summary Replacement Year 2020 Future Cost $3,890

This is to repair and replace the commercial ice machine and bin.

LOP 03574

Hoshizaki MN SY0425W, SN 110572302, Mfg 6/2010
Bin MN B420, SN 110559414

2017- Per client 6/30/2017, extend remaining life from 2017 to 2020.
2016- Per client 3/29/2017, no 2016 expense, so remaining life set to 2017.

252 - Fryer, Free Standing
Kitchen American Range

Useful Life 8 Remaining Life 4
Quantity 1 Unit of Measure Items
Cost /Itm $2,400
% Included 100.00% Total Cost/Study $2,400
Summary Replacement Year 2022 Future Cost $2,649

This is to replace the American Range deep fat fryer.

2017- Per client 6/30/2017, extend remaining life from 2019 to 2022.

© Browning Reserve Group 2018

00360 - Clubhouse Food & Beverage

27000 - Appliances

254 - Fryer, Free Standing
Kitchen Superior

Useful Life 8 Remaining Life 7
Quantity 1 Unit of Measure Items
Cost /Itm $1,558
% Included 100.00% Total Cost/Study $1,558
Summary Replacement Year 2025 Future Cost $1,852

This is to replace the Superior deep fat fryer.

2018- Unit appears to have been installed between 2015 and 2018. Per client 4/27/2018, fryer was purchased for $1,558 from operating. Per client 5/18/2018, the unit was purchased in 2017.

260 - Broiler
Kitchen Vulcan Salamander

Useful Life 5 Remaining Life 2
Quantity 1 Unit of Measure Items
Cost /Itm $6,264
% Included 100.00% Total Cost/Study $6,264
Summary Replacement Year 2020 Future Cost $6,581

This is to replace the Vulcan 36" salamander.

2018- Per client 2/22/2018, unit needs work.
2017- Per client 6/30/2017, move the remaining life from 2018 to 2020.

© Browning Reserve Group 2018

00360 - Clubhouse Food & Beverage

27000 - Appliances

264 - Stove

Kitchen American Range Griddle

Useful Life	10	Remaining Life	5
Quantity	1	Unit of Measure	Items
Cost /Itm	$3,314		
% Included	100.00%	Total Cost/Study	$3,314
Replacement Year	2023	Future Cost	$3,749

Summary

This is to replace the American Range 30" griddle.

2017- Per client 6/30/2017, change useful life from 5 to 10 years and move the remaining life from 2018 to 2023.

270 - Stove / Oven: Commercial grade 6-burner

Kitchen Wolf Char Broiler

Useful Life	5	Remaining Life	2
Quantity	1	Unit of Measure	Items
Cost /Itm	$2,147		
% Included	100.00%	Total Cost/Study	$2,147
Replacement Year	2020	Future Cost	$2,256

Summary

This is to replace the Wolf 36" 6-burner char broiler.

2018- Per client 10/2/2018, extend remaining life from 2018 to 2020.

© Browning Reserve Group 2018

00360 - Clubhouse Food & Beverage

27000 - Appliances

274 - Oven

Kitchen Vulcan Dbl Convection Oven

Useful Life	5	Remaining Life	2
Quantity	1	Unit of Measure	Items
Cost /Itm	$3,895		
% Included	100.00%	Total Cost/Study	$3,895
Replacement Year	2020	Future Cost	$4,092

Summary

This is to replace the Vulcan 29" double oven.

2018- Per client 10/2/2018, extend remaining life from 2019 to 2020.
2017- Per client 6/30/2017, change cost from $7,691 to $3,800 and move the remaining life from 2018 to 2017.

290 - Stove: Fire Suppression

Kitchen Fire Suppression

Useful Life	10	Remaining Life	5
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$5,923		
% Included	100.00%	Total Cost/Study	$5,923
Replacement Year	2023	Future Cost	$6,701

Summary

This is to replace the Kidde fire suppression system.

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00360 - Clubhouse Food & Beverage

27000 - Appliances

296 - Stove: Exhaust Hood w/ Fan

Kitchen Range Exhaust Hood

Useful Life 10 Remaining Life 5
Quantity 1 Unit of Measure Items
Cost /Itm $8,077
% Included 100.00% Total Cost/Study $8,077
Replacement Year 2023 Future Cost $9,138

Summary

This is to replace the exhaust hood.

460 - Miscellaneous

Clubhouse Traeger Smoker

Useful Life 4 Remaining Life 2
Quantity 1 Unit of Measure Items
Cost /Itm $1,247
% Included 100.00% Total Cost/Study $1,247
Replacement Year 2020 Future Cost $1,310

Summary

This is to replace the Traeger smoker.

2018- Per client 10/2/2018, extend remaining life from 2018 to 2020.

© Browning Reserve Group 2018

00360 - Clubhouse Food & Beverage

27000 - Appliances

650 - Sandwich Station

3 Kitchen Sandwich Prep Tables

Useful Life	8	Remaining Life	3
Quantity	3	Unit of Measure	Items
Cost /Itm	$2,628		
% Included	100.00%	Total Cost/Study	$7,883
Replacement Year	2021	Future Cost	$8,489

Summary

This is to replace the True Superior sandwich prep tables.

1- Silver King
1- Unknown (small)
1- Superior

2018- Per client 2/22/2018, replacement anticipated within 3 years.

662 - Meat Slicer

Kitchen Hobart

Useful Life	10	Remaining Life	4
Quantity	1	Unit of Measure	Items
Cost /Itm	$5,041		
% Included	100.00%	Total Cost/Study	$5,041
Replacement Year	2022	Future Cost	$5,564

Summary

This is to replace the Hobart slicer.

2017- Per client 6/30/2017, move the remaining life from 2019 to 2022.

© Browning Reserve Group 2018

00360 - Clubhouse Food & Beverage

27000 - Appliances

680 - Warming Drawers

Kitchen Service Area Toastmaster Food Warmer

Useful Life 8 Remaining Life 3
Quantity 1 Unit of Measure Items
Cost /Itm $2,057
% Included 100.00% Total Cost/Study $2,057
Replacement Year 2021 Future Cost $2,215

Summary

This is to replace the Toastmaster 2-drawer food warmer.

688 - Buffet Station

Kitchen Serve Well 3-Well

Useful Life 8 Remaining Life 7
Quantity 1 Unit of Measure Items
Cost /Itm $1,542
% Included 100.00% Total Cost/Study $1,542
Replacement Year 2025 Future Cost $1,833

Summary

This is to replace the 46", 3-well hot food table.

Serve Well by Vollrath

2017- Per client 6/30/2017, extend the remaining life from 2021 to 2025.

692 - Warming Drawers

Hotline Food Warmer Assembly

Useful Life 10 Remaining Life 5
Quantity 1 Unit of Measure Items
Cost /Itm $2,123
% Included 100.00% Total Cost/Study $2,123
Replacement Year 2023 Future Cost $2,401

Summary

This is to replace the Hotline food warmer assembly.

© Browning Reserve Group 2018

00360 - Clubhouse Food & Beverage
27000 - Appliances

700 - Refrigerator
Kitchen True 4-Drawer Chef Base

Useful Life	15	Remaining Life	6
Quantity	1	Unit of Measure	Items
Cost /Itm	$7,125		
% Included	100.00%	Total Cost/Study	$7,125
Replacement Year	2024	Future Cost	$8,262

Summary

This is to replace the True chef base 4-drawer refrigerator.

716 - Refrigerator: Commercial: Large
Kitchen Imperial Walk-In Refrigerator

Useful Life	15	Remaining Life	10
Quantity	1	Unit of Measure	Items
Cost /Itm	$27,500		
% Included	100.00%	Total Cost/Study	$27,500
Replacement Year	2028	Future Cost	$35,202

Summary

This is to replace the Imperial walk-in large commercial refrigerator. Refrigeration equipment is provided for within another component.

SN 13-DA-54419-04B
Mfg 4/1/2013

© Browning Reserve Group 2018

00360 - Clubhouse Food & Beverage

27000 - Appliances

720 - Refrigerator

Kitchen Hoshizaki Under-Counter

Useful Life	12	Remaining Life	7
Quantity	1	Unit of Measure	Items
Cost /Itm	$3,769		
% Included	100.00%	Total Cost/Study	$3,769
Replacement Year	2025	Future Cost	$4,480

Summary

This is to replace the Hoshizaki under-counter.

740 - Refrigerator

2 Bar Bev-Air Bar-Back Cabinets

Useful Life	8	Remaining Life	3
Quantity	2	Unit of Measure	Items
Cost /Itm	$6,398		
% Included	100.00%	Total Cost/Study	$12,796
Replacement Year	2021	Future Cost	$13,779

Summary

This is to replace the Bev-Air 59" 2-door bar back refrigerated cabinets.

© Browning Reserve Group 2018

00360 - Clubhouse Food & Beverage

27000 - Appliances

752 - Freezer

Kitchen True Worktop Freezer

Useful Life	12	Remaining Life	7
Quantity	1	Unit of Measure	Items
Cost /Itm	$3,769		
% Included	100.00%	Total Cost/Study	$3,769
Replacement Year	2025	Future Cost	$4,480

Summary

This is to replace the worktop freezer.

True
MN TWT-27F

756 - Freezer

Kitchen Service Area Delfield Ice Cream Freezer

Useful Life	8	Remaining Life	3
Quantity	1	Unit of Measure	Items
Cost /Itm	$3,199		
% Included	100.00%	Total Cost/Study	$3,199
Replacement Year	2021	Future Cost	$3,445

Summary

This is to replace the Delfield ice cream freezer.

© Browning Reserve Group 2018

00360 - Clubhouse Food & Beverage

27000 - Appliances

758 - Freezer: Large

Kitchen Imperial Walk-In Freezer

Useful Life	15	Remaining Life	10
Quantity	1	Unit of Measure	Items
Cost /Itm	$16,175		
% Included	100.00%	Total Cost/Study	$16,175
Replacement Year	2028	Future Cost	$20,705

Summary

This is to replace the Imperial walk-in large commercial freezer. Refrigeration equipment is provided for within another component.

760 - Holding/Proofing Cabinet

Kitchen Alto Shaam Cabinet

Useful Life	7	Remaining Life	6
Quantity	1	Unit of Measure	Items
Cost /Itm	$7,725		
% Included	100.00%	Total Cost/Study	$7,725
Replacement Year	2024	Future Cost	$8,959

Summary

This is to replace the 2-door holding cabinet.

Alto Shaam 1000-BQ2/192 meal delivery cart

2018- Unit replaced the prior FEW cabinet. Per client 4/27/2018, $7,538 was expended for the Alto Shaam in 2017, and reduce useful life from 12 to 7 years.

© Browning Reserve Group 2018

00360 - Clubhouse Food & Beverage

27000 - Appliances

800 - Miscellaneous

Kitchen SteamCraft Steamer

Useful Life 6 Remaining Life 2
Quantity 1 Unit of Measure Items
Cost /Itm $6,644
% Included 100.00% Total Cost/Study $6,644
Summary Replacement Year 2020 Future Cost $6,981

This is to repair and replace the steamer.

SteamCraft
MN 21CET8
SN 1109230001068

2018- Prior Cleveland Steamer was not present and appeared to have been replaced with a used SteamCraft.
2017- Per client 6/30/2017, extend remaining life from 2017 to 2020.

804 - Miscellaneous

Platters, Bowels, Utensils

Useful Life 10 Remaining Life 7
Quantity 1 Unit of Measure Lump Sum
Cost /LS $3,887
% Included 100.00% Total Cost/Study $3,887
Summary Replacement Year 2025 Future Cost $4,621

This is to replace assorted platters, bowls, and utensils.

2016- Per client 4/3/2017, $3,684 was expended in 2015.

© Browning Reserve Group 2018

00360 - Clubhouse Food & Beverage

27000 - Appliances

812 - Cold Beverage Dispenser

Bar- Beer Tap System

Useful Life 10 Remaining Life 5
Quantity 1 Unit of Measure Lump Sum
Cost /LS $9,025
% Included 100.00% Total Cost/Study $9,025
Summary Replacement Year 2023 Future Cost $10,211

This is to replace the beer tap system.

816 - Miscellaneous

China/ Plate Ware

Useful Life 5 Remaining Life 3
Quantity 1 Unit of Measure Lump Sum
Cost /LS $4,227
% Included 100.00% Total Cost/Study $4,227
Summary Replacement Year 2021 Future Cost $4,552

This is to replace miscellaneous china and plate ware.

2016- Per client 3/27/2017, $13,9556 was expended.
2015- $3,925 is anticipated per client 7/31/2015.

© Browning Reserve Group 2018

00360 - Clubhouse Food & Beverage

27000 - Appliances

820 - Miscellaneous

Bar Storage Rm Micromatic Glycol System

Useful Life 10 Remaining Life 6
Quantity 1 Unit of Measure Items
Cost /Itm $2,500
% Included 100.00% Total Cost/Study $2,500
Summary Replacement Year 2024 Future Cost $2,899

This is to repair and replace the glycol cooler.

Power Pack - Micro Matic
MN MMPP4301-EP
SN A122724

2018- $2,500 and 10 year useful life estimates per client 2/22/2018. CO2 system is being removed and won't be replaced.

824 - Refrigerator

Bar Perlick Glass Froster

Useful Life 8 Remaining Life 3
Quantity 1 Unit of Measure Items
Cost /Itm $2,650
% Included 100.00% Total Cost/Study $2,650
Summary Replacement Year 2021 Future Cost $2,854

This is to replace the Perlick 48" 2-door glass froster.

© Browning Reserve Group 2018

00360 - Clubhouse Food & Beverage

27000 - Appliances

832 - Miscellaneous

Dishware

Useful Life	15	Remaining Life	12
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$1,455		
% Included	100.00%	Total Cost/Study	$1,455
Replacement Year	2030	Future Cost	$1,957

Summary

This is to replace the dishware.

2016- Per client 4/3/2017, no revision provided, so life set to full.
2015- $1,351 is anticipated per client 7/31/2015.

900 - Mixer- Large

Globe Mixer/ Grinder

Useful Life	10	Remaining Life	2
Quantity	1	Unit of Measure	Items
Cost /Itm	$4,036		
% Included	100.00%	Total Cost/Study	$4,036
Replacement Year	2020	Future Cost	$4,241

Summary

This is to replace the Globe mixer / grinder.

2017- Per client 6/30/2017, extend the remaining life from 2017 to 2029.

© Browning Reserve Group 2018

00360 - Clubhouse Food & Beverage

27000 - Appliances

944 - Drinking Fountain
2 Lobby

Useful Life 20 Remaining Life 15
Quantity 2 Unit of Measure Items
Cost /Itm $1,023
% Included 100.00% Total Cost/Study $2,046
Summary Replacement Year 2033 Future Cost $2,963

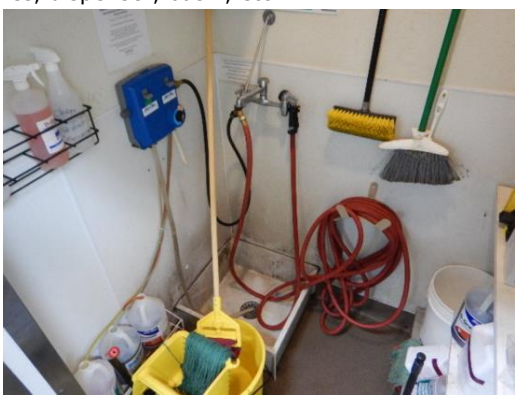
This is to replace the Elkay refrigerated drinking fountains.

30000 - Miscellaneous

980 - Plumbing
Kitchen Mop Sink

Useful Life 15 Remaining Life 8
Quantity 1 Unit of Measure Items
Cost /Itm $1,905
% Included 100.00% Total Cost/Study $1,905
Summary Replacement Year 2026 Future Cost $2,321

This is to refurbish and replace the mop sink including fixtures, dispenser, basin, etc.



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00380 - Sports Lounge Food & Beverage

04000 - Structural Repairs

920 - Doors

5 Kitchen Overhead & Service

Useful Life	30	Remaining Life	22
Quantity	5	Unit of Measure	Items
Cost /Itm	$1,615		
% Included	100.00%	Total Cost/Study	$8,077
Replacement Year	2040	Future Cost	$13,905

Summary

This is to repair, replace and maintain the overhead roll up doors, bar storage room sliding door and kitchen service window.

1- Dining room reception overhead rollup (no operator)
1- Cart barn overhead rollup (no operator)
1- Outdoor vending area overhead rollup (no operator)
1- Bar storage room sliding door
1- Kitchen outdoor service window

930 - Doors

25 Interior & Exterior Doors

Useful Life	30	Remaining Life	22
Quantity	25	Unit of Measure	Items
Cost /Itm	$969		
% Included	100.00%	Total Cost/Study	$24,230
Replacement Year	2040	Future Cost	$41,714

Summary

This is to repair, replace and maintain the doors and door hardware including (12) panic exits and main lobby entry ADA automatic operator.

© Browning Reserve Group 2018

00380 - Sports Lounge Food & Beverage

08000 - Rehab

100 - General

Bar

Useful Life	20	Remaining Life	12
Quantity	1	Unit of Measure	Room
Cost /Rm	$31,230		
% Included	100.00%	Total Cost/Study	$31,230
Replacement Year	2030	Future Cost	$42,001

Summary

This is to remodel the bar. Flooring, appliances, furnishings and paint are provided for within other components.

22000 - Office Equipment

218 - Computers, Misc.

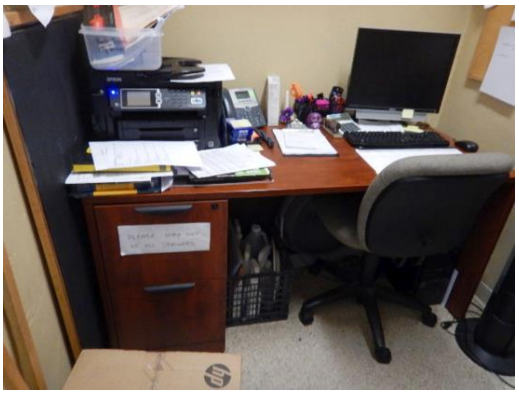
Kitchen Office PC, Desk, Chair

Useful Life	12	Remaining Life	9
Quantity	1	Unit of Measure	Items
Cost /Itm	$3,520		
% Included	100.00%	Total Cost/Study	$3,520
Replacement Year	2027	Future Cost	$4,395

Summary

This is to replace kitchen office items including computer, desk and chair. Safe is expected to have a life longer than a 30 years and is not provided for within reserves.

2016- Per client 4/3/2017, $3,327 was expended in 2015.



© Browning Reserve Group 2018

00380 - Sports Lounge Food & Beverage

24000 - Furnishings

208 - Bar Stools

22 Bar Stools

Useful Life 10 Remaining Life 3
Quantity 22 Unit of Measure Items
Cost /Itm $221
% Included 100.00% Total Cost/Study $4,857
Summary Replacement Year 2021 Future Cost $5,230

This is to replace the bar chairs.

6- bar counter stools
16- high bar table stools

2018- Per client 2/22/2018, anticipate replacement within 3 years.
2016- Per client 4/3/2017, $1,014 was expended in 2015.

338 - Tables

Aluminum Folding Tables

Useful Life 10 Remaining Life 3
Quantity 1 Unit of Measure Lump Sum
Cost /LS $4,415
% Included 100.00% Total Cost/Study $4,415
Summary Replacement Year 2021 Future Cost $4,755

This is to replace the aluminum folding tables.

1- west patio
1- bar
3- conference room
+ various locations

© Browning Reserve Group 2018

00380 - Sports Lounge Food & Beverage

24000 - Furnishings

916 - Chairs

105 Dining Room/Bar Furniture, Chairs

Useful Life	8	Remaining Life	3
Quantity	105	Unit of Measure	Items
Cost /Itm	$85.13		
% Included	100.00%	Total Cost/Study	$8,938
Replacement Year	2021	Future Cost	$9,625

Summary

This is to replace miscellaneous chairs. Bar stools are provided for within another component.

In 2015, the following chairs were observed at various Sports Lounge areas:
2- dinning reception chairs
2- dining high chairs
11- bar
16- east patio expanded metal
49- conference room stacking
28- west patio aluminum
88- dining stacking

2018- Per client 2/22/2018, anticipate replacement within 3 years. Useful life decreased from 2023 to 2021.
2016- Per client 4/3/2017, $7,536 was expended in 2015.
2015- Per client 8/14/2015, 105 chairs at $8,300 total with 8 year life.

© Browning Reserve Group 2018

00380 - Sports Lounge Food & Beverage

24000 - Furnishings

920 - Tables

27 Dining Room/Bar Furniture, Tables

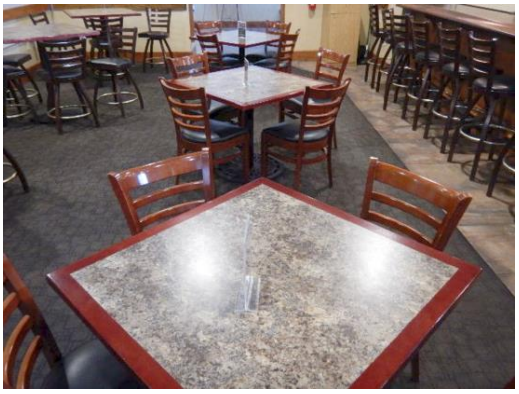
Useful Life	8	Remaining Life	3
Quantity	27	Unit of Measure	Items
Cost /Itm	$550		
% Included	100.00%	Total Cost/Study	$14,861
Replacement Year	2021	Future Cost	$16,004

Summary

This is to replace miscellaneous tables. Aluminum folding tables are provided for within another component.

In 2015, the following tables were observed at various Sports Lounge areas:
1- conference square (dining room type)
3- bar low square
4- east patio expanded metal
4- bar high square
7- west patio square faux stone
8- dining round
12- dining square

2018- Per client 2/22/2018, anticipate replacement within 3 years. Remaining life reduced from 2023 to 2021.
2016- Per client 4/3/2017, $13,797 was expended in 2015.
2015- Per client 8/14/2015, 27 tables at $8,300 total with 8 year life.



924 - Miscellaneous

Podium

Useful Life	20	Remaining Life	15
Quantity	1	Unit of Measure	Items
Cost /Itm	$1,077		
% Included	100.00%	Total Cost/Study	$1,077
Replacement Year	2033	Future Cost	$1,560

Summary

This is to replace miscellaneous furnishings.

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00380 - Sports Lounge Food & Beverage

24000 - Furnishings

928 - Tables

11 East & West Patio Tables

Useful Life	12	Remaining Life	5
Quantity	11	Unit of Measure	Items
Cost /Itm	$790		
% Included	100.00%	Total Cost/Study	$8,690
Replacement Year	2023	Future Cost	$9,832

Summary

This is to replace the patio tables.

4- east patio
7- west patio

2015- Per client 8/14/2015, 11 items at $10,202 total with 8 year life with 2023 next replacement.

930 - Tables

34 East & West Patio Chairs (47%)

Useful Life	6	Remaining Life	2
Quantity	34	Unit of Measure	Items
Cost /Itm	$100	Qty * $/Itm	$3,400
% Included	47.06%	Total Cost/Study	$1,600
Replacement Year	2020	Future Cost	$1,681

Summary

This is to replace patio chairs.

16- east patio
18- west patio

2018- The east patio chairs are rusted and will be replaced soon. Component replacement reduced from 100% to 47% and useful life from 12 to 6 years. Per client 10/2/2018, extend remaining life from 2018 to 2020.
2017- Per client 6/30/2017, replacing chairs in 2018 for $2,000.
2015- Per client 8/14/2015, 11 items at $10,202 total with 8 year life with 2023 next replacement.

Rusted east patio chair.

© Browning Reserve Group 2018

00380 - Sports Lounge Food & Beverage

24500 - Audio / Visual

104 - Television

11 Bar, Dining, Patio, Pro Shop (27%)

Useful Life	3	Remaining Life	1
Quantity	11	Unit of Measure	Items
Cost /Itm	$1,075	Qty * $/Itm	$11,825
% Included	27.27%	Total Cost/Study	$3,225
Replacement Year	2019	Future Cost	$3,306

Summary

This is to periodically replace the televisions on a percentage basis.

Bar
4- Vizio (#'s 6, 7, 8, 9)
Dining
4- Samsung (#'s 3, 4, 5, ?)
Pro shop
1- Sony
West patio
1- Flat screen in locked enclosure (#11)
Golf meeting room
1- Sony (#13)

2016- Per client 3/29/2017, $12,964 total was expended for sports bar TV systems and sound and AV upgrade. Per client 4/3/2017, $5,147 was expended in 2015.

© Browning Reserve Group 2018

00380 - Sports Lounge Food & Beverage

24500 - Audio / Visual

878 - Projector
Dining

Useful Life	8	Remaining Life	3
Quantity	1	Unit of Measure	Items
Cost /Itm	$1,075		
% Included	100.00%	Total Cost/Study	$1,075
Replacement Year	2021	Future Cost	$1,158

Summary

This is to replace the projector and projection screen.

1- Optima projector

2018- Per client 2/22/2018, anticipate projector replacement within 3 years.

24600 - Safety / Access

354 - Defibrillators
Hallway

Useful Life	7	Remaining Life	4
Quantity	1	Unit of Measure	Items
Cost /Itm	$2,692		
% Included	100.00%	Total Cost/Study	$2,692
Replacement Year	2022	Future Cost	$2,972

Summary

This is to replace the (AED) automated external defibrillator unit.

© Browning Reserve Group 2018

00380 - Sports Lounge Food & Beverage

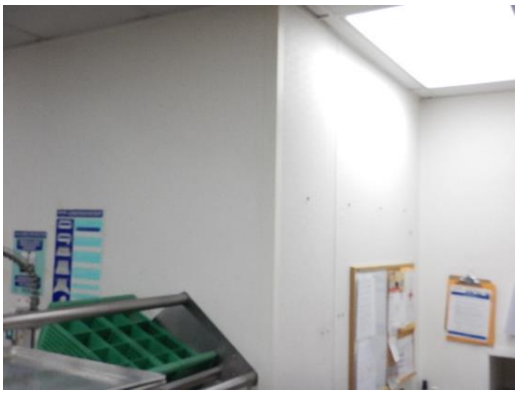
25500 - Wallcoverings

300 - FRP
1,710 Sq. Ft. Kitchen

Useful Life	20	Remaining Life	12
Quantity	1,710	Unit of Measure	Square Feet
Cost /SqFt	$3.77		
% Included	100.00%	Total Cost/Study	$6,445
Replacement Year	2030	Future Cost	$8,668

Summary

This is to replace the wall fiberglass reinforced panels (FRP).



27000 - Appliances

100 - Warming Drawers
Kitchen Metro Food Warmer

Useful Life	7	Remaining Life	3
Quantity	1	Unit of Measure	Items
Cost /Itm	$2,295		
% Included	100.00%	Total Cost/Study	$2,295
Replacement Year	2021	Future Cost	$2,471

Summary

This is to replace Metro, C5, 3-Series, food warmer. This was previously listed as a BevLes 2-door food warmer.

2018- Apparently being used for storage.
2015- Per client, was purchased in 2014. Change remaining life from 1 to 6 per client direction.

© Browning Reserve Group 2018

00380 - Sports Lounge Food & Beverage

27000 - Appliances

138 - Counters: Stainless Steel

Bar Perlick Work Station

Useful Life 20 Remaining Life 13
Quantity 1 Unit of Measure Lump Sum
Cost /LS $5,848
% Included 100.00% Total Cost/Study $5,848
Summary Replacement Year 2031 Future Cost $8,061

This is to replace the Perlick bar workstation.

142 - Counters: Stainless Steel

2 Bar Perlick Blender Stations

Useful Life 20 Remaining Life 13
Quantity 2 Unit of Measure Items
Cost /Itm $1,061
% Included 100.00% Total Cost/Study $2,123
Summary Replacement Year 2031 Future Cost $2,926

This is to replace the Perlick wet blender stations.

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00380 - Sports Lounge Food & Beverage

27000 - Appliances

166 - Counters: Stainless Steel

26 Kitchen Shelving

Useful Life	5	Remaining Life	2
Quantity	26	Unit of Measure	Items
Cost /Itm	$53.31		
% Included	100.00%	Total Cost/Study	$1,386
Replacement Year	2020	Future Cost	$1,456

Summary

This is to replace miscellaneous shelving items.

2017- Per client 6/30/2017, move the remaining life from 2017 to 2020.
2016- Per client 3/29/2017, no 2016 expense, so remaining life set to 2017.

170 - Counters: Stainless Steel

Kitchen Chef Counter

Useful Life	20	Remaining Life	13
Quantity	1	Unit of Measure	Items
Cost /Itm	$13,672		
% Included	100.00%	Total Cost/Study	$13,672
Replacement Year	2031	Future Cost	$18,847

Summary

This is to replace the chef counter.

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00380 - Sports Lounge Food & Beverage

27000 - Appliances

174 - Counters: Stainless Steel

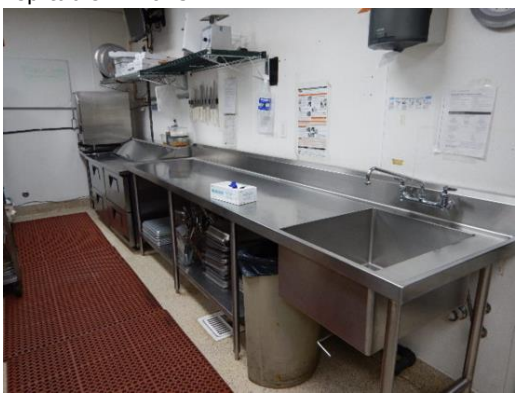
Kitchen Prep Table

Useful Life	20	Remaining Life	17
Quantity	1	Unit of Measure	Items
Cost /Itm	$4,702		
% Included	100.00%	Total Cost/Study	$4,702
Replacement Year	2035	Future Cost	$7,154

Summary

This is to replace the prep table.

2016- Per client 4/3/2017, $4,451 was expended for new prep table in 2015.



178 - Cold Beverage Dispenser

2 Bar Beer Tap Glycol Systems

Useful Life	15	Remaining Life	8
Quantity	2	Unit of Measure	Items
Cost /Itm	$9,638		
% Included	100.00%	Total Cost/Study	$19,276
Replacement Year	2026	Future Cost	$23,486

Summary

This is to replace the Glas Tender, BT-8-MFR-LD, glycol system, 8-tap systems.

2016- Per client 3/29/2017, $2,323 was expended.

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00380 - Sports Lounge Food & Beverage

27000 - Appliances

194 - Hot Beverage Dispenser

Kitchen Curtis Brewer

Useful Life	12	Remaining Life	10
Quantity	1	Unit of Measure	Items
Cost /Itm	$1,292		
% Included	100.00%	Total Cost/Study	$1,292
Replacement Year	2028	Future Cost	$1,654

Summary

This is to replace the Curtis Gem 3, airport, brewer.

2018- Prior Bunn equipment was previously replaced since 2015.

224 - Sandwich Station

Kitchen True Refrigerated Sandwich/Salad Prep

Useful Life	7	Remaining Life	2
Quantity	1	Unit of Measure	Items
Cost /Itm	$3,769		
% Included	100.00%	Total Cost/Study	$3,769
Replacement Year	2020	Future Cost	$3,960

Summary

This is to replace the True, refrigerated, 4-drawer, sandwich/salad prep station.

2018- Per client 2/22/2018, reduce useful life from 7 to 6 years and anticipate replacement within 3 years. Remaining life extended from 2018 to 2019. Per client 10/2/2018, extend remaining life from 2019 to 2020.

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00380 - Sports Lounge Food & Beverage

27000 - Appliances

244 - Sandwich Station

Kitchen SK Refrigerated Sandwich/Salad Prep

Useful Life	7	Remaining Life	2
Quantity	1	Unit of Measure	Items
Cost /Itm	$3,015		
% Included	100.00%	Total Cost/Study	$3,015
Replacement Year	2020	Future Cost	$3,168

Summary

This is to replace the Silver King, refrigerated, sandwich/salad prep station.

2018- Per client 10/2/2018, extend remaining life from 2018 to 2020.

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00380 - Sports Lounge Food & Beverage

27000 - Appliances

298 - Ice Machine

Kitchen Manitowoc

Useful Life	7	Remaining Life	4
Quantity	1	Unit of Measure	Items
Cost /Itm	$6,031		
% Included	100.00%	Total Cost/Study	$6,031
Replacement Year	2022	Future Cost	$6,657

Summary

This is to repair and replace the ice machine and large bin.

LOP 03486

Manitowoc
Ice Maker
MN QY0455W
SN 010161163
Bin
MN S570
SN 010120161

2018- Prior Hoshizaki had been replaced since 2015. Per client 2/22/2018, this Manitowoc unit will be moved to the outdoor vending area, and the kitchen unit will be replaced.
2017- Per client 6/30/2017, move the remaining life from 2018 to 2017.

© Browning Reserve Group 2018

00380 - Sports Lounge Food & Beverage

27000 - Appliances

302 - Ice Machine

Bar Manitowoc

Useful Life	7	Remaining Life	2
Quantity	1	Unit of Measure	Items
Cost /Itm	$6,031		
% Included	100.00%	Total Cost/Study	$6,031
Replacement Year	2020	Future Cost	$6,336

Summary

This is to replace the Hoshizaki ice machine and large bin.

2017- Per client 6/30/2017, move the remaining life from 2018 to 2020.

306 - Ice Machine

Outdoor Vending Hoshizaki #2

Useful Life	9	Remaining Life	1
Quantity	1	Unit of Measure	Items
Cost /Itm	$5,342		
% Included	100.00%	Total Cost/Study	$5,342
Replacement Year	2019	Future Cost	$5,476

Summary

This is to replace the Hoshizaki water/ice dispenser equipped ice machine.

cabinet stand
MN SD-500
SH V50862A

2018- Per client 2/22/2018, this Hoshizaki unit will be replaced with the kitchen's Manitowoc unit.
2017- Per client 6/30/2017, decrease remaining life from 2024 to 2017.
2016- Per client 4/3/2017, no revision provided, so life set to full.
2015- $4,961 is anticipated.

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00380 - Sports Lounge Food & Beverage

27000 - Appliances

308 - Fryer, Free Standing

Kitchen Pitco Fryer

Useful Life	7	Remaining Life	3
Quantity	1	Unit of Measure	Items
Cost /Itm	$1,615		
% Included	100.00%	Total Cost/Study	$1,615
Replacement Year	2021	Future Cost	$1,739

Summary

This is to replace the Pitco deep fat fryer.

2015- Per client, was purchased in 2014. Change remaining life from 3 to 6 per client direction.

310 - Fryer, Free Standing

Kitchen American Range Fryer

Useful Life	7	Remaining Life	3
Quantity	1	Unit of Measure	Items
Cost /Itm	$2,400		
% Included	100.00%	Total Cost/Study	$2,400
Replacement Year	2021	Future Cost	$2,585

Summary

This is to replace the American Range deep fat fryer.

2018- Per client 2/22/2018, this unit will be replaced within 3 years. Useful life reduced from 4 to 3 years.
2016- Per client 4/3/2017, $2,291 was expended in 2015.

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00380 - Sports Lounge Food & Beverage

27000 - Appliances

314 - Broiler

Kitchen American Range Salamander

Useful Life	10	Remaining Life	2
Quantity	1	Unit of Measure	Items
Cost /Itm	$2,330		
% Included	100.00%	Total Cost/Study	$2,330
Replacement Year	2020	Future Cost	$2,448

Summary

This is to replace the American Range Salamander.

2018- Per client 2/22/2018, this unit needs work and may be replaced soon but no definite replacement date is set. Remaining life reduced from 2021 to 2019. Per client 10/2/2018, extend remaining life from 2019 to 2020. 2015- The kitchen crew indicated that the pilot light blows out.

318 - Stove

Kitchen Rankin Griddle

Useful Life	15	Remaining Life	8
Quantity	1	Unit of Measure	Items
Cost /Itm	$3,349		
% Included	100.00%	Total Cost/Study	$3,349
Replacement Year	2026	Future Cost	$4,081

Summary

This is to replace the Rankin-Deluxe GT-30 griddle.

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00380 - Sports Lounge Food & Beverage

27000 - Appliances

322 - Stove / Oven: Commercial grade 6-burner
Kitchen American Range

Useful Life 15 Remaining Life 8
Quantity 1 Unit of Measure Items
Cost /Itm $11,075
% Included 100.00% Total Cost/Study $11,075
Summary Replacement Year 2026 Future Cost $13,493

This is to replace the American Range, Medallion Series, 6-burner range.

326 - Stove
Kitchen Vulcan Charbroiler

Useful Life 5 Remaining Life 4
Quantity 1 Unit of Measure Items
Cost /Itm $3,417
% Included 100.00% Total Cost/Study $3,417
Summary Replacement Year 2022 Future Cost $3,772

This is to replace the Vulcan charbroiler.

2018- The prior American Range charbroiler has been replaced since 2015. Per client 2/22/2018, this Vulcan unit was moved from the clubhouse kitchen.
2017- Per client 6/30/2017, move the remaining life from 2020 to 2022.

© Browning Reserve Group 2018

00380 - Sports Lounge Food & Beverage

27000 - Appliances

328 - Oven

Kitchen TurboChef Pizza Oven & Pizza Dish Caddy

Useful Life 10 Remaining Life 7
Quantity 1 Unit of Measure Items
Cost /Itm $21,958
% Included 100.00% Total Cost/Study $21,958
Summary Replacement Year 2025 Future Cost $26,101

This is to replace the pizza oven and pizza oven dish caddy.

TurboChef
MN HhC2020
SN HhC2020ED04787
Mfg 9/2015

2016- Per client 4/3/2017, $20,392 total was expended including $19,277 for pizza oven and $1,115 for pizza oven dish caddy in 2015.

330 - Oven

Kitchen Vulcan Convection Dbl Oven

Useful Life 10 Remaining Life 8
Quantity 1 Unit of Measure Items
Cost /Itm $7,320
% Included 100.00% Total Cost/Study $7,320
Summary Replacement Year 2026 Future Cost $8,918

This is to replace the Vulcan convection double oven.

2018- This is a Vulcan, vertically stacked, double convection oven.
2017- Per client 3/29/2017, $6,967 was expended in 2016. Per client 6/30/2017, description should read Vulcan Range.
2015- Per staff, this American Range unit is near end of life.

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00380 - Sports Lounge Food & Beverage

27000 - Appliances

338 - Stove: Fire Suppression
Kitchen Ansul System

Useful Life 15 Remaining Life 8
Quantity 1 Unit of Measure Items
Cost /Itm $6,203
% Included 100.00% Total Cost/Study $6,203
Summary Replacement Year 2026 Future Cost $7,558

This is to replace the, Ansul R-12, wet chemical, fire suppression system.

342 - Stove: Exhaust Hood w/ Fan
16 Lin. Ft. Kitchen Exhaust Hood

Useful Life 15 Remaining Life 8
Quantity 16 Unit of Measure Linear Feet
Cost /l.f. $429
% Included 100.00% Total Cost/Study $6,866
Summary Replacement Year 2026 Future Cost $8,366

This is to replace the CaptiveAire exhaust hood assembly.

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00380 - Sports Lounge Food & Beverage

27000 - Appliances

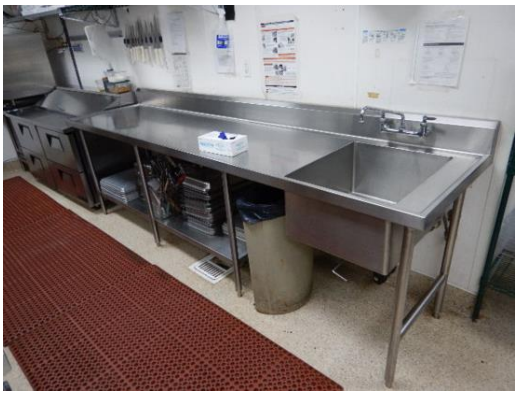
446 - Counters: Stainless Steel

3 Kitchen Solid, Sorting & L-Shaped Tables

Useful Life 20 Remaining Life 13
Quantity 3 Unit of Measure Items
Cost /Itm $2,487
% Included 100.00% Total Cost/Study $7,460
Summary Replacement Year 2031 Future Cost $10,283

This is to replace the solid, sorting L-shaped tables.

Solid- $3,757
Sorting- $1,220
L-shaped- $1,950



666 - Meat Slicer

Kitchen Globe Slicer

Useful Life 7 Remaining Life 3
Quantity 1 Unit of Measure Items
Cost /Itm $1,615
% Included 100.00% Total Cost/Study $1,615
Summary Replacement Year 2021 Future Cost $1,740

This is to replace the Globe meat slicer.

2015- Per client, was purchased in 2014. Change useful life from 10 to 7 years and remaining life from 5 to 6 per client direction.

© Browning Reserve Group 2018

00380 - Sports Lounge Food & Beverage

27000 - Appliances

696 - Miscellaneous

Kitchen Wells Double Soup Warmer

Useful Life	7	Remaining Life	2
Quantity	1	Unit of Measure	Items
Cost /Itm	$2,172		
% Included	100.00%	Total Cost/Study	$2,172
Replacement Year	2020	Future Cost	$2,282

Summary

This is to replace the Wells, 810ULT, double soup warmer.

2017- Per client 6/30/2017, move the remaining life from 2018 to 2020.

698 - Miscellaneous

Kitchen Well 3-Well Warmer

Useful Life	7	Remaining Life	2
Quantity	1	Unit of Measure	Items
Cost /Itm	$2,154		
% Included	100.00%	Total Cost/Study	$2,154
Replacement Year	2020	Future Cost	$2,263

Summary

This is to replace the Wells, MOD300TDM, triple well, food warmer.

2017- Per client 6/30/2017, move the remaining life from 2018 to 2020.
2015- The attached faucet fixture was leaking.

© Browning Reserve Group 2018

00380 - Sports Lounge Food & Beverage

27000 - Appliances

704 - Refrigerator

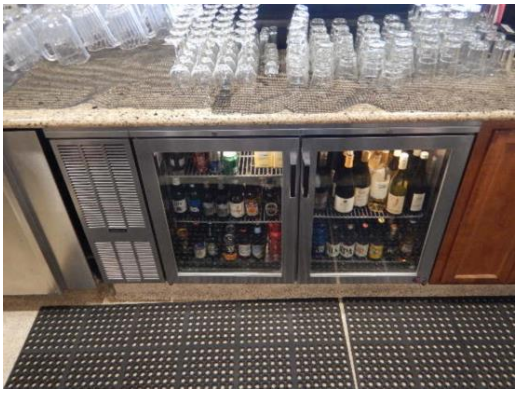
2 Bar Perlick BS60 Coolers

Useful Life	9	Remaining Life	2
Quantity	2	Unit of Measure	Items
Cost /Itm	$4,308		
% Included	100.00%	Total Cost/Study	$8,615
Replacement Year	2020	Future Cost	$9,051

Summary

This is to repair and replace the Perlick BS60 bar back coolers.

SN 652579 & 652580



708 - Refrigerator

Kitchen True Refrigerated Chef Base

Useful Life	15	Remaining Life	3
Quantity	1	Unit of Measure	Items
Cost /Itm	$5,962		
% Included	100.00%	Total Cost/Study	$5,962
Replacement Year	2021	Future Cost	$6,420

Summary

This is to replace the True 2-drawer refrigerated chef base (beneath the charbroiler).

2017- Per client 6/30/2017, move the remaining life from 2026 to 2021.

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00380 - Sports Lounge Food & Beverage

27000 - Appliances

712 - Refrigerator

Bar Perlick FR48 Glass Chiller

Useful Life	8	Remaining Life	2
Quantity	1	Unit of Measure	Items
Cost /Itm	$3,123		
% Included	100.00%	Total Cost/Study	$3,123
Replacement Year	2020	Future Cost	$3,281

Summary

This is to replace the Perlick FR 48 2-section glass/mug chiller.

SN 652593

2018- Per client 10/2/2018, extend remaining life from 2019 to 2020.

724 - Refrigerator: Commercial: Large

Kitchen Walk-In Cooler

Useful Life	20	Remaining Life	13
Quantity	1	Unit of Measure	Items
Cost /Itm	$10,600		
% Included	100.00%	Total Cost/Study	$10,600
Replacement Year	2031	Future Cost	$14,612

Summary

This is to replace the walk-in cooler. Refrigeration equipment is provided for within another component.

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00380 - Sports Lounge Food & Beverage

27000 - Appliances

728 - Refrigerator: Commercial: Large

Kitchen Walk-In Cooler Compressor

Useful Life 7 Remaining Life 2
Quantity 1 Unit of Measure Items
Cost /Itm $4,046
% Included 100.00% Total Cost/Study $4,046
Summary Replacement Year 2020 Future Cost $4,251

This is to repair and replace the walk-in cooler refrigeration equipment.

East low slope roof
Heatcraft, MOH015X62CFM, 1-1/2 HP
SN T09M12456

2018- Per client 10/2/2018, extend remaining life from 2019 to 2020.

732 - Refrigerator: Commercial: Large

Bar Walk-In Imperial Cooler

Useful Life 20 Remaining Life 13
Quantity 1 Unit of Measure Items
Cost /Itm $18,726
% Included 100.00% Total Cost/Study $18,726
Summary Replacement Year 2031 Future Cost $25,814

This is to repair and replace the Imperial walk-in cooler. Refrigeration equipment is provided for within another component.

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00380 - Sports Lounge Food & Beverage

27000 - Appliances

736 - Refrigerator: Commercial: Large
Bar Walk-In Cooler Compressor

Useful Life	15	Remaining Life	8
Quantity	1	Unit of Measure	Items
Cost /Itm	$4,046		
% Included	100.00%	Total Cost/Study	$4,046
Replacement Year	2026	Future Cost	$4,930

Summary

This is to repair and replace the walk-in cooler refrigeration equipment.

West low slope roof- Heatcraft, MOH005X62CFM, 1/2 HP

764 - Freezer
Kitchen Silver King 2-Drawer

Useful Life	7	Remaining Life	2
Quantity	1	Unit of Measure	Items
Cost /Itm	$4,176		
% Included	100.00%	Total Cost/Study	$4,176
Replacement Year	2020	Future Cost	$4,388

Summary

This is to replace the Silver King, 2-drawer, under counter freezer.

2017- Per client 6/30/2017, move the remaining life from 2018 to 2020.

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00380 - Sports Lounge Food & Beverage

27000 - Appliances

768 - Freezer: Large

Kitchen Walk-In Freezer

Useful Life	20	Remaining Life	13
Quantity	1	Unit of Measure	Items
Cost /Itm	$16,175		
% Included	100.00%	Total Cost/Study	$16,175
Replacement Year	2031	Future Cost	$22,297

Summary

This is to replace the walk-in freezer. Refrigeration equipment is provided for within another component.

772 - Freezer: Large

Kitchen Walk-In Freezer Compressor

Useful Life	15	Remaining Life	8
Quantity	1	Unit of Measure	Items
Cost /Itm	$4,046		
% Included	100.00%	Total Cost/Study	$4,046
Replacement Year	2026	Future Cost	$4,930

Summary

This is to repair and replace the walk-in freezer refrigeration equipment.

West low slope roof- Heatcraft, MOH series compressor

© Browning Reserve Group 2018

00380 - Sports Lounge Food & Beverage

27000 - Appliances

836 - Miscellaneous

Kitchen Accutemp Steamer

Useful Life	7	Remaining Life	3
Quantity	1	Unit of Measure	Items
Cost /Itm	$6,673		
% Included	100.00%	Total Cost/Study	$6,673
Replacement Year	2021	Future Cost	$7,187

Summary

This is to replace the Accutemp, Evolution, steamer.

2018- Per client 3/22/2018, this unit was removed and then reinstalled, so include its replacement.
2017- Per client 6/30/2017, remove this component, will not be replaced.

844 - Miscellaneous

Bar Assembly

Useful Life	15	Remaining Life	8
Quantity	1	Unit of Measure	Items
Cost /Itm	$4,099		
% Included	100.00%	Total Cost/Study	$4,099
Replacement Year	2026	Future Cost	$4,994

Summary

This is to replace the bar assembly.

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00380 - Sports Lounge Food & Beverage

27000 - Appliances

848 - Miscellaneous

China

Useful Life	7	Remaining Life	4
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$1,873		
% Included	100.00%	Total Cost/Study	$1,873
Replacement Year	2022	Future Cost	$2,067

Summary

This is to replace the china.

2016- Per client 4/3/2017, no revision provided, so life set to full.
2015- $1,739 is anticipated.

904 - Mixer- Large

Kitchen Globe Mixer

Useful Life	10	Remaining Life	3
Quantity	1	Unit of Measure	Items
Cost /Itm	$2,908		
% Included	100.00%	Total Cost/Study	$2,908
Replacement Year	2021	Future Cost	$3,131

Summary

This is to replace Globe, SP20, 20 quart, mixer.

2015- Per client, was purchased in 2014. Extend remaining life from 2020 to 2021 per client direction.

© Browning Reserve Group 2018

00380 - Sports Lounge Food & Beverage

27000 - Appliances

940 - Drinking Fountain
2 Lobby

Useful Life 20 Remaining Life 12
Quantity 2 Unit of Measure Items
Cost /Itm $1,023
% Included 100.00% Total Cost/Study $2,046
Summary Replacement Year 2030 Future Cost $2,752

This is to replace the Elkay refrigerated drinking fountains.

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972 - Miscellaneous
2 Kitchen Mars Air Curtains

Useful Life 15 Remaining Life 8
Quantity 2 Unit of Measure Items
Cost /Itm $1,508
% Included 100.00% Total Cost/Study $3,015
Summary Replacement Year 2026 Future Cost $3,674

This is to replace the Mars, NCH42-1UA-MW, air curtains.

1- outdoor service window
1- rear door

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00380 - Sports Lounge Food & Beverage

30000 - Miscellaneous

964 - Plumbing

Kitchen 3-Compartment Sink

Useful Life	15	Remaining Life	8
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$4,582		
% Included	100.00%	Total Cost/Study	$4,582
Replacement Year	2026	Future Cost	$5,583

Summary

This is to replace the 3-compartment sink.

968 - Plumbing

Bar Sink

Useful Life	20	Remaining Life	13
Quantity	1	Unit of Measure	Items
Cost /Itm	$2,092		
% Included	100.00%	Total Cost/Study	$2,092
Replacement Year	2031	Future Cost	$2,884

Summary

This is to replace the bar sink.

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00380 - Sports Lounge Food & Beverage

30000 - Miscellaneous

972 - Plumbing

Bar Perlick Hand Wash Sink

Useful Life	20	Remaining Life	13
Quantity	1	Unit of Measure	Items
Cost /Itm	$1,248		
% Included	100.00%	Total Cost/Study	$1,248
Replacement Year	2031	Future Cost	$1,721

Summary

This is to replace the Perlick paper towel dispenser equipped hand washing sink.

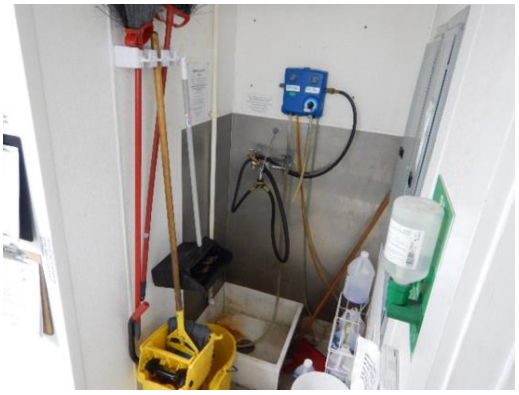
976 - Plumbing

Kitchen Mop Sink

Useful Life	15	Remaining Life	8
Quantity	1	Unit of Measure	Items
Cost /Itm	$1,905		
% Included	100.00%	Total Cost/Study	$1,905
Replacement Year	2026	Future Cost	$2,321

Summary

This is to refurbish and replace the mop sink including fixtures, dispenser, basin, etc.



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00400 - Golf Equipment

18000 - Landscaping

100 - Irrigation: Central Controller

Server Room Irrigation Computer

Useful Life 10 Remaining Life 6
Quantity 1 Unit of Measure Lump Sum
Cost /LS $27,155
% Included 100.00% Total Cost/Study $27,155
Summary Replacement Year 2024 Future Cost $31,491

This is to replace the Toro Site-Pro irrigation computer.

104 - Irrigation: Misc.

Irrigation Upgrades

Useful Life 6 Remaining Life 1
Quantity 1 Unit of Measure Lump Sum
Cost /LS $24,968
% Included 100.00% Total Cost/Study $24,968
Summary Replacement Year 2019 Future Cost $25,592

This is for irrigation upgrades.

2016- Per client 3/29/2017, no 2016 expense, so remaining life set to 2017.

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00400 - Golf Equipment

18000 - Landscaping

108 - Irrigation: Controllers

32 Pumps/Irrigation Toro Osmac RDR (18.8%)

Useful Life	5	Remaining Life	2
Quantity	32	Unit of Measure	Items
Cost /Itm	$5,618	Qty * $/Itm	$179,772
% Included	18.75%	Total Cost/Study	$33,707
Replacement Year	2020	Future Cost	$35,414

Summary

This is to replace approximately 6 of 32 Toro Osmac RDR field sprinkler controllers every five years.

2018- Per client 4/1/2018 inventory, 32 controllers, so increased quantity from 21 to 32.
2016- Per client 4/3/2017, no revision, so remaining life set to full.
2015- 21 items per client. Prior inventory indicated 32 total.

300 - Irrigation: Misc.

3,000 Lin. Ft. Major System Renovation (82%)

Useful Life	25	Remaining Life	4
Quantity	3,000	Unit of Measure	Linear Feet
Cost /l.f.	$70.00	Qty * $/l.f.	$210,000
% Included	81.97%	Total Cost/Study	$172,131
Replacement Year	2022	Future Cost	$190,000

Summary

This is to renovate the irrigation system including main line pipe.

2018- Per client 4/27/2018, $42,238 was expended for 6" line in 2018, and reduce 2022 expense to $190,000.
2015- Client indicated that approximately 3,000 linear feet of irrigation 4" main line impeded proper flow and that a large diameter pipe should be investigated.

301 - Irrigation: Misc.

Major System Renovation (2018 Only)

Useful Life	1	Remaining Life	0	Treatment	[nr:1]
Quantity	1	Unit of Measure	Lump Sum		
Cost /LS	$42,238				
% Included	100.00%	Total Cost/Study	$42,238		
Replacement Year	2018	Future Cost	$42,238		

Summary

This is for the $42,238 expended for 6" line in 2018.

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00400 - Golf Equipment

18000 - Landscaping

304 - Irrigation: Misc.

2,000 Sprinkler Heads (3.8%)

Useful Life	1	Remaining Life	1
Quantity	2,000	Unit of Measure	Items
Cost /Itm	$215	Qty * $/Itm	$430,756
% Included	3.75%	Total Cost/Study	$16,153
Replacement Year	2019	Future Cost	$16,557

Summary

This is to periodically replace the sprinkler heads on a percentage basis.

2018- Per client 4/1/2018 inventory, 2,000 heads, so increased quantity from 1,567 to 2,000.
2016- Per client 3/29/2017, $9,755 was expended.
2015- 75 sprinklers/year @ $200/sprinkler per client 7/31/2015.

310 - Irrigation: Valves

26 Mainline Isolation Valves (11.5%)

Useful Life	3	Remaining Life	1
Quantity	26	Unit of Measure	Items
Cost /Itm	$969	Qty * $/Itm	$25,199
% Included	11.54%	Total Cost/Study	$2,908
Replacement Year	2019	Future Cost	$2,980

Summary

This is to periodically replace the mainline valves on a percentage basis.

2017- Per client 6/30/2017, move the remaining life from 2017 to 2019.

350 - Irrigation: Pumps

Marina 3 HP Submersible

Useful Life	10	Remaining Life	2
Quantity	1	Unit of Measure	Items
Cost /Itm	$2,185		
% Included	100.00%	Total Cost/Study	$2,185
Replacement Year	2020	Future Cost	$2,296

Summary

This is to rebuild, repair and replace the irrigation system, pressure maintenance, 3HP submersible pump. The marina pump station is designed to deliver 700 GPM to a 8" line at 130 PSI.

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00400 - Golf Equipment

18000 - Landscaping

354 - Irrigation: Pumps

Marina 30 HP Turbine

Useful Life 10 Remaining Life 2
Quantity 1 Unit of Measure Items
Cost /Itm $12,484
% Included 100.00% Total Cost/Study $12,484
Summary Replacement Year 2020 Future Cost $13,116

This is to rebuild, repair and replace the irrigation system 30 HP vertical turbine pump. The marina pump station is designed to deliver 700 GPM to a 8" line at 130 PSI.

Smaller enclosure pump labeled as "1"

358 - Irrigation: Pumps

Marina 50 HP Turbine

Useful Life 10 Remaining Life 0
Quantity 1 Unit of Measure Items
Cost /Itm $17,132
% Included 100.00% Total Cost/Study $17,132
Summary Replacement Year 2018 Future Cost $17,132

This is to rebuild, repair and replace the irrigation system U.S. Electrical Motors 50 HP vertical turbine pump. The marina pump station is designed to deliver 700 GPM to a 8" line at 130 PSI.

Larger enclosure pump labeled as "2"

2018- Per client 4/1/2018 inventory, pump was replaced in 2018. Per client 10/2/2018, $17,132 was expended.
2016- Per client 3/29/2017, $1,382 was expended.

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00400 - Golf Equipment

18000 - Landscaping

362 - Irrigation: Pumps

Spillway 50 HP Centrifugal

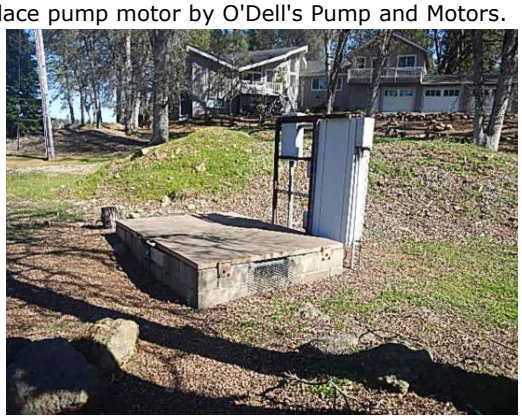
Useful Life	12	Remaining Life	10
Quantity	1	Unit of Measure	Items
Cost /Itm	$13,054		
% Included	100.00%	Total Cost/Study	$13,054
Replacement Year	2028	Future Cost	$16,710

Summary

This is to rebuild, repair and replace the irrigation system 50 HP centrifugal pump. This pump is designed to deliver 450 GPM to 6" line with at 130 PSI.

LOP Item No: 01065

2018- Per client 4/1/2018 inventory, pump was replaced in 2008.
2016- Per client 3/29/2017, $12,425 was expended to replace pump motor by O'Dell's Pump and Motors.



366 - Irrigation: Pumps

Park #4 50 HP Turbine

Useful Life	12	Remaining Life	1
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$19,974		
% Included	100.00%	Total Cost/Study	$19,974
Replacement Year	2019	Future Cost	$20,474

Summary

This is to rebuild, repair and replace the irrigation system, U.S Electrical Motors, 50 HP, vertical turbine pump. The park 4 station is designed to deliver 450 GPM to a 6" line at 130 PSI.

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00400 - Golf Equipment

18000 - Landscaping

370 - Irrigation: Pumps

Spare Centrifugal Pump #3

Useful Life	34	Remaining Life	24
Quantity	1	Unit of Measure	Items
Cost /Itm	$5,299		
% Included	100.00%	Total Cost/Study	$5,299
Replacement Year	2042	Future Cost	$9,585

Summary

This is to rebuild, repair and replace the centrifugal irrigation system pump #3.

374 - Irrigation: Pumps

Hole #4 Pond Fountain Pump

Useful Life	10	Remaining Life	4
Quantity	1	Unit of Measure	Items
Cost /Itm	$7,106		
% Included	100.00%	Total Cost/Study	$7,106
Replacement Year	2022	Future Cost	$7,844

Summary

This is to rebuild, repair and replace the irrigation system fountain pump #4.

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00400 - Golf Equipment

30000 - Miscellaneous

200 - Field Equipment

Driving Range Ball Picker

Useful Life 10 Remaining Life 7
Quantity 1 Unit of Measure Items
Cost /Itm $2,687
% Included 100.00% Total Cost/Study $2,687
Summary Replacement Year 2025 Future Cost $3,194

This is to repair and replace the driving range ball picker which is attached to the range cart. Range cart repair and replacement is provided for within another component.

2018- The picker was attached to the recently acquired Cushman range cart.
2016- Per client 4/3/2017, $2,495 was expended in 2015.
2015- Per client, was purchased in 2015, with a useful life of 10. $10,365 was expended to replace the range cart.

208 - Vehicle

John Deere 2020 Pro Gator #6

Useful Life 8 Remaining Life 3
Quantity 1 Unit of Measure Items
Cost /Itm $32,800
% Included 100.00% Total Cost/Study $32,800
Summary Replacement Year 2021 Future Cost $35,322

This is to repair and replace the John Deere 2020 Pro Gator #6.

2018- Per client 4/1/2018 inventory, unit purchased in 2013.
2017- Per client 6/30/2017, change cost from $22,586 to $32,000 and move the remaining life from 2020 to 2021 and change description from 3 to 6.

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00400 - Golf Equipment

30000 - Miscellaneous

212 - Vehicle

Driving Range Cart & Cage

Useful Life	7	Remaining Life	4
Quantity	1	Unit of Measure	Items
Cost /Itm	$11,162		
% Included	100.00%	Total Cost/Study	$11,162
Replacement Year	2022	Future Cost	$12,321

Summary

This is to repair and replace the driving range cart and cage. Ball picker replacement is provided for within another component.

Cushman
Hauler 800
SN 3154187

2015- $10,365 was expended to replace the range cart.

220 - Vehicle

John Deere 2020 Pro Gator #4

Useful Life	9	Remaining Life	2
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$28,400		
% Included	100.00%	Total Cost/Study	$28,400
Replacement Year	2020	Future Cost	$29,838

Summary

This is to repair and replace the John Deere 2020 Pro Gator #4.

2018- Per client 4/27/2018, $27,715 was expended to replace in 2017. Per client 5/28/2018, transmission repair was performed to extend this unit's life, so set remaining life to 2020 (was 2026 based on 2017 replacement).
2016- Per client 4/3/2017, $3,400 was expended for repair in 2015.

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00400 - Golf Equipment

30000 - Miscellaneous

224 - Vehicle

John Deere 2020 Pro Gator #5

Useful Life	8	Remaining Life	1
Quantity	1	Unit of Measure	Items
Cost /Itm	$27,853		
% Included	100.00%	Total Cost/Study	$27,853
Replacement Year	2019	Future Cost	$28,549

Summary

This is to repair and replace the John Deere 2020 Pro Gator #5.

2018- Per client 5/18/2018, extend remaining life from 2020 to 2022 based on condition. Per client 8/24/2018, unit will be replaced with a Toro Workman 4WD HDX, reduce remaining life from 2022 to 2019 and reduce estimate from $31,210 to $27,853.
2017- Per client 6/30/2017, extend remaining life from 2017 to 2020.

228 - Vehicle

John Deere TX Gator #1

Useful Life	9	Remaining Life	1
Quantity	1	Unit of Measure	Items
Cost /Itm	$9,377		
% Included	100.00%	Total Cost/Study	$9,377
Replacement Year	2019	Future Cost	$9,611

Summary

This is to repair and replace the John Deere TX Gator #1.

2018- Per client 5/18/2018, anticipate replacement in 2018. Per client 8/24/2018, unit will be replaced with a Toro GTX, extend remaining life from 2018 to 2019 and reduce estimate from $10,612 to $9,377.

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00400 - Golf Equipment

30000 - Miscellaneous

232 - Vehicle

Cushman

Useful Life 9 Remaining Life 8
Quantity 1 Unit of Measure Items
Cost /Itm $10,765
% Included 100.00% Total Cost/Study $10,765
Summary Replacement Year 2026 Future Cost $13,116

This is to repair and replace the Cushman.

2018- Per client 3/27/2018, $10,503 was expended to replace the John Deere TX Gator #2, LOP 02546, VIN W0TURFD003048, in 2017.

Replaced unit.

236 - Vehicle

Toro Workman 3300-D

Useful Life 12 Remaining Life 2
Quantity 1 Unit of Measure Items
Cost /Itm $9,565
% Included 100.00% Total Cost/Study $9,565
Summary Replacement Year 2020 Future Cost $10,049

This is to repair and replace the Toro Workman 3300-D.

2018- Per client 8/24/2018, unit will be replaced with a Toro GTX, reduce remaining life from 2021 to 2020 and estimate from $17,823 to $9,565.

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00400 - Golf Equipment
30000 - Miscellaneous

240 - Vehicle

Workman 2110

Useful Life 12 Remaining Life 1
Quantity 1 Unit of Measure Items
Cost /Itm $9,377
% Included 100.00% Total Cost/Study $9,377
Summary Replacement Year 2019 Future Cost $9,611

This is to repair and replace the Workman 2110.

2018- Per client 8/24/2018, unit will be replaced with a Toro GTX and reduce estimate from $9,473 to $9,377.

276 - Vehicle

2009 Ford Ranger #1 (VIN 05901)

Useful Life 14 Remaining Life 6
Quantity 1 Unit of Measure Items
Cost /Itm $21,847
% Included 100.00% Total Cost/Study $21,847
Summary Replacement Year 2024 Future Cost $25,336

This is to repair and replace the 2009 Ford Ranger.

License Plate- 8U83799
VIN- 1FTYR14E59PA05901

2018- 2024 replacement year per client. Per client 4/27/2018, Ranger #1 has been transferred from Public Works to Golf Equipment.

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00400 - Golf Equipment

30000 - Miscellaneous

300 - Golf Cart

17 Golf Carts (2017)

Useful Life	8	Remaining Life	7
Quantity	17	Unit of Measure	Items
Cost /Itm	$5,097		
% Included	100.00%	Total Cost/Study	$86,645
Replacement Year	2025	Future Cost	$102,993

Summary

This is to replace the E-Z-Go golf carts. Battery replacement is provided for within another component.

2018- Per client 3/22/2018, $84,531 was expended to replace 17 carts in 2017.
2010- 17 carts purchased.

310 - Golf Cart

8 Golf Carts (2014)

Useful Life	8	Remaining Life	4
Quantity	8	Unit of Measure	Items
Cost /Itm	$5,097		
% Included	100.00%	Total Cost/Study	$40,774
Replacement Year	2022	Future Cost	$45,007

Summary

This is to replace the E-Z-Go golf carts. Battery replacement is provided for within another component.

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00400 - Golf Equipment

30000 - Miscellaneous

320 - Golf Cart

68 Golf Cart Batteries

Useful Life	8	Remaining Life	5
Quantity	68	Unit of Measure	Items
Cost /Itm	$186		
% Included	100.00%	Total Cost/Study	$12,669
Replacement Year	2023	Future Cost	$14,333

Summary

This is to replace the E-Z-Go golf cart batteries (4 batteries/cart) 4 years after carts are placed in service.

17 carts x 4 batteries = 68

2016- Per client 4/3/2017, $11,360 was expended in 2015.

330 - Golf Cart

32 Golf Cart Batteries (60%)

Useful Life	8	Remaining Life	0
Quantity	32	Unit of Measure	Items
Cost /Itm	$186	Qty * $/Itm	$5,962
% Included	60.39%	Total Cost/Study	$3,600
Replacement Year	2018	Future Cost	$3,600

Summary

This is to replace the E-Z-Go golf cart batteries (4 batteries/cart) 4 years after carts are placed in service.

8 carts x 4 batteries = 68

2018- Per client 10/2/2018, divide component by moving $3,600 to 2018 and leaving the remainder in 2019.

334 - Golf Cart

32 Golf Cart Batteries (39.6%)

Useful Life	8	Remaining Life	1
Quantity	32	Unit of Measure	Items
Cost /Itm	$186	Qty * $/Itm	$5,962
% Included	39.61%	Total Cost/Study	$2,361
Replacement Year	2019	Future Cost	$2,420

Summary

This is to replace the E-Z-Go golf cart batteries (4 batteries/cart) 4 years after carts are placed in service.

8 carts x 4 batteries = 68

2018- Per client 10/2/2018, divide component by moving $3,600 to 2018 and leaving the remainder in 2019.

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00400 - Golf Equipment

30000 - Miscellaneous

340 - Golf Cart

23 Cart Barn Cart Battery Chargers

Useful Life	8	Remaining Life	3
Quantity	23	Unit of Measure	Items
Cost /Itm	$501		
% Included	100.00%	Total Cost/Study	$11,515
Replacement Year	2021	Future Cost	$12,400

Summary

This is to replace the Delta-q Quiq battery chargers.

2018- Per client 3/22/2018, $1,465 total was expended to purchase 3 chargers.

352 - Tractor

John Deere 4120

Useful Life	20	Remaining Life	12
Quantity	1	Unit of Measure	Items
Cost /Itm	$48,688		
% Included	100.00%	Total Cost/Study	$48,688
Replacement Year	2030	Future Cost	$65,480

Summary

This is to replace the John Deere 4120 tractor.

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00400 - Golf Equipment

30000 - Miscellaneous

356 - Tractor

John Deere Backhoe Attachment

Useful Life	10	Remaining Life	5
Quantity	1	Unit of Measure	Items
Cost /Itm	$14,779		
% Included	100.00%	Total Cost/Study	$14,779
Replacement Year	2023	Future Cost	$16,721

Summary

This is to replace the John Deere 485 backhoe attachment.

360 - Tractor

John Deere Front Loader Attachment

Useful Life	10	Remaining Life	6
Quantity	1	Unit of Measure	Items
Cost /Itm	$8,574		
% Included	100.00%	Total Cost/Study	$8,574
Replacement Year	2024	Future Cost	$9,943

Summary

This is to replace the John Deere front loader attachment.

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00400 - Golf Equipment

30000 - Miscellaneous

378 - Trailer

Snowco Lo-Boy Utility Trailer

Useful Life 9 Remaining Life 5
Quantity 1 Unit of Measure Items
Cost /Itm $5,618
% Included 100.00% Total Cost/Study $5,618
Summary Replacement Year 2023 Future Cost $6,356

This is to replace the utility trailer.

CA Lic NR_7145

2017- Per client 6/30/2017, move the remaining life from 2020 to 2023.

400 - Equipment

Pro Shop Range Servant Ball Dispenser

Useful Life 10 Remaining Life 8
Quantity 1 Unit of Measure Items
Cost /Itm $8,584
% Included 100.00% Total Cost/Study $8,584
Summary Replacement Year 2026 Future Cost $10,459

This is to replace the range ball dispenser and ball cleaner.

Range Servant (token payment system)
Model/type GL8
Mfg no. 16GL814

2016- Per client 3/29/2017, $8,170 was expended to replace prior Western range ball dispenser.

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00400 - Golf Equipment

30000 - Miscellaneous

404 - Maintenance Equipment
Tru Turf Greens Roller

Useful Life	8	Remaining Life	5
Quantity	1	Unit of Measure	Items
Cost /Itm	$12,230		
% Included	100.00%	Total Cost/Study	$12,230
Replacement Year	2023	Future Cost	$13,837

Summary

This is to replace the Tru-Turf Greens Roller.

2018- Per 4/1/2018 inventory, unit purchased in 2015. Remaining life extended from 2022 to 2023. Per client 8/24/2018, unit will be replaced with a Toro GreensPro 1240, decrease estimate from $14,985 to $12,230 and extend remaining life form 2022 to 2023.

408 - Maintenance Equipment
Sand Spreader

Useful Life	15	Remaining Life	7
Quantity	1	Unit of Measure	Items
Cost /Itm	$24,701		
% Included	100.00%	Total Cost/Study	$24,701
Replacement Year	2025	Future Cost	$29,361

Summary

This is to replace the Tycrop Pro Pass sand spreader.

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00400 - Golf Equipment
30000 - Miscellaneous

412 - Maintenance Equipment
Ty-Crop Material Handler

Useful Life 15 Remaining Life 3
Quantity 1 Unit of Measure Items
Cost /Itm $31,682
% Included 100.00% Total Cost/Study $31,682
Summary Replacement Year 2021 Future Cost $34,118

This is to replace the material handler.

Ty-Crop
MN base model / MH-400
SN 6611
Reed Equip Co G-9311

2017- Per client 6/30/2017, extend remaining life from 2018 to 2021.

416 - Maintenance Equipment
Walk Behind Blower

Useful Life 11 Remaining Life 2
Quantity 1 Unit of Measure Items
Cost /Itm $10,000
% Included 100.00% Total Cost/Study $10,000
Summary Replacement Year 2020 Future Cost $10,506

This is to replace the walk behind blower.

2018- Per client 5/18/2018, increase estimate from $4,994 to $10,000 due to replacement being a tractor attachment.
2017- Per client 6/30/2017, move the remaining life from 2017 to 2020.

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00400 - Golf Equipment

30000 - Miscellaneous

420 - Maintenance Equipment
Aerway Aerator

Useful Life 17 Remaining Life 4
Quantity 1 Unit of Measure Items
Cost /Itm $9,987
% Included 100.00% Total Cost/Study $9,987
Summary Replacement Year 2022 Future Cost $11,024

This is to replace the pull behind Aerway Fairway Aerator.

424 - Maintenance Equipment
Smithco Bunker Rake

Useful Life 8 Remaining Life 5
Quantity 1 Unit of Measure Items
Cost /Itm $18,983
% Included 100.00% Total Cost/Study $18,983
Summary Replacement Year 2023 Future Cost $21,478

This is to replace the bunker rake.

2018- Per client 8/24/2018, unit will be replaced with a Toro SandPro 5040, decrease estimate from $19,102 to $18,983.
2015- $7,990 is anticipated. $17,738 was expended per client 7/31/2015.

428 - Maintenance Equipment
Ryan Aerator

Useful Life 13 Remaining Life 5
Quantity 1 Unit of Measure Items
Cost /Itm $10,498
% Included 100.00% Total Cost/Study $10,498
Summary Replacement Year 2023 Future Cost $11,877

This is to replace the Ryan Fairway Aerator.

2017- Per client 6/30/2017, move the remaining life from 2020 to 2023.

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00400 - Golf Equipment

30000 - Miscellaneous

432 - Maintenance Equipment
Green Master 1000 w/ Trailer

Useful Life 19 Remaining Life 1
Quantity 1 Unit of Measure Items
Cost /Itm $8,207
% Included 100.00% Total Cost/Study $8,207
Summary Replacement Year 2019 Future Cost $8,412

This is to replace the Green Master 1000 21" mower with trailer.

2017- Per client 6/30/2017, move the remaining life from 2020 to 2018.

436 - Maintenance Equipment
John Deere TC 125 Sweeper

Useful Life 8 Remaining Life 4
Quantity 1 Unit of Measure Items
Cost /Itm $13,361
% Included 100.00% Total Cost/Study $13,361
Summary Replacement Year 2022 Future Cost $14,748

This is to replace the John Deere TC 125 sweeper.

2017- Per client 6/30/2017, move the remaining life from 2019 to 2022.

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00400 - Golf Equipment

30000 - Miscellaneous

452 - Maintenance Equipment
Almo Flail Mower

Useful Life 21 Remaining Life 6
Quantity 1 Unit of Measure Items
Cost /Itm $6,485
% Included 100.00% Total Cost/Study $6,485
Summary Replacement Year 2024 Future Cost $7,521

This is to replace the Almo flail mower.

2017- Per client 6/30/2017, move the remaining life from 2021 to 2024.

460 - Maintenance Equipment
Ryan Mataway Cutter/Seeder

Useful Life 14 Remaining Life 11
Quantity 1 Unit of Measure Items
Cost /Itm $7,996
% Included 100.00% Total Cost/Study $7,996
Summary Replacement Year 2029 Future Cost $10,491

This is to replace the Ryan Mataway cutter / seeder.

2016- Per client 4/3/2017, no revision provided, so life set to full.
2015- $7,425 is anticipated.

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00400 - Golf Equipment
30000 - Miscellaneous

464 - Maintenance Equipment
John Deere Precision Cut 2500B #1

Useful Life	7	Remaining Life	1
Quantity	1	Unit of Measure	Items
Cost /Itm	$29,909		
% Included	100.00%	Total Cost/Study	$29,909
Replacement Year	2019	Future Cost	$30,657

Summary

This is to replace the John Deere 2500B Precision Cut mower #1.

2018- Per 4/1/2018 inventory, this unit was purchased in 2013. Per client 8/24/2018, unit will be replaced with a Toro Triflex 3400, reduce remaining life from 2020 to 2019 and estimate from $37,452 to $29,909.
2017- Per client 6/30/2017, move the remaining life from 2018 to 2020. Was replaced in 2013.

468 - Maintenance Equipment
Ryan Mataway Sod Cutter

Useful Life	19	Remaining Life	6
Quantity	1	Unit of Measure	Items
Cost /Itm	$6,143		
% Included	100.00%	Total Cost/Study	$6,143
Replacement Year	2024	Future Cost	$7,124

Summary

This is to replace the Ryan Mataway sod cutter.

2017- Per client 6/30/2017, move the remaining life from 2021 to 2024.

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00400 - Golf Equipment

30000 - Miscellaneous

472 - Maintenance Equipment

John Deere Aircore #1

Useful Life	12	Remaining Life	2
Quantity	1	Unit of Measure	Items
Cost /Itm	$25,447		
% Included	100.00%	Total Cost/Study	$25,447
Replacement Year	2020	Future Cost	$26,735

Summary

This is to replace the John Deere Aircore #1.

2018- Per client 4/27/2018, the prior Toro Green Aerator was replaced in 2016. Per client 8/24/2018, unit will be replaced with a Toro Procore 648,reduce remaining life from 2028 to 2020, increase estimate from $18,027 to $25,447, and upcoming replacement will reduce this equipment type from 2 to 1 units (second unit, component 400-30000-448, replacement is excluded).

476 - Maintenance Equipment

John Deere Precision Cut 2500B #2

Useful Life	7	Remaining Life	3
Quantity	1	Unit of Measure	Items
Cost /Itm	$32,606		
% Included	100.00%	Total Cost/Study	$32,606
Replacement Year	2021	Future Cost	$35,113

Summary

This is to replace the John Deere 2500B Precision Cut mower #2.

2018- Per 4/1/2018 inventory, this unit was purchased in 2014. Per client 8/24/2018, unit will be replaced with a Toro GM 3250-D 3WD, reduce estimate from $41,733 to $32,606.

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00400 - Golf Equipment

30000 - Miscellaneous

480 - Maintenance Equipment
Lely Fertilizer Spreader

Useful Life	13	Remaining Life	3
Quantity	1	Unit of Measure	Items
Cost /Itm	$5,835		
% Included	100.00%	Total Cost/Study	$5,835
Replacement Year	2021	Future Cost	$6,283

Summary

This is to replace the Lely fertilizer spreader.

2017- Per client 6/30/2017, move the remaining life from 2018 to 2021.

484 - Maintenance Equipment
Mower Reels for JD 2500B #1 & #2

Useful Life	3	Remaining Life	1
Quantity	1	Unit of Measure	Items
Cost /Itm	$7,591		
% Included	100.00%	Total Cost/Study	$7,591
Replacement Year	2019	Future Cost	$7,781

Summary

This is to replace the mower reels for John Deere 2500B Precision Cut mower #1 & #2.

2018- Per client 8/24/2018, increase estimate from $5,989 to $7,591.
2017- Per client 6/30/2017, this is a set, replaces reels on both #1 and #2.
2016- Per client 4/3/2017, $5,683 was expended in 2015.
2015- Per client, was purchased in 2012. Change useful life from 7 to 3 years and remaining to 0, per client direction. $4,120 is anticipated.

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00400 - Golf Equipment
30000 - Miscellaneous

492 - Maintenance Equipment
Groundsmaster 4700D

Useful Life	8	Remaining Life	2
Quantity	1	Unit of Measure	Items
Cost /Itm	$79,973		
% Included	100.00%	Total Cost/Study	$79,973
Replacement Year	2020	Future Cost	$84,022

Summary

This is to replace the Groundsmaster 4700D.

2018- Per 4/1/2018 inventory, this unit was purchased in 2012.
2017- Per client 6/30/2017, move the remaining life from 2018 to 2020.

496 - Maintenance Equipment
Mower JD 2500B #3

Useful Life	7	Remaining Life	4
Quantity	1	Unit of Measure	Items
Cost /Itm	$38,726		
% Included	100.00%	Total Cost/Study	$38,726
Replacement Year	2022	Future Cost	$42,746

Summary

This is to replace the John Deere 2500B #3 mower.

2018- Per 4/1/2018 inventory, this unit replaced the prior Jacobsen G Plex in 2017. Per client 8/24/2018, unit will be replaced with a Toro GM 3250-D 3WD, increase estimate from $36,900 to $38,726, and due to performance issues, reduce remaining life from 2024 to 2022.
2017- Per client 6/30/2017, change replacement cost to $36,000, move the remaining life from 2018 to 2017, and change description to read JD 2500B #3.

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00400 - Golf Equipment

30000 - Miscellaneous

498 - Maintenance Equipment
Mower JD 2500B #4

Useful Life	7	Remaining Life	5
Quantity	1	Unit of Measure	Items
Cost /Itm	$38,726		
% Included	100.00%	Total Cost/Study	$38,726
Replacement Year	2023	Future Cost	$43,815

Summary

This is to replace the John Deere 2500B #4 mower.

2018- Per 4/1/2018 inventory, this unit was purchased in 2018 but was not delivered as of the reserve site visit. Per client 4/27/2018, purchase is a capital replacement, so set remaining life to full life. Per client 8/24/2018, unit will be replaced with a Toro Triflex 3400, increase estimate from $36,900 to $38,726, and due to performance issues, reduce remaining life from 2025 to 2023.

504 - Maintenance Equipment
Toro 3500D Sidewinder #1

Useful Life	8	Remaining Life	4
Quantity	1	Unit of Measure	Items
Cost /Itm	$32,845		
% Included	100.00%	Total Cost/Study	$32,845
Replacement Year	2022	Future Cost	$36,255

Summary

This is to replace the Toro 3500D Sidewinder mower #1.

2018- Per client 8/24/2018, unit will be replaced with a Toro 3500D, reduce estimate from $41,198 to $32,845 and extend remaining life from 2019 to 2022.

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00400 - Golf Equipment

30000 - Miscellaneous

516 - Maintenance Equipment
Toro 3500D Sidewinder #2

Useful Life 8 Remaining Life 1
Quantity 1 Unit of Measure Items
Cost /Itm $41,198
% Included 100.00% Total Cost/Study $41,198
Summary Replacement Year 2019 Future Cost $42,227

This is to replace the Toro 3500D Sidewinder mower #2.

536 - Maintenance Equipment
Toro 4500 D

Useful Life 8 Remaining Life 2
Quantity 1 Unit of Measure Items
Cost /Itm $67,288
% Included 100.00% Total Cost/Study $67,288
Summary Replacement Year 2020 Future Cost $70,694

This is to replace the Toro 4500 D mower.

2018- Per client 8/24/2018, unit will be replaced with a Toro GM 4500D, extend remaining life from 2019 to 2020 and increase estimate from $64,917 to $67,288.
2017- Per client 6/30/2017, move the remaining life from 2019 to 2018.
2015- Per client, was purchased in 2011. Change useful remaining life from 0 to 4, per client direction. ($60,282 anticipated cost).

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00400 - Golf Equipment

30000 - Miscellaneous

544 - Maintenance Equipment
Toro 5510D Fairway Mower

Useful Life 14 Remaining Life 4
Quantity 1 Unit of Measure Items
Cost /Itm $58,059
% Included 100.00% Total Cost/Study $58,059
Summary Replacement Year 2022 Future Cost $64,086

This is to replace the 5510D fairway mower.

2018- Per 4/1/2018 inventory, this unit was replaced in 2015, so remaining life reduced from 2030 to 2029. Per client 8/24/2018, unit will be replaced with a Toro RM 5610 4WD, reduce estimate from $70,273 to $58,059 and reduce remaining life from 2029 to 2022.
2017- Per client 6/30/2017, change description of item to 5510D fairway mower.
2016- Per client 3/29/2017, $66,887 was expended.
2015- Per client, was purchased in 2012. Change remaining life from to 2 to 11 per client direction.

552 - Maintenance Equipment
John Deere 8700 PC Fairway Mower

Useful Life 10 Remaining Life 3
Quantity 1 Unit of Measure Items
Cost /Itm $58,059
% Included 100.00% Total Cost/Study $58,059
Summary Replacement Year 2021 Future Cost $62,523

This is to replace the John Deere 8700 Precision Cut Fairway Mower.

2018- Per 4/1/2018 inventory, this unit was purchased in 2012. Per client 8/24/2018, unit will be replaced with a Toro RM 5610 4WD, decrease remaining life from 2022 to 2021 and increase estimate from $57,203 to $58,059.

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00400 - Golf Equipment

30000 - Miscellaneous

560 - Maintenance Equipment
PBM Boom Sprayer

Useful Life 10 Remaining Life 5
Quantity 1 Unit of Measure Items
Cost /Itm $34,124
% Included 100.00% Total Cost/Study $34,124
Summary Replacement Year 2023 Future Cost $38,608

This is to replace the PBM boom sprayer.

2018- Per client 8/24/2018, unit will be replaced with a Toro MP1750, increase estimate from $12,132 to $34,124 and extend remaining life from 2019 to 2023.

566 - Maintenance Equipment
Toro MultiPro 5800 Sprayer

Useful Life 10 Remaining Life 10
Quantity 1 Unit of Measure Items
Cost /Itm $48,139
% Included 100.00% Total Cost/Study $48,139
Summary Replacement Year 2028 Future Cost $61,622

This is to replace the Toro sprayer.

2018- Per client 8/24/2018, $48,139 new capital expenditure was made to purchase the Toro MultiPro 5800 sprayer.

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00420 - Golf Course

02000 - Concrete

654 - Repair

182,000 Sq. Ft. Golf Cart Paths (0.5%)

Useful Life	3	Remaining Life	0
Quantity	182,000	Unit of Measure	Square Feet
Cost /SqFt	$10.29	Qty * $/SqFt	$1,872,713
% Included	.50%	Total Cost/Study	$9,364
Replacement Year	2018	Future Cost	$9,364

Summary

This is to repair, replace or grind concrete golf course cart paths to remove vertical displacements and to maintain functionality. The concrete useful life exceeds the scope of this study, so this component provides for repair only.

Approximately 28,500 linear feet at predominately 6' width with 10' widths near tees and other areas.

2018- Some cracks and shifts were noted including at hole 5 restroom, hole 8 path bridge, hole 10 path bridge, hole 14 path, hole 17 path, and various spots along the path. Per client 5/18/2018, $14,000 total is anticipated in 2018.
2017- Per client 6/30/2017, move the remaining life from 2017 to 2018.
2016- Per client 3/29/2017, $1,813 was expended for path hole #4.
2015- $8,695 is anticipated. Failures were noted near: 18 tee, 17 tee culvert, 13 @ Lakeshore, 7 culvert, 2/3 @ Sunset Ridge. Other areas exhibit typical cracks.

655 - Repair

Golf Cart Paths (2018 Only)

Useful Life	1	Remaining Life	0	Treatment	[nr:1]
Quantity	1	Unit of Measure	Lump Sum		
Cost /LS	$5,000				
% Included	100.00%	Total Cost/Study	$5,000		
Replacement Year	2018	Future Cost	$5,000		

Summary

This is for the additional $5,000 anticipated during 2018 only.

2018- Some cracks and shifts were noted including at hole 5 restroom, hole 8 path bridge, hole 10 path bridge, hole 14 path, hole 17 path, and various spots along the path. Per client 5/18/2018, $14,000 total is anticipated in 2018.

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00420 - Golf Course

04000 - Structural Repairs

500 - Bridge Maintenance

150 Sq. Ft. Alt 9 Bridge

Useful Life	15	Remaining Life	2
Quantity	150	Unit of Measure	Square Feet
Cost /SqFt	$42.59		
% Included	100.00%	Total Cost/Study	$6,388
Replacement Year	2020	Future Cost	$6,712

Summary

This is to maintain the 10' x 15' wood cart bridge.

2017- Per client 6/30/2017, move the remaining life from 2017 to 2020.
2016- Per client 3/29/2017, no 2016 expense, so remaining life set to 2017.

504 - Bridge Maintenance

200 Sq. Ft. Hole 13 Bridge

Useful Life	15	Remaining Life	5
Quantity	200	Unit of Measure	Square Feet
Cost /SqFt	$27.15		
% Included	100.00%	Total Cost/Study	$5,430
Replacement Year	2023	Future Cost	$6,143

Summary

This is to maintain the bridge.

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00420 - Golf Course

04000 - Structural Repairs

508 - Bridge Maintenance

280 Sq. Ft. Hole 16/17 Bridge

Useful Life	15	Remaining Life	3
Quantity	280	Unit of Measure	Square Feet
Cost /SqFt	$29.31		
% Included	100.00%	Total Cost/Study	$8,208
Replacement Year	2021	Future Cost	$8,839

Summary

This is to maintain the bridge.

512 - Bridge Maintenance

560 Sq. Ft. Hole 8 Bridges

Useful Life	15	Remaining Life	1
Quantity	560	Unit of Measure	Square Feet
Cost /SqFt	$28.78		
% Included	100.00%	Total Cost/Study	$16,119
Replacement Year	2019	Future Cost	$16,522

Summary

This is to maintain the bridges.

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00420 - Golf Course

04000 - Structural Repairs

910 - Building Maintenance

Hole 5 Restroom Bldg Replacement

Useful Life	40	Remaining Life	6
Quantity	1	Unit of Measure	Building
Cost /Bldg	$96,920		
% Included	100.00%	Total Cost/Study	$96,920
Replacement Year	2024	Future Cost	$112,398

Summary

This is to replace the restroom building with a pre-fabricated concrete structure.

2018- Minor ridgeline roofing damage was observe.

914 - Building Maintenance

Hole 9 Restroom Bldg Replacement

Useful Life	40	Remaining Life	6
Quantity	1	Unit of Measure	Building
Cost /Bldg	$129,227		
% Included	100.00%	Total Cost/Study	$129,227
Replacement Year	2024	Future Cost	$149,864

Summary

This is to replace the restroom building with a pre-fabricated concrete structure.

2018- Some minor wood siding damage was observed, and the extension area roof is in poor condition.

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00420 - Golf Course

04000 - Structural Repairs

918 - Building Maintenance

Hole 15 Restroom Bldg Replacement

Useful Life	40	Remaining Life	6
Quantity	1	Unit of Measure	Building
Cost /Bldg	$96,920		
% Included	100.00%	Total Cost/Study	$96,920
Replacement Year	2024	Future Cost	$112,398

Summary

This is to replace the restroom building with a pre-fabricated concrete structure.

14000 - Recreation

676 - Golf Equipment

22 Ball Washers

Useful Life	12	Remaining Life	3
Quantity	22	Unit of Measure	Items
Cost /Itm	$700		
% Included	100.00%	Total Cost/Study	$15,400
Replacement Year	2021	Future Cost	$16,584

Summary

This is to replace the Master Par Aide ball washer ensembles. Some units are washer only, and others have spike brushes and trash cans.

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00420 - Golf Course
14000 - Recreation

680 - Golf Equipment

12 Driving Range Mats

Useful Life	3	Remaining Life	2
Quantity	12	Unit of Measure	Items
Cost /Itm	$416		
% Included	100.00%	Total Cost/Study	$4,995
Replacement Year	2020	Future Cost	$5,248

Summary

This is to replace the driving range mats.

2018- Per client 4/27/2018, $4,873 was expended in 2017.
2016- Per client 3/29/2017, no 2016 expense, so remaining life set to 2017.

688 - Golf Equipment

27 Tee Box Markers

Useful Life	20	Remaining Life	12
Quantity	27	Unit of Measure	Items
Cost /Itm	$837		
% Included	100.00%	Total Cost/Study	$22,605
Replacement Year	2030	Future Cost	$30,401

Summary

This is to replace the tee box markers. Replacement has been previously performed in house.

2015- 27 pairs per client 7/31/2015. Per client 8/14/2015, increase estimate from $7,982 to $20,991.

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00420 - Golf Course
14000 - Recreation

692 - Golf Equipment

350 Lin. Ft. Driving Range Nets

Useful Life 10 Remaining Life 2
Quantity 350 Unit of Measure Linear Feet
Cost /l.f. $26.46
% Included 100.00% Total Cost/Study $9,260
Summary Replacement Year 2020 Future Cost $9,729

This is to replace the driving range fabric nets.

4- poles (2 sets) down range
4- poles along range near homes
4- poles near parking lot

2018- Net near parking is in poor condition, and some holes exist along the bottoms of the other nets.
2017- Per client 6/30/2017, move the remaining life from 2017 to 2020, possibly added as part of driving range extension.
2016- Per client 3/29/2017, no 2016 expense, so remaining life set to 2017.

696 - Golf Equipment

11 Driving Range Tee Dividers

Useful Life 15 Remaining Life 1
Quantity 11 Unit of Measure Items
Cost /Itm $337
% Included 100.00% Total Cost/Study $3,708
Summary Replacement Year 2019 Future Cost $3,800

This is to replace the driving range tee dividers.

2018- The coating is nicked and the metal is rusted.
2015- Some dividers were nicked up and rusty.

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00420 - Golf Course

18000 - Landscaping

454 - Drainage System Maint.

Greens & Fairways Drainage & Culverts

Useful Life	3	Remaining Life	1
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$5,500		
% Included	100.00%	Total Cost/Study	$5,500
Replacement Year	2019	Future Cost	$5,638

Summary

This is to repair and maintain green and fairway drainage system and culverts.

2018- Several course culverts are rusting or washing out, and at some locations the washouts are damaging the cart path. Notable damage was observed at holes: 7, 10, 12, 13 and 17. A detailed inspection should be performed. Estimate increased from $3,745 to $5,500. Per client 10/2/2018, extend remaining life from 2018 to 2019.
2016- Per client 3/29/2017, $19,973 was expended for drainage capital improvement. Per client 4/3/2015, $3,478 was expended in 2015.
2015- $3,478 is anticipated.

650 - Golf Course

19 Fairways (10.5%)

Useful Life	2	Remaining Life	0
Quantity	19	Unit of Measure	Items
Cost /Itm	$8,077	Qty * $/Itm	$153,457
% Included	10.53%	Total Cost/Study	$16,153
Replacement Year	2018	Future Cost	$16,153

Summary

This is to renovate approximately 2 fairways every other year including alt 9.

2017- Per client 6/30/2017, move the remaining life from 2017 to 2018.
2016- Per client 4/3/2017, $4,690 was expended for sand/rock for bunkers and fairways by Hansen Bros in 2015.

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00420 - Golf Course

18000 - Landscaping

660 - Golf Course Hazards

Renovate Pond #4

Useful Life	15	Remaining Life	7
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$18,726		
% Included	100.00%	Total Cost/Study	$18,726
Replacement Year	2025	Future Cost	$22,259

Summary

This is to renovate pond #4.

664 - Golf Course Hazards

19 Sand Traps (10.5%)

Useful Life	2	Remaining Life	1
Quantity	19	Unit of Measure	Items
Cost /Itm	$1,249	Qty * $/Itm	$23,724
% Included	10.53%	Total Cost/Study	$2,497
Replacement Year	2019	Future Cost	$2,560

Summary

This is to renovate approximately 2 sand traps every other year.

2016- Per client 4/3/2017, no revision provided, so life set to full.
2015- $2,319 is anticipated.

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00420 - Golf Course

18000 - Landscaping

670 - Golf Course Greens

20 Replace Greens (10%)

Useful Life	2	Remaining Life	19
Quantity	20	Unit of Measure	Items
Cost /Itm	$46,325	Qty * $/Itm	$926,500
% Included	10.00%	Total Cost/Study	$92,650
Replacement Year	2037	Future Cost	$148,115

Summary

This is to periodically replace the greens including alt 9 and practice.

2018- Per client 8/24/2018, set up a 10 year plan for all holes spanning 2018-2027, skip 10 years, resume at 2/year after the 10 year gap. Per client 8/29/2018, hole 7 was refurbished in 2018.
2016- Per client 3/29/2017, $88,198 total was expended for 9th hole turf reduction, 2nd hole reconstruction and miscellaneous green repairs.
2015- $11,593 is anticipated. Per client, decrease useful life from 10 to 2 years. Client indicated that greens 2 and 8 are small and uneven making pin placement difficult.

671 - Golf Course Greens

18 Replace Greens (2019-2027 Only) (11%)

Useful Life	1	Remaining Life	1	Treatment	[nr:9]
Quantity	18	Unit of Measure	Items		
Cost /Itm	$63,825	Qty * $/Itm	$1,148,850		
% Included	11.11%	Total Cost/Study	$127,650		
Replacement Year	2019	Future Cost	$130,841		

Summary

This is to replace the greens including alt 9 over 10 years spanning 2018 to 2027. This and other components provide for current and future replacements.

2018- Per client 8/24/2018, set up a 10 year plan for all holes spanning 2018-2027, skip 10 years, resume at 2/year after the 10 year gap. Per client 8/29/2018, hole 7 was refurbished in 2018. Per client 10/2/2018, $160,000 total is anticipated including work to holes 7 & 17 and design. Per client 10/11/2018, increase annual estimate by $35,000 from $92,650 to $130,650.

673 - Golf Course

2 Holes 7 & 17 (2018 Only)

Useful Life	1	Remaining Life	0	Treatment	[nr:1]
Quantity	2	Unit of Measure	Items		
Cost /Itm	$80,000				
% Included	100.00%	Total Cost/Study	$160,000		
Replacement Year	2018	Future Cost	$160,000		

Summary

This is for holes 7 and 17 during 2018.

2018- Per client 8/29/2018, hole 7 was refurbished in 2018. Per client 10/2/2018, $160,000 total is anticipated including work to holes 7 & 17 and design. The 2018 project includes making two holes out of one so that 18 holes remain in play while course work progresses over the next many years.

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00420 - Golf Course

18000 - Landscaping

684 - Golf Course Tees

19 Tees (10.5%)

Useful Life	2	Remaining Life	19
Quantity	19	Unit of Measure	Items
Cost /Itm	$9,000	Qty * $/Itm	$171,000
% Included	10.53%	Total Cost/Study	$18,000
Summary	Replacement Year	2037	Future Cost $28,776

This is to periodically renovate the tees including alt 9. Tee quantity varies by hole.

2018- Per client 8/24/2018, set up a 10 year plan for all holes spanning 2018-2027, skip 10 years, resume at 2/year after the 10 year gap. Per client 8/29/2018, hole 7 was refurbished in 2018 and increase estimate from $2,562 to $9,000. Per client 10/2/2018, hole 17 is being reconfigured in 2018.
2017- Per client 6/30/2017, decrease useful life from 3 to 2 years and increase estimate from $2,436 to $10,000.
2016- Per client 4/3/2017, no revision provided, so life set to full.
2015- $2,319 is anticipated.

685 - Golf Course Tees

18 Tees (2019-2027 Only) (11%)

Useful Life	1	Remaining Life	1	Treatment	[nr:9]
Quantity	18	Unit of Measure	Items		
Cost /Itm	$9,000	Qty * $/Itm	$162,000		
% Included	11.11%	Total Cost/Study	$18,000		
Summary	Replacement Year	2019	Future Cost	$18,450	

This is to renovate the tees including alt 9 over 10 years spanning 2018 to 2027. Tee quantity varies by hole. This and other components provide for current and future replacements.

2018- Per client 8/24/2018, set up a 10 year plan for all holes spanning 2018-2027. Per client 10/2/2018, holes 7 and 17 are being renovated in 2018.

960 - Consulting

Course Design (2019 Only)

Useful Life	2	Remaining Life	1	Treatment	[nr:1]
Quantity	1	Unit of Measure	Lump Sum		
Cost /LS	$41,500				
% Included	100.00%	Total Cost/Study	$41,500		
Summary	Replacement Year	2019	Future Cost	$42,538	

This is for golf course design professional fees.

2018- $41,500 is anticipated in 2019 per client 10/11/2018.

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00420 - Golf Course
26000 - Outdoor Equipment

350 - Furniture

14 Benches & Picnic Tables

Useful Life	20	Remaining Life	7
Quantity	14	Unit of Measure	Items
Cost /Itm	$646		
% Included	100.00%	Total Cost/Study	$9,046
Replacement Year	2025	Future Cost	$10,753

Summary

This is to replace the miscellaneous benches and picnic table.

1- hole 9 picnic table
1- Sports Lounge picnic table
2- course benches
2- driving range picnic tables
2- driving range picnic tables
3- Sports Lounge benches
3- bocce court

480 - Drinking Fountain

Hole 3

Useful Life	16	Remaining Life	13
Quantity	1	Unit of Measure	Items
Cost /Itm	$4,308		
% Included	100.00%	Total Cost/Study	$4,308
Replacement Year	2031	Future Cost	$5,938

Summary

This is to replace the drinking fountain.

2016- Per client 4/3/2017, no revision provided, so life set to full.
2015- $1,971 is anticipated. $4,000 is estimated to install ADA compliant units per client 7/31/2015.

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00420 - Golf Course

26000 - Outdoor Equipment

484 - Drinking Fountain

Hole 5

Useful Life	15	Remaining Life	12
Quantity	1	Unit of Measure	Items
Cost /Itm	$4,308		
% Included	100.00%	Total Cost/Study	$4,308
Replacement Year	2030	Future Cost	$5,793

Summary

This is to replace the drinking fountain.

2016- Per client 4/3/2017, no revision provided, so life set to full.
2015- $1,971 is anticipated. $4,000 is estimated to install ADA compliant units per client 7/31/2015.

492 - Drinking Fountain

Hole 9 Memorial Fountain

Useful Life	25	Remaining Life	9
Quantity	1	Unit of Measure	Items
Cost /Itm	$2,123		
% Included	100.00%	Total Cost/Study	$2,123
Replacement Year	2027	Future Cost	$2,651

Summary

This is to replace the drinking fountain.

2015- Change remaining life from 2 to 12 per client.

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00420 - Golf Course

26000 - Outdoor Equipment

496 - Drinking Fountain
Hole 12

Useful Life 25 Remaining Life 15
Quantity 1 Unit of Measure Items
Cost /Itm $4,308
% Included 100.00% Total Cost/Study $4,308
Summary Replacement Year 2033 Future Cost $6,239

This is to replace the drinking fountain.

2015- $4,000 is estimated to install ADA compliant units per client 7/31/2015.

500 - Drinking Fountain
Hole 16

Useful Life 25 Remaining Life 15
Quantity 1 Unit of Measure Items
Cost /Itm $4,308
% Included 100.00% Total Cost/Study $4,308
Summary Replacement Year 2033 Future Cost $6,239

This is to replace the drinking fountain.

2015- $4,000 is estimated to install ADA compliant units per client 7/31/2015.

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00440 - Grounds

02000 - Concrete

220 - Walkways

Entrance Gate Area- Concrete Walkway

Useful Life 25 Remaining Life 10
Quantity 1 Unit of Measure Lump Sum
Cost /LS $7,491
% Included 100.00% Total Cost/Study $7,491
Summary Replacement Year 2028 Future Cost $9,589

This is to repair, replace or grind concrete flatwork to remove abrupt elevation changes and maintain functionality.

904 - Miscellaneous

Central Area, Concrete Stairs- East

Useful Life 30 Remaining Life 3
Quantity 1 Unit of Measure Lump Sum
Cost /LS $4,994
% Included 100.00% Total Cost/Study $4,994
Summary Replacement Year 2021 Future Cost $5,377

This is to repair the east concrete stairs.

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00440 - Grounds

02000 - Concrete

908 - Miscellaneous

Central Area, Concrete Stairs- West

Useful Life 30 Remaining Life 22
Quantity 1 Unit of Measure Lump Sum
Cost /LS $3,745
% Included 100.00% Total Cost/Study $3,745
Replacement Year 2040 Future Cost $6,448

Summary

This is to repair the west concrete stairs.

04000 - Structural Repairs

516 - Bridge Maintenance

75 Sq. Ft. Entrance Gate Area- Bridge

Useful Life 20 Remaining Life 5
Quantity 75 Unit of Measure Square Feet
Cost /SqFt $24.97
% Included 100.00% Total Cost/Study $1,873
Replacement Year 2023 Future Cost $2,119

Summary

This is to maintain the bridge.

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00440 - Grounds

04000 - Structural Repairs

520 - Bridge Maintenance

128 Sq. Ft. Park 3

Useful Life	20	Remaining Life	7
Quantity	128	Unit of Measure	Square Feet
Cost /SqFt	$34.28		
% Included	100.00%	Total Cost/Study	$4,388
Replacement Year	2025	Future Cost	$5,216

Summary

This is to maintain the bridge.

2017- Per client 6/30/2017, move the remaining life from 2018 to 2025.

706 - Building Maintenance

Main Swim Beach Boat Storage Area Tuff Shed

Useful Life	15	Remaining Life	5
Quantity	1	Unit of Measure	Items
Cost /Itm	$2,369		
% Included	100.00%	Total Cost/Study	$2,369
Replacement Year	2023	Future Cost	$2,680

Summary

This is to repair, replace and maintain the 6'x8' Tuff Shed.

2016- Per client 4/3/32017, $474 was expended for a Green Valley Park #5 kayak rack.

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00440 - Grounds

04000 - Structural Repairs

740 - Building Maintenance

4 Parks 5, 9, 4, 15 Restroom Floors

Useful Life 25 Remaining Life 22
Quantity 4 Unit of Measure Building
Cost /Bldg $1,623
% Included 100.00% Total Cost/Study $6,491
Summary Replacement Year 2040 Future Cost $11,176

This is for the restroom building floors.

There is currently one restroom building at; Hazel Park and Pond (#1), Shady Cove Park (#2), Sandy Point Park (#3), South Shore Park (#4), Green Valley Park (#5), and Sun Terrace Park (#7).

2016- Per client 4/3/2017, no revision provided, so life set to full.
2015- $90,000 cost and tentative schedule per client. Per client 7/31/2014, 4 floors at $6,028.

Park 5 restroom floor

856 - Building Maintenance

375 Sq. Ft. Tennis 3/4 Area Patio Structure

Useful Life 20 Remaining Life 16
Quantity 375 Unit of Measure Square Feet
Cost /SqFt $62.40
% Included 100.00% Total Cost/Study $23,400
Summary Replacement Year 2034 Future Cost $34,737

This is to repair and replace the 15' x 25' patio structure including composite shingle roofing.

2014- Placed in service.

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00440 - Grounds

04000 - Structural Repairs

860 - Building Maintenance

Park 1 Restroom Bldg Replacement

Useful Life 40 Remaining Life 2
Quantity 1 Unit of Measure Building
Cost /Bldg $88,253
% Included 100.00% Total Cost/Study $88,253
Summary Replacement Year 2020 Future Cost $92,720

This is to replace the restroom building with a concrete pre-fabricated building.

2018- Per client 10/2/2018, extend remaining life from 2019 to 2020.
2016- Per client 3/29/2017, $1,900 was expended for retainer. Per client 4/7/2017, reduce estimate from $92,250 to $84,000 and extend remaining life from 2017 to 2019.
2015- $90,000 cost and 2024 replacement estimates per client 7/31/2015. Per client 8/4/2015, move replacement from 2024 to 2017.

864 - Building Maintenance

Park 2 Restroom Bldg Replacement

Useful Life 40 Remaining Life 3
Quantity 1 Unit of Measure Building
Cost /Bldg $88,253
% Included 100.00% Total Cost/Study $88,253
Summary Replacement Year 2021 Future Cost $95,038

This is to replace the restroom building with a concrete pre-fabricated building.

2016- Per client 4/7/2017, reduce estimate from $92,250 to $84,000 and extend remaining life from 2017 to 2021.
2015- $90,000 cost and 2024 replacement estimates per client 7/31/2015. Per client 8/4/2015, move replacement from 2024 to 2017.

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00440 - Grounds

04000 - Structural Repairs

868 - Building Maintenance

Park 3 Restroom Bldg Replacement

Useful Life	40	Remaining Life	38
Quantity	1	Unit of Measure	Building
Cost /Bldg	$88,159		
% Included	100.00%	Total Cost/Study	$88,159
Replacement Year	2056	Future Cost	$225,306

Summary

This is to replace the restroom building with a concrete pre-fabricated building.

15' x 6' x 10' cinder block and stone building exterior
dimensional composition roof
2- sky lights
2- drinking fountains
3- metal doors
2- restroom- 6' x 6' x 10' each; with sink, toilet, concrete floor & +/- 126 sq ft paint

2016- Per client 3/29/2017, $83,911 was expended.
2015- $90,000 cost and 2024 replacement estimates per client 7/31/2015. Per client 8/4/2015, move replacement from 2024 to 2015.

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00440 - Grounds

04000 - Structural Repairs

872 - Building Maintenance

Park 4 Restroom Bldg Replacement

Useful Life 40 Remaining Life 1
Quantity 1 Unit of Measure Building
Cost /Bldg $88,253
% Included 100.00% Total Cost/Study $88,253
Summary Replacement Year 2019 Future Cost $90,459

This is to replace the restroom building with a concrete pre-fabricated building.

2018- Per client 4/27/2018, reduced remaining life from 2021 to 2018. Per client 10/2/2018, extend remaining life from 2018 to 2019.
2016- Per client 4/7/2017, reduce estimate from $92,250 to $84,000 and decrease remaining life from 2018 to 2017.
2015- $90,000 cost and 2024 replacement estimates per client 7/31/2015. Per client 8/4/2015, move replacement from 2024 to 2018.

876 - Building Maintenance

Park 5 Restroom Bldg Replacement

Useful Life 40 Remaining Life 1
Quantity 1 Unit of Measure Building
Cost /Bldg $88,252
% Included 100.00% Total Cost/Study $88,252
Summary Replacement Year 2019 Future Cost $90,459

This is to replace the restroom building with a concrete pre-fabricated building.

2018- Per client 10/2/2018, decrease remaining life from 2020 to 2019.
2016- Per client 3/29/2017, no 2016 expense, so remaining life set to 2017. Per client 4/7/2017, reduce estimate from $92,250 to $84,000 and extend remaining life from 2017 to 2020.
2015- $90,000 cost and 2024 replacement estimates per client 7/31/2015. Per client 8/4/2015, move replacement from 2024 to 2016.

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00440 - Grounds

04000 - Structural Repairs

880 - Building Maintenance

TC 3/4 Restroom Bldg Replacement

Useful Life	40	Remaining Life	4
Quantity	1	Unit of Measure	Building
Cost /Bldg	$88,253		
% Included	100.00%	Total Cost/Study	$88,253
Replacement Year	2022	Future Cost	$97,414

Summary

This is to replace the restroom building with a concrete pre-fabricated building.

2018- Per client 4/27/2018, extend remaining life from 2019 to 2022.
2016- Per client 3/29/2017, no 2016 expense, so remaining life set to 2017. Per client 4/7/2017, reduce estimate from $92,250 to $84,000 and extend remaining life from 2017 to 2018.
2015- $90,000 cost and 2024 replacement estimates per client 7/31/2015. Per client 8/4/2015, move replacement from 2024 to 2016.

11000 - Gate Equipment

150 - DoorKing Slide Gate Operators

RV Storage Lot

Useful Life	8	Remaining Life	3
Quantity	1	Unit of Measure	Items
Cost /Itm	$3,875		
% Included	100.00%	Total Cost/Study	$3,875
Replacement Year	2021	Future Cost	$4,173

Summary

This is to replace the DoorKing slide gate operator.

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00440 - Grounds

11000 - Gate Equipment

160 - Operators

Torrey Pines Golf Cart Slide Gate

Useful Life	15	Remaining Life	8
Quantity	1	Unit of Measure	Items
Cost /Itm	$3,875		
% Included	100.00%	Total Cost/Study	$3,875
Replacement Year	2026	Future Cost	$4,721

Summary

This is to replace the slide gate control operator located on Torrey Pines just north of Amber Court. The operator is controlled by simple lock key switches mounted on posts. This unit is afforded extended useful due to light usage.

Viking K-2
SN 0111-2B-14562
Mfg 1/11/2011

730 - DoorKing Model 1506/02 Ped Keypad

2 RV Lot

Useful Life	12	Remaining Life	7
Quantity	2	Unit of Measure	Items
Cost /Itm	$1,200		
% Included	100.00%	Total Cost/Study	$2,400
Replacement Year	2025	Future Cost	$2,853

Summary

This is to replace the entry and exit gate digital keypads.

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00440 - Grounds

11000 - Gate Equipment

800 - Loops, Misc. Wiring Harness

3 RV Lot

Useful Life	8	Remaining Life	3
Quantity	3	Unit of Measure	Items
Cost /Itm	$410		
% Included	100.00%	Total Cost/Study	$1,230
Replacement Year	2021	Future Cost	$1,325

Summary

This is to have funds for replacing the underground sensor loops and pulling a new wiring harness. If practical, this work should be done in conjunction with asphalt sealing, repairs or replacement.

810 - Loops, Misc. Wiring Harness

2 Torrey Pines Golf Cart Gate

Useful Life	15	Remaining Life	8
Quantity	2	Unit of Measure	Items
Cost /Itm	$410		
% Included	100.00%	Total Cost/Study	$820
Replacement Year	2026	Future Cost	$999

Summary

This is to replace loop detectors, underground sensor loops, and loop wiring harnesses. Loop replacement should be coordinated with paving repairs when feasible.

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00440 - Grounds

11000 - Gate Equipment

900 - Vehicle Gate Replacement

Torrey Pines Golf Cart Gate

Useful Life 21 Remaining Life 14
Quantity 1 Unit of Measure Lump Sum
Cost /LS $7,500
% Included 100.00% Total Cost/Study $7,500
Summary Replacement Year 2032 Future Cost $10,597

This is to replace the chain link slide gate located on Torrey Pines just north of Amber Court. The gate is comprised of an automatic slide gate plus a manual slide gate which can both be opened to allow vehicle passage. Slide gate operator and safety loops are provided for within other components.

14000 - Recreation

290 - Exercise: Miscellaneous Equip.

Park 1- Par Exercise Course

Useful Life 15 Remaining Life 5
Quantity 1 Unit of Measure Lump Sum
Cost /LS $7,241
% Included 100.00% Total Cost/Study $7,241
Summary Replacement Year 2023 Future Cost $8,193

This is to replace the Par exercise course.

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00440 - Grounds

17000 - Tennis Court

600 - Lighting

3 Central Area, Street/ Tennis Court Lights

Useful Life	30	Remaining Life	20
Quantity	3	Unit of Measure	Items
Cost /Itm	$3,329		
% Included	100.00%	Total Cost/Study	$9,987
Replacement Year	2038	Future Cost	$16,365

Summary

This is to replace tennis court light poles with fixtures.

17500 - Basketball / Sport Court

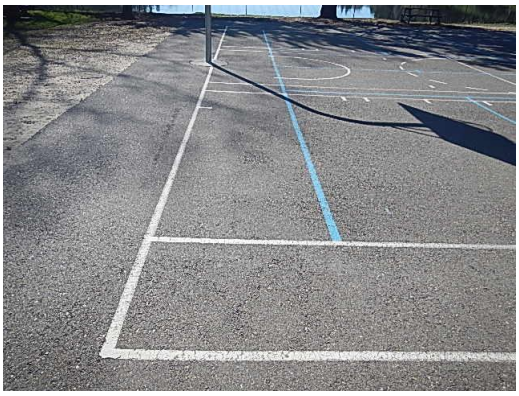
400 - Overlay

6,825 Sq. Ft. Park 1

Useful Life	25	Remaining Life	19
Quantity	6,825	Unit of Measure	Square Feet
Cost /SqFt	$2.19		
% Included	100.00%	Total Cost/Study	$14,981
Replacement Year	2037	Future Cost	$23,949

Summary

This is to overlay the surface with new hot asphalt.



© Browning Reserve Group 2018

00440 - Grounds

18000 - Landscaping

112 - Irrigation: Misc.
Tennis 3/4 Landscape

Useful Life 40 Remaining Life 19
Quantity 1 Unit of Measure Lump Sum
Cost /LS $7,491
% Included 100.00% Total Cost/Study $7,491
Summary Replacement Year 2037 Future Cost $11,975

This is for major irrigation system repair in excess of the operating budget.

116 - Irrigation: Misc.
Front Entrance Area- Irrigation Filter

Useful Life 10 Remaining Life 0
Quantity 1 Unit of Measure Lump Sum
Cost /LS $3,246
% Included 100.00% Total Cost/Study $3,246
Summary Replacement Year 2018 Future Cost $3,246

This is to replace the entrance gate area irrigation filter.

2018- Per client 4/27/2018, reduce remaining life from 2019 to 2018.
2017- Per client 6/30/2017, reduce remaining life from 2019 to 2018.

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00440 - Grounds

18000 - Landscaping

120 - Irrigation: Misc.
Park 1

Useful Life 16 Remaining Life 1
Quantity 1 Unit of Measure Lump Sum
Cost /LS $6,242
% Included 100.00% Total Cost/Study $6,242
Summary Replacement Year 2019 Future Cost $6,398

This is for major irrigation system repair in excess of the operating budget.

124 - Irrigation: Misc.
Park 2

Useful Life 30 Remaining Life 1
Quantity 1 Unit of Measure Lump Sum
Cost /LS $4,994
% Included 100.00% Total Cost/Study $4,994
Summary Replacement Year 2019 Future Cost $5,118

This is for major irrigation system repair in excess of the operating budget.

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00440 - Grounds

18000 - Landscaping

128 - Irrigation: Misc.
Park 3

Useful Life 30 Remaining Life 2
Quantity 1 Unit of Measure Lump Sum
Cost /LS $6,242
% Included 100.00% Total Cost/Study $6,242
Summary Replacement Year 2020 Future Cost $6,558

This is for major irrigation system repair in excess of the operating budget.

132 - Irrigation: Misc.
Park 4

Useful Life 40 Remaining Life 16
Quantity 1 Unit of Measure Lump Sum
Cost /LS $4,994
% Included 100.00% Total Cost/Study $4,994
Summary Replacement Year 2034 Future Cost $7,413

This is for major irrigation system repair in excess of the operating budget.

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00440 - Grounds

18000 - Landscaping

136 - Irrigation: Misc.

Park 5

Useful Life 32 Remaining Life 29
Quantity 1 Unit of Measure Lump Sum
Cost /LS $3,745
% Included 100.00% Total Cost/Study $3,745
Summary Replacement Year 2047 Future Cost $7,665

This is for major irrigation system repair in excess of the operating budget.

2016- Per client 4/3/2017, no revision provided, so life set to full.
2015- $3,479 is anticipated.

140 - Irrigation: Misc.

Clubhouse Area, Irrigation

Useful Life 30 Remaining Life 2
Quantity 1 Unit of Measure Lump Sum
Cost /LS $24,968
% Included 100.00% Total Cost/Study $24,968
Summary Replacement Year 2020 Future Cost $26,232

This is for major irrigation system repair in excess of the operating budget.

2017- Per client 6/30/2017, move the remaining life from 2017 to 2020.

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00440 - Grounds

18000 - Landscaping

144 - Irrigation: Misc.
Park 7

Useful Life 30 Remaining Life 1
Quantity 1 Unit of Measure Lump Sum
Cost /LS $3,745
% Included 100.00% Total Cost/Study $3,745
Summary Replacement Year 2019 Future Cost $3,839

This is for major irrigation system repair in excess of the operating budget.

148 - Irrigation: Misc.
Sports Lounge

Useful Life 40 Remaining Life 33
Quantity 1 Unit of Measure Lump Sum
Cost /LS $14,981
% Included 100.00% Total Cost/Study $14,981
Summary Replacement Year 2051 Future Cost $33,839

This is for major irrigation renovation.

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00440 - Grounds

18000 - Landscaping

156 - Irrigation: Misc.

Huck Finn, Dog Park, Irrigation

Useful Life	20	Remaining Life	17
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$4,818		
% Included	100.00%	Total Cost/Study	$4,818
Replacement Year	2035	Future Cost	$7,331

Summary

This is for major irrigation system repair in excess of the operating budget.

2016- Per client 4/3/2017, $4,474 was expended in 2015.

378 - Irrigation: Pumps

Front Entrance Gate Area

Useful Life	40	Remaining Life	26
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$14,981		
% Included	100.00%	Total Cost/Study	$14,981
Replacement Year	2044	Future Cost	$28,468

Summary

This is to replace the irrigation system pumps.

2016- Per client 4/3/2017, $2,912 was expended in 2015.

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00440 - Grounds

18500 - Lakes / Ponds

584 - Pumps / Mechanical

Entrance Gate Area

Useful Life	10	Remaining Life	1
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$5,195		
% Included	100.00%	Total Cost/Study	$5,195
Replacement Year	2019	Future Cost	$5,325

Summary

This is to replace, repair and maintain the fountain mechanical equipment including pumps, motors and fittings.

2017- Per client 6/30/2017, move the remaining life from 2024 to 2018, to be completed in conjunction with component 440/18000/116.

954 - Reconstruction

Central Area, Renovate Main Beach

Useful Life	40	Remaining Life	3
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$74,904		
% Included	100.00%	Total Cost/Study	$74,904
Replacement Year	2021	Future Cost	$80,664

Summary

This is to renovate the main beach.

2015- Due to water restrictions, the lake level could not be lowered in order to perform annual beach upkeep.

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00440 - Grounds

19000 - Fencing

114 - Chain Link: 6'

1,735 Lin. Ft. RV Storage Lot

Useful Life 40 Remaining Life 24
Quantity 1,735 Unit of Measure Linear Feet
Cost /l.f. $27.31
% Included 100.00% Total Cost/Study $47,383
Summary Replacement Year 2042 Future Cost $85,703

This is to replace the 6' chain link fencing at the perimeter of the RV storage lot.

2015- $44,000 estimate per client 7/31/2015.

118 - Chain Link: 6'

31,800 Lin. Ft. Common Area, Perimeter Fence

Useful Life 40 Remaining Life 10
Quantity 31,800 Unit of Measure Linear Feet
Cost /l.f. $18.06
% Included 100.00% Total Cost/Study $574,308
Summary Replacement Year 2028 Future Cost $735,163

This is to replace the association perimeter 6' chain link fencing.

2016- Per client 3/29/2017, $4,220 was expended.

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00440 - Grounds

19000 - Fencing

138 - Chain Link

157 Lin. Ft. Huck Finn, Dog Park, Fencing

Useful Life 30 Remaining Life 27
Quantity 157 Unit of Measure Linear Feet
Cost /l.f. $35.84
% Included 100.00% Total Cost/Study $5,627
Summary Replacement Year 2045 Future Cost $10,960

This is to replace the chain link fencing.

2016- Per client 4/3/2017, $5,225 was expended in 2015.

330 - Wood: 6'

370 Lin. Ft. Parcel E Fence

Useful Life 20 Remaining Life 10
Quantity 370 Unit of Measure Linear Feet
Cost /l.f. $23.62
% Included 100.00% Total Cost/Study $8,739
Summary Replacement Year 2028 Future Cost $11,187

This is to replace the Parcel E 6' wood fencing including discarded fence material removal and disposal.

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00440 - Grounds

19000 - Fencing

336 - Wood: 6'

804 Lin. Ft. Entry Gate Area, Front Fence (17%)

Useful Life	30	Remaining Life	29
Quantity	804	Unit of Measure	Linear Feet
Cost /l.f.	$77.64	Qty * $/l.f.	$62,423
% Included	17.17%	Total Cost/Study	$10,717
Summary	Replacement Year	2047	Future Cost $21,932

This is to replace the 6' wood fencing including discarded fence material removal and disposal.

2018- Per client 4/27/2018, $10,456 was expended in 2017, $10,000 is anticipated in 2018 and remainder is anticipated in 2021.

340 - Wood: 6'

804 Lin. Ft. Entry Gate Area, Front Fence (16%)

Useful Life	30	Remaining Life	1
Quantity	804	Unit of Measure	Linear Feet
Cost /l.f.	$77.64	Qty * $/l.f.	$62,423
% Included	16.02%	Total Cost/Study	$10,000
Summary	Replacement Year	2019	Future Cost $10,250

This is to replace the 6' wood fencing including discarded fence material removal and disposal.

2018- Per client 4/27/2018, $10,456 was expended in 2017, $10,000 is anticipated in 2018 and remainder is anticipated in 2021. Per client 10/2/2018, extend remaining life from 2018 to 2019.

344 - Wood: 6'

804 Lin. Ft. Entry Gate Area, Front Fence (66.8%)

Useful Life	30	Remaining Life	3
Quantity	804	Unit of Measure	Linear Feet
Cost /l.f.	$77.64	Qty * $/l.f.	$62,423
% Included	66.81%	Total Cost/Study	$41,705
Summary	Replacement Year	2021	Future Cost $44,912

This is to replace the 6' wood fencing including discarded fence material removal and disposal.

2018- Per client 4/27/2018, $10,456 was expended in 2017, $10,000 is anticipated in 2018 and remainder is anticipated in 2021.

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00440 - Grounds

19000 - Fencing

360 - Wood: Split Rail

1,448 Lin. Ft. Parks & Common Areas (25%)

Useful Life	5	Remaining Life	1
Quantity	1,448	Unit of Measure	Linear Feet
Cost /l.f.	$16.15	Qty * $/l.f.	$23,385
% Included	25.00%	Total Cost/Study	$5,846
Summary	Replacement Year	2019	Future Cost	$5,992

This is to periodically repair and replace portions of the park and common area split rail fencing.

Hazel Pond & Park- 234 lf
Shady Cove Park- 93 lf
Sandy Point Park- 162 lf
South Shore Park- 189 lf
Green Valley Park- 126 lf
Huck Finn Dog Park- 306 lf
Park 7 outside Tennis Courts 3/4- 140 lf
Golf Course parking lot area- 198 lf

776 - Gates

ECC Parking - Ace Hardware Pedestrian Gate

Useful Life	15	Remaining Life	5
Quantity	1	Unit of Measure	Items
Cost /Itm	$1,500		
% Included	100.00%	Total Cost/Study	$1,500
Summary	Replacement Year	2023	Future Cost	$1,697

This is to maintain, repair and replace the chain link gate and hardware including closure, magnetic lock, key lock switches and key lock posts.

2018- The magnetic lock was non-functioning.

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00440 - Grounds

20000 - Lighting

218 - Landscape

16 Clubhouse Area, Sign Accent Lights

Useful Life	10	Remaining Life	4
Quantity	16	Unit of Measure	Items
Cost /Itm	$172		
% Included	100.00%	Total Cost/Study	$2,757
Replacement Year	2022	Future Cost	$3,043

Summary

This is to replace the sign accent lighting.

2016- Per client 3/29/2017, $1,530 was expended.
2015- $2,560 is anticipated.

260 - Sports Field / Court

11 Bocce Court & Walkway Lighting

Useful Life	20	Remaining Life	17
Quantity	11	Unit of Measure	Items
Cost /Itm	$700		
% Included	100.00%	Total Cost/Study	$7,700
Replacement Year	2035	Future Cost	$11,716

Summary

This is to replace the bocce court and walkway lighting.

1- Bocce stair, LED single head light standard
2- Bocce court, LED double head light standards
8- Bocce walkway, bollard lights

2016- Per client 3/29/2017, $17,976 total was expended to install bocce ball including planning, permits, lighting, court, walkway, signage, etc. Per client 4/3/2017, $7,160 total was expended for lighting including $1,240 for the court and $5,920 for the court walkway.

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00440 - Grounds

20000 - Lighting

540 - Parking Lot

4 Sports Lounge, Grounds

Useful Life	20	Remaining Life	9
Quantity	4	Unit of Measure	Items
Cost /Itm	$2,809		
% Included	100.00%	Total Cost/Study	$11,235
Replacement Year	2027	Future Cost	$14,031

Summary

This is to replace the parking lot lights.

21000 - Signage

710 - Entry Signs

Entrance Gate Area, Entrance Sign

Useful Life	19	Remaining Life	7
Quantity	1	Unit of Measure	Items
Cost /Itm	$19,597		
% Included	100.00%	Total Cost/Study	$19,597
Replacement Year	2025	Future Cost	$23,295

Summary

This is to refurbish and replace the entrance sign.

2017- Per client 6/30/2017, move the remaining life from 2023 to 2025.
2016- Per client 3/29/2017, $6,622 was expended.
2015- $18,198 is anticipated.

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00440 - Grounds

24500 - Audio / Visual

108 - Television

Entrance Gate Area, Marquis TV's

Useful Life	7	Remaining Life	0
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$8,114		
% Included	100.00%	Total Cost/Study	$8,114
Replacement Year	2018	Future Cost	$8,114

Summary

This is to replace the entrance gate area marquis televisions.

2018- Per client 4/27/2018, reduce remaining life from 2019 to 2018.

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00440 - Grounds

26000 - Outdoor Equipment

100 - Tot Lot: Play Equipment

Central Area, Original Equipment

Useful Life 15 Remaining Life 1
Quantity 1 Unit of Measure Lump Sum
Cost /LS $73,890
% Included 100.00% Total Cost/Study $73,890
Summary Replacement Year 2019 Future Cost $75,737

This is to replace the tot lot play equipment.

"Little Pine Cones Park" play equipment:
1- large climb/play structure
1- monkey bars
1- spring teeter-totter
1- sand dig toy
1- swing

2017- Per client 6/30/2017, move $8,000 to 2018 ($8,000 plus $64,088 current cost =) for bigger replacement. Moved remaining life from 2019 to 2018.
2015-The safety surface containment threshold and chain link fence gate is nearing end of life.

104 - Tot Lot: Play Equipment

Park 3

Useful Life 15 Remaining Life 9
Quantity 1 Unit of Measure Lump Sum
Cost /LS $13,784
% Included 100.00% Total Cost/Study $13,784
Summary Replacement Year 2027 Future Cost $17,215

This is to replace the tot lot play equipment.

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00440 - Grounds

26000 - Outdoor Equipment

108 - Tot Lot: Play Equipment
Park 4

Useful Life 20 Remaining Life 5
Quantity 1 Unit of Measure Lump Sum
Cost /LS $26,217
% Included 100.00% Total Cost/Study $26,217
Summary Replacement Year 2023 Future Cost $29,662

This is to replace the tot lot play equipment.

160 - Flag Pole
Entrance Gate Area, Flagpole

Useful Life 10 Remaining Life 7
Quantity 1 Unit of Measure Items
Cost /Itm $4,056
% Included 100.00% Total Cost/Study $4,056
Summary Replacement Year 2025 Future Cost $4,821

This is to replace the entrance gate area flag pole.

2017- Per client 6/30/2017, move the remaining life from 2021 to 2025.

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00440 - Grounds

26000 - Outdoor Equipment

164 - Flag Pole

Sports Lounge

Useful Life	10	Remaining Life	7
Quantity	1	Unit of Measure	Items
Cost /Itm	$4,056		
% Included	100.00%	Total Cost/Study	$4,056
Replacement Year	2025	Future Cost	$4,821

Summary

This is to replace the Sports Lounge flag pole.

2017- Per client 6/30/2017, move the remaining life from 2021 to 2025.

168 - Flag Pole

Clubhouse Flagpole

Useful Life	10	Remaining Life	7
Quantity	1	Unit of Measure	Items
Cost /Itm	$4,183		
% Included	100.00%	Total Cost/Study	$4,183
Replacement Year	2025	Future Cost	$4,972

Summary

This is to replace the clubhouse flag pole.

2017- Per client 6/30/2017, move the remaining life from 2024 to 2025.

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00440 - Grounds

26000 - Outdoor Equipment

280 - Picnic Table: Cement

2 Tennis 3/4 Landscape- Picnic Tables w/ Benches

Useful Life	30	Remaining Life	26
Quantity	2	Unit of Measure	Items
Cost /Itm	$1,938		
% Included	100.00%	Total Cost/Study	$3,877
Replacement Year	2044	Future Cost	$7,367

Summary

This is to replace the picnic tables and benches.

2 tables w/ 4 benches each

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00440 - Grounds

26000 - Outdoor Equipment

284 - Picnic Table: Cement

41 Table Set #1 (33%)

Useful Life	25	Remaining Life	11
Quantity	41	Unit of Measure	Items
Cost /Itm	$1,387	Qty * $/Itm	$56,869
% Included	33.33%	Total Cost/Study	$18,956
Replacement Year	2029	Future Cost	$24,872

Summary

This is to periodically replace the park and common area concrete picnic tables on a percentage basis. The remainder of the below listed tables and the 5 tables at tennis courts 3/4 are provided for within other components.

1- Huck Finn Dog Park
2- Green Valley Park
2- Shady Cove Park
3- Sandy Point Park
3- Hazel Pond & Park
3- Sports Lounge (1 cart barn & 2 bocce)
7- Grounds, Pool, Clubhouse, Central Areas
20- South Shore Park

2018- Per client, 11 tables have previously been added to park 4.
2017- Per client 6/30/2017, move the remaining life from 2026 to 2029.
2016- Per client 3/29/2017, $7,422 was expended for park #4 picnic table, and an additional $3,102 from capital improvement for Carl Young construction.
2015- $10,433 is anticipated.

Sun Terrace Park 7

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00440 - Grounds

26000 - Outdoor Equipment

288 - Picnic Table: Cement

41 Table Set #2 (33%)

Useful Life	25	Remaining Life	7
Quantity	41	Unit of Measure	Items
Cost /Itm	$1,387	Qty * $/Itm	$56,869
% Included	33.33%	Total Cost/Study	$18,956
Replacement Year	2025	Future Cost	$22,533

Summary

This is to periodically replace the park and common area concrete picnic tables on a percentage basis. The remainder of the below listed tables and the 5 tables at tennis courts 3/4 are provided for within other components.

1- Huck Finn Dog Park
2- Green Valley Park
2- Shady Cove Park
3- Sandy Point Park
3- Hazel Pond & Park
3- Sports Lounge (1 cart barn & 2 bocce)
7- Grounds, Pool, Clubhouse, Central Areas
20- South Shore Park

2018- per client, 11 tables have previously been added to park 4
2017- Per client 6/30/2017, move the remaining life from 2022 to 2025.

South Shore Park 4

© Browning Reserve Group 2018

00440 - Grounds

26000 - Outdoor Equipment

292 - Picnic Table: Cement

41 Table Set #3 (33%)

Useful Life	25	Remaining Life	17
Quantity	41	Unit of Measure	Items
Cost /Itm	$1,387	Qty * $/Itm	$56,869
% Included	33.33%	Total Cost/Study	$18,956
Replacement Year	2035	Future Cost	$28,844

Summary

This is to periodically replace the park and common area concrete picnic tables on a percentage basis. The remainder of the below listed tables and the 5 tables at tennis courts 3/4 are provided for within other components.

1- Huck Finn Dog Park
2- Green Valley Park
2- Shady Cove Park
3- Sandy Point Park
3- Hazel Pond & Park
3- Sports Lounge (1 cart barn & 2 bocce)
7- Grounds, Pool, Clubhouse, Central Areas
20- South Shore Park

2018- per client, 11 tables have previously been added to park 4

Hazel Park, Park 1

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00440 - Grounds

26000 - Outdoor Equipment

302 - Bocce Ct. Resurface

2 Sports Lounge Bocce Courts

Useful Life	6	Remaining Life	0
Quantity	2	Unit of Measure	Items
Cost /Itm	$6,242		
% Included	100.00%	Total Cost/Study	$12,484
Replacement Year	2018	Future Cost	$12,484

Summary

This is to refurbish the courts including synthetic turf and wood bumper replacement.

9' x 59' each

2018- Per client 4/27/2018, resurfaced in 2018, and reduce useful life from 8 to 6 years.
2017- Per client 6/30/2017, move the remaining life from 2017 to 2018.
2016- Per client 3/29/2017, $17,976 total was expended to install bocce ball including planning, permits, lighting, court, walkway, signage, etc. Per client 4/3/2017, $7,160 total was expended for lighting including $1,240 for the court and $5,920 for the court walkway.

308 - Benches

2 Park 4- Concrete Benches

Useful Life	25	Remaining Life	8
Quantity	2	Unit of Measure	Items
Cost /Itm	$936		
% Included	100.00%	Total Cost/Study	$1,873
Replacement Year	2026	Future Cost	$2,282

Summary

This is to repair and replace the concrete benches.

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00440 - Grounds

26000 - Outdoor Equipment

310 - Benches

3 Sports Lounge Bocce Benches

Useful Life	18	Remaining Life	16
Quantity	3	Unit of Measure	Items
Cost /Itm	$700		
% Included	100.00%	Total Cost/Study	$2,100
Replacement Year	2034	Future Cost	$3,117

Summary

This is to repair and replace the benches.

312 - Wood Benches

2 Hazel Park & Pond

Useful Life	15	Remaining Life	2
Quantity	2	Unit of Measure	Items
Cost /Itm	$646		
% Included	100.00%	Total Cost/Study	$1,292
Replacement Year	2020	Future Cost	$1,358

Summary

This is to replace the wood benches.

2018- Per client 10/2/2018, extend remaining life from 2019 to 2020.
2017- Per client 6/30/2017, move the remaining life from 2017 to 2019.

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00440 - Grounds

26000 - Outdoor Equipment

320 - Picnic Table: Metal

6 Picnic Tables- Parks & Common Area

Useful Life	15	Remaining Life	3
Quantity	6	Unit of Measure	Items
Cost /Itm	$915		
% Included	100.00%	Total Cost/Study	$5,492
Replacement Year	2021	Future Cost	$5,914

Summary

This is to replace the coated expanded metal picnic tables.

1- Hazel Pond Park
1- outside tennis courts 1/2
1- central area tot Lot
3- Yacht lounge deck

2017- Per client 6/30/2017, move the remaining life from 2018 to 2021.

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00440 - Grounds

26000 - Outdoor Equipment

324 - Park Bench: Perf. Metal

13 Benches- Parks & Common Area (25%)

Useful Life	4	Remaining Life	2
Quantity	13	Unit of Measure	Items
Cost /Itm	$646	Qty * $/Itm	$8,400
% Included	25.00%	Total Cost/Study	$2,100
Replacement Year	2020	Future Cost	$2,206

Summary

This is to periodically replace portions of the coated expanded metal park benches.

1- Hazel Park & Pond
1- Shady Cove Park
1- Sandy Point Park
1- South Shore Park
1- Green Valley Park
5- Huck Finn Dog Park
2- Main Beach east of Yacht Club
1- Clubhouse & Entrance grounds

2017- Per client 6/30/2017, move the remaining life from 2017 to 2020.

474 - Drinking Fountain

Huck Finn, Dog Park, Fountain

Useful Life	8	Remaining Life	5
Quantity	1	Unit of Measure	Items
Cost /Itm	$4,864		
% Included	100.00%	Total Cost/Study	$4,864
Replacement Year	2023	Future Cost	$5,504

Summary

This is to replace the drinking fountain.

2016- Per client 4/3/2017, $4,517 was expended in 2015.

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00440 - Grounds

26000 - Outdoor Equipment

504 - Drinking Fountain
2 Tennis 3/4 Landscape

Useful Life 20 Remaining Life 1
Quantity 2 Unit of Measure Items
Cost /Itm $1,873
% Included 100.00% Total Cost/Study $3,745
Summary Replacement Year 2019 Future Cost $3,839

This is to replace the Haws drinking fountains.

2018- no leaking noted
2015- The unit south of the courts was leaking.

512 - Drinking Fountain
2 Clubhouse Area, Drinking Fountains

Useful Life 20 Remaining Life 6
Quantity 2 Unit of Measure Items
Cost /Itm $2,009
% Included 100.00% Total Cost/Study $4,018
Summary Replacement Year 2024 Future Cost $4,660

This is to replace the drinking fountains.

516 - Drinking Fountain
Park 4

Useful Life 20 Remaining Life 7
Quantity 1 Unit of Measure Items
Cost /Itm $2,497
% Included 100.00% Total Cost/Study $2,497
Summary Replacement Year 2025 Future Cost $2,969

This is to replace the drinking fountain.

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00440 - Grounds

26000 - Outdoor Equipment

840 - Shade Structure

2 Beach Shade Structures, Park 3

Useful Life	16	Remaining Life	13
Quantity	2	Unit of Measure	Items
Cost /Itm	$3,745		
% Included	100.00%	Total Cost/Study	$7,491
Replacement Year	2031	Future Cost	$10,326

Summary

This is to replace the shade structures.

2016- Per client 4/3/2017, no revision provided, so life set to full.
2015- $6,956 is anticipated.

844 - Shade Structure

5 Beach Shade Structures, Main Beach

Useful Life	15	Remaining Life	9
Quantity	5	Unit of Measure	Items
Cost /Itm	$3,745		
% Included	100.00%	Total Cost/Study	$18,727
Replacement Year	2027	Future Cost	$23,388

Summary

This is to replace the shade structures.

2015- There was some slight damage near the lower edge.

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00440 - Grounds

26000 - Outdoor Equipment

848 - Shade Structure

Sports Lounge Bocce Ct Shade Structure

Useful Life	15	Remaining Life	15
Quantity	1	Unit of Measure	Items
Cost /Itm	$7,500		
% Included	100.00%	Total Cost/Study	$7,500
Replacement Year	2033	Future Cost	$10,862

Summary

This is to replace the bocce court shade structure. The cloth portion is provided for within another component.

2018- $9,641 total was expended for the structure and cloth. Per client 5/18/2018, revise structure estimate from $8,500 to $7,500 and cloth from $1,000 to $2,000.

852 - Shade Structure

Sports Lounge Bocce Ct Shade Cloth

Useful Life	4	Remaining Life	4
Quantity	1	Unit of Measure	Items
Cost /Itm	$2,000		
% Included	100.00%	Total Cost/Study	$2,000
Replacement Year	2022	Future Cost	$2,208

Summary

This is to replace the bocce court shade structure cloth. The structure is provided for within another component.

2018- $9,641 total was expended for the structure and cloth. Per client 5/18/2018, revise structure estimate from $8,500 to $7,500 and cloth from $1,000 to $2,000.

00460 - Lakes & Ponds

04000 - Structural Repairs

524 - Bridge Maintenance

160 Sq. Ft. Huck Finn Pond- Spillway Bridge

Useful Life	30	Remaining Life	13
Quantity	160	Unit of Measure	Square Feet
Cost /SqFt	$39.01		
% Included	100.00%	Total Cost/Study	$6,242
Replacement Year	2031	Future Cost	$8,604

Summary

This is to maintain the spillway bridge.

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00460 - Lakes & Ponds

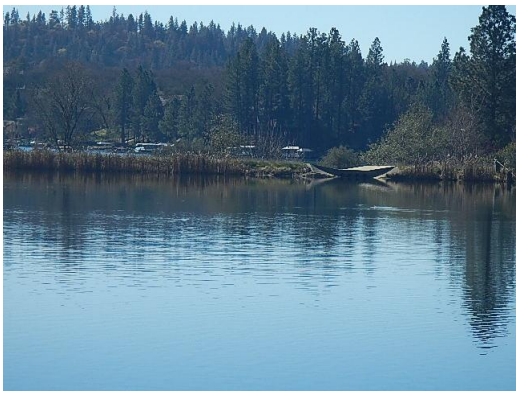
18000 - Landscaping

390 - Dam, Spillway
Hazel Lake- Spillway

Useful Life 40 Remaining Life 31
Quantity 1 Unit of Measure Lump Sum
Cost /LS $31,210
% Included 100.00% Total Cost/Study $31,210
Summary Replacement Year 2049 Future Cost $67,103

This is for the dam spillway.

2017- Per client 6/30/2017, $10,000 repair work anticipated in 2018.



391 - Dam, Spillway
Hazel Lake (2018 Only)

Useful Life 1 Remaining Life 0 Treatment [nr:1]
Quantity 1 Unit of Measure Lump Sum
Cost /LS $10,250
% Included 100.00% Total Cost/Study $10,250
Summary Replacement Year 2018 Future Cost $10,250

This is for the $10,000 repair work anticipated in 2018.

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00460 - Lakes & Ponds

18000 - Landscaping

394 - Dam, Spillway

Huck Finn Pond

Useful Life 50 Remaining Life 13
Quantity 1 Unit of Measure Lump Sum
Cost /LS $49,936
% Included 100.00% Total Cost/Study $49,936
Summary Replacement Year 2031 Future Cost $68,838

This is for the dam spillway.

2017- Per client 6/30/2017, change useful life from 40 to 50 years and move the remaining life from 2021 to 2031.

398 - Dam: Insp. & Maintenance

Main Lake/Dam- Primary Dam Valve

Useful Life 50 Remaining Life 49
Quantity 1 Unit of Measure Lump Sum
Cost /LS $86,350
% Included 100.00% Total Cost/Study $86,350
Summary Replacement Year 2067 Future Cost $289,555

This is for the primary dam valve.

2018- Per client 4/27/2018, $84,246 was expended in 2017.
2017- Per client 6/30/2017, move the remaining life from 2038 to 2017.
2016- Per client 3/29/2017, $4,678 was expended for maintenance and repair. Per client 4/3/2017, $4,375 was expended for valve repair in 2015.

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00460 - Lakes & Ponds

18000 - Landscaping

406 - Dam: Insp. & Maintenance

Main Lake/Dam- Outlet Culvert 6th Tee

Useful Life 40 Remaining Life 28
Quantity 1 Unit of Measure Lump Sum
Cost /LS $49,936
% Included 100.00% Total Cost/Study $49,936
Replacement Year 2046 Future Cost $99,698

Summary

This is for the dam outlet culvert, 6th tee.

410 - Dam: Insp. & Maintenance

Main Lake/Dam- Earthen Dam

Useful Life 50 Remaining Life 0
Quantity 1 Unit of Measure Lump Sum
Cost /LS $40,000
% Included 100.00% Total Cost/Study $40,000
Replacement Year 2018 Future Cost $40,000

Summary

This is for the earthen dam. An engineer's report will further define each dam component.

2018- Per client 4/27/2018, increase estimate from $24,968 to $40,000 and decrease remaining life from 2020 to 2018.

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00460 - Lakes & Ponds

18000 - Landscaping

414 - Dam: Insp. & Maintenance
Entry Area Pond

Useful Life 20 Remaining Life 6
Quantity 1 Unit of Measure Lump Sum
Cost /LS $6,242
% Included 100.00% Total Cost/Study $6,242
Summary Replacement Year 2024 Future Cost $7,238

This is to have an engineer examine and provide recommendations for maintenance.

418 - Dam: Insp. & Maintenance
Main Lake/Dam- Outlet Gate Valve

Useful Life 40 Remaining Life 24
Quantity 1 Unit of Measure Lump Sum
Cost /LS $24,968
% Included 100.00% Total Cost/Study $24,968
Summary Replacement Year 2042 Future Cost $45,160

This is repair and maintain the dam outlet gate valve.

2015- Investigation was underway to determine the cause of an outlet leak.

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00460 - Lakes & Ponds

18000 - Landscaping

422 - Dam, Spillway

Main Lake/Dam- Spillway

Useful Life 40 Remaining Life 24
Quantity 1 Unit of Measure Lump Sum
Cost /LS $43,076
% Included 100.00% Total Cost/Study $43,076
Replacement Year 2042 Future Cost $77,912

Summary

This is for the spillway.

426 - Dam: Insp. & Maintenance

Main Lake/Dam- Outlet Steel Liner

Useful Life 40 Remaining Life 24
Quantity 1 Unit of Measure Lump Sum
Cost /LS $216,571
% Included 100.00% Total Cost/Study $216,571
Replacement Year 2042 Future Cost $391,718

Summary

This is fort the dam outlet steel liner.

18500 - Lakes / Ponds

330 - Aeration Heads / Diffusers

6 Main Lake/Dam

Useful Life 15 Remaining Life 7
Quantity 6 Unit of Measure Items
Cost /Itm $4,621
% Included 100.00% Total Cost/Study $27,723
Replacement Year 2025 Future Cost $32,955

Summary

This is to replace the aeration pumps, heads, diffusers, lines, etc. 2 pumps per enclosure box which are located behind the clubhouse.

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00460 - Lakes & Ponds

18500 - Lakes / Ponds

334 - Aeration Heads / Diffusers

4 Hazel Lake

Useful Life	7	Remaining Life	0
Quantity	4	Unit of Measure	Items
Cost /Itm	$1,915		
% Included	100.00%	Total Cost/Study	$7,659
Replacement Year	2018	Future Cost	$7,659

Summary

This is to replace the aeration pumps, heads, diffusers, lines, etc.

2016- Per client 3/29/2017, $1,405 expended.
2015- $7,112 is anticipated.

800 - Sediment Removal

Main Lake/Dam- Lake Sediment Program (A) (86%)

Useful Life	20	Remaining Life	0
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$205,000	Qty * $/LS	$205,000
% Included	86.03%	Total Cost/Study	$176,365
Replacement Year	2018	Future Cost	$176,365

Summary

This is for sediment removal at 3 silt inlet areas. Periodic bathymetric studies indicate the scope of sediment removal required.

2018- Per client 10/2/2018, $186,365 total including $10,000 for Hazel Lake was expended, so move remainder to 2019.
2017- Client advised the scope of work should be $200,000 for four years starting in 2018, and have a useful life of 20 years. This is an estimate based on current knowledge and is subject to change.

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00460 - Lakes & Ponds

18500 - Lakes / Ponds

804 - Sediment Removal

Main Lake/Dam- Lake Sediment Program (A) (14%)

Useful Life	20	Remaining Life	1
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$205,000	Qty * $/LS	$205,000
% Included	13.97%	Total Cost/Study	$28,638
Replacement Year	2019	Future Cost	$29,354

Summary

This is for sediment removal at 3 silt inlet areas. Periodic bathymetric studies indicate the scope of sediment removal required.

2018- Per client 10/2/2018, $186,365 total including $10,000 for Hazel Lake was expended, so move remainder to 2019.
2017- Client advised the scope of work should be $200,000 for four years starting in 2018, and have a useful life of 20 years. This is an estimate based on current knowledge and is subject to change.

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810 - Sediment Removal

Main Lake/Dam- Lake Sediment Program (B)

Useful Life	20	Remaining Life	1
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$205,000		
% Included	100.00%	Total Cost/Study	$205,000
Replacement Year	2019	Future Cost	$210,125

Summary

This is for sediment removal at 3 silt inlet areas. Periodic bathymetric studies indicate the scope of sediment removal required.

2017- Client advised the scope of work should be $200,000 for four years starting in 2018, and have a useful life of 20 years. This is an estimate based on current knowledge and is subject to change.

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820 - Sediment Removal

Main Lake/Dam- Lake Sediment Program (C)

Useful Life	20	Remaining Life	2
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$205,000		
% Included	100.00%	Total Cost/Study	$205,000
Replacement Year	2020	Future Cost	$215,378

Summary

This is for sediment removal at 3 silt inlet areas. Periodic bathymetric studies indicate the scope of sediment removal required.

2017- Client advised the scope of work should be $200,000 for four years starting in 2018, and have a useful life of 20 years. This is an estimate based on current knowledge and is subject to change.

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830 - Sediment Removal

Main Lake/Dam- Lake Sediment Program (D)

Useful Life	20	Remaining Life	3
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$205,000		
% Included	100.00%	Total Cost/Study	$205,000
Replacement Year	2021	Future Cost	$220,763

Summary

This is for sediment removal at 3 silt inlet areas. Periodic bathymetric studies indicate the scope of sediment removal required.

2017- Client advised the scope of work should be $200,000 for four years starting in 2018, and have a useful life of 20 years. This is an estimate based on current knowledge and is subject to change.

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00460 - Lakes & Ponds

18500 - Lakes / Ponds

914 - Sediment Removal

Huck Finn Pond

Useful Life 30 Remaining Life 22
Quantity 1 Unit of Measure Lump Sum
Cost /LS $87,389
% Included 100.00% Total Cost/Study $87,389
Replacement Year 2040 Future Cost $150,446

Summary

This is for sediment removal.

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918 - Sediment Removal

Hazel Lake (11%)

Useful Life 30 Remaining Life 0
Quantity 1 Unit of Measure Lump Sum
Cost /LS $87,389 Qty * $/LS $87,389
% Included 11.44% Total Cost/Study $10,000
Replacement Year 2018 Future Cost $10,000

Summary

This is for sediment removal.

2018- Per client 10/2/2018, $10,000 was expended in 2018, so move remaining to 2019.
2017- Per client 6/30/2017, move the remaining life from 2021 to 2018. Cost may be lower but no current estimates are available yet.

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00460 - Lakes & Ponds

18500 - Lakes / Ponds

920 - Sediment Removal
Hazel Lake (88.6%)

Useful Life	30	Remaining Life	1
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$87,389	Qty * $/LS	$87,389
% Included	88.56%	Total Cost/Study	$77,391
Replacement Year	2019	Future Cost	$79,326

Summary

This is for sediment removal.

2018- Per client 10/2/2018, $10,000 was expended in 2018, so move remaining to 2019.
2017- Per client 6/30/2017, move the remaining life from 2021 to 2018. Cost may be lower but no current estimates are available yet.

922 - Sediment Removal
Entry Area Pond

Useful Life	20	Remaining Life	7
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$24,968		
% Included	100.00%	Total Cost/Study	$24,968
Replacement Year	2025	Future Cost	$29,679

Summary

This is for sediment removal.

926 - Sediment Removal
Main Lake/Dam- Inlet Sediment Removal

Useful Life	1	Remaining Life	0
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$11,092		
% Included	100.00%	Total Cost/Study	$11,092
Replacement Year	2018	Future Cost	$11,092

Summary

This is to remove inlet sediment.

2018- Per client 4/27/2018, decrease remaining life from 2019 to 2018.
2016- Per client 4/3/2017, no revision provided, so life set to full.
2015- $10,300 is anticipated.

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00460 - Lakes & Ponds

18500 - Lakes / Ponds

960 - Miscellaneous

300 Lin. Ft. Main Lake/Dam- Marina Wake Boom

Useful Life 16 Remaining Life 12
Quantity 300 Unit of Measure Linear Feet
Cost /l.f. $101
% Included 100.00% Total Cost/Study $30,153
Summary Replacement Year 2030 Future Cost $40,552

This is for the 29 segment marina wake boom.

2015- $28,000 estimate per client 7/31/2015.

964 - Miscellaneous

235 Lin. Ft. Main Lake/Dam- Main Beach Wake Boom

Useful Life 16 Remaining Life 0
Quantity 235 Unit of Measure Linear Feet
Cost /l.f. $80.35
% Included 100.00% Total Cost/Study $18,882
Summary Replacement Year 2018 Future Cost $18,882

This is for the 22 segment main beach wake boom.

2018- Per client 4/27/2018, reduce remaining life from 2020 to 2018.

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00460 - Lakes & Ponds

26000 - Outdoor Equipment

316 - Benches

4 Main Lake/Dam

Useful Life	20	Remaining Life	5
Quantity	4	Unit of Measure	Items
Cost /Itm	$780		
% Included	100.00%	Total Cost/Study	$3,121
Replacement Year	2023	Future Cost	$3,531

Summary

This is to replace the benches.

00480 - Public Safety

11000 - Gate Equipment

290 - Gate Arm Control Assembly

Gate Arm, Member Lane

Useful Life	5	Remaining Life	0
Quantity	1	Unit of Measure	Items
Cost /Itm	$7,000		
% Included	100.00%	Total Cost/Study	$7,000
Replacement Year	2018	Future Cost	$7,000

Summary

This is to replace the gate arm operator.

2018- Per client 4/27/2018, reduce remaining life from 2019 to 2018.
2016- Per client 3/29/2017, $911 was expended.

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00480 - Public Safety

11000 - Gate Equipment

294 - Gate Arm Control Assembly

Gate Arm, Visitor Lane

Useful Life 5 Remaining Life 0
Quantity 1 Unit of Measure Items
Cost /Itm $7,000
% Included 100.00% Total Cost/Study $7,000
Summary Replacement Year 2018 Future Cost $7,000

This is to replace the gate arm operator.

2018- Per client 4/27/2018, reduce remaining life from 2019 to 2018.

912 - Miscellaneous

Main Bar Scanner

Useful Life 10 Remaining Life 7
Quantity 1 Unit of Measure Items
Cost /Itm $10,612
% Included 100.00% Total Cost/Study $10,612
Summary Replacement Year 2025 Future Cost $12,614

This is to replace the main bar scanner.

2017- Per client 6/30/2017, change description to main bar scanner.
2016- Per client 4/3/2017, no revision provided, so life set to full.
2015- $9,854 is anticipated per client 7/31/2015.

© Browning Reserve Group 2018

00480 - Public Safety

21000 - Signage

680 - Miscellaneous

4 Radar Speed Signs

Useful Life	5	Remaining Life	2
Quantity	4	Unit of Measure	Items
Cost /Itm	$6,500		
% Included	100.00%	Total Cost/Study	$26,000
Replacement Year	2020	Future Cost	$27,316

Summary

This is to replace the Radarsign TC-500S solar powered speed signs.

2016- Per client 4/3/2017, $17,459 was expended in 2015.
2015- $8,829 was expended.

24600 - Safety / Access

358 - Defibrillators

Vehicle Defibrillators

Useful Life	5	Remaining Life	1
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$4,970		
% Included	100.00%	Total Cost/Study	$4,970
Replacement Year	2019	Future Cost	$5,094

Summary

This is to replace the (AED) automated external defibrillator units. One in each vehicle.

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00480 - Public Safety

24600 - Safety / Access

550 - Digital Video Recorder

5 Digital Recorders/ Body Cameras

Useful Life	5	Remaining Life	1
Quantity	5	Unit of Measure	Items
Cost /Itm	$969		
% Included	100.00%	Total Cost/Study	$4,846
Replacement Year	2019	Future Cost	$4,967

Summary

This is to replace the digital video recorders.

2017- Per client 6/30/2017, move the remaining life from 2024 to 2019.
2015- Per client, was purchased in 2013. Change remaining life from 1 to 3, per client direction.

554 - Digital Video Recorder

Digital Recorders/ Car Mounts

Useful Life	5	Remaining Life	1
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$3,188		
% Included	100.00%	Total Cost/Study	$3,188
Replacement Year	2019	Future Cost	$3,267

Summary

This is to replace the digital video recorders.

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00480 - Public Safety

24600 - Safety / Access

610 - Radio System

Sports Lounge Radio Repeater System

Useful Life	10	Remaining Life	1
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$13,969		
% Included	100.00%	Total Cost/Study	$13,969
Replacement Year	2019	Future Cost	$14,319

Summary

This is for the Kenwood TKR-850 UHF FM commercial radio repeater for on-site communications only.

2016- Per client 3/29/2017, $3,102 was expended.

620 - Hand Held Radios

12 Kenwood Radios

Useful Life	5	Remaining Life	1
Quantity	12	Unit of Measure	Items
Cost /Itm	$444		
% Included	100.00%	Total Cost/Study	$5,324
Replacement Year	2019	Future Cost	$5,457

Summary

This is to replace the Kenwood TK 3402 radios.

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00480 - Public Safety
30000 - Miscellaneous

244 - Vehicle

5 Light Bar Setups

Useful Life 6 Remaining Life 4
Quantity 5 Unit of Measure Items
Cost /Itm $805
% Included 100.00% Total Cost/Study $4,027
Summary Replacement Year 2022 Future Cost $4,445

This is to replace the vehicle and boat light bar setups in conjunction with vehicle replacement.

2016- Per client 3/29/2017, $3,833 total was expended for 1 boat and 4 vehicle light bars.

248 - Vehicle

2017 Chevy Equinox, PS #3

Useful Life 6 Remaining Life 4
Quantity 1 Unit of Measure Items
Cost /Itm $27,912
% Included 100.00% Total Cost/Study $27,912
Summary Replacement Year 2022 Future Cost $30,810

This is to repair and replace the 2017 Chevy Equinox public safety vehicle #3.

License Plate- 7WEY785
VIN- 2GNALBEK8H1525770

2018- Vehicle previously 2011 Ford Escape #3. In 2016, replaced with 2017 Chevy Equinox per client provided vehicle information spreadsheet.
2016- Per client 3/29/17, $26,567 expended including painting and striping. Per client 4/3/17, $4,310 expended in 2015.

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00480 - Public Safety

30000 - Miscellaneous

252 - Vehicle

2017 Chevy Equinox, PS #2

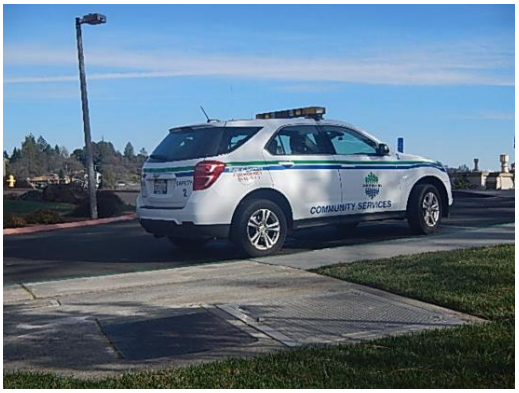
Useful Life	6	Remaining Life	4
Quantity	1	Unit of Measure	Items
Cost /Itm	$27,912		
% Included	100.00%	Total Cost/Study	$27,912
Replacement Year	2022	Future Cost	$30,810

Summary

This is to repair and replace the 2017 Chevy Equinox public safety vehicle #2.

License Plate- 7WEY789
VIN- 2GNALBEK6H1532488

2018- Vehicle previously 2011 Ford Escape #2. In 2016, replaced with 2017 Chevy Equinox per client provided vehicle information spreadsheet.
2016- Per client 3/29/17, $26,567 expended including painting and striping. Per client 4/3/17, $6,823 expended in 2015.



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00480 - Public Safety

30000 - Miscellaneous

256 - Vehicle

2016 Chevy Colorado, PS #1

Useful Life 6 Remaining Life 4
Quantity 1 Unit of Measure Items
Cost /Itm $35,372
% Included 100.00% Total Cost/Study $35,372
Summary Replacement Year 2022 Future Cost $39,044

This is to repair and replace the 2016 Chevy Colorado public safety vehicle #1.

License Plate- 74738D2
VIN- 1GCGTBE39G1384403

2018- Vehicle previously 2011 Ford Escape #1. In 2016, replaced with 2016 Chevy Colorado per client provided vehicle information spreadsheet.
2016- Per client 3/29/17, $33,668 expended including painting and striping. Per client 4/3/17, $4,122 expended in 2015.

382 - Trailer

Radar Trailer

Useful Life 20 Remaining Life 11
Quantity 1 Unit of Measure Items
Cost /Itm $8,739
% Included 100.00% Total Cost/Study $8,739
Summary Replacement Year 2029 Future Cost $11,466

This is to replace the radar trailer.

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00480 - Public Safety

30000 - Miscellaneous

386 - Trailer

Patrol Boat Trailer

Useful Life 10 Remaining Life 10
Quantity 1 Unit of Measure Lump Sum
Cost /LS $1,248
% Included 100.00% Total Cost/Study $1,248
Summary Replacement Year 2028 Future Cost $1,598

This is to replace the patrol boat trailer.

Zieman Trailers
CA 4EV6083

2018- Stored at Lot E.
2017- Per client 6/30/2017, move the remaining life from 2025 to 2028 in conjunction with patrol boat replacement.
2015- $1,159 is anticipated. Per client 7/31/2015, extend useful life to 10 years.

592 - Equipment

3 Eagle IIX Golden LAS Radar

Useful Life 6 Remaining Life 1
Quantity 3 Unit of Measure Items
Cost /Itm $1,292
% Included 100.00% Total Cost/Study $3,877
Summary Replacement Year 2019 Future Cost $3,974

This is to replace the Eagle IIX Golden Las Radar, 1 in each vehicle.

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00480 - Public Safety
30000 - Miscellaneous

616 - Boat

Barge CF9512TG

Useful Life 15 Remaining Life 1
Quantity 1 Unit of Measure Items
Cost /Itm $18,726
% Included 100.00% Total Cost/Study $18,726
Summary Replacement Year 2019 Future Cost $19,194

This is to repair and replace the pontoon barge and Mercury 50 outboard.

620 - Boat

Patrol Boat CF6585PR

Useful Life 15 Remaining Life 10
Quantity 1 Unit of Measure Items
Cost /Itm $35,875
% Included 100.00% Total Cost/Study $35,875
Summary Replacement Year 2028 Future Cost $45,923

This is to repair and replace the Jetcraft, V6, I/O, patrol boat that is berthed at slip 240.

2017- Per client 6/30/2017, hull restoration completed in 2017, move the remaining life from 2021 to 2028 at a full replacement cost of $35,000.
2016- Per client 3/29/2017, $7,850 was expended for hull up restoration by Burliman Boat & Repair.
2015- $23,185 is anticipated.

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00480 - Public Safety
30000 - Miscellaneous

624 - Boat

Slip 240 Patrol Boat Lift

Useful Life	8	Remaining Life	6
Quantity	1	Unit of Measure	Items
Cost /Itm	$6,626		
% Included	100.00%	Total Cost/Study	$6,626
Replacement Year	2024	Future Cost	$7,684

Summary

This is to repair and replace the patrol boat lift.

2017- Per client 6/30/2017, $1,000 anticipated for repair, move the remaining life from 2018 to 2024.
2016- Per client 3/29/2017, $2,270 was expended to repair boat lift.

740 - Generator

Gate House, Backup Generator

Useful Life	15	Remaining Life	11
Quantity	1	Unit of Measure	Items
Cost /Itm	$6,339		
% Included	100.00%	Total Cost/Study	$6,339
Replacement Year	2029	Future Cost	$8,317

Summary

This is to replace the backup generator.

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00500 - Public Works

30000 - Miscellaneous

216 - Vehicle

2017 Chevy Colorado #14

Useful Life	14	Remaining Life	13
Quantity	1	Unit of Measure	Items
Cost /Itm	$22,204		
% Included	100.00%	Total Cost/Study	$22,204
Replacement Year	2031	Future Cost	$30,609

Summary

This is to repair and replace the 2017 Chevy Colorado.

License Plate- 59325J1
VIN- 1GCHSBEA2H1307704

2018- Vehicle previously 1996 Ford Ranger #5 and provided for in the Golf Equipment level. In 2017, replaced with 2017 Chevy Colorado and now provided for in the Public Works component per client provided vehicle information spreadsheet.
2017- Per client 6/30/17, move the remaining life from 2019 to 2017.

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00500 - Public Works

30000 - Miscellaneous

242 - Vehicle

2017 Chevy Colorado #13

Useful Life	14	Remaining Life	13
Quantity	1	Unit of Measure	Items
Cost /Itm	$18,726		
% Included	100.00%	Total Cost/Study	$18,726
Replacement Year	2031	Future Cost	$25,814

Summary

This is to repair and replace the 2017 Chevy Colorado.

License Plate- 59327J1
VIN- 1GCHSBEA0H1306499

2018- Vehicle previously 1997 Ford Ranger #6 Janitorial. In 2017, replaced with 2017 Chevy Colorado per client provided vehicle information spreadsheet.
2016- Per client 3/29/2017, no 2016 expense, so remaining life set to 2017.

258 - Vehicle

2016 Chevy Express 25 Van

Useful Life	14	Remaining Life	12
Quantity	1	Unit of Measure	Items
Cost /Itm	$32,563		
% Included	100.00%	Total Cost/Study	$32,563
Replacement Year	2030	Future Cost	$43,794

Summary

This is to replace the Chevy Express 25 van.

License Plate- 72446D2
VIN- 1GCWGAFFXG1189817

2016- Per client 3/29/17, $30,994 expended from capital improvement to purchase a cargo van from Winner Chevrolet.

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00500 - Public Works

30000 - Miscellaneous

260 - Vehicle
Toro Workman #3

Useful Life 10 Remaining Life 1
Quantity 1 Unit of Measure Items
Cost /Itm $27,465
% Included 100.00% Total Cost/Study $27,465
Summary Replacement Year 2019 Future Cost $28,152

This is to repair and replace the Toro Workman.

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264 - Vehicle
Toro Workman Model 3300 #8

Useful Life 10 Remaining Life 9
Quantity 1 Unit of Measure Items
Cost /Itm $28,410
% Included 100.00% Total Cost/Study $28,410
Summary Replacement Year 2027 Future Cost $35,480

This is to repair and replace the Toro Workman.

2018- Per client 5/18/2018, this new Toro Workman replaced the prior Pro gator #2 which was disposed of in 2018.
2017- Per client 4/27/2018, $27,715 was expended to replace unit in 2017.
2016- Per client 3/29/2017, no 2016 expense, so remaining life set to 2017.

---

268 - Vehicle
1998 Ford F700 Dump Truck

Useful Life 20 Remaining Life 4
Quantity 1 Unit of Measure Items
Cost /Itm $56,178
% Included 100.00% Total Cost/Study $56,178
Summary Replacement Year 2022 Future Cost $62,010

This is to repair and replace the 1998 Ford F700 dump truck.

License Plate- 5T92029
VIN- 1FDNF70J3WVA23642

2018- Updated information per client provided vehicle information spreadsheet. Per client 10/2/2018, extend remaining life from 2020 to 2022 since unit has low mileage and in good condition.

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00500 - Public Works

30000 - Miscellaneous

272 - Vehicle

1995 Ford F450 Flatbed Truck

Useful Life	20	Remaining Life	5
Quantity	1	Unit of Measure	Items
Cost /Itm	$43,695		
% Included	100.00%	Total Cost/Study	$43,695
Replacement Year	2023	Future Cost	$49,437

Summary

This is to repair and replace the 1995 Ford 450 flatbed truck.

License Plate- 5D66812
VIN- 1FDLF47GXSEA73335

2018- Per client 8/24/2018, truck only has 40k miles so extend remaining life from 2019 to 2023.
2017- Per client 6/30/17, move remaining life from 2017 to 2019.
2016- Per client 4/3/17, $1,702 expended.

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00500 - Public Works

30000 - Miscellaneous

280 - Vehicle

2016 Chevy Colorado #12

Useful Life 14 Remaining Life 11
Quantity 1 Unit of Measure Items
Cost /Itm $23,114
% Included 100.00% Total Cost/Study $23,114
Summary Replacement Year 2029 Future Cost $30,327

This is to repair and replace the 2015 Chevy Colorado.

License Plate- 92968X1
VIN- 1GCHSAEA9G1143408

2018- Information per client provided vehicle information spreadsheet.
2017- Per client 6/30/17, change description to Chevy Colorado.
2016- Per client 4/3/17, $21,938 expended to replace the prior 1997 Ford Ranger, License plate- 5P27776, VIN 31837 in 2015. Per client 4/7/17, the Ranger replacement Chevy Cargo Van.
2015- $17,389 anticipated.

284 - Vehicle

1999 Ford Ranger #8 (VIN 44650)

Useful Life 14 Remaining Life 1
Quantity 1 Unit of Measure Items
Cost /Itm $18,726
% Included 100.00% Total Cost/Study $18,726
Summary Replacement Year 2019 Future Cost $19,194

This is to repair and replace the 1999 Ford Ranger.

License Plate- 5Y12007
VIN- 1FTYR10CXXUA44650

2018- Per client provided vehicle information spreadsheet, vehicle due for replacement in 2018. Per client 10/2/2018, extend remaining life from 2018 to 2019.
2017- Per client 6/30/2017, move the remaining life from 2017 to 2018.

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00500 - Public Works
30000 - Miscellaneous

288 - Vehicle

2002 Ford Ranger #9 (VIN 98814)

Useful Life 14 Remaining Life 1
Quantity 1 Unit of Measure Items
Cost /Itm $19,101
% Included 100.00% Total Cost/Study $19,101
Summary Replacement Year 2019 Future Cost $19,578

This is to repair and replace the 2002 Ford Ranger.

License Plate- 6X29607
VIN- 1FTYR10U92PA98814

2018- Per client provided vehicle information spreadsheet, vehicle due for replacement in 2018. Per client 10/2/2018, extend remaining life from 2018 to 2019.
2017- Per client 6/30/2017, move the remaining life from 2017 to 2018.

292 - Vehicle

2015 Chevrolet Silverado 1500 #11 (VIN 359734)

Useful Life 14 Remaining Life 11
Quantity 1 Unit of Measure Items
Cost /Itm $36,772
% Included 100.00% Total Cost/Study $36,772
Summary Replacement Year 2029 Future Cost $48,248

This is to repair and replace the 2015 Chevrolet Silverado 1500.

License Plate- 14176X1
VIN- 1GCNKPEC7FZ359734

2016- Per client 4/3/17, $33,834 expended in 2015.
2015- $34,778 anticipated. $36,634 expended to replace the prior 1999 Ford F150 #10.

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00500 - Public Works
30000 - Miscellaneous

296 - Vehicle

2015 Mechron 2200

Useful Life 17 Remaining Life 14
Quantity 1 Unit of Measure Items
Cost /Itm $15,234
% Included 100.00% Total Cost/Study $15,234
Summary Replacement Year 2032 Future Cost $21,525

This is to repair and replace the 2015 Mechron 2200 4x4 utility vehicle.

serial number- U3214-3650

2016- Per client 4/3/2017, $14,134 was expended in 2015.
2015- $13,276 was expended to replace the prior 1999 Kawasaki Mule 2500.

364 - Tractor

1997 Ford

Useful Life 25 Remaining Life 8
Quantity 1 Unit of Measure Items
Cost /Itm $49,936
% Included 100.00% Total Cost/Study $49,936
Summary Replacement Year 2026 Future Cost $60,843

This is to replace the 1997 Ford tractor.

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00500 - Public Works
30000 - Miscellaneous

368 - Tractor
CAT 416B Loader Backhoe

Useful Life 25 Remaining Life 2
Quantity 1 Unit of Measure Items
Cost /Itm $77,402
% Included 100.00% Total Cost/Study $77,402
Summary Replacement Year 2020 Future Cost $81,320

This is to replace the tractor.

628 - Maintenance Equipment
Air Compressor

Useful Life 25 Remaining Life 2
Quantity 1 Unit of Measure Items
Cost /Itm $3,121
% Included 100.00% Total Cost/Study $3,121
Summary Replacement Year 2020 Future Cost $3,279

This is to replace the air compressor.

2017- Per client 6/30/2017, move the remaining life from 2018 to 2020.

632 - Maintenance Equipment
Hot Water Pressure Washer

Useful Life 15 Remaining Life 3
Quantity 1 Unit of Measure Items
Cost /Itm $7,216
% Included 100.00% Total Cost/Study $7,216
Summary Replacement Year 2021 Future Cost $7,771

This is to replace the hot water pressure washer.

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00500 - Public Works
30000 - Miscellaneous

636 - Maintenance Equipment
Grinder, Neary Reel

Useful Life 10 Remaining Life 8
Quantity 1 Unit of Measure Items
Cost /Itm $45,982
% Included 100.00% Total Cost/Study $45,982
Summary Replacement Year 2026 Future Cost $56,025

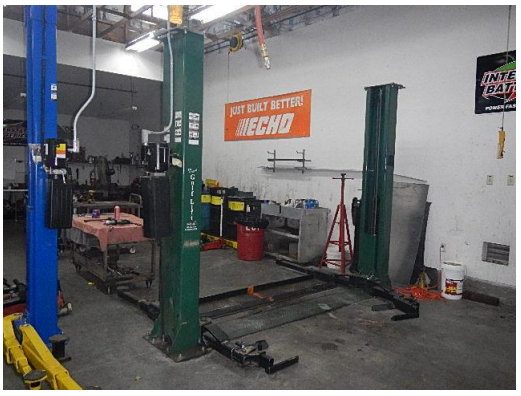
This is to replace the Neary 555 SRI Reel grinder.

2016- Per client 3/29/2017, $43,766 was expended to replace the prior model 700 Neary Reel grinder.
2015- $46,813 is anticipated.

640 - Maintenance Equipment
Hydraulic Hoist

Useful Life 20 Remaining Life 5
Quantity 1 Unit of Measure Items
Cost /Itm $12,484
% Included 100.00% Total Cost/Study $12,484
Summary Replacement Year 2023 Future Cost $14,125

This is to replace the hydraulic hoist.



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00500 - Public Works

30000 - Miscellaneous

644 - Maintenance Equipment
Leaf Vacuum

Useful Life 12 Remaining Life 1
Quantity 1 Unit of Measure Items
Cost /Itm $18,450
% Included 100.00% Total Cost/Study $18,450
Summary Replacement Year 2019 Future Cost $18,911

This is to replace the leaf vacuum.

2018- Per client 8/24/2018, $7,305 for a Toro ProForce debris blower is anticipated in 2019 to replace a portion of the existing unit. Client will provide total replacement estimate.
2017- Per client 6/30/2017, increase estimate from $8,894 to $18,000.

---

648 - Maintenance Equipment
Pressure Washer

Useful Life 15 Remaining Life 3
Quantity 1 Unit of Measure Items
Cost /Itm $7,665
% Included 100.00% Total Cost/Study $7,665
Summary Replacement Year 2021 Future Cost $8,255

This is to replace the pressure washer.

---

660 - Maintenance Equipment
Water Treatment System

Useful Life 25 Remaining Life 13
Quantity 1 Unit of Measure Items
Cost /Itm $18,726
% Included 100.00% Total Cost/Study $18,726
Summary Replacement Year 2031 Future Cost $25,814

This is to replace the water treatment system.

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00500 - Public Works
30000 - Miscellaneous

670 - Maintenance Equipment
Portable 1,000 Gallon Water Tank

Useful Life 20 Remaining Life 12
Quantity 1 Unit of Measure Items
Cost /Itm $2,746
% Included 100.00% Total Cost/Study $2,746
Summary Replacement Year 2030 Future Cost $3,693

This is to replace the portable 1,000 gallon water tank.

2017- Per client 6/30/2017, move the remaining life from 2020 to 2030.

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674 - Maintenance Equipment
Groundmaster 360 Mower

Useful Life 8 Remaining Life 7
Quantity 1 Unit of Measure Items
Cost /Itm $37,322
% Included 100.00% Total Cost/Study $37,322
Summary Replacement Year 2025 Future Cost $44,364

This is to replace the Groundmaster 360 mower.

2017- Per client 6/30/2017, move the remaining life from 2020 to 2025.

---

678 - Maintenance Equipment
Paint Striper MB 45 Airless

Useful Life 15 Remaining Life 7
Quantity 1 Unit of Measure Items
Cost /Itm $18,240
% Included 100.00% Total Cost/Study $18,240
Summary Replacement Year 2025 Future Cost $21,682

This is to replace the airless MB 45 paint striper.

2017- Per client 6/30/2017, move the remaining life from 2017 to 2025.

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00500 - Public Works
30000 - Miscellaneous

682 - Maintenance Equipment
Welder

Useful Life 7 Remaining Life 7
Quantity 1 Unit of Measure Items
Cost /Itm $2,377
% Included 100.00% Total Cost/Study $2,377
Summary Replacement Year 2025 Future Cost $2,825

This is to replace the welder.

2017- Per client 6/30/2017, move the remaining life from 2019 to 2025.

686 - Maintenance Equipment
Shop Hoist

Useful Life 20 Remaining Life 7
Quantity 1 Unit of Measure Items
Cost /Itm $2,497
% Included 100.00% Total Cost/Study $2,497
Summary Replacement Year 2025 Future Cost $2,969

This is to replace the shop hoist.

2017- Per client 6/30/2017, move the remaining life from 2018 to 2025.

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00500 - Public Works

30000 - Miscellaneous

692 - Maintenance Equipment

Spray Rig (PDM)

Useful Life 12 Remaining Life 9
Quantity 1 Unit of Measure Items
Cost /Itm $7,249
% Included 100.00% Total Cost/Study $7,249
Summary Replacement Year 2027 Future Cost $9,053

This is to replace the spray rig.

2016- Per client 4/3/2017, $6,870 was expended in 2015.
2015- $8,695 is anticipated. $6,870 estimate per client 7/31/2015. Per client 8/14/2015, $6,670 was expended to replace the spray rig.

736 - Generator

Gen-Tech Portable

Useful Life 10 Remaining Life 7
Quantity 1 Unit of Measure Items
Cost /Itm $2,732
% Included 100.00% Total Cost/Study $2,732
Summary Replacement Year 2025 Future Cost $3,247

This is to replace the Gen-Tech generator.

2017- Per client 6/30/2017, change description from Kawasaki to Gen-Tech.
2016- Per client 4/3/2017, $2,584 was expended to replace the prior Kawasaki generator in 2015.

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00520 - Recreational Facilities

02000 - Concrete

224 - Walkways

Marina Paths

Useful Life 25 Remaining Life 10
Quantity 1 Unit of Measure Lump Sum
Cost /LS $18,726
% Included 100.00% Total Cost/Study $18,726
Summary Replacement Year 2028 Future Cost $23,971

This is to replace the marina paths.

2015- the concrete entry to the tennis court 3 & 4 lady's restroom has a large elevation shift right at the doorway.

420 - Boat Ramp

Park 4, Boat Launch Ramp

Useful Life 20 Remaining Life 6
Quantity 1 Unit of Measure Lump Sum
Cost /LS $13,108
% Included 100.00% Total Cost/Study $13,108
Summary Replacement Year 2024 Future Cost $15,201

This is to repair and replace the concrete boat ramp.

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00520 - Recreational Facilities

04000 - Structural Repairs

820 - Dock

22 Marina/Boating- Ph 1 Anchoring Winches (50%)

Useful Life	20	Remaining Life	0
Quantity	22	Unit of Measure	Items
Cost /Itm	$2,154	Qty * $/Itm	$47,384
% Included	50.00%	Total Cost/Study	$23,692
Replacement Year	2018	Future Cost	$23,692

Summary

This is to replace dock anchoring winches. Winches should be lubricated at least once per year. Additional winch installations are anticipated.

22 total winches in phases 1 and 2.

2018- Per client 4/27/2018, winches were purchased in 2 phases, and the earlier phase winches will be replaced in 2018 for approximately $23,692.
2016- Per client 4/3/2017, $4,560 expended for marina dock hinge pins in 2015.

822 - Dock

22 Marina/Boating- Ph 2 Anchoring Winches (50%)

Useful Life	20	Remaining Life	12
Quantity	22	Unit of Measure	Items
Cost /Itm	$2,154	Qty * $/Itm	$47,384
% Included	50.00%	Total Cost/Study	$23,692
Replacement Year	2030	Future Cost	$31,863

Summary

This is to replace dock anchoring winches. Winches should be lubricated at least once per year. Additional winch installations are anticipated.

22 total winches in phases 1 and 2.

2018- Per client 4/27/2018, winches were purchased in 2 phases, and the earlier phase winches will be replaced in 2018 for approximately $23,692.
2016- Per client 4/3/2017, $4,560 expended for marina dock hinge pins in 2015.

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00520 - Recreational Facilities

04000 - Structural Repairs

824 - Dock

254 Lin. Ft. Marina Dock/Lights #1 101-144

Useful Life 25 Remaining Life 4
Quantity 254 Unit of Measure Linear Feet
Cost /l.f. $690
% Included 100.00% Total Cost/Study $175,209
Summary Replacement Year 2022 Future Cost $193,398

This is to repair, replace and maintain the floating dock system and lights.

3- light standards
4' x 20' aluminum ramp
6' x 24' aluminum ramp extension
6' x 254' with 11 aluminum dock sections and 22 aluminum fingers

828 - Dock

242 Lin. Ft. Marina Dock/Lights #2 201-240

Useful Life 25 Remaining Life 5
Quantity 242 Unit of Measure Linear Feet
Cost /l.f. $653
% Included 100.00% Total Cost/Study $158,048
Summary Replacement Year 2023 Future Cost $178,817

This is to repair, replace and maintain the floating dock system and lights.

3- light standards
4' x 20' aluminum ramp
6' x 242' with 10 aluminum dock sections and 20 aluminum fingers

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00520 - Recreational Facilities

04000 - Structural Repairs

832 - Dock

210 Lin. Ft. Marina Dock/Lights #3 301-336

Useful Life	23	Remaining Life	20
Quantity	210	Unit of Measure	Linear Feet
Cost /l.f.	$714		
% Included	100.00%	Total Cost/Study	$149,977
Replacement Year	2038	Future Cost	$245,755

Summary

This is to repair, replace and maintain the floating dock system and lights.

2- light standards
4' x 20' aluminum ramp
6' x 210' with 9 aluminum dock sections and 18 aluminum fingers

2016- Per client 4/3/2017, $139,258 total expended to replace dock in 2015.
2015- $134,858 is anticipated to replace the wood dock with aluminum.

836 - Dock

182 Lin. Ft. Marina Dock/Lights #4 401-428

Useful Life	25	Remaining Life	16
Quantity	182	Unit of Measure	Linear Feet
Cost /l.f.	$972		
% Included	100.00%	Total Cost/Study	$176,866
Replacement Year	2034	Future Cost	$262,558

Summary

This is to repair, replace and maintain the floating dock system and lights.

2- light standards
4' x 20' aluminum ramp
6' x 182' with 7 aluminum dock sections and 14 aluminum fingers

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00520 - Recreational Facilities

04000 - Structural Repairs

840 - Dock

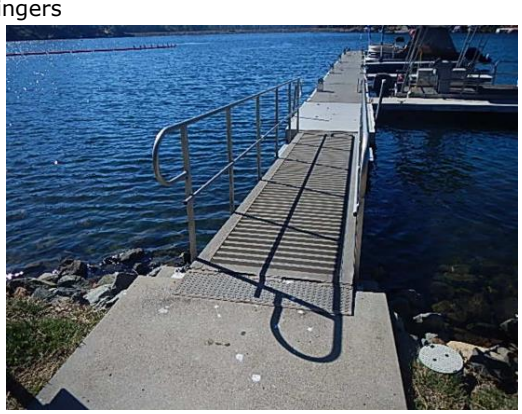
114 Lin. Ft. Marina Guest Dock

Useful Life	25	Remaining Life	19
Quantity	114	Unit of Measure	Linear Feet
Cost /l.f.	$850		
% Included	100.00%	Total Cost/Study	$96,921
Replacement Year	2037	Future Cost	$154,942

Summary

This is to repair, replace and maintain the floating dock system.

4' x 20' aluminum ramp
6' x 114' with 7 aluminum dock sections and 5 aluminum fingers



848 - Dock

672 Sq. Ft. [2] Park 4 Docks

Useful Life	25	Remaining Life	7
Quantity	672	Unit of Measure	Square Feet
Cost /SqFt	$59.45		
% Included	100.00%	Total Cost/Study	$39,950
Replacement Year	2025	Future Cost	$47,488

Summary

This is to repair, replace and maintain the dock.

1- 6' x 60' floating dock section
1- 6' x 40' floating dock section
2- 3' x 12' aluminum gangway sections (includes approximately 50 lf of metal railing)

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00520 - Recreational Facilities

12000 - Pool

100 - Resurface

263 Lin. Ft. Swimming Pool

Useful Life	12	Remaining Life	1
Quantity	263	Unit of Measure	Linear Feet
Cost /l.f.	$214		
% Included	100.00%	Total Cost/Study	$56,179
Replacement Year	2019	Future Cost	$57,584

Summary

This is to resurface the pool including start-up costs.

104 - Resurface

70 Lin. Ft. Wading Pool

Useful Life	12	Remaining Life	1
Quantity	70	Unit of Measure	Linear Feet
Cost /l.f.	$85.07		
% Included	100.00%	Total Cost/Study	$5,955
Replacement Year	2019	Future Cost	$6,104

Summary

This is to resurface the pool including start-up costs.

2018- Per client 4/27/2018, reduce remaining life from 2020 to 2019.

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00520 - Recreational Facilities

12000 - Pool

210 - Lane Ropes

375 Lin. Ft. Swimming Pool, [5] Lane Ropes

Useful Life	8	Remaining Life	5
Quantity	375	Unit of Measure	Linear Feet
Cost /l.f.	$7.42		
% Included	100.00%	Total Cost/Study	$2,783
Replacement Year	2023	Future Cost	$3,148

Summary

This is to replace the anti-wave racing lane ropes.

2016- Per client 4/3/2017, $2,605 expended in 2015.
2015- $2,898 is anticipated.

400 - ADA Chair Lift

Handicap Access Lift

Useful Life	12	Remaining Life	10
Quantity	1	Unit of Measure	Items
Cost /Itm	$7,113		
% Included	100.00%	Total Cost/Study	$7,113
Replacement Year	2028	Future Cost	$9,105

Summary

This is to replace the pool's Gallatin ADA compliant chair lift.

2016- Per client 3/29/2017, $6,770 expended.

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00520 - Recreational Facilities

12000 - Pool

600 - Deck: Re-Surface

9,206 Sq. Ft. Swimming Pool, Deck Sandblasting

Useful Life 20 Remaining Life 13
Quantity 9,206 Unit of Measure Square Feet
Cost /SqFt $0.440
% Included 100.00% Total Cost/Study $4,051
Replacement Year 2031 Future Cost $5,584

Summary

This is to sandblast the pool decking.

604 - Deck: Re-Surface

9,206 Sq. Ft. Pool Deck Acid Wash

Useful Life 15 Remaining Life 4
Quantity 9,206 Unit of Measure Square Feet
Cost /SqFt $0.680
% Included 100.00% Total Cost/Study $6,260
Replacement Year 2022 Future Cost $6,910

Summary

This is to acid wash the pool deck.

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00520 - Recreational Facilities

12000 - Pool

700 - Chemical System

2 Chemical Feed System

Useful Life 10 Remaining Life 1
Quantity 2 Unit of Measure Items
Cost /Itm $8,713
% Included 100.00% Total Cost/Study $17,425
Summary Replacement Year 2019 Future Cost $17,861

This is to replace the Chemtrol Systems chemical feed controllers.

2017- Per client 6/30/2017, change replacement cost from $14,847 to $17,000 and move the remaining life from 2017 to 2019.

720 - Heater

Wading Pool

Useful Life 15 Remaining Life 4
Quantity 1 Unit of Measure Items
Cost /Itm $4,994
% Included 100.00% Total Cost/Study $4,994
Summary Replacement Year 2022 Future Cost $5,512

This is to replace the Raypak pool heater.

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00520 - Recreational Facilities

12000 - Pool

724 - Heater

Swimming Pool

Useful Life	15	Remaining Life	4
Quantity	1	Unit of Measure	Items
Cost /Itm	$33,603		
% Included	100.00%	Total Cost/Study	$33,603
Replacement Year	2022	Future Cost	$37,092

Summary

This is to replace the Raypak pool heater.

model #- 1532
serial #- 0409226019

730 - Filter

3 Swimming Pool Sand Filters

Useful Life	20	Remaining Life	9
Quantity	3	Unit of Measure	Items
Cost /Itm	$10,981		
% Included	100.00%	Total Cost/Study	$32,943
Replacement Year	2027	Future Cost	$41,141

Summary

This is to replace the Astral High Rate sand filters.

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00520 - Recreational Facilities

12000 - Pool

734 - Filter

Wading Pool

Useful Life	20	Remaining Life	9
Quantity	1	Unit of Measure	Items
Cost /Itm	$5,041		
% Included	100.00%	Total Cost/Study	$5,041
Replacement Year	2027	Future Cost	$6,295

Summary

This is to replace the Pentair Triton II TR-60 pool filter.

Mfg 2004

740 - Pumps

Swimming Pool, Pump

Useful Life	5	Remaining Life	7
Quantity	1	Unit of Measure	Items
Cost /Itm	$22,045		
% Included	100.00%	Total Cost/Study	$22,045
Replacement Year	2025	Future Cost	$26,205

Summary

This is to replace the pool pump.

1- Century 10 hp pump motor
Cat No- R338M2
Model- PL1A803AO1C

2017- Per client 6/30/2017, move the remaining life from 2019 to 2025, has a new motor and a spare motor in stock.

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00520 - Recreational Facilities

12000 - Pool

744 - Pumps

2 Wadding Pool

Useful Life	10	Remaining Life	6
Quantity	2	Unit of Measure	Items
Cost /Itm	$915		
% Included	100.00%	Total Cost/Study	$1,831
Replacement Year	2024	Future Cost	$2,123

Summary

This is to replace the pool and spray pumps.

2- Pentair WhisperFlo 0.5 hp

750 - Cover

3,439 Sq. Ft. Swimming Pool

Useful Life	7	Remaining Life	5
Quantity	3,439	Unit of Measure	Square Feet
Cost /SqFt	$1.95		
% Included	100.00%	Total Cost/Study	$6,706
Replacement Year	2023	Future Cost	$7,587

Summary

This is to replace the pool cover. The cover should be properly cleaned and stored during non-use to ensure maximum life.

2016- Per client 3/29/2017- $6,370 expended.
2015- $8,695 is anticipated.

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00520 - Recreational Facilities

12000 - Pool

754 - Storage Reel

Swimming Pool, Storage Reel, Pool Cover

Useful Life 7 Remaining Life 4
Quantity 1 Unit of Measure Items
Cost /Itm $4,523
% Included 100.00% Total Cost/Study $4,523
Summary Replacement Year 2022 Future Cost $4,992

This is to replace the triple-spool pool cover storage reel.

758 - Storage Reel

Swimming Pool, Storage Reel, Pool Lanes

Useful Life 7 Remaining Life 4
Quantity 1 Unit of Measure Items
Cost /Itm $2,488
% Included 100.00% Total Cost/Study $2,488
Summary Replacement Year 2022 Future Cost $2,746

This is to replace the pool lane rope storage reel.

2016- Per client 4/3/2017, $2,310 expended in 2015.
2015- Per client, was purchased in 2015. Change remaining life from 1 to 7, per client direction.

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00520 - Recreational Facilities

12000 - Pool

770 - Equipment: Replacement

Portable Pool Vacuum

Useful Life	10	Remaining Life	2
Quantity	1	Unit of Measure	Items
Cost /Itm	$3,083		
% Included	100.00%	Total Cost/Study	$3,083
Replacement Year	2020	Future Cost	$3,239

Summary

This is to replace the portable pool vacuum.

2017- Per client 6/30/2017, move the remaining life from 2018 to 2020.

960 - Furniture: Misc

98 Swimming Pool, Furniture

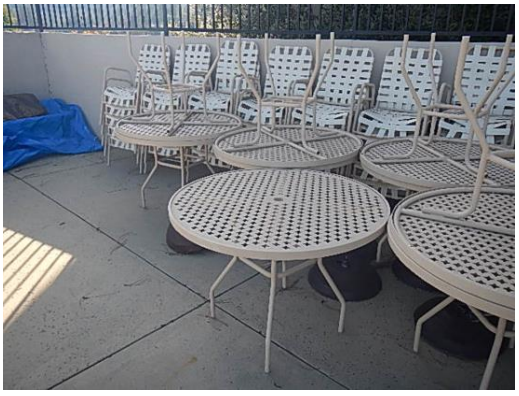
Useful Life	7	Remaining Life	2
Quantity	98	Unit of Measure	Items
Cost /Itm	$253		
% Included	100.00%	Total Cost/Study	$24,795
Replacement Year	2020	Future Cost	$26,050

Summary

This is to replace miscellaneous pool area furniture.

12- tables
13- umbrella stands
14- strap lounges
17- umbrellas
42- strap chairs

2017- Per client 6/30/2017, move the remaining life from 2022 to 2020.
2016- Per client 3/29/2017, $323 was expended for umbrellas. Per client 4/3/2017, $23,033 was expended in 2015.
2015- $17,389 is anticipated.



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00520 - Recreational Facilities

12000 - Pool

974 - Pedestal Shower

Pool Area Pedestal Shower

Useful Life 25 Remaining Life 14
Quantity 1 Unit of Measure Items
Cost /Itm $2,497
% Included 100.00% Total Cost/Study $2,497
Summary Replacement Year 2032 Future Cost $3,529

This is to replace the pool area pedestal shower.

978 - Miscellaneous

6 Starting Blocks

Useful Life 20 Remaining Life 9
Quantity 6 Unit of Measure Items
Cost /Itm $3,121
% Included 100.00% Total Cost/Study $18,726
Summary Replacement Year 2027 Future Cost $23,386

This is to replace the starting blocks.

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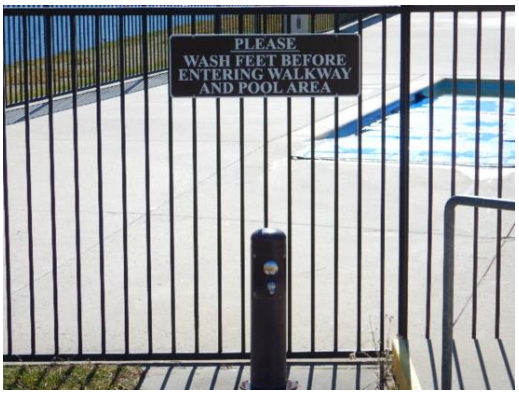
00520 - Recreational Facilities

12000 - Pool

982 - Pedestal Shower
Foot Wash

Useful Life 25 Remaining Life 15
Quantity 1 Unit of Measure Items
Cost /Itm $1,248
% Included 100.00% Total Cost/Study $1,248
Summary Replacement Year 2033 Future Cost $1,808

This is to replace the foot wash.



986 - Water Feature
Pool Pedestal Fountain

Useful Life 25 Remaining Life 15
Quantity 1 Unit of Measure Items
Cost /Itm $2,497
% Included 100.00% Total Cost/Study $2,497
Summary Replacement Year 2033 Future Cost $3,617

This is to replace the pool area pedestal fountain. The fountain pump is provided for within another component.

17000 - Tennis Court

100 - Reseal
14,400 Sq. Ft. Courts 1 & 2

Useful Life 5 Remaining Life 1
Quantity 14,400 Unit of Measure Square Feet
Cost /SqFt $1.32
% Included 100.00% Total Cost/Study $19,008
Summary Replacement Year 2019 Future Cost $19,483

This is to crack fill, seal and stripe the tennis courts.

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00520 - Recreational Facilities

17000 - Tennis Court

104 - Reseal

13,200 Sq. Ft. Courts 3 & 4

Useful Life	5	Remaining Life	1
Quantity	13,200	Unit of Measure	Square Feet
Cost /SqFt	$1.32		
% Included	100.00%	Total Cost/Study	$17,424
Replacement Year	2019	Future Cost	$17,860

Summary

This is to crack fill, seal and stripe the tennis courts.

500 - Resurface

14,400 Sq. Ft. Courts 1 & 2

Useful Life	20	Remaining Life	15
Quantity	14,400	Unit of Measure	Square Feet
Cost /SqFt	$4.05		
% Included	100.00%	Total Cost/Study	$58,320
Replacement Year	2033	Future Cost	$84,465

Summary

This is to resurface the tennis courts utilizing an interlayer overlay, color coat and striping.

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00520 - Recreational Facilities

17000 - Tennis Court

504 - Resurface

13,200 Sq. Ft. Courts 3 & 4

Useful Life	20	Remaining Life	15
Quantity	13,200	Unit of Measure	Square Feet
Cost /SqFt	$4.05		
% Included	100.00%	Total Cost/Study	$53,460
Replacement Year	2033	Future Cost	$77,426

Summary

This is to resurface the tennis courts utilizing an interlayer overlay, color coat and striping.

604 - Lighting

16 Lights- Courts 1 & 2

Useful Life	30	Remaining Life	9
Quantity	16	Unit of Measure	Items
Cost /Itm	$1,628		
% Included	100.00%	Total Cost/Study	$26,041
Replacement Year	2027	Future Cost	$32,521

Summary

This is to replace the tennis court lights.

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00520 - Recreational Facilities

17000 - Tennis Court

608 - Lighting

11 Lights- Courts 3 & 4

Useful Life	30	Remaining Life	1
Quantity	11	Unit of Measure	Items
Cost /Itm	$1,628		
% Included	100.00%	Total Cost/Study	$17,903
Replacement Year	2019	Future Cost	$18,351

Summary

This is to replace the tennis court lights.

2018- Per client 4/27/2018, extend remaining life from 2018 to 2019.

700 - Screen

7,360 Sq. Ft. Windscreens

Useful Life	3	Remaining Life	1
Quantity	7,360	Unit of Measure	Square Feet
Cost /SqFt	$0.654		
% Included	100.00%	Total Cost/Study	$4,810
Replacement Year	2019	Future Cost	$4,931

Summary

This is to replace the court perimeter windscreen.

2016- Per client 3/29/2017, no 2016 expense, so remaining life set to 2017.

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00520 - Recreational Facilities

19000 - Fencing

130 - Chain Link: 10'

720 Lin. Ft. Tennis Courts 1 & 2

Useful Life	40	Remaining Life	1
Quantity	720	Unit of Measure	Linear Feet
Cost /l.f.	$33.44		
% Included	100.00%	Total Cost/Study	$24,077
Replacement Year	2019	Future Cost	$24,679

Summary

This is to replace the 10' chain link fencing.

2017- Per client 6/30/2017, move the remaining life from 2017 to 2018.

134 - Chain Link: 10'

560 Lin. Ft. Tennis Courts 3 & 4

Useful Life	40	Remaining Life	8
Quantity	560	Unit of Measure	Linear Feet
Cost /l.f.	$33.44		
% Included	100.00%	Total Cost/Study	$18,726
Replacement Year	2026	Future Cost	$22,816

Summary

This is to replace the 10' chain link fencing.

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00520 - Recreational Facilities

19000 - Fencing

230 - Wrought Iron: 6'

407 Lin. Ft. Pool Perimeter

Useful Life	25	Remaining Life	2
Quantity	407	Unit of Measure	Linear Feet
Cost /l.f.	$44.54		
% Included	100.00%	Total Cost/Study	$18,128
Replacement Year	2020	Future Cost	$19,045

Summary

This is to replace the 6’ wrought iron fencing.

2017- Per client 6/30/2017, move the remaining life from 2028 to 2020, the permanent mounting is creating corrosion.

780 - Gates

Swimming Pool Gate

Useful Life	7	Remaining Life	4
Quantity	1	Unit of Measure	Items
Cost /Itm	$10,769		
% Included	100.00%	Total Cost/Study	$10,769
Replacement Year	2022	Future Cost	$11,887

Summary

This is to maintain, repair and replace the pool area gate and gate hardware.

2015- $10,000 preliminary estimate to retrofit gate with electronic access control card key system and magnetic locks.

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00520 - Recreational Facilities

19000 - Fencing

784 - Gates

2 Tennis Court 1 & 2 Gates

Useful Life	7	Remaining Life	5
Quantity	2	Unit of Measure	Items
Cost /Itm	$10,769		
% Included	100.00%	Total Cost/Study	$21,538
Replacement Year	2023	Future Cost	$24,368

Summary

This is to maintain, repair and replace the tennis court gate and gate hardware.

2015- $20,000 estimate per client 7/31/2015 to retrofit gates with electronic access control card key system and magnetic locks.

788 - Gates

4 Tennis Court 3 & 4 Gates

Useful Life	7	Remaining Life	5
Quantity	4	Unit of Measure	Items
Cost /Itm	$10,769		
% Included	100.00%	Total Cost/Study	$43,076
Replacement Year	2023	Future Cost	$48,736

Summary

This is to maintain, repair and replace the tennis court gate and gate hardware.

2015- $40,000 estimate per client 7/31/2015 to retrofit gates with electronic access control card key system and magnetic locks. Change remaining life from 1 to 7 years per client.

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00520 - Recreational Facilities

19000 - Fencing

792 - Gates

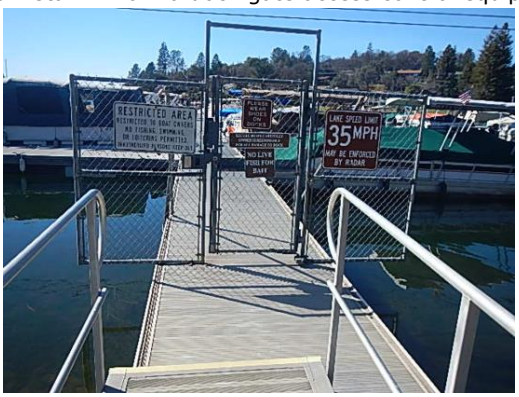
4 Dock 1, 2, 3 & 4 Gate Locks

Useful Life	7	Remaining Life	5
Quantity	4	Unit of Measure	Items
Cost /Itm	$10,769		
% Included	100.00%	Total Cost/Study	$43,076
Replacement Year	2023	Future Cost	$48,736

Summary

This is to maintain, repair and replace the dock gates and gate hardware.

2016- Per client 3/29/2017, $58,527 total was expended to install 4 marina dock gate access control equipment.



20000 - Lighting

100 - Exterior: Misc. Fixtures

Park 4, Boat Ramp Lights

Useful Life	25	Remaining Life	3
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$1,873		
% Included	100.00%	Total Cost/Study	$1,873
Replacement Year	2021	Future Cost	$2,017

Summary

This is to replace the boat ramp lights.

120 - Exterior: Misc. Fixtures

2 Marina Dock Denier Goose Lights

Useful Life	10	Remaining Life	5
Quantity	2	Unit of Measure	Items
Cost /Itm	$646		
% Included	100.00%	Total Cost/Study	$1,292
Replacement Year	2023	Future Cost	$1,462

Summary

This is to replace the dock Denier goose deterrent lights.

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00520 - Recreational Facilities

20000 - Lighting

122 - Exterior: Misc. Fixtures

Marina Dock 1 & 2 Denier Goose Lights

Useful Life	10	Remaining Life	7
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$5,379		
% Included	100.00%	Total Cost/Study	$5,379
Replacement Year	2025	Future Cost	$6,394

Summary

This is to replace the dock Denier goose deterrent lights.

2016- Per client 4/3/2017, $4,995 expended for new dock 1 & 2 goose lights in 2015.

216 - Light Post

8 Swimming Pool, Deck Lighting

Useful Life	20	Remaining Life	11
Quantity	8	Unit of Measure	Items
Cost /Itm	$1,124		
% Included	100.00%	Total Cost/Study	$8,989
Replacement Year	2029	Future Cost	$11,794

Summary

This is to replace the light posts on the decking.

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00520 - Recreational Facilities

23000 - Mechanical Equipment

612 - Water Heater

Pool Domestic Water Heater

Useful Life	15	Remaining Life	4
Quantity	1	Unit of Measure	Items
Cost /Itm	$3,596		
% Included	100.00%	Total Cost/Study	$3,596
Replacement Year	2022	Future Cost	$3,969

Summary

This is to replace the American 75 gallon gas water heater. Includes disposal of old unit.

model #- DCG32-75T125-5P
serial #- ZE3217567

26000 - Outdoor Equipment

430 - Bleachers

Tennis Courts 3 & 4

Useful Life	20	Remaining Life	5
Quantity	1	Unit of Measure	Items
Cost /Itm	$1,873		
% Included	100.00%	Total Cost/Study	$1,873
Replacement Year	2023	Future Cost	$2,119

Summary

This is to replace the bleachers.

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00540 - Roads & Parking

01000 - Paving

200 - Asphalt: Ongoing Repairs

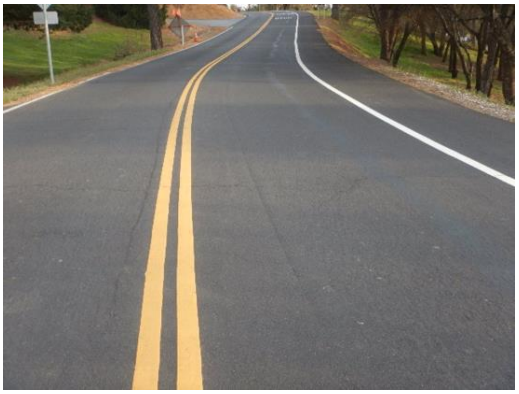
Accumulated Road Repair

Useful Life	6	Remaining Life	1	Treatment	[nr:1/se:3]
Quantity	1			Unit of Measure	Lump Sum
Cost /LS	$209,700				
% Included	100.00%			Total Cost/Study	$209,700
Replacement Year	2019			Future Cost	$220,362

Summary

This is for ongoing repairs to, and maintenance of, the streets and parking paved surfaces. This component accumulates any work that might not be performed in any particular year of the 6 year repair and seal cycle.

2018- Per client 3/29/2018, approximately $140,000 of $323,000 will be expended leaving $183,000 not expended from 2018 to be added to the prior $68,700 accumulated repair for a $251,700 accumulated total. Per client 4/27/2018, extend remaining life from 2019 to 2020. Per client 5/18/2018, spread remaining life from once in 2020 to 2019, 2020 & 2021. Per client 10/2/2018, an additional $42,000 was expended in 2018, so back that amount of this component ($251,700-$42,000=$209,700).
2016- Per client 3/29/2017, $270,690 total was expended to seal and repair of the anticipated $307,500 which left $36,810 unexpended from 2016.



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00540 - Roads & Parking

01000 - Paving

210 - Asphalt: Ongoing Repairs

Road Repair Cycle 1 of 6

Useful Life	6	Remaining Life	5
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$323,000		
% Included	100.00%	Total Cost/Study	$323,000
Replacement Year	2023	Future Cost	$365,445

Summary

This is for ongoing repairs to, and maintenance of, the streets and parking paved surfaces. This and other components provide for a 6 year repair & seal cycle. Engineering/construction management, and culverts are provided for in other components.

2016- Per client 3/29/2017, $270,690 total was expended to seal and repair. Prior single spread component divided into 6 separate components plus a 7th cumulative component. The 7th component accumulates any work that might not be performed in a particular year as was the case in 2016 where only $270,690 was expended of the anticipated $307,500 which left $36,810 unexpended from 2016.
2015- $650,000 anticipated. The Sports Lounge road is in poor condition. $300,000/year per client 7/2/2015. Per client 7/31/2015, the 2015 expense will be $150,000. Per client & CPA 10/29/2015, re-group the paving into larger cycles per road plan. So instead of $300,000 every year, the study was changed to $1.8M every 6 years and split into yearly 1/6th chunks.

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00540 - Roads & Parking

01000 - Paving

220 - Asphalt: Ongoing Repairs
Road Repair Cycle 2 of 6

Useful Life 6 Remaining Life 6
Quantity 1 Unit of Measure Lump Sum
Cost /LS $141,000
% Included 100.00% Total Cost/Study $141,000
Summary Replacement Year 2024 Future Cost $163,517

This is for ongoing repairs to, and maintenance of, the streets and parking paved surfaces. This and other components provide for a 6 year repair & seal cycle. Engineering/construction management, and culverts are provided for in other components.

2018- Per client 3/29/2018, approximately $140,000 will be expended to repair the RV lot, possibly Park 4 parking and numerous dig outs/repairs which leaves $183,000 of $323,000 not expended during 2018. Per client 10/2/2018, $182,000 was expended which leaves $141,000 unspent.
2016- Prior single spread component divided into 6 separate components plus a 7th cumulative component. The 7th component accumulates any work that might not be performed in a particular year as was the case in 2016 where only $270,690 was expended of the anticipated $307,500 which left $36,810 unexpended from 2016.

221 - Asphalt: Ongoing Repairs
Road Repair Cycle 2 of 6

Useful Life 6 Remaining Life 0
Quantity 1 Unit of Measure Lump Sum
Cost /LS $182,000
% Included 100.00% Total Cost/Study $182,000
Summary Replacement Year 2018 Future Cost $182,000

This is for ongoing repairs to, and maintenance of, the streets and parking paved surfaces. This and other components provide for a 6 year repair & seal cycle. Engineering/construction management, and culverts are provided for in other components.

2018- Per client 3/29/2018, approximately $140,000 will be expended of $323,000 to repair the RV lot, possibly Park 4 parking and numerous dig outs/repairs. Per client 10/2/2018, increase estimate from $140,000 to $182,000 and back out additional $42,000 from amount moved forward.
2016- Prior single spread component divided into 6 separate components plus a 7th cumulative component. The 7th component accumulates any work that might not be performed in a particular year as was the case in 2016 where only $270,690 was expended of the anticipated $307,500 which left $36,810 unexpended from 2016.

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00540 - Roads & Parking

01000 - Paving

230 - Asphalt: Ongoing Repairs
Road Repair Cycle 3 of 6

Useful Life 6 Remaining Life 1
Quantity 1 Unit of Measure Lump Sum
Cost /LS $323,000
% Included 100.00% Total Cost/Study $323,000
Summary Replacement Year 2019 Future Cost $331,075

This is for ongoing repairs to, and maintenance of, the streets and parking paved surfaces. This and other components provide for a 6 year repair & seal cycle. Engineering/construction management, and culverts are provided for in other components.

2016- Prior single spread component divided into 6 separate components plus a 7th cumulative component. The 7th component accumulates any work that might not be performed in a particular year as was the case in 2016 where only $270,690 was expended of the anticipated $307,500 which left $36,810 unexpended from 2016.

240 - Asphalt: Ongoing Repairs
Road Repair Cycle 4 of 6

Useful Life 6 Remaining Life 2
Quantity 1 Unit of Measure Lump Sum
Cost /LS $323,000
% Included 100.00% Total Cost/Study $323,000
Summary Replacement Year 2020 Future Cost $339,352

This is for ongoing repairs to, and maintenance of, the streets and parking paved surfaces. This and other components provide for a 6 year repair & seal cycle. Engineering/construction management, and culverts are provided for in other components.

2016- Prior single spread component divided into 6 separate components plus a 7th cumulative component. The 7th component accumulates any work that might not be performed in a particular year as was the case in 2016 where only $270,690 was expended of the anticipated $307,500 which left $36,810 unexpended from 2016.

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00540 - Roads & Parking

01000 - Paving

250 - Asphalt: Ongoing Repairs
Road Repair Cycle 5 of 6

Useful Life 6 Remaining Life 3
Quantity 1 Unit of Measure Lump Sum
Cost /LS $323,000
% Included 100.00% Total Cost/Study $323,000
Summary Replacement Year 2021 Future Cost $347,836

This is for ongoing repairs to, and maintenance of, the streets and parking paved surfaces. This and other components provide for a 6 year repair & seal cycle. Engineering/construction management, and culverts are provided for in other components.

2016- Prior single spread component divided into 6 separate components plus a 7th cumulative component. The 7th component accumulates any work that might not be performed in a particular year as was the case in 2016 where only $270,690 was expended of the anticipated $307,500 which left $36,810 unexpended from 2016. Per client 4/3/2017, $7,337 total was expended of the anticipated $150,000 which left $142,663 unexpended from 2015.

260 - Asphalt: Ongoing Repairs
Road Repair Cycle 6 of 6

Useful Life 6 Remaining Life 4
Quantity 1 Unit of Measure Lump Sum
Cost /LS $323,000
% Included 100.00% Total Cost/Study $323,000
Summary Replacement Year 2022 Future Cost $356,532

This is for ongoing repairs to, and maintenance of, the streets and parking paved surfaces. This and other components provide for a 6 year repair & seal cycle. Engineering/construction management, and culverts are provided for in other components.

2016- Prior single spread component divided into 6 separate components plus a 7th cumulative component. The 7th component accumulates any work that might not be performed in a particular year as was the case in 2016 where only $270,690 was expended of the anticipated $307,500 which left $36,810 unexpended from 2016.

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00540 - Roads & Parking
01000 - Paving

540 - Culverts

Culvert Repair & Maintenance

Useful Life	1	Remaining Life	1
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$53,850		
% Included	100.00%	Total Cost/Study	$53,850
Replacement Year	2019	Future Cost	$55,196

Summary

This is to maintain and repair the culverts.

2018- Client to acquire a culvert assessment to further define this component. Per client 4/27/2018, reduce remaining life from 2019 to 2018. Per client 10/2/2018, $17,440 was expended, so roll remainder to 2019.
2016- Per client 4/3/2017, $45,745 was expended in 2015.
2015- $50,000/year estimate per client 7/2/2015.

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541 - Culverts

Culvert Repair & Maintenance (2018 Only) (32%)

Useful Life	1	Remaining Life	0
Treatment	[nr:1]		
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$53,850	Qty * $/LS	$53,850
% Included	32.39%	Total Cost/Study	$17,440
Replacement Year	2018	Future Cost	$17,440

Summary

This is to maintain and repair the culverts.

2018- Client to acquire a culvert assessment to further define this component. Per client 4/27/2018, reduce remaining life from 2019 to 2018. Per client 10/2/2018, $17,440 was expended, so roll remainder to 2019.
2016- Per client 4/3/2017, $45,745 was expended in 2015.
2015- $50,000/year estimate per client 7/2/2015.

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543 - Culverts

Culvert Repair & Maintenance (2019 Only) (67.6%)

Useful Life	2	Remaining Life	1
Treatment	[nr:1]		
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$53,850	Qty * $/LS	$53,850
% Included	67.61%	Total Cost/Study	$36,408
Replacement Year	2019	Future Cost	$37,318

Summary

This is to maintain and repair the culverts.

2018- Client to acquire a culvert assessment to further define this component. Per client 4/27/2018, reduce remaining life from 2019 to 2018. Per client 10/2/2018, $17,440 was expended, so roll remainder to 2019.
2016- Per client 4/3/2017, $45,745 was expended in 2015.
2015- $50,000/year estimate per client 7/2/2015.

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00540 - Roads & Parking

01000 - Paving

980 - Consulting/Engineering

Engineering/Construction Management

Useful Life	1	Remaining Life	2
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$40,000		
% Included	100.00%	Total Cost/Study	$40,000
Replacement Year	2020	Future Cost	$42,025

Summary

This is for paving engineer and consultant professional fees and expenses.

2018- Per client 10/2/2018, extend remaining life from 2019 to 2020. Per client 10/112018, reduce estimate from $52,183 to $40,000.
2017- Per client 3/29/2017, $49,669 was expended for ongoing engineering and construction management, and an additional $1,321 was expended from capital improvement funds for Oro Valley egress plan in 2016. Per client 4/3/2017, $25,310 was expended in 2015.
2015- 15% of paving cost estimate per client 7/2/2015. $50,000/year estimate per client 8/4/2015.

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00100 - Admin, Finance & EC

22000 - Office Equipment

300 - Copier
Administration Canon 4025

Useful Life 5 Remaining Life 1
Quantity 1 Unit of Measure Items
Cost /Itm $7,572
% Included 100.00% Total Cost/Study $7,572
Summary Replacement Year N/A Future Cost N/A

This is to replace the Canon 4025B printer/copier machine.

2018- Per client 3/22/2018, copiers will be leased, so this component is excluded.

304 - Copier
Administration Canon 6255

Useful Life 5 Remaining Life 1
Quantity 1 Unit of Measure Items
Cost /Itm $16,394
% Included 100.00% Total Cost/Study $16,394
Summary Replacement Year N/A Future Cost N/A

This is to replace the Canon 6255B printer/copier machine.

2018- Per client 3/22/2018, copiers will be leased, so this component is excluded.

24000 - Furnishings

200 - Chairs
27 Administration

Useful Life 5 Remaining Life 1
Quantity 27 Unit of Measure Items
Cost /Itm $1,224
% Included 100.00% Total Cost/Study $33,036
Summary Replacement Year N/A Future Cost N/A

This is to replace the ergonomic office chairs.

2017- Per client 6/30/2017, remove this component from reserves, replacements will be from operating funds.
2016- Per client 3/29/2017, $258 was expended for new administration chair. Per client 4/3/2017, $247 was expended in 2015.

00120 - Clubhouse

14000 - Recreation

740 - Piano
2 Multi-Purpose & Meeting Rooms

Useful Life 30 Remaining Life 15
Quantity 2 Unit of Measure Items
Cost /Itm $4,500
% Included 100.00% Total Cost/Study $9,000
Summary Replacement Year N/A Future Cost N/A

This is to replace the pianos. Tuning and maintenance is from operating.

1- multi-purpose room, Kimball upright
1- meeting room, Kawai upright

2018- Pianos included within study. These may have been donated, so client will determine whether these items will be replaced. Per client 4/27/2018, pianos were donated and will not be repaired or replaced from reserves.

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00340 - Computers

22000 - Office Equipment

212 - Computers, Misc.
Guard Shack Win Pak Server

Useful Life 5 Remaining Life 2
Quantity 1 Unit of Measure Items
Cost /Itm $12,292
% Included 100.00% Total Cost/Study $12,292
Summary Replacement Year N/A Future Cost N/A

This is to replace the guard shack server.

2017- Per client 6/30/2017, remove from reserve, replaced by new servers with virtualization.
2016- Per client 4/3/2017, $11,690 was expended in 2015.

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220 - Computers, Misc.
Guard Shack Call Rex Server

Useful Life 5 Remaining Life 2
Quantity 1 Unit of Measure Items
Cost /Itm $9,140
% Included 100.00% Total Cost/Study $9,140
Summary Replacement Year N/A Future Cost N/A

This is to replace the guard shack server equipment.

2017- Per client 6/30/2017, remove from reserve, replaced by new servers with virtualization.
2016- Per client 4/3/2017, no revision provided, so life set to full.
2015- $8,487 is anticipated.

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900 - Computers, Misc.
Battery Backups

Useful Life 3 Remaining Life 0
Quantity 1 Unit of Measure Lump Sum
Cost /LS $10,000
% Included 100.00% Total Cost/Study $10,000
Summary Replacement Year N/A Future Cost N/A

This is to replace miscellaneous battery backup units.

2018- Per client 4/27/2018, $10,000 is anticipated in 2018. Per client 10/2/2018, delete this component (workstation backups won't be replaced).
2017- Per client 6/30/2017, reduce estimate from $26,266 to $10,000 based on estimated necessary replacement.
2015- $25,000 lump sum every 3 years per client 7/31/2015.

24500 - Audio / Visual

882 - Projector
Teleprompter

Useful Life 8 Remaining Life 0
Quantity 1 Unit of Measure Lump Sum
Cost /LS $1,118
% Included 100.00% Total Cost/Study $1,118
Summary Replacement Year N/A Future Cost N/A

This is for the $1,065 expended for the teleprompter.

2017- Per client 6/30/2017, remove this component, will not be replaced.
2016- Per client 4/7/2017, $1,065 was expended to purchase new teleprompter.

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00340 - Computers

24500 - Audio / Visual

886 - Projector

Portable Projector

Useful Life 5 Remaining Life 3
Quantity 1 Unit of Measure Items
Cost /Itm $2,692
% Included 100.00% Total Cost/Study $2,692
Summary Replacement Year N/A Future Cost N/A

This is to replace the portable projector.

2017- Per client 6/30/2017, remove this component, will not be replaced.
2016- Per client 4/7/2017, projector was replaced at no cost to reserves via donations.
2015- $2,500 and 5 year life per client 7/31/2015.

00360 - Clubhouse Food & Beverage

27000 - Appliances

684 - Buffet Station

(Golf Storage Room) Buffet Station

Useful Life 10 Remaining Life 1
Quantity 1 Unit of Measure Items
Cost /Itm $4,100
% Included 100.00% Total Cost/Study $4,100
Summary Replacement Year N/A Future Cost N/A

This is to replace the portable buffet station.

2018- This unit was previously described as a banquet food warmer. Per client 5/18/2018, this unit will not be replaced.
2017- Per client 6/30/2017, change cost from $6,421 to $4,000.
2016- Per client 3/29/2017, no 2016 expense, so remaining life set to 2017.

828 - Miscellaneous

Chafing Dishes

Useful Life 10 Remaining Life 4
Quantity 1 Unit of Measure Lump Sum
Cost /LS $7,912
% Included 100.00% Total Cost/Study $7,912
Summary Replacement Year N/A Future Cost N/A

This is to replace the chafing dishes.

2017- Per client 6/30/2017, remove from reserves, to be replaced as needed from operating budget.

00380 - Sports Lounge Food & Beverage

27000 - Appliances

190 - Cold Beverage Dispenser

Vending Area Coke/Soda Machine

Useful Life 15 Remaining Life 7
Quantity 1 Unit of Measure Items
Cost /Itm $3,769
% Included 100.00% Total Cost/Study $3,769
Summary Replacement Year N/A Future Cost N/A

This is to replace the Vendo cold beverage vending machine.

This vending machine is assumed to be a vendor service machine and is not provided for within reserves.

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00380 - Sports Lounge Food & Beverage

27000 - Appliances

198 - Hot Beverage Dispenser
Vending Area Hot Drink Machine

Useful Life	12	Remaining Life	5
Quantity	1	Unit of Measure	Items
Cost /Itm	$3,769		
% Included	100.00%	Total Cost/Study	$3,769
Replacement Year	N/A	Future Cost	N/A

Summary

This is to replace the Crane GPL hot beverage vending machine.

This vending machine is assumed to be a vendor service machine and is not provided for within reserves.

202 - Miscellaneous
Vending Area Snack Machine

Useful Life	12	Remaining Life	5
Quantity	1	Unit of Measure	Items
Cost /Itm	$3,769		
% Included	100.00%	Total Cost/Study	$3,769
Replacement Year	N/A	Future Cost	N/A

Summary

This is to replace the Crane GPL snack vending machine.

This vending machine is assumed to be a vendor service machine and is not provided for within reserves.

00400 - Golf Equipment

30000 - Miscellaneous

204 - Vehicle
John Deere 2020 Pro Gator #2

Useful Life	10	Remaining Life	2
Quantity	1	Unit of Measure	Items
Cost /Itm	$31,210		
% Included	100.00%	Total Cost/Study	$31,210
Replacement Year	N/A	Future Cost	N/A

Summary

This is to repair and replace the John Deere 2020 Pro Gator #2.

2018- Per client 5/18/2018, a new Toro Workman (#8) replaced the prior Pro gator #2 which was disposed of in 2018.
2016- Per client 3/29/2017, $8,612 was expended to replace the transmission.

448 - Maintenance Equipment
John Deere Aircore #2

Useful Life	12	Remaining Life	11
Quantity	1	Unit of Measure	Items
Cost /Itm	$18,292		
% Included	100.00%	Total Cost/Study	$18,292
Replacement Year	N/A	Future Cost	N/A

Summary

This is to replace the John Deere Aircore #1.

2018- Per client 4/27/2018, the prior Toro Green Aerator was replaced in 2017. Per client 8/24/2018, upcoming unit, component 400-30000-472, replacement will reduce this equipment type from 2 to 1 units, so this component's replacement is excluded.

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00400 - Golf Equipment

30000 - Miscellaneous

488 - Maintenance Equipment
Mower Reels for JD 2500B #2

Useful Life	3	Remaining Life	1
Quantity	1	Unit of Measure	Items
Cost /Itm	$5,989		
% Included	100.00%	Total Cost/Study	$5,989
Replacement Year	N/A	Future Cost	N/A

Summary

This is to replace the mower reels for John Deere 2500B Precision Cut mower #2.

2017- Per client 6/30/2017, remove this item from reserves due to item #484 being a set of two which replaces reels on both #1 and #2.
2016- Per client 4/3/2017, $5,683 was expended in 2015.
2015- Per client, was purchased in 2012. Change useful life from 7 to 3 years and remaining to 0, per client direction. $4,120 is anticipated.

00420 - Golf Course

14000 - Recreation

686 - Golf Equipment
72 Tee Block Pairs

Useful Life	20	Remaining Life	0
Quantity	72	Unit of Measure	Items
Cost /Itm	$80.77		
% Included	100.00%	Total Cost/Study	$5,815
Replacement Year	N/A	Future Cost	N/A

Summary

This is to replace the tee block pairs. Replacement has been previously performed in house.

2017- Per client 6/30/2017, remove from reserves due to constant replacement and upkeep performed by Pinesmen group as a donation to LOP.
2016- Per client 3/29/2017, no 2016 expense, so remaining life set to 2017.

18000 - Landscaping

687 - Golf Course Tees
Hole 7 Tees (2018 Only)

Useful Life	1	Remaining Life	0	Treatment	[nr:1]
Quantity	1	Unit of Measure	Items		
Cost /Itm	$9,000				
% Included	100.00%	Total Cost/Study	$9,000		
Replacement Year	N/A	Future Cost	N/A		

Summary

This is for the hole 7 during 2018.

2018- Per client 8/29/2018, hole 7 was refurbished in 2018. Per client 10/2/2018, $160,000 total was expended for holes 7 and 17, so added total expense to greens component and excluded this component.

26000 - Outdoor Equipment

488 - Drinking Fountain
Hole 7

Useful Life	15	Remaining Life	0
Quantity	1	Unit of Measure	Items
Cost /Itm	$4,308		
% Included	100.00%	Total Cost/Study	$4,308
Replacement Year	N/A	Future Cost	N/A

Summary

This is to replace the drinking fountain.

2017- Per client 6/30/2017, has been removed and will not be replaced.
2016- Per client 3/29/2017, no 2016 expense, so remaining life set to 2017.
2015- $4,000 is estimated to install ADA compliant units per client 7/31/2015.

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00440 - Grounds

04000 - Structural Repairs

744 - Building Maintenance

5 Parks 1, 2, 3, 5 & TC 3/4 Restroom Floors

Useful Life 25 Remaining Life 1
Quantity 5 Unit of Measure Building
Cost /Bldg $1,623
% Included 100.00% Total Cost/Study $8,114
Summary Replacement Year N/A Future Cost N/A

This is for the restroom building floors.

There is currently one restroom building at; Hazel Park and Pond (#1), Shady Cove Park (#2), Sandy Point Park (#3), South Shore Park (#4), Green Valley Park (#5), and Sun Terrace Park (#7).

2017- Per client 6/30/2017, remove from reserves, maintenance charged against operating budget plus bathrooms being replaced within other reserve items.
2015- $90,000 cost and tentative schedule per client. Per client 7/31/2015, 5 floors at $7,535.

748 - Building Maintenance

Parks 1, 2, 5 & Golf 5, 15 Restroom Roofs

Useful Life 15 Remaining Life 1
Quantity 1 Unit of Measure Lump Sum
Cost /LS $3,394
% Included 100.00% Total Cost/Study $3,394
Summary Replacement Year N/A Future Cost N/A

This is for restroom building roofs.

There is currently one restroom building at; Hazel Park and Pond (#1), Shady Cove Park (#2), Sandy Point Park (#3), South Shore Park (#4), Green Valley Park (#5), and Sun Terrace Park (#7).

2017- Per client 6/30/2017, remove from reserves due to part of bathroom replacements.
2015- $90,000 cost and tentative schedule per client. Per client 7/31/2015, $3,152 lump sum.

18500 - Lakes / Ponds

950 - Reconstruction

Park 4, Renovate Beach

Useful Life 31 Remaining Life 1
Quantity 1 Unit of Measure Lump Sum
Cost /LS $14,981
% Included 100.00% Total Cost/Study $14,981
Summary Replacement Year N/A Future Cost N/A

This is to renovate the beach.

2017- Per client 6/30/2017, remove from reserves, maintenance from operating budget.
2016- Per client 4/3/2017, $3,540 was expended in 2015.
2015- $13,911 is anticipated.

19000 - Fencing

350 - Wood: Split Rail

Clubhouse Area, 2-Rail Wood Fence

Useful Life 15 Remaining Life 1
Quantity 1 Unit of Measure Lump Sum
Cost /LS $14,981
% Included 100.00% Total Cost/Study $14,981
Summary Replacement Year N/A Future Cost N/A

This is to replace the split rail fencing.

2017- Per client 6/30/2017, remove this component has been removed and will not be replaced.

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00440 - Grounds

21000 - Signage

670 - Miscellaneous

400 Park, Traffic, Street, Directory, Etc (33%)

Useful Life	5	Remaining Life	1
Quantity	400	Unit of Measure	Items
Cost /Itm	$215	Qty * $/Itm	$86,151
% Included	33.33%	Total Cost/Study	$28,717
Replacement Year	N/A	Future Cost	N/A

Summary

This is to periodically replace miscellaneous custom and generic signs on a percentage basis. Signs include pool warnings, tennis court usage, park names, assorted traffic control, beach safety, dock/marina usage, building room names, emergency exit, bulletin board, directory, etc. There are approximately 66 road/street intersection locations with street name signs. Individual lot address signs are homeowner responsibility.

2016- Per client 3/29/2017, $2,976 was expended.
2015- Per client, sign replacement is an ongoing operating expense.

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900 - Miscellaneous

Entrance Gate Area, Marquis Sign

Useful Life	10	Remaining Life	3
Quantity	1	Unit of Measure	Items
Cost /Itm	$12,484		
% Included	100.00%	Total Cost/Study	$12,484
Replacement Year	N/A	Future Cost	N/A

Summary

This is to replace the entrance gate area marquis sign.

2017- Per client 6/30/2017, remove this component, remove from reserves, will be replaced as part of item 440-24500-108 in 2018.

26000 - Outdoor Equipment

210 - Barbecue

Park 4

Useful Life	20	Remaining Life	4
Quantity	1	Unit of Measure	Items
Cost /Itm	$1,910		
% Included	100.00%	Total Cost/Study	$1,910
Replacement Year	N/A	Future Cost	N/A

Summary

This is to replace the barbecue.

2017- Per client 6/30/2017, remove from reserves, item is being torn out and replaced by Pinesmen group as donation to LOP.

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300 - Picnic Table: Wood

4 Hazel Pond & Park

Useful Life	15	Remaining Life	1
Quantity	4	Unit of Measure	Items
Cost /Itm	$915		
% Included	100.00%	Total Cost/Study	$3,661
Replacement Year	N/A	Future Cost	N/A

Summary

This is to replace the wood picnic tables.

2017- Per client 6/30/2017, remove from reserves, maintenance and replacement from operating.

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328 - Benches

4 Huck Finn, Dog Park, Benches

Useful Life	10	Remaining Life	7
Quantity	4	Unit of Measure	Items
Cost /Itm	$479		
% Included	100.00%	Total Cost/Study	$1,916
Replacement Year	N/A	Future Cost	N/A

Summary

This is to replace the benches.

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00440 - Grounds

26000 - Outdoor Equipment

380 - Garbage Receptacles

31 Trash Receptacle Enclosures (25%)

Useful Life	5	Remaining Life	1
Quantity	31	Unit of Measure	Items
Cost /Itm	$377	Qty * $/Itm	$11,684
% Included	25.00%	Total Cost/Study	$2,921
Replacement Year	N/A	Future Cost	N/A

Summary

This is to periodically replace portions of the park and common area garbage containers enclosures.

1- Green Valley Park
1- Outside Tennis Courts 3/4
2- Hazel Pond & Park
2- Shady Cove Park
2- Sandy Point Park
2- Outside Tennis Courts 1/2
3- South Shore Park
8- Clubhouse & Entrance Grounds
10- Main Beach east of Yacht Club

2017- Per client 6/30/2017, remove from reserves, all rebuilt within two year and will be maintained form operating budget.

508 - Drinking Fountain

4 Parks 1, 2, 3, 5

Useful Life	20	Remaining Life	1
Quantity	4	Unit of Measure	Items
Cost /Itm	$780		
% Included	100.00%	Total Cost/Study	$3,121
Replacement Year	N/A	Future Cost	N/A

Summary

This is to replace the park drinking fountains.

2017- Per client 6/30/2017, remove from reserves based on replacement included with bathrooms.
2016- Per client 3/29/2017, no 2016 expense, so remaining life set to 2017.

00460 - Lakes & Ponds

18000 - Landscaping

402 - Dam: Insp. & Maintenance

Hazel Lake- Dam Valve

Useful Life	41	Remaining Life	0
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$12,484		
% Included	100.00%	Total Cost/Study	$12,484
Replacement Year	N/A	Future Cost	N/A

Summary

This is for the dam valve.

2018- Per client 4/27/2018, this valve is no longer in use and will not be replaced.
2017- Per client 6/30/2017, move the remaining life from 2017 to 2018.

18500 - Lakes / Ponds

790 - Sediment Removal

Main Lake/Dam- Lake Sediment Program

Useful Life	14	Remaining Life	1
Quantity	1	Unit of Measure	Lump Sum
Cost /LS	$269,223		
% Included	100.00%	Total Cost/Study	$269,223
Replacement Year	N/A	Future Cost	N/A

Summary

This is for sediment removal at 3 silt inlet areas. Periodic bathymetric studies indicate the scope of sediment removal required.

2016- Per client 3/29/2017, $17,087 was expended. Per client 4/3/2017, $5,675 was expended in 2015.

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00480 - Public Safety

11000 - Gate Equipment

100 - Operators

Gate Operator, Backup

Useful Life 5 Remaining Life 2
Quantity 1 Unit of Measure Items
Cost /Itm $7,000
% Included 100.00% Total Cost/Study $7,000
Summary Replacement Year N/A Future Cost N/A

This is to replace the gate control operator.

2017- Per client 6/30/2017, remove from reserves, back up will not be replaced.

908 - Miscellaneous

Bar Code Laser Scanner

Useful Life 8 Remaining Life 2
Quantity 1 Unit of Measure Items
Cost /Itm $14,505
% Included 100.00% Total Cost/Study $14,505
Summary Replacement Year N/A Future Cost N/A

This is to replace the bar code laser scanner.

2017- Per client 6/30/2017, remove from reserves, moving to single bar scanner which is provided for within component 480-11000-920.

00500 - Public Works

30000 - Miscellaneous

652 - Maintenance Equipment

Leaf Vacuum Bag

Useful Life 7 Remaining Life 4
Quantity 1 Unit of Measure Items
Cost /Itm $3,121
% Included 100.00% Total Cost/Study $3,121
Summary Replacement Year N/A Future Cost N/A

This is to replace the leaf vacuum bag.

2017- Per client 6/30/2017, remove this component, replaced with item # 500/30000/644.
2016- Per client 4/3/2017, no revision provided, so life set to full.
2015- $2,898 is anticipated.

00520 - Recreational Facilities

12000 - Pool

766 - Equipment: Replacement

Aquabot Aquamax Bi-Turbo

Useful Life 10 Remaining Life 2
Quantity 1 Unit of Measure Items
Cost /Itm $4,308
% Included 100.00% Total Cost/Study $4,308
Summary Replacement Year N/A Future Cost N/A

This is to replace the portable pool vacuum.

2017- Per client 6/30/2017, remove this component, will not be replaced.

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00100 - Admin, Finance & EC							
08000 - Rehab							
142 - General	$4,500	15	8	1	$4,500/Rm		Staff Lounge
24000 - Furnishings							
640 - Modular Office Desk	$38,400	20	10	16	$2,400/Itm		Admin Workstations + Service Counter
900 - Storage	$17,853	20	10	11	$1,623/Itm		Administration Filing Cabinets
24600 - Safety / Access							
540 - ID Card Printer	$3,560	5	3	2	$3,560/Itm	(50%)	Administration Fargo 4800 & 1250
31000 - Reserve Study							
100 - 3 Year Update with Site Visit	$13,000	3	0	1	$13,000/LS		Reserve Study
00120 - Clubhouse							
02000 - Concrete							
900 - Miscellaneous	$24,738	30	25	1,900	$13.02/SqFt		Front Entry Concrete
03000 - Painting: Exterior							
110 - Stucco	$8,682	15	10	2,713	$3.20/SqFt		Clubhouse
144 - Surface Restoration	$20,778	5	1	6,493	$3.20/SqFt		Clubhouse Wood & Metal Surfaces
406 - Railings	$5,267	5	1	611	$8.62/l.f.		Clubhouse Railings
03500 - Painting: Interior							
300 - Clubhouse	$16,677	7	2	28,266	$.59/SqFt		Clubhouse Interior Painting
900 - Miscellaneous	$2,634	7	2	4,464	$.59/SqFt		Kitchen Interior Painting
04000 - Structural Repairs							
700 - Doors	$52,801	25	20	59	$895/Itm		Clubhouse Doors
702 - Doors	$3,677	20	17	1	$3,677/Itm		Clubhouse Automatic Door
704 - Windows	$51,754	25	20	1	$51,754/LS		Clubhouse Windows
708 - Awnings	$32,307	5	2	9	$3,590/Itm		Motorized Exterior Shades
04500 - Decking/Balconies							
100 - Wood	$69,690	20	15	2,143	$32.52/SqFt		Wood Deck
520 - Railing: Wood	$6,494	20	15	201	$32.31/l.f.		Clubhouse Deck Perimeter

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00120 - Clubhouse							
05000 - Roofing							
290 - Low Slope: Single-Ply	$32,842	15	10	64	$513/Sqrs		Flat Roof Over Decks
444 - Pitched: Dimensional Composition	$95,968	15	10	134	$716/Sqrs		Clubhouse Main Roof
720 - Gutters / Downspouts	$7,992	18	13	1,060	$7.54/l.f.		Clubhouse Rain Gutters/ Downspouts
08000 - Rehab							
200 - Restrooms	$36,373	20	15	3	$12,124/Rm		Clubhouse Restrooms
960 - Kitchen	$32,307	20	15	1	$32,307/Rm		Clubhouse Kitchen
20000 - Lighting							
900 - Exterior: Misc. Fixtures	$39,987	15	10	42	$952/Itm		Clubhouse Exterior Lighting
23000 - Mechanical Equipment							
200 - HVAC	$91,398	15	10	11	$8,309/Itm		Clubhouse HVAC Items
600 - Water Heater	$9,400	15	13	1	$9,400/Itm		Clubhouse Electrical Room
24000 - Furnishings							
950 - Window Coverings	$22,225	8	3	65	$342/Itm		Window Shades
24500 - Audio / Visual							
216 - Entertainment System	$5,384	10	5	1	$5,384/LS		Sound System Receiver
220 - Entertainment System	$21,538	20	15	1	$21,538/LS		Sound System Speakers Etc
24600 - Safety / Access							
140 - Fire Sprinklers	$75,403	20	15	1	$75,403/LS		Fire Sprinkler System
25000 - Flooring							
200 - Carpeting	$19,421	8	3	421	$46.13/SqYd		Clubhouse Carpet
204 - Carpeting	$24,700	5	0	445	$55.51/SqYd		Bar Lounge, Dining
400 - Tile	$7,209	15	10	392	$18.39/SqFt		Exterior Entry Tile
600 - Vinyl	$10,760	10	5	196	$54.90/SqYd		Kitchen
900 - Hardwood Floors	$21,935	10	5	1	$21,935/LS		Clubhouse Dance Floor
28500 - Waste Water Treatment							
200 - Pump	$9,460	5	2	1	$9,460/LS		Central Sewage Lift Pump Station
201 - Pump	$4,046	1	0	1	$4,046/LS	[nr:1]	Central Sewage Lift Pump Station (2018 Only)
30000 - Miscellaneous							
940 - Electrical	$5,500	20	20	1	$5,500/LS		Clubhouse Electrical
941 - Electrical	$3,575	1	0	1	$3,575/LS	[nr:1]	Clubhouse Electrical Panel (2018 Only)

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00140 - ECC Building							
03000 - Painting: Exterior							
120 - Surface Restoration	$5,120	8	1	1,600	$3.20/SqFt		ECC Building
03500 - Painting: Interior							
100 - Building	$2,625	8	6	5,048	$.52/SqFt		ECC Building Interior Painting
05000 - Roofing							
294 - Low Slope: Single-Ply	$9,487	15	1	16	$593/Sqrs		Main Roof
690 - Mansards	$3,246	25	7	9	$361/Sqrs		Mansards
08000 - Rehab							
204 - Restrooms	$32,307	11	8	1	$32,307/Rm		ADA Restroom
23000 - Mechanical Equipment							
204 - HVAC	$8,739	15	9	1	$8,739/Itm		ECC Building
25000 - Flooring							
210 - Carpeting	$10,112	12	1	147	$68.79/Sqrs		ECC Building
00160 - Front Gate House							
03000 - Painting: Exterior							
124 - Surface Restoration	$3,840	7	5	1,200	$3.20/SqFt		Exterior Paint
03500 - Painting: Interior							
104 - Building	$1,077	7	4	1,794	$.60/SqFt		Interior Paint
04000 - Structural Repairs							
712 - Building Maintenance	$2,362	15	1	1	$2,362/Itm		Storage Shed
05000 - Roofing							
670 - Pitched: Tile	$6,117	30	6	9	$680/Sqrs		Roof
08000 - Rehab							
350 - Cabinets	$15,941	15	11	1	$15,941/Rm		Workstations/ Cabinetry
23000 - Mechanical Equipment							
208 - HVAC	$6,959	15	1	1	$6,959/Itm		HVAC- Central Unit
25000 - Flooring							
904 - Miscellaneous	$2,276	4	1	42	$54.18/SqYd		Carpet & Vinyl
00180 - Pump Houses							
04000 - Structural Repairs							
716 - Miscellaneous	$49,936	30	2	1	$49,936/LS		Spillway Pump Station Vault
720 - Building Maintenance	$24,768	25	5	1	$24,768/Bldg		Marina Pump House
724 - Building Maintenance	$16,153	25	9	1	$16,153/Bldg		Park 4 Pump House

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00180 - Pump Houses							
04000 - Structural Repairs							
00220 - Maintenance Yard							
04000 - Structural Repairs							
780 - Carports: Metal	$43,712	30	17	3,200	$13.66/SqFt		[3] Equipment Canopies
784 - Building Maintenance	$7,491	30	7	1	$7,491/Itm		Chemical Storage Shed
19000 - Fencing							
110 - Miscellaneous	$18,727	40	14	737	$25.41/l.f.		Maintenance Yard Fencing
23000 - Mechanical Equipment							
330 - Fuel Tank	$22,471	20	11	1	$22,471/Itm		Fuel Tank- Gas
334 - Fuel Tank	$12,484	20	11	1	$12,484/Itm		Fuel Tank- Diesel
00240 - Public Works Building							
03000 - Painting: Exterior							
128 - Surface Restoration	$11,813	10	8	7,875	$1.50/SqFt		Buildings 1 & 2
03500 - Painting: Interior							
108 - Building	$9,274	10	4	15,718	$.59/SqFt		Buildings 1 & 2
05000 - Roofing							
448 - Pitched: Dimensional Composition	$14,981	25	7	32	$468/Sqrs		Building 1 Main Roof
452 - Pitched: Dimensional Composition	$29,962	25	13	65	$461/Sqrs		Building 2 Main Roof
23000 - Mechanical Equipment							
212 - HVAC	$6,242	15	6	1	$6,242/Itm		Building 1 HVAC
216 - HVAC	$7,491	15	6	2	$3,745/Itm		Building 2 HVAC
24600 - Safety / Access							
144 - Fire Sprinklers	$24,095	30	18	1	$24,095/LS		Building Sprinkler System
30000 - Miscellaneous							
910 - Garage Door	$14,045	15	3	6	$2,341/Itm		Overhead Doors
00260 - Hole 9 Snack Shack/Restroom Bldg							
03000 - Painting: Exterior							
132 - Surface Restoration	$2,250	7	1	1	$2,250/Bldg		Exterior Painting
04000 - Structural Repairs							
916 - Doors	$4,696	10	7	2	$2,348/Itm		Shutter Doors

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00260 - Hole 9 Snack Shack/Restroom Bldg							
05000 - Roofing							
948 - Pitched: Dimensional Composition	$3,674	25	1	6	$612/Sqrs		Roof
00280 - Sports Lounge							
02000 - Concrete							
110 - Patio	$24,968	25	18	2,145	$11.64/SqFt		Rehab Concrete Patios
03000 - Painting: Exterior							
300 - Surface Restoration	$14,720	7	1	4,600	$3.20/SqFt		Building Exterior
03500 - Painting: Interior							
112 - Building	$18,630	7	1	9,200	$2.03/SqFt		Building Interior
04000 - Structural Repairs							
360 - Garbage Enclosure	$1,938	5	1	1	$1,938/Itm		East Parking Lot
362 - Miscellaneous	$1,615	12	6	1	$1,615/Itm		East Parking Lot Vinyl Shed
364 - Siding	$25,197	15	12	1	$25,197/Bldg		Sports Lounge, Stucco Maintenance
792 - Ceilings	$3,931	20	15	1	$3,931/LS		Acoustical Panels
05000 - Roofing							
298 - Low Slope: Single-Ply	$27,138	20	13	56	$485/Sqrs		Low Slope Single-Ply
436 - Pitched: Dimensional Composition	$38,897	25	18	86	$452/Sqrs		Pitched Composition
700 - Gutters / Downspouts	$3,996	30	22	530	$7.54/l.f.		Building
08000 - Rehab							
120 - General	$16,153	20	12	1	$16,153/Rm		Pro Shop
130 - Cabinets	$16,153	20	12	1	$16,153/LS		Hallway, Library, Conference- Cabinetry
134 - General	$32,307	20	12	1	$32,307/Rm		Kitchen
208 - Restrooms	$31,208	20	13	3	$10,403/Rm		Restrooms
19000 - Fencing							
220 - Wrought Iron: 4'	$2,985	30	22	66	$45.23/l.f.		East Patio
23000 - Mechanical Equipment							
220 - HVAC	$62,271	15	8	9	$6,919/Itm		Rooftop HVAC Units
604 - Water Heater	$1,238	12	4	1	$1,238/Itm		Storage Room Noritz
608 - Water Heater	$7,000	15	7	1	$7,000/Itm		East Fire Riser Room AO Smith
710 - Furnace	$5,654	12	4	3	$1,885/Itm		Patio AEI Infrared Heaters
24000 - Furnishings							
954 - Window Coverings	$14,980	8	2	4	$3,745/Itm		Automatic Screens

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00280 - Sports Lounge							
24000 - Furnishings							
958 - Window Coverings	$4,308	7	1	1	$4,308/LS		Patio Zippered Screens
24500 - Audio / Visual							
228 - Entertainment System	$10,335	20	10	1	$10,335/LS		Sound System, Speakers, Etc
24600 - Safety / Access							
200 - Fire Alarm Control Panel	$3,742	20	13	1	$3,742/Itm		Fire Alarm Panel
25000 - Flooring							
220 - Carpeting	$24,715	9	2	375	$65.91/SqYd		Dining, Bar, Pro, Conference
404 - Tile	$17,790	20	13	2,125	$8.37/SqFt		Hall, Restrooms, Bar, Dining
604 - Coatings	$18,711	12	7	1,300	$14.39/SqFt		Kitchen/Bar Epoxy
916 - Miscellaneous	$2,423	8	4	324	$7.48/SqFt		Portable Dance Floor
00300 - Pool Building							
03000 - Painting: Exterior							
136 - Surface Restoration	$3,690	9	7	2,460	$1.50/SqFt		Pool Building & Wall
03500 - Painting: Interior							
116 - Building	$2,805	9	6	2,597	$1.08/SqFt		Pool Building
05000 - Roofing							
200 - Low Slope: BUR	$8,957	15	3	8	$1,120/Sqrs		Pool Building Roof
440 - Pitched: Dimensional Composition	$5,972	25	13	4	$1,493/Sqrs		Pool Building Roof
710 - Gutters / Downspouts	$3,806	25	13	170	$22.39/l.f.		Pool Building
08000 - Rehab							
212 - Restrooms	$18,726	15	3	2	$9,363/Rm		ADA Restroom Refurbish
23000 - Mechanical Equipment							
224 - HVAC	$4,118	15	3	1	$4,118/Itm		Pool Building HVAC
00320 - Yacht Lounge							
03000 - Painting: Exterior							
140 - Surface Restoration	$6,880	7	2	2,150	$3.20/SqFt		Yacht Lounge
03500 - Painting: Interior							
120 - Building	$1,873	10	2	1	$1,873/Bldg		Yacht Lounge
04000 - Structural Repairs							
696 - Doors	$8,054	25	2	9	$895/Itm		Yacht Lounge Doors

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00320 - Yacht Lounge							
04500 - Decking/Balconies							
190 - Composite	$32,095	15	2	700	$45.85/SqFt		Yacht Lounge Deck
516 - Railing: Wood	$2,585	20	2	80	$32.31/l.f.		Yacht Lounge Deck Perimeter
05000 - Roofing							
302 - Low Slope: Single-Ply	$7,616	15	2	13	$586/Sqrs		Yacht Lounge Low Slope Roof
694 - Mansards	$4,334	20	2	7	$619/Sqrs		Yacht Lounge Mansards
08000 - Rehab							
216 - Restrooms	$3,745	15	2	2	$1,873/Itm		Yacht Lounge Interior Restrooms
220 - Restrooms	$22,615	15	12	2	$11,307/Rm		Yacht Lounge Beach Restrooms Refurbish
23000 - Mechanical Equipment							
228 - HVAC	$6,959	15	2	1	$6,959/Itm		Yacht Lounge Rooftop Bryant Heat Pump
616 - Water Heater	$3,496	15	2	1	$3,496/Itm		Yacht Lounge Store Rm Bradford White
24000 - Furnishings							
260 - Chairs	$5,094	8	5	179	$28.46/Itm		Yacht Lounge Stacking Chairs
25000 - Flooring							
920 - Vinyl	$7,023	10	2	904	$7.77/SqFt		Yacht Lounge Flooring
00340 - Computers							
22000 - Office Equipment							
224 - Miscellaneous	$6,461	5	4	2	$3,231/Itm		Guard Shack Underground Fiber
226 - Miscellaneous	$4,308	4	1	1	$4,308/LS		Wi-Fi Dishes
240 - Computers, Misc.	$16,400	5	1	1	$16,400/LS	[nr:1]	Software
243 - Computers, Misc.	$35,768	1	0	1	$35,768/LS	[nr:1]	2018 Only
244 - Computers, Misc.	$16,832	3	2	48	$1,052/Itm	(33%)	Computers & Monitors
248 - Computers, Misc.	$16,832	3	3	48	$1,052/Itm	(33%)	Computers & Monitors
252 - Computers, Misc.	$16,832	3	4	48	$1,052/Itm	(33%)	Computers & Monitors
264 - Tablet Computer	$8,615	4	2	16	$538/Itm		ASUS Tablets
268 - Tablet Computer	$3,392	4	1	9	$377/Itm		Older Tablets
276 - Computers, Misc.	$3,300	4	4	12	$275/Itm		NUC's
277 - Computers, Misc.	$2,200	1	0	8	$275/Itm	[nr:1]	NUC's (2018 Only)
360 - Telephone Equipment	$6,000	5	5	1	$6,000/LS		Phone System
361 - Telephone Equipment	$17,045	1	0	1	$17,045/LS	[nr:1]	CISCO System Decommission (2018 Only)
910 - Computers, Misc.	$50,000	4	2	1	$50,000/LS		Servers
918 - Computers, Misc.	$6,642	3	1	1	$6,642/LS		Servers, Battery Backups & Network Cards
924 - Computers, Misc.	$7,602	4	2	8	$950/Itm		Switches, Network

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00340 - Computers							
24500 - Audio / Visual							
900 - Projector	$1,873	12	0	1	$1,873/Itm		Channel 7 Equipment- Projector
904 - Miscellaneous	$3,745	6	3	1	$3,745/Itm		Channel 7 Equipment- Playback Control
908 - Miscellaneous	$3,998	6	0	1	$3,998/Itm		Channel 7 Equipment- Digital Editor Computer
912 - Miscellaneous	$4,278	6	3	1	$4,278/Itm		Channel 7 Equipment- VCR
916 - Miscellaneous	$1,311	3	0	1	$1,311/Itm		Channel 7 Equipment- Canon HD
920 - Miscellaneous	$1,143	5	0	1	$1,143/Itm		Channel 7 Equipment- Canon HR 960
24600 - Safety / Access							
700 - Security System	$5,125	1	1	100	$205/Itm	(25%)	Surveillance Cameras
27000 - Appliances							
256 - Point of Sale Computer	$23,427	7	7	9	$2,603/Itm		Food & Beverage MICROS Stations
266 - Point of Sale Computer	$2,100	7	7	6	$350/Itm		Food & Beverage MICROS Display Units & Bumpbars
00360 - Clubhouse Food & Beverage							
08000 - Rehab							
110 - General	$41,999	20	15	1	$41,999/Rm		Bar
24000 - Furnishings							
204 - Chairs	$4,369	15	8	125	$34.95/Itm		Folding Chairs
330 - Tables	$12,354	10	4	1	$12,354/LS		Banquet & Serpentine Tables
334 - Tables	$1,861	3	1	1	$1,861/LS		Table Skirting
904 - Miscellaneous	$25,118	10	5	75	$335/Itm		Patio Furniture Items
908 - Miscellaneous	$39,318	10	5	73	$539/Itm		Bar- Lounge Furniture Items
909 - Miscellaneous	$2,788	1	0	1	$2,788/LS	[nr:1]	Glass Tabletops (2018 Only)
912 - Miscellaneous	$46,311	10	5	211	$219/Itm		Dining Room Furniture Items
24500 - Audio / Visual							
100 - Television	$1,200	3	0	6	$600/Itm	(33%)	Televisions & Mounts
924 - Projector	$4,290	5	4	1	$4,290/LS		Projector, Screen, Mounts
24600 - Safety / Access							
350 - Defibrillators	$1,881	7	4	1	$1,881/Itm		Defibrillator
25500 - Wallcoverings							
310 - FRP	$6,445	20	15	1,710	$3.77/SqFt		Kitchen
26000 - Outdoor Equipment							
900 - Miscellaneous	$4,038	10	5	5	$808/Itm		Patio Heaters

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00360 - Clubhouse Food & Beverage							
27000 - Appliances							
130 - Counters: Stainless Steel	$5,080	10	5	1	$5,080/LS		Kitchen Storage Racks & Shelving
134 - Counters: Stainless Steel	$26,734	20	15	1	$26,734/LS		Work Tables & Sinks
200 - Refrigerator	$3,718	10	9	1	$3,718/Itm		Kitchen True Equipment 2-Door
220 - Refrigerator: Commercial: Large	$12,138	7	2	3	$4,046/Itm		Bar/Kitchen Walk-In Refer/Freezer Compressors
248 - Ice Machine	$3,702	6	2	1	$3,702/Itm		Kitchen Hoshizaki
250 - Ice Machine	$3,702	6	2	1	$3,702/Itm		Bar Storage Rm Manitowoc
252 - Fryer, Free Standing	$2,400	8	4	1	$2,400/Itm		Kitchen American Range
254 - Fryer, Free Standing	$1,558	8	7	1	$1,558/Itm		Kitchen Superior
260 - Broiler	$6,264	5	2	1	$6,264/Itm		Kitchen Vulcan Salamander
264 - Stove	$3,314	10	5	1	$3,314/Itm		Kitchen American Range Griddle
270 - Stove / Oven: Commercial grade 6-burner	$2,147	5	2	1	$2,147/Itm		Kitchen Wolf Char Broiler
274 - Oven	$3,895	5	2	1	$3,895/Itm		Kitchen Vulcan Dbl Convection Oven
290 - Stove: Fire Suppression	$5,923	10	5	1	$5,923/LS		Kitchen Fire Suppression
296 - Stove: Exhaust Hood w/ Fan	$8,077	10	5	1	$8,077/Itm		Kitchen Range Exhaust Hood
460 - Miscellaneous	$1,247	4	2	1	$1,247/Itm		Clubhouse Traeger Smoker
650 - Sandwich Station	$7,883	8	3	3	$2,628/Itm		Kitchen Sandwich Prep Tables
662 - Meat Slicer	$5,041	10	4	1	$5,041/Itm		Kitchen Hobart
680 - Warming Drawers	$2,057	8	3	1	$2,057/Itm		Kitchen Service Area Toastmaster Food Warmer
688 - Buffet Station	$1,542	8	7	1	$1,542/Itm		Kitchen Serve Well 3-Well
692 - Warming Drawers	$2,123	10	5	1	$2,123/Itm		Hotline Food Warmer Assembly
700 - Refrigerator	$7,125	15	6	1	$7,125/Itm		Kitchen True 4-Drawer Chef Base
716 - Refrigerator: Commercial: Large	$27,500	15	10	1	$27,500/Itm		Kitchen Imperial Walk-In Refrigerator
720 - Refrigerator	$3,769	12	7	1	$3,769/Itm		Kitchen Hoshizaki Under-Counter
740 - Refrigerator	$12,796	8	3	2	$6,398/Itm		Bar Bev-Air Bar-Back Cabinets
752 - Freezer	$3,769	12	7	1	$3,769/Itm		Kitchen True Worktop Freezer
756 - Freezer	$3,199	8	3	1	$3,199/Itm		Kitchen Service Area Delfield Ice Cream Freezer
758 - Freezer: Large	$16,175	15	10	1	$16,175/Itm		Kitchen Imperial Walk-In Freezer
760 - Holding/Proofing Cabinet	$7,725	7	6	1	$7,725/Itm		Kitchen Alto Shaam Cabinet
800 - Miscellaneous	$6,644	6	2	1	$6,644/Itm		Kitchen SteamCraft Steamer
804 - Miscellaneous	$3,887	10	7	1	$3,887/LS		Platters, Bowels, Utensils
812 - Cold Beverage Dispenser	$9,025	10	5	1	$9,025/LS		Bar- Beer Tap System
816 - Miscellaneous	$4,227	5	3	1	$4,227/LS		China/ Plate Ware

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00360 - Clubhouse Food & Beverage							
27000 - Appliances							
820 - Miscellaneous	$2,500	10	6	1	$2,500/Itm		Bar Storage Rm Micromatic Glycol System
824 - Refrigerator	$2,650	8	3	1	$2,650/Itm		Bar Perlick Glass Froster
832 - Miscellaneous	$1,455	15	12	1	$1,455/LS		Dishware
900 - Mixer- Large	$4,036	10	2	1	$4,036/Itm		Globe Mixer/ Grinder
944 - Drinking Fountain	$2,046	20	15	2	$1,023/Itm		Lobby
30000 - Miscellaneous							
980 - Plumbing	$1,905	15	8	1	$1,905/Itm		Kitchen Mop Sink
00380 - Sports Lounge Food & Beverage							
04000 - Structural Repairs							
920 - Doors	$8,077	30	22	5	$1,615/Itm		Kitchen Overhead & Service
930 - Doors	$24,230	30	22	25	$969/Itm		Interior & Exterior Doors
08000 - Rehab							
100 - General	$31,230	20	12	1	$31,230/Rm		Bar
22000 - Office Equipment							
218 - Computers, Misc.	$3,520	12	9	1	$3,520/Itm		Kitchen Office PC, Desk, Chair
24000 - Furnishings							
208 - Bar Stools	$4,857	10	3	22	$221/Itm		Bar Stools
338 - Tables	$4,415	10	3	1	$4,415/LS		Aluminum Folding Tables
916 - Chairs	$8,938	8	3	105	$85.13/Itm		Dining Room/Bar Furniture, Chairs
920 - Tables	$14,861	8	3	27	$550/Itm		Dining Room/Bar Furniture, Tables
924 - Miscellaneous	$1,077	20	15	1	$1,077/Itm		Podium
928 - Tables	$8,690	12	5	11	$790/Itm		East & West Patio Tables
930 - Tables	$1,600	6	2	34	$100/Itm	(47%)	East & West Patio Chairs
24500 - Audio / Visual							
104 - Television	$3,225	3	1	11	$1,075/Itm	(27%)	Bar, Dining, Patio, Pro Shop
878 - Projector	$1,075	8	3	1	$1,075/Itm		Dining
24600 - Safety / Access							
354 - Defibrillators	$2,692	7	4	1	$2,692/Itm		Hallway
25500 - Wallcoverings							
300 - FRP	$6,445	20	12	1,710	$3.77/SqFt		Kitchen
27000 - Appliances							
100 - Warming Drawers	$2,295	7	3	1	$2,295/Itm		Kitchen Metro Food Warmer

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00380 - Sports Lounge Food & Beverage							
27000 - Appliances							
138 - Counters: Stainless Steel	$5,848	20	13	1	$5,848/LS		Bar Perlick Work Station
142 - Counters: Stainless Steel	$2,123	20	13	2	$1,061/Itm		Bar Perlick Blender Stations
166 - Counters: Stainless Steel	$1,386	5	2	26	$53.31/Itm		Kitchen Shelving
170 - Counters: Stainless Steel	$13,672	20	13	1	$13,672/Itm		Kitchen Chef Counter
174 - Counters: Stainless Steel	$4,702	20	17	1	$4,702/Itm		Kitchen Prep Table
178 - Cold Beverage Dispenser	$19,276	15	8	2	$9,638/Itm		Bar Beer Tap Glycol Systems
194 - Hot Beverage Dispenser	$1,292	12	10	1	$1,292/Itm		Kitchen Curtis Brewer
224 - Sandwich Station	$3,769	7	2	1	$3,769/Itm		Kitchen True Refrigerated Sandwich/Salad Prep
244 - Sandwich Station	$3,015	7	2	1	$3,015/Itm		Kitchen SK Refrigerated Sandwich/Salad Prep
298 - Ice Machine	$6,031	7	4	1	$6,031/Itm		Kitchen Manitowoc
302 - Ice Machine	$6,031	7	2	1	$6,031/Itm		Bar Manitowoc
306 - Ice Machine	$5,342	9	1	1	$5,342/Itm		Outdoor Vending Hoshizaki #2
308 - Fryer, Free Standing	$1,615	7	3	1	$1,615/Itm		Kitchen Pitco Fryer
310 - Fryer, Free Standing	$2,400	7	3	1	$2,400/Itm		Kitchen American Range Fryer
314 - Broiler	$2,330	10	2	1	$2,330/Itm		Kitchen American Range Salamander
318 - Stove	$3,349	15	8	1	$3,349/Itm		Kitchen Rankin Griddle
322 - Stove / Oven: Commercial grade 6-burner	$11,075	15	8	1	$11,075/Itm		Kitchen American Range
326 - Stove	$3,417	5	4	1	$3,417/Itm		Kitchen Vulcan Charbroiler
328 - Oven	$21,958	10	7	1	$21,958/Itm		Kitchen TurboChef Pizza Oven & Pizza Dish Caddy
330 - Oven	$7,320	10	8	1	$7,320/Itm		Kitchen Vulcan Convection Dbl Oven
338 - Stove: Fire Suppression	$6,203	15	8	1	$6,203/Itm		Kitchen Ansul System
342 - Stove: Exhaust Hood w/ Fan	$6,866	15	8	16	$429/l.f.		Kitchen Exhaust Hood
446 - Counters: Stainless Steel	$7,460	20	13	3	$2,487/Itm		Kitchen Solid, Sorting & L-Shaped Tables
666 - Meat Slicer	$1,615	7	3	1	$1,615/Itm		Kitchen Globe Slicer
696 - Miscellaneous	$2,172	7	2	1	$2,172/Itm		Kitchen Wells Double Soup Warmer
698 - Miscellaneous	$2,154	7	2	1	$2,154/Itm		Kitchen Well 3-Well Warmer
704 - Refrigerator	$8,615	9	2	2	$4,308/Itm		Bar Perlick BS60 Coolers
708 - Refrigerator	$5,962	15	3	1	$5,962/Itm		Kitchen True Refrigerated Chef Base
712 - Refrigerator	$3,123	8	2	1	$3,123/Itm		Bar Perlick FR48 Glass Chiller
724 - Refrigerator: Commercial: Large	$10,600	20	13	1	$10,600/Itm		Kitchen Walk-In Cooler
728 - Refrigerator: Commercial: Large	$4,046	7	2	1	$4,046/Itm		Kitchen Walk-In Cooler Compressor

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00380 - Sports Lounge Food & Beverage							
27000 - Appliances							
732 - Refrigerator: Commercial: Large	$18,726	20	13	1	$18,726/Itm		Bar Walk-In Imperial Cooler
736 - Refrigerator: Commercial: Large	$4,046	15	8	1	$4,046/Itm		Bar Walk-In Cooler Compressor
764 - Freezer	$4,176	7	2	1	$4,176/Itm		Kitchen Silver King 2-Drawer
768 - Freezer: Large	$16,175	20	13	1	$16,175/Itm		Kitchen Walk-In Freezer
772 - Freezer: Large	$4,046	15	8	1	$4,046/Itm		Kitchen Walk-In Freezer Compressor
836 - Miscellaneous	$6,673	7	3	1	$6,673/Itm		Kitchen Accutemp Steamer
844 - Miscellaneous	$4,099	15	8	1	$4,099/Itm		Bar Assembly
848 - Miscellaneous	$1,873	7	4	1	$1,873/LS		China
904 - Mixer- Large	$2,908	10	3	1	$2,908/Itm		Kitchen Globe Mixer
940 - Drinking Fountain	$2,046	20	12	2	$1,023/Itm		Lobby
972 - Miscellaneous	$3,015	15	8	2	$1,508/Itm		Kitchen Mars Air Curtains
30000 - Miscellaneous							
964 - Plumbing	$4,582	15	8	1	$4,582/LS		Kitchen 3-Compartment Sink
968 - Plumbing	$2,092	20	13	1	$2,092/Itm		Bar Sink
972 - Plumbing	$1,248	20	13	1	$1,248/Itm		Bar Perlick Hand Wash Sink
976 - Plumbing	$1,905	15	8	1	$1,905/Itm		Kitchen Mop Sink
00400 - Golf Equipment							
18000 - Landscaping							
100 - Irrigation: Central Controller	$27,155	10	6	1	$27,155/LS		Server Room Irrigation Computer
104 - Irrigation: Misc.	$24,968	6	1	1	$24,968/LS		Irrigation Upgrades
108 - Irrigation: Controllers	$33,707	5	2	32	$5,618/Itm	(18.8%)	Pumps/Irrigation Toro Osmac RDR
300 - Irrigation: Misc.	$172,131	25	4	3,000	$70.00/l.f.	(82%)	Major System Renovation
301 - Irrigation: Misc.	$42,238	1	0	1	$42,238/LS	[nr:1]	Major System Renovation (2018 Only)
304 - Irrigation: Misc.	$16,153	1	1	2,000	$215/Itm	(3.8%)	Sprinkler Heads
310 - Irrigation: Valves	$2,908	3	1	26	$969/Itm	(11.5%)	Mainline Isolation Valves
350 - Irrigation: Pumps	$2,185	10	2	1	$2,185/Itm		Marina 3 HP Submersible
354 - Irrigation: Pumps	$12,484	10	2	1	$12,484/Itm		Marina 30 HP Turbine
358 - Irrigation: Pumps	$17,132	10	0	1	$17,132/Itm		Marina 50 HP Turbine
362 - Irrigation: Pumps	$13,054	12	10	1	$13,054/Itm		Spillway 50 HP Centrifugal
366 - Irrigation: Pumps	$19,974	12	1	1	$19,974/LS		Park #4 50 HP Turbine
370 - Irrigation: Pumps	$5,299	34	24	1	$5,299/Itm		Spare Centrifugal Pump #3
374 - Irrigation: Pumps	$7,106	10	4	1	$7,106/Itm		Hole #4 Pond Fountain Pump

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00400 - Golf Equipment							
30000 - Miscellaneous							
200 - Field Equipment	$2,687	10	7	1	$2,687/Itm		Driving Range Ball Picker
208 - Vehicle	$32,800	8	3	1	$32,800/Itm		John Deere 2020 Pro Gator #6
212 - Vehicle	$11,162	7	4	1	$11,162/Itm		Driving Range Cart & Cage
220 - Vehicle	$28,400	9	2	1	$28,400/LS		John Deere 2020 Pro Gator #4
224 - Vehicle	$27,853	8	1	1	$27,853/Itm		John Deere 2020 Pro Gator #5
228 - Vehicle	$9,377	9	1	1	$9,377/Itm		John Deere TX Gator #1
232 - Vehicle	$10,765	9	8	1	$10,765/Itm		Cushman
236 - Vehicle	$9,565	12	2	1	$9,565/Itm		Toro Workman 3300-D
240 - Vehicle	$9,377	12	1	1	$9,377/Itm		Workman 2110
276 - Vehicle	$21,847	14	6	1	$21,847/Itm		2009 Ford Ranger #1 (VIN 05901)
300 - Golf Cart	$86,645	8	7	17	$5,097/Itm		Golf Carts (2017)
310 - Golf Cart	$40,774	8	4	8	$5,097/Itm		Golf Carts (2014)
320 - Golf Cart	$12,669	8	5	68	$186/Itm		Golf Cart Batteries
330 - Golf Cart	$3,600	8	0	32	$186/Itm	(60%)	Golf Cart Batteries
334 - Golf Cart	$2,361	8	1	32	$186/Itm	(39.6%)	Golf Cart Batteries
340 - Golf Cart	$11,515	8	3	23	$501/Itm		Cart Barn Cart Battery Chargers
352 - Tractor	$48,688	20	12	1	$48,688/Itm		John Deere 4120
356 - Tractor	$14,779	10	5	1	$14,779/Itm		John Deere Backhoe Attachment
360 - Tractor	$8,574	10	6	1	$8,574/Itm		John Deere Front Loader Attachment
378 - Trailer	$5,618	9	5	1	$5,618/Itm		Snowco Lo-Boy Utility Trailer
400 - Equipment	$8,584	10	8	1	$8,584/Itm		Pro Shop Range Servant Ball Dispenser
404 - Maintenance Equipment	$12,230	8	5	1	$12,230/Itm		Tru Turf Greens Roller
408 - Maintenance Equipment	$24,701	15	7	1	$24,701/Itm		Sand Spreader
412 - Maintenance Equipment	$31,682	15	3	1	$31,682/Itm		Ty-Crop Material Handler
416 - Maintenance Equipment	$10,000	11	2	1	$10,000/Itm		Walk Behind Blower
420 - Maintenance Equipment	$9,987	17	4	1	$9,987/Itm		Aerway Aerator
424 - Maintenance Equipment	$18,983	8	5	1	$18,983/Itm		Smithco Bunker Rake
428 - Maintenance Equipment	$10,498	13	5	1	$10,498/Itm		Ryan Aerator
432 - Maintenance Equipment	$8,207	19	1	1	$8,207/Itm		Green Master 1000 w/ Trailer
436 - Maintenance Equipment	$13,361	8	4	1	$13,361/Itm		John Deere TC 125 Sweeper
452 - Maintenance Equipment	$6,485	21	6	1	$6,485/Itm		Almo Flail Mower
460 - Maintenance Equipment	$7,996	14	11	1	$7,996/Itm		Ryan Mataway Cutter/Seeder
464 - Maintenance Equipment	$29,909	7	1	1	$29,909/Itm		John Deere Precision Cut 2500B #1
468 - Maintenance Equipment	$6,143	19	6	1	$6,143/Itm		Ryan Mataway Sod Cutter

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00400 - Golf Equipment							
30000 - Miscellaneous							
472 - Maintenance Equipment	$25,447	12	2	1	$25,447/Itm		John Deere Aircore #1
476 - Maintenance Equipment	$32,606	7	3	1	$32,606/Itm		John Deere Precision Cut 2500B #2
480 - Maintenance Equipment	$5,835	13	3	1	$5,835/Itm		Lely Fertilizer Spreader
484 - Maintenance Equipment	$7,591	3	1	1	$7,591/Itm		Mower Reels for JD 2500B #1 & #2
492 - Maintenance Equipment	$79,973	8	2	1	$79,973/Itm		Groundsmaster 4700D
496 - Maintenance Equipment	$38,726	7	4	1	$38,726/Itm		Mower JD 2500B #3
498 - Maintenance Equipment	$38,726	7	5	1	$38,726/Itm		Mower JD 2500B #4
504 - Maintenance Equipment	$32,845	8	4	1	$32,845/Itm		Toro 3500D Sidewinder #1
516 - Maintenance Equipment	$41,198	8	1	1	$41,198/Itm		Toro 3500D Sidewinder #2
536 - Maintenance Equipment	$67,288	8	2	1	$67,288/Itm		Toro 4500 D
544 - Maintenance Equipment	$58,059	14	4	1	$58,059/Itm		Toro 5510D Fairway Mower
552 - Maintenance Equipment	$58,059	10	3	1	$58,059/Itm		John Deere 8700 PC Fairway Mower
560 - Maintenance Equipment	$34,124	10	5	1	$34,124/Itm		PBM Boom Sprayer
566 - Maintenance Equipment	$48,139	10	10	1	$48,139/Itm		Toro MultiPro 5800 Sprayer
00420 - Golf Course							
02000 - Concrete							
654 - Repair	$9,364	3	0	182,000	$10.29/SqFt	(0.5%)	Golf Cart Paths
655 - Repair	$5,000	1	0	1	$5,000/LS	[nr:1]	Golf Cart Paths (2018 Only)
04000 - Structural Repairs							
500 - Bridge Maintenance	$6,388	15	2	150	$42.59/SqFt		Alt 9 Bridge
504 - Bridge Maintenance	$5,430	15	5	200	$27.15/SqFt		Hole 13 Bridge
508 - Bridge Maintenance	$8,208	15	3	280	$29.31/SqFt		Hole 16/17 Bridge
512 - Bridge Maintenance	$16,119	15	1	560	$28.78/SqFt		Hole 8 Bridges
910 - Building Maintenance	$96,920	40	6	1	$96,920/Bldg		Hole 5 Restroom Bldg Replacement
914 - Building Maintenance	$129,227	40	6	1	$129,227/Bldg		Hole 9 Restroom Bldg Replacement
918 - Building Maintenance	$96,920	40	6	1	$96,920/Bldg		Hole 15 Restroom Bldg Replacement
14000 - Recreation							
676 - Golf Equipment	$15,400	12	3	22	$700/Itm		Ball Washers
680 - Golf Equipment	$4,995	3	2	12	$416/Itm		Driving Range Mats
688 - Golf Equipment	$22,605	20	12	27	$837/Itm		Tee Box Markers
692 - Golf Equipment	$9,260	10	2	350	$26.46/l.f.		Driving Range Nets
696 - Golf Equipment	$3,708	15	1	11	$337/Itm		Driving Range Tee Dividers

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00420 - Golf Course							
18000 - Landscaping							
454 - Drainage System Maint.	$5,500	3	1	1	$5,500/LS		Greens & Fairways Drainage & Culverts
650 - Golf Course	$16,153	2	0	19	$8,077/Itm	(10.5%)	Fairways
660 - Golf Course Hazards	$18,726	15	7	1	$18,726/LS		Renovate Pond #4
664 - Golf Course Hazards	$2,497	2	1	19	$1,249/Itm	(10.5%)	Sand Traps
670 - Golf Course Greens	$92,650	2	19	20	$46,325/Itm	(10%)	Replace Greens
671 - Golf Course Greens	$127,650	1	1	18	$63,825/Itm	(11%) [nr:9]	Replace Greens (2019-2027 Only)
673 - Golf Course	$160,000	1	0	2	$80,000/Itm	[nr:1]	Holes 7 & 17 (2018 Only)
684 - Golf Course Tees	$18,000	2	19	19	$9,000/Itm	(10.5%)	Tees
685 - Golf Course Tees	$18,000	1	1	18	$9,000/Itm	(11%) [nr:9]	Tees (2019-2027 Only)
960 - Consulting	$41,500	2	1	1	$41,500/LS	[nr:1]	Course Design (2019 Only)
26000 - Outdoor Equipment							
350 - Furniture	$9,046	20	7	14	$646/Itm		Benches & Picnic Tables
480 - Drinking Fountain	$4,308	16	13	1	$4,308/Itm		Hole 3
484 - Drinking Fountain	$4,308	15	12	1	$4,308/Itm		Hole 5
492 - Drinking Fountain	$2,123	25	9	1	$2,123/Itm		Hole 9 Memorial Fountain
496 - Drinking Fountain	$4,308	25	15	1	$4,308/Itm		Hole 12
500 - Drinking Fountain	$4,308	25	15	1	$4,308/Itm		Hole 16
00440 - Grounds							
02000 - Concrete							
220 - Walkways	$7,491	25	10	1	$7,491/LS		Entrance Gate Area- Concrete Walkway
904 - Miscellaneous	$4,994	30	3	1	$4,994/LS		Central Area, Concrete Stairs- East
908 - Miscellaneous	$3,745	30	22	1	$3,745/LS		Central Area, Concrete Stairs- West
04000 - Structural Repairs							
516 - Bridge Maintenance	$1,873	20	5	75	$24.97/SqFt		Entrance Gate Area- Bridge
520 - Bridge Maintenance	$4,388	20	7	128	$34.28/SqFt		Park 3
706 - Building Maintenance	$2,369	15	5	1	$2,369/Itm		Main Swim Beach Boat Storage Area Tuff Shed
740 - Building Maintenance	$6,491	25	22	4	$1,623/Bldg		Parks 5, 9, 4, 15 Restroom Floors
856 - Building Maintenance	$23,400	20	16	375	$62.40/SqFt		Tennis 3/4 Area Patio Structure
860 - Building Maintenance	$88,253	40	2	1	$88,253/Bldg		Park 1 Restroom Bldg Replacement
864 - Building Maintenance	$88,253	40	3	1	$88,253/Bldg		Park 2 Restroom Bldg Replacement
868 - Building Maintenance	$88,159	40	38	1	$88,159/Bldg		Park 3 Restroom Bldg Replacement
872 - Building Maintenance	$88,253	40	1	1	$88,253/Bldg		Park 4 Restroom Bldg Replacement
876 - Building Maintenance	$88,252	40	1	1	$88,252/Bldg		Park 5 Restroom Bldg Replacement

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00440 - Grounds							
04000 - Structural Repairs							
880 - Building Maintenance	$88,253	40	4	1	$88,253/Bldg		TC 3/4 Restroom Bldg Replacement
11000 - Gate Equipment							
150 - DoorKing Slide Gate Operators	$3,875	8	3	1	$3,875/Itm		RV Storage Lot
160 - Operators	$3,875	15	8	1	$3,875/Itm		Torrey Pines Golf Cart Slide Gate
730 - DoorKing Model 1506/02 Ped Keypad	$2,400	12	7	2	$1,200/Itm		RV Lot
800 - Loops, Misc. Wiring Harness	$1,230	8	3	3	$410/Itm		RV Lot
810 - Loops, Misc. Wiring Harness	$820	15	8	2	$410/Itm		Torrey Pines Golf Cart Gate
900 - Vehicle Gate Replacement	$7,500	21	14	1	$7,500/LS		Torrey Pines Golf Cart Gate
14000 - Recreation							
290 - Exercise: Miscellaneous Equip.	$7,241	15	5	1	$7,241/LS		Park 1- Par Exercise Course
17000 - Tennis Court							
600 - Lighting	$9,987	30	20	3	$3,329/Itm		Central Area, Street/ Tennis Court Lights
17500 - Basketball / Sport Court							
400 - Overlay	$14,981	25	19	6,825	$2.19/SqFt		Park 1
18000 - Landscaping							
112 - Irrigation: Misc.	$7,491	40	19	1	$7,491/LS		Tennis 3/4 Landscape
116 - Irrigation: Misc.	$3,246	10	0	1	$3,246/LS		Front Entrance Area- Irrigation Filter
120 - Irrigation: Misc.	$6,242	16	1	1	$6,242/LS		Park 1
124 - Irrigation: Misc.	$4,994	30	1	1	$4,994/LS		Park 2
128 - Irrigation: Misc.	$6,242	30	2	1	$6,242/LS		Park 3
132 - Irrigation: Misc.	$4,994	40	16	1	$4,994/LS		Park 4
136 - Irrigation: Misc.	$3,745	32	29	1	$3,745/LS		Park 5
140 - Irrigation: Misc.	$24,968	30	2	1	$24,968/LS		Clubhouse Area, Irrigation
144 - Irrigation: Misc.	$3,745	30	1	1	$3,745/LS		Park 7
148 - Irrigation: Misc.	$14,981	40	33	1	$14,981/LS		Sports Lounge
156 - Irrigation: Misc.	$4,818	20	17	1	$4,818/LS		Huck Finn, Dog Park, Irrigation
378 - Irrigation: Pumps	$14,981	40	26	1	$14,981/LS		Front Entrance Gate Area
18500 - Lakes / Ponds							
584 - Pumps / Mechanical	$5,195	10	1	1	$5,195/LS		Entrance Gate Area
954 - Reconstruction	$74,904	40	3	1	$74,904/LS		Central Area, Renovate Main Beach
19000 - Fencing							
114 - Chain Link: 6'	$47,383	40	24	1,735	$27.31/l.f.		RV Storage Lot

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00440 - Grounds							
19000 - Fencing							
118 - Chain Link: 6'	$574,308	40	10	31,800	$18.06/l.f.		Common Area, Perimeter Fence
138 - Chain Link	$5,627	30	27	157	$35.84/l.f.		Huck Finn, Dog Park, Fencing
330 - Wood: 6'	$8,739	20	10	370	$23.62/l.f.		Parcel E Fence
336 - Wood: 6'	$10,717	30	29	804	$77.64/l.f.	(17%)	Entry Gate Area, Front Fence
340 - Wood: 6'	$10,000	30	1	804	$77.64/l.f.	(16%)	Entry Gate Area, Front Fence
344 - Wood: 6'	$41,705	30	3	804	$77.64/l.f.	(66.8%)	Entry Gate Area, Front Fence
360 - Wood: Split Rail	$5,846	5	1	1,448	$16.15/l.f.	(25%)	Parks & Common Areas
776 - Gates	$1,500	15	5	1	$1,500/Itm		ECC Parking - Ace Hardware Pedestrian Gate
20000 - Lighting							
218 - Landscape	$2,757	10	4	16	$172/Itm		Clubhouse Area, Sign Accent Lights
260 - Sports Field / Court	$7,700	20	17	11	$700/Itm		Bocce Court & Walkway Lighting
540 - Parking Lot	$11,235	20	9	4	$2,809/Itm		Sports Lounge, Grounds
21000 - Signage							
710 - Entry Signs	$19,597	19	7	1	$19,597/Itm		Entrance Gate Area, Entrance Sign
24500 - Audio / Visual							
108 - Television	$8,114	7	0	1	$8,114/LS		Entrance Gate Area, Marquis TV's
26000 - Outdoor Equipment							
100 - Tot Lot: Play Equipment	$73,890	15	1	1	$73,890/LS		Central Area, Original Equipment
104 - Tot Lot: Play Equipment	$13,784	15	9	1	$13,784/LS		Park 3
108 - Tot Lot: Play Equipment	$26,217	20	5	1	$26,217/LS		Park 4
160 - Flag Pole	$4,056	10	7	1	$4,056/Itm		Entrance Gate Area, Flagpole
164 - Flag Pole	$4,056	10	7	1	$4,056/Itm		Sports Lounge
168 - Flag Pole	$4,183	10	7	1	$4,183/Itm		Clubhouse Flagpole
280 - Picnic Table: Cement	$3,877	30	26	2	$1,938/Itm		Tennis 3/4 Landscape- Picnic Tables w/ Benches
284 - Picnic Table: Cement	$18,956	25	11	41	$1,387/Itm	(33%)	Table Set #1
288 - Picnic Table: Cement	$18,956	25	7	41	$1,387/Itm	(33%)	Table Set #2
292 - Picnic Table: Cement	$18,956	25	17	41	$1,387/Itm	(33%)	Table Set #3
302 - Bocce Ct. Resurface	$12,484	6	0	2	$6,242/Itm		Sports Lounge Bocce Courts
308 - Benches	$1,873	25	8	2	$936/Itm		Park 4- Concrete Benches
310 - Benches	$2,100	18	16	3	$700/Itm		Sports Lounge Bocce Benches
312 - Wood Benches	$1,292	15	2	2	$646/Itm		Hazel Park & Pond
320 - Picnic Table: Metal	$5,492	15	3	6	$915/Itm		Picnic Tables- Parks & Common Area
324 - Park Bench: Perf. Metal	$2,100	4	2	13	$646/Itm	(25%)	Benches- Parks & Common Area

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00440 - Grounds							
26000 - Outdoor Equipment							
474 - Drinking Fountain	$4,864	8	5	1	$4,864/Itm		Huck Finn, Dog Park, Fountain
504 - Drinking Fountain	$3,745	20	1	2	$1,873/Itm		Tennis 3/4 Landscape
512 - Drinking Fountain	$4,018	20	6	2	$2,009/Itm		Clubhouse Area, Drinking Fountains
516 - Drinking Fountain	$2,497	20	7	1	$2,497/Itm		Park 4
840 - Shade Structure	$7,491	16	13	2	$3,745/Itm		Beach Shade Structures, Park 3
844 - Shade Structure	$18,727	15	9	5	$3,745/Itm		Beach Shade Structures, Main Beach
848 - Shade Structure	$7,500	15	15	1	$7,500/Itm		Sports Lounge Bocce Ct Shade Structure
852 - Shade Structure	$2,000	4	4	1	$2,000/Itm		Sports Lounge Bocce Ct Shade Cloth
00460 - Lakes & Ponds							
04000 - Structural Repairs							
524 - Bridge Maintenance	$6,242	30	13	160	$39.01/SqFt		Huck Finn Pond- Spillway Bridge
18000 - Landscaping							
390 - Dam, Spillway	$31,210	40	31	1	$31,210/LS		Hazel Lake- Spillway
391 - Dam, Spillway	$10,250	1	0	1	$10,250/LS	[nr:1]	Hazel Lake (2018 Only)
394 - Dam, Spillway	$49,936	50	13	1	$49,936/LS		Huck Finn Pond
398 - Dam: Insp. & Maintenance	$86,350	50	49	1	$86,350/LS		Main Lake/Dam- Primary Dam Valve
406 - Dam: Insp. & Maintenance	$49,936	40	28	1	$49,936/LS		Main Lake/Dam- Outlet Culvert 6th Tee
410 - Dam: Insp. & Maintenance	$40,000	50	0	1	$40,000/LS		Main Lake/Dam- Earthen Dam
414 - Dam: Insp. & Maintenance	$6,242	20	6	1	$6,242/LS		Entry Area Pond
418 - Dam: Insp. & Maintenance	$24,968	40	24	1	$24,968/LS		Main Lake/Dam- Outlet Gate Valve
422 - Dam, Spillway	$43,076	40	24	1	$43,076/LS		Main Lake/Dam- Spillway
426 - Dam: Insp. & Maintenance	$216,571	40	24	1	$216,571/LS		Main Lake/Dam- Outlet Steel Liner
18500 - Lakes / Ponds							
330 - Aeration Heads / Diffusers	$27,723	15	7	6	$4,621/Itm		Main Lake/Dam
334 - Aeration Heads / Diffusers	$7,659	7	0	4	$1,915/Itm		Hazel Lake
800 - Sediment Removal	$176,365	20	0	1	$205,000/LS	(86%)	Main Lake/Dam- Lake Sediment Program (A)
804 - Sediment Removal	$28,638	20	1	1	$205,000/LS	(14%)	Main Lake/Dam- Lake Sediment Program (A)
810 - Sediment Removal	$205,000	20	1	1	$205,000/LS		Main Lake/Dam- Lake Sediment Program (B)
820 - Sediment Removal	$205,000	20	2	1	$205,000/LS		Main Lake/Dam- Lake Sediment Program (C)
830 - Sediment Removal	$205,000	20	3	1	$205,000/LS		Main Lake/Dam- Lake Sediment Program (D)
914 - Sediment Removal	$87,389	30	22	1	$87,389/LS		Huck Finn Pond
918 - Sediment Removal	$10,000	30	0	1	$87,389/LS	(11%)	Hazel Lake
920 - Sediment Removal	$77,391	30	1	1	$87,389/LS	(88.6%)	Hazel Lake

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00460 - Lakes & Ponds							
18500 - Lakes / Ponds							
922 - Sediment Removal	$24,968	20	7	1	$24,968/LS		Entry Area Pond
926 - Sediment Removal	$11,092	1	0	1	$11,092/LS		Main Lake/Dam- Inlet Sediment Removal
960 - Miscellaneous	$30,153	16	12	300	$101/l.f.		Main Lake/Dam- Marina Wake Boom
964 - Miscellaneous	$18,882	16	0	235	$80.35/l.f.		Main Lake/Dam- Main Beach Wake Boom
26000 - Outdoor Equipment							
316 - Benches	$3,121	20	5	4	$780/Itm		Main Lake/Dam
00480 - Public Safety							
11000 - Gate Equipment							
290 - Gate Arm Control Assembly	$7,000	5	0	1	$7,000/Itm		Gate Arm, Member Lane
294 - Gate Arm Control Assembly	$7,000	5	0	1	$7,000/Itm		Gate Arm, Visitor Lane
912 - Miscellaneous	$10,612	10	7	1	$10,612/Itm		Main Bar Scanner
21000 - Signage							
680 - Miscellaneous	$26,000	5	2	4	$6,500/Itm		Radar Speed Signs
24600 - Safety / Access							
358 - Defibrillators	$4,970	5	1	1	$4,970/LS		Vehicle Defibrillators
550 - Digital Video Recorder	$4,846	5	1	5	$969/Itm		Digital Recorders/ Body Cameras
554 - Digital Video Recorder	$3,188	5	1	1	$3,188/LS		Digital Recorders/ Car Mounts
610 - Radio System	$13,969	10	1	1	$13,969/LS		Sports Lounge Radio Repeater System
620 - Hand Held Radios	$5,324	5	1	12	$444/Itm		Kenwood Radios
30000 - Miscellaneous							
244 - Vehicle	$4,027	6	4	5	$805/Itm		Light Bar Setups
248 - Vehicle	$27,912	6	4	1	$27,912/Itm		2017 Chevy Equinox, PS #3
252 - Vehicle	$27,912	6	4	1	$27,912/Itm		2017 Chevy Equinox, PS #2
256 - Vehicle	$35,372	6	4	1	$35,372/Itm		2016 Chevy Colorado, PS #1
382 - Trailer	$8,739	20	11	1	$8,739/Itm		Radar Trailer
386 - Trailer	$1,248	10	10	1	$1,248/LS		Patrol Boat Trailer
592 - Equipment	$3,877	6	1	3	$1,292/Itm		Eagle IIX Golden LAS Radar
616 - Boat	$18,726	15	1	1	$18,726/Itm		Barge CF9512TG
620 - Boat	$35,875	15	10	1	$35,875/Itm		Patrol Boat CF6585PR
624 - Boat	$6,626	8	6	1	$6,626/Itm		Slip 240 Patrol Boat Lift
740 - Generator	$6,339	15	11	1	$6,339/Itm		Gate House, Backup Generator

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00500 - Public Works							
30000 - Miscellaneous							
216 - Vehicle	$22,204	14	13	1	$22,204/Itm		2017 Chevy Colorado #14
242 - Vehicle	$18,726	14	13	1	$18,726/Itm		2017 Chevy Colorado #13
258 - Vehicle	$32,563	14	12	1	$32,563/Itm		2016 Chevy Express 25 Van
260 - Vehicle	$27,465	10	1	1	$27,465/Itm		Toro Workman #3
264 - Vehicle	$28,410	10	9	1	$28,410/Itm		Toro Workman Model 3300 #8
268 - Vehicle	$56,178	20	4	1	$56,178/Itm		1998 Ford F700 Dump Truck
272 - Vehicle	$43,695	20	5	1	$43,695/Itm		1995 Ford F450 Flatbed Truck
280 - Vehicle	$23,114	14	11	1	$23,114/Itm		2016 Chevy Colorado #12
284 - Vehicle	$18,726	14	1	1	$18,726/Itm		1999 Ford Ranger #8 (VIN 44650)
288 - Vehicle	$19,101	14	1	1	$19,101/Itm		2002 Ford Ranger #9 (VIN 98814)
292 - Vehicle	$36,772	14	11	1	$36,772/Itm		2015 Chevrolet Silverado 1500 #11 (VIN 359734)
296 - Vehicle	$15,234	17	14	1	$15,234/Itm		2015 Mechron 2200
364 - Tractor	$49,936	25	8	1	$49,936/Itm		1997 Ford
368 - Tractor	$77,402	25	2	1	$77,402/Itm		CAT 416B Loader Backhoe
628 - Maintenance Equipment	$3,121	25	2	1	$3,121/Itm		Air Compressor
632 - Maintenance Equipment	$7,216	15	3	1	$7,216/Itm		Hot Water Pressure Washer
636 - Maintenance Equipment	$45,982	10	8	1	$45,982/Itm		Grinder, Neary Reel
640 - Maintenance Equipment	$12,484	20	5	1	$12,484/Itm		Hydraulic Hoist
644 - Maintenance Equipment	$18,450	12	1	1	$18,450/Itm		Leaf Vacuum
648 - Maintenance Equipment	$7,665	15	3	1	$7,665/Itm		Pressure Washer
660 - Maintenance Equipment	$18,726	25	13	1	$18,726/Itm		Water Treatment System
670 - Maintenance Equipment	$2,746	20	12	1	$2,746/Itm		Portable 1,000 Gallon Water Tank
674 - Maintenance Equipment	$37,322	8	7	1	$37,322/Itm		Groundmaster 360 Mower
678 - Maintenance Equipment	$18,240	15	7	1	$18,240/Itm		Paint Striper MB 45 Airless
682 - Maintenance Equipment	$2,377	7	7	1	$2,377/Itm		Welder
686 - Maintenance Equipment	$2,497	20	7	1	$2,497/Itm		Shop Hoist
692 - Maintenance Equipment	$7,249	12	9	1	$7,249/Itm		Spray Rig (PDM)
736 - Generator	$2,732	10	7	1	$2,732/Itm		Gen-Tech Portable
00520 - Recreational Facilities							
02000 - Concrete							
224 - Walkways	$18,726	25	10	1	$18,726/LS		Marina Paths
420 - Boat Ramp	$13,108	20	6	1	$13,108/LS		Park 4, Boat Launch Ramp
04000 - Structural Repairs							
820 - Dock	$23,692	20	0	22	$2,154/Itm	(50%)	Marina/Boating- Ph 1 Anchoring Winches

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00520 - Recreational Facilities							
04000 - Structural Repairs							
822 - Dock	$23,692	20	12	22	$2,154/Itm	(50%)	Marina/Boating- Ph 2 Anchoring Winches
824 - Dock	$175,209	25	4	254	$690/l.f.		Marina Dock/Lights #1 101-144
828 - Dock	$158,048	25	5	242	$653/l.f.		Marina Dock/Lights #2 201-240
832 - Dock	$149,977	23	20	210	$714/l.f.		Marina Dock/Lights #3 301-336
836 - Dock	$176,866	25	16	182	$972/l.f.		Marina Dock/Lights #4 401-428
840 - Dock	$96,921	25	19	114	$850/l.f.		Marina Guest Dock
848 - Dock	$39,950	25	7	672	$59.45/SqFt		[2] Park 4 Docks
12000 - Pool							
100 - Resurface	$56,179	12	1	263	$214/l.f.		Swimming Pool
104 - Resurface	$5,955	12	1	70	$85.07/l.f.		Wading Pool
210 - Lane Ropes	$2,783	8	5	375	$7.42/l.f.		Swimming Pool, [5] Lane Ropes
400 - ADA Chair Lift	$7,113	12	10	1	$7,113/Itm		Handicap Access Lift
600 - Deck: Re-Surface	$4,051	20	13	9,206	$.44/SqFt		Swimming Pool, Deck Sandblasting
604 - Deck: Re-Surface	$6,260	15	4	9,206	$.68/SqFt		Pool Deck Acid Wash
700 - Chemical System	$17,425	10	1	2	$8,713/Itm		Chemical Feed System
720 - Heater	$4,994	15	4	1	$4,994/Itm		Wading Pool
724 - Heater	$33,603	15	4	1	$33,603/Itm		Swimming Pool
730 - Filter	$32,943	20	9	3	$10,981/Itm		Swimming Pool Sand Filters
734 - Filter	$5,041	20	9	1	$5,041/Itm		Wading Pool
740 - Pumps	$22,045	5	7	1	$22,045/Itm		Swimming Pool, Pump
744 - Pumps	$1,831	10	6	2	$915/Itm		Wadding Pool
750 - Cover	$6,706	7	5	3,439	$1.95/SqFt		Swimming Pool
754 - Storage Reel	$4,523	7	4	1	$4,523/Itm		Swimming Pool, Storage Reel, Pool Cover
758 - Storage Reel	$2,488	7	4	1	$2,488/Itm		Swimming Pool, Storage Reel, Pool Lanes
770 - Equipment: Replacement	$3,083	10	2	1	$3,083/Itm		Portable Pool Vacuum
960 - Furniture: Misc	$24,795	7	2	98	$253/Itm		Swimming Pool, Furniture
974 - Pedestal Shower	$2,497	25	14	1	$2,497/Itm		Pool Area Pedestal Shower
978 - Miscellaneous	$18,726	20	9	6	$3,121/Itm		Starting Blocks
982 - Pedestal Shower	$1,248	25	15	1	$1,248/Itm		Foot Wash
986 - Water Feature	$2,497	25	15	1	$2,497/Itm		Pool Pedestal Fountain
17000 - Tennis Court							
100 - Reseal	$19,008	5	1	14,400	$1.32/SqFt		Courts 1 & 2
104 - Reseal	$17,424	5	1	13,200	$1.32/SqFt		Courts 3 & 4
500 - Resurface	$58,320	20	15	14,400	$4.05/SqFt		Courts 1 & 2

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00520 - Recreational Facilities							
17000 - Tennis Court							
504 - Resurface	$53,460	20	15	13,200	$4.05/SqFt		Courts 3 & 4
604 - Lighting	$26,041	30	9	16	$1,628/Itm		Lights- Courts 1 & 2
608 - Lighting	$17,903	30	1	11	$1,628/Itm		Lights- Courts 3 & 4
700 - Screen	$4,810	3	1	7,360	$.65/SqFt		Windscreens
19000 - Fencing							
130 - Chain Link: 10'	$24,077	40	1	720	$33.44/l.f.		Tennis Courts 1 & 2
134 - Chain Link: 10'	$18,726	40	8	560	$33.44/l.f.		Tennis Courts 3 & 4
230 - Wrought Iron: 6'	$18,128	25	2	407	$44.54/l.f.		Pool Perimeter
780 - Gates	$10,769	7	4	1	$10,769/Itm		Swimming Pool Gate
784 - Gates	$21,538	7	5	2	$10,769/Itm		Tennis Court 1 & 2 Gates
788 - Gates	$43,076	7	5	4	$10,769/Itm		Tennis Court 3 & 4 Gates
792 - Gates	$43,076	7	5	4	$10,769/Itm		Dock 1, 2, 3 & 4 Gate Locks
20000 - Lighting							
100 - Exterior: Misc. Fixtures	$1,873	25	3	1	$1,873/LS		Park 4, Boat Ramp Lights
120 - Exterior: Misc. Fixtures	$1,292	10	5	2	$646/Itm		Marina Dock Denier Goose Lights
122 - Exterior: Misc. Fixtures	$5,379	10	7	1	$5,379/LS		Marina Dock 1 & 2 Denier Goose Lights
216 - Light Post	$8,989	20	11	8	$1,124/Itm		Swimming Pool, Deck Lighting
23000 - Mechanical Equipment							
612 - Water Heater	$3,596	15	4	1	$3,596/Itm		Pool Domestic Water Heater
26000 - Outdoor Equipment							
430 - Bleachers	$1,873	20	5	1	$1,873/Itm		Tennis Courts 3 & 4
00540 - Roads & Parking							
01000 - Paving							
200 - Asphalt: Ongoing Repairs	$209,700	6	1	1	$209,700/LS	[nr:1/se:3]	Accumulated Road Repair
210 - Asphalt: Ongoing Repairs	$323,000	6	5	1	$323,000/LS		Road Repair Cycle 1 of 6
220 - Asphalt: Ongoing Repairs	$141,000	6	6	1	$141,000/LS		Road Repair Cycle 2 of 6
221 - Asphalt: Ongoing Repairs	$182,000	6	0	1	$182,000/LS		Road Repair Cycle 2 of 6
230 - Asphalt: Ongoing Repairs	$323,000	6	1	1	$323,000/LS		Road Repair Cycle 3 of 6
240 - Asphalt: Ongoing Repairs	$323,000	6	2	1	$323,000/LS		Road Repair Cycle 4 of 6
250 - Asphalt: Ongoing Repairs	$323,000	6	3	1	$323,000/LS		Road Repair Cycle 5 of 6
260 - Asphalt: Ongoing Repairs	$323,000	6	4	1	$323,000/LS		Road Repair Cycle 6 of 6
540 - Culverts	$53,850	1	1	1	$53,850/LS		Culvert Repair & Maintenance
541 - Culverts	$17,440	1	0	1	$53,850/LS	(32%) [nr:1]	Culvert Repair & Maintenance (2018 Only)

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Component	*Current Replacement Cost*	*Useful Life*	*Remaining Life*	*Quantity*	*Cost/ U of M*	*Treatment*	*Location*
00540 - Roads & Parking							
01000 - Paving							
543 - Culverts	$36,408	2	1	1	$53,850/LS	(67.6%) [nr:1]	Culvert Repair & Maintenance (2019 Only)
980 - Consulting/Engineering	$40,000	1	2	1	$40,000/LS		Engineering/Construction Management

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00100 - Admin, Finance & EC							
22000 - Office Equipment							
300 - Copier	$7,572	5	1	1	$7,572/Itm		Administration Canon 4025
304 - Copier	$16,394	5	1	1	$16,394/Itm		Administration Canon 6255
24000 - Furnishings							
200 - Chairs	$33,036	5	1	27	$1,224/Itm		Administration
00120 - Clubhouse							
14000 - Recreation							
740 - Piano	$9,000	30	15	2	$4,500/Itm		Multi-Purpose & Meeting Rooms
00340 - Computers							
22000 - Office Equipment							
212 - Computers, Misc.	$12,292	5	2	1	$12,292/Itm		Guard Shack Win Pak Server
220 - Computers, Misc.	$9,140	5	2	1	$9,140/Itm		Guard Shack Call Rex Server
900 - Computers, Misc.	$10,000	3	0	1	$10,000/LS		Battery Backups
24500 - Audio / Visual							
882 - Projector	$1,118	8	0	1	$1,118/LS		Teleprompter
886 - Projector	$2,692	5	3	1	$2,692/Itm		Portable Projector
00360 - Clubhouse Food & Beverage							
27000 - Appliances							
684 - Buffet Station	$4,100	10	1	1	$4,100/Itm		(Golf Storage Room) Buffet Station
828 - Miscellaneous	$7,912	10	4	1	$7,912/LS		Chafing Dishes
00380 - Sports Lounge Food & Beverage							
27000 - Appliances							
190 - Cold Beverage Dispenser	$3,769	15	7	1	$3,769/Itm		Vending Area Coke/Soda Machine
198 - Hot Beverage Dispenser	$3,769	12	5	1	$3,769/Itm		Vending Area Hot Drink Machine
202 - Miscellaneous	$3,769	12	5	1	$3,769/Itm		Vending Area Snack Machine
00400 - Golf Equipment							
30000 - Miscellaneous							
204 - Vehicle	$31,210	10	2	1	$31,210/Itm		John Deere 2020 Pro Gator #2
448 - Maintenance Equipment	$18,292	12	11	1	$18,292/Itm		John Deere Aircore #2
488 - Maintenance Equipment	$5,989	3	1	1	$5,989/Itm		Mower Reels for JD 2500B #2
00420 - Golf Course							
14000 - Recreation							
686 - Golf Equipment	$5,815	20	0	72	$80.77/Itm		Tee Block Pairs

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00420 - Golf Course							
18000 - Landscaping							
687 - Golf Course Tees	$9,000	1	0	1	$9,000/Itm	[nr:1]	Hole 7 Tees (2018 Only)
26000 - Outdoor Equipment							
488 - Drinking Fountain	$4,308	15	0	1	$4,308/Itm		Hole 7
00440 - Grounds							
04000 - Structural Repairs							
744 - Building Maintenance	$8,114	25	1	5	$1,623/Bldg		Parks 1, 2, 3, 5 & TC 3/4 Restroom Floors
748 - Building Maintenance	$3,394	15	1	1	$3,394/LS		Parks 1, 2, 5 & Golf 5, 15 Restroom Roofs
18500 - Lakes / Ponds							
950 - Reconstruction	$14,981	31	1	1	$14,981/LS		Park 4, Renovate Beach
19000 - Fencing							
350 - Wood: Split Rail	$14,981	15	1	1	$14,981/LS		Clubhouse Area, 2-Rail Wood Fence
21000 - Signage							
670 - Miscellaneous	$28,717	5	1	400	$215/Itm	(33%)	Park, Traffic, Street, Directory, Etc
900 - Miscellaneous	$12,484	10	3	1	$12,484/Itm		Entrance Gate Area, Marquis Sign
26000 - Outdoor Equipment							
210 - Barbecue	$1,910	20	4	1	$1,910/Itm		Park 4
300 - Picnic Table: Wood	$3,661	15	1	4	$915/Itm		Hazel Pond & Park
328 - Benches	$1,916	10	7	4	$479/Itm		Huck Finn, Dog Park, Benches
380 - Garbage Receptacles	$2,921	5	1	31	$377/Itm	(25%)	Trash Receptacle Enclosures
508 - Drinking Fountain	$3,121	20	1	4	$780/Itm		Parks 1, 2, 3, 5
00460 - Lakes & Ponds							
18000 - Landscaping							
402 - Dam: Insp. & Maintenance	$12,484	41	0	1	$12,484/LS		Hazel Lake- Dam Valve
18500 - Lakes / Ponds							
790 - Sediment Removal	$269,223	14	1	1	$269,223/LS		Main Lake/Dam- Lake Sediment Program
00480 - Public Safety							
11000 - Gate Equipment							
100 - Operators	$7,000	5	2	1	$7,000/Itm		Gate Operator, Backup
908 - Miscellaneous	$14,505	8	2	1	$14,505/Itm		Bar Code Laser Scanner
00500 - Public Works							
30000 - Miscellaneous							
652 - Maintenance Equipment	$3,121	7	4	1	$3,121/Itm		Leaf Vacuum Bag

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Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00520 - Recreational Facilities							
12000 - Pool							
766 - Equipment: Replacement	$4,308	10	2	1	$4,308/Itm		Aquabot Aquamax Bi-Turbo

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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2018			
00100 - Admin, Finance & EC			
31000 - Reserve Study			
100 - 3 Year Update with Site Visit Reserve Study	3	13,000	
Total Admin, Finance & EC:		13,000	13,000
00120 - Clubhouse			
25000 - Flooring			
204 - Carpeting 445 Sq. Yds. Bar Lounge, Dining	5	24,700	
28500 - Waste Water Treatment			
201 - Pump Central Sewage Lift Pump Station (2018 Only)[nr:1]	1	4,046	
30000 - Miscellaneous			
941 - Electrical Clubhouse Electrical Panel (2018 Only)[nr:1]	1	3,575	
Total Clubhouse:		32,321	32,321
00340 - Computers			
22000 - Office Equipment			
243 - Computers, Misc. 2018 Only[nr:1]	1	35,768	
277 - Computers, Misc. 8 NUC's (2018 Only)[nr:1]	1	2,200	
361 - Telephone Equipment CISCO System Decommission (2018 Only)[nr:1]	1	17,045	
Total 22000 - Office Equipment:		55,013	55,013
24500 - Audio / Visual			
900 - Projector Channel 7 Equipment- Projector	12	1,873	
908 - Miscellaneous Channel 7 Equipment- Digital Editor Computer	6	3,998	
916 - Miscellaneous Channel 7 Equipment- Canon HD	3	1,311	
920 - Miscellaneous Channel 7 Equipment- Canon HR 960	5	1,143	
Total 24500 - Audio / Visual:		8,325	8,325
Total Computers:		63,338	63,338
00360 - Clubhouse Food & Beverage			
24000 - Furnishings			
909 - Miscellaneous Glass Tabletops (2018 Only)[nr:1]	1	2,788	
24500 - Audio / Visual			
100 - Television 6 Televisions & Mounts (33%)	3	1,200	
Total Clubhouse Food & Beverage:		3,988	3,988

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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2018			
00400 - Golf Equipment			
18000 - Landscaping			
301 - Irrigation: Misc. Major System Renovation (2018 Only)[nr:1]	1	42,238	
358 - Irrigation: Pumps Marina 50 HP Turbine	10	17,132	
Total 18000 - Landscaping:		59,370	59,370
30000 - Miscellaneous			
330 - Golf Cart 32 Golf Cart Batteries (60%)	8	3,600	
Total Golf Equipment:		62,970	62,970
00420 - Golf Course			
02000 - Concrete			
654 - Repair 182,000 Sq. Ft. Golf Cart Paths (0.5%)	3	9,364	
655 - Repair Golf Cart Paths (2018 Only)[nr:1]	1	5,000	
Total 02000 - Concrete:		14,364	14,364
18000 - Landscaping			
650 - Golf Course 19 Fairways (10.5%)	2	16,153	
673 - Golf Course 2 Holes 7 & 17 (2018 Only)[nr:1]	1	160,000	
Total 18000 - Landscaping:		176,153	176,153
Total Golf Course:		190,517	190,517
00440 - Grounds			
18000 - Landscaping			
116 - Irrigation: Misc. Front Entrance Area- Irrigation Filter	10	3,246	
24500 - Audio / Visual			
108 - Television Entrance Gate Area, Marquis TV's	7	8,114	
26000 - Outdoor Equipment			
302 - Bocce Ct. Resurface 2 Sports Lounge Bocce Courts	6	12,484	
Total Grounds:		23,844	23,844
00460 - Lakes & Ponds			
18000 - Landscaping			
391 - Dam, Spillway Hazel Lake (2018 Only)[nr:1]	1	10,250	
410 - Dam: Insp. & Maintenance Main Lake/Dam- Earthen Dam	50	40,000	
Total 18000 - Landscaping:		50,250	50,250
18500 - Lakes / Ponds			
334 - Aeration Heads / Diffusers 4 Hazel Lake	7	7,659	
800 - Sediment Removal Main Lake/Dam- Lake Sediment Program (A) (86%)	20	176,365	
918 - Sediment Removal Hazel Lake (11%)	30	10,000	

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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2018			
00460 - Lakes & Ponds			
18500 - Lakes / Ponds			
926 - Sediment Removal Main Lake/Dam- Inlet Sediment Removal	1	11,092	
964 - Miscellaneous 235 Lin. Ft. Main Lake/Dam- Main Beach Wake Boom	16	18,882	
Total 18500 - Lakes / Ponds:		223,998	223,998
Total Lakes & Ponds:		274,248	274,248
00480 - Public Safety			
11000 - Gate Equipment			
290 - Gate Arm Control Assembly Gate Arm, Member Lane	5	7,000	
294 - Gate Arm Control Assembly Gate Arm, Visitor Lane	5	7,000	
Total 11000 - Gate Equipment:		14,000	14,000
Total Public Safety:		14,000	14,000
00520 - Recreational Facilities			
04000 - Structural Repairs			
820 - Dock 22 Marina/Boating- Ph 1 Anchoring Winches (50%)	20	23,692	
Total Recreational Facilities:		23,692	23,692
00540 - Roads & Parking			
01000 - Paving			
221 - Asphalt: Ongoing Repairs Road Repair Cycle 2 of 6	6	182,000	
541 - Culverts Culvert Repair & Maintenance (2018 Only) (32%)[nr:1]	1	17,440	
Total 01000 - Paving:		199,440	199,440
Total Roads & Parking:		199,440	199,440
Total 2018:		901,358	
2019			
00120 - Clubhouse			
03000 - Painting: Exterior			
144 - Surface Restoration 6,493 Sq. Ft. Clubhouse Wood & Metal Surfaces	5	20,778	21,297
406 - Railings 611 Lin. Ft. Clubhouse Railings	5	5,267	5,398
Total 03000 - Painting: Exterior:		26,045	26,695
Total Clubhouse:		26,045	26,695
00140 - ECC Building			
03000 - Painting: Exterior			
120 - Surface Restoration 1,600 Sq. Ft. ECC Building	8	5,120	5,248
05000 - Roofing			
294 - Low Slope: Single-Ply 16 Squares- Main Roof	15	9,487	9,725

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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2019			
00140 - ECC Building			
25000 - Flooring			
210 - Carpeting 147 Squares- ECC Building	12	10,112	10,365
Total ECC Building:		24,719	25,338
00160 - Front Gate House			
04000 - Structural Repairs			
712 - Building Maintenance Storage Shed	15	2,362	2,421
23000 - Mechanical Equipment			
208 - HVAC HVAC- Central Unit	15	6,959	7,133
25000 - Flooring			
904 - Miscellaneous 42 Sq. Yds. Carpet & Vinyl	4	2,276	2,332
Total Front Gate House:		11,597	11,886
00260 - Hole 9 Snack Shack/Restroom Bldg			
03000 - Painting: Exterior			
132 - Surface Restoration Exterior Painting	7	2,250	2,306
05000 - Roofing			
948 - Pitched: Dimensional Composition 6 Squares- Roof	25	3,674	3,766
Total Hole 9 Snack Shack/Restroom Bldg:		5,924	6,072
00280 - Sports Lounge			
03000 - Painting: Exterior			
300 - Surface Restoration 4,600 Sq. Ft. Building Exterior	7	14,720	15,088
03500 - Painting: Interior			
112 - Building 9,200 Sq. Ft. Building Interior	7	18,630	19,096
04000 - Structural Repairs			
360 - Garbage Enclosure East Parking Lot	5	1,938	1,987
24000 - Furnishings			
958 - Window Coverings Patio Zippered Screens	7	4,308	4,415
Total Sports Lounge:		39,596	40,586
00340 - Computers			
22000 - Office Equipment			
226 - Miscellaneous Wi-Fi Dishes	4	4,308	4,415
240 - Computers, Misc. Software[nr:1]	5	16,400	16,810
268 - Tablet Computer 9 Older Tablets	4	3,392	3,477
918 - Computers, Misc. Servers, Battery Backups & Network Cards	3	6,642	6,808
Total 22000 - Office Equipment:		30,742	31,510

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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2019			
00340 - Computers			
24600 - Safety / Access			
700 - Security System 100 Surveillance Cameras (25%)	1	5,125	5,253
Total Computers:		35,867	36,763
00360 - Clubhouse Food & Beverage			
24000 - Furnishings			
334 - Tables Table Skirting	3	1,861	1,907
Total Clubhouse Food & Beverage:		1,861	1,907
00380 - Sports Lounge Food & Beverage			
24500 - Audio / Visual			
104 - Television 11 Bar, Dining, Patio, Pro Shop (27%)	3	3,225	3,306
27000 - Appliances			
306 - Ice Machine Outdoor Vending Hoshizaki #2	9	5,342	5,476
Total Sports Lounge Food & Beverage:		8,567	8,782
00400 - Golf Equipment			
18000 - Landscaping			
104 - Irrigation: Misc. Irrigation Upgrades	6	24,968	25,592
304 - Irrigation: Misc. 2,000 Sprinkler Heads (3.8%)	1	16,153	16,557
310 - Irrigation: Valves 26 Mainline Isolation Valves (11.5%)	3	2,908	2,980
366 - Irrigation: Pumps Park #4 50 HP Turbine	12	19,974	20,474
Total 18000 - Landscaping:		64,003	65,603
30000 - Miscellaneous			
224 - Vehicle John Deere 2020 Pro Gator #5	8	27,853	28,549
228 - Vehicle John Deere TX Gator #1	9	9,377	9,611
240 - Vehicle Workman 2110	12	9,377	9,611
334 - Golf Cart 32 Golf Cart Batteries (39.6%)	8	2,361	2,420
432 - Maintenance Equipment Green Master 1000 w/ Trailer	19	8,207	8,412
464 - Maintenance Equipment John Deere Precision Cut 2500B #1	7	29,909	30,657
484 - Maintenance Equipment Mower Reels for JD 2500B #1 & #2	3	7,591	7,781
516 - Maintenance Equipment Toro 3500D Sidewinder #2	8	41,198	42,227
Total 30000 - Miscellaneous:		135,873	139,268
Total Golf Equipment:		199,876	204,871

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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2019			
00420 - Golf Course			
04000 - Structural Repairs			
512 - Bridge Maintenance 560 Sq. Ft. Hole 8 Bridges	15	16,119	16,522
14000 - Recreation			
696 - Golf Equipment 11 Driving Range Tee Dividers	15	3,708	3,800
18000 - Landscaping			
454 - Drainage System Maint. Greens & Fairways Drainage & Culverts	3	5,500	5,638
664 - Golf Course Hazards 19 Sand Traps (10.5%)	2	2,497	2,560
671 - Golf Course Greens 18 Replace Greens (2019-2027 Only) (11%)[nr:9]	1	127,650	130,841
685 - Golf Course Tees 18 Tees (2019-2027 Only) (11%)[nr:9]	1	18,000	18,450
960 - Consulting Course Design (2019 Only)[nr:1]	2	41,500	42,538
Total 18000 - Landscaping:		195,147	200,027
Total Golf Course:		214,974	220,349
00440 - Grounds			
04000 - Structural Repairs			
872 - Building Maintenance Park 4 Restroom Bldg Replacement	40	88,252	90,459
876 - Building Maintenance Park 5 Restroom Bldg Replacement	40	88,252	90,459
Total 04000 - Structural Repairs:		176,504	180,918
18000 - Landscaping			
120 - Irrigation: Misc. Park 1	16	6,242	6,398
124 - Irrigation: Misc. Park 2	30	4,994	5,118
144 - Irrigation: Misc. Park 7	30	3,745	3,839
Total 18000 - Landscaping:		14,981	15,355
18500 - Lakes / Ponds			
584 - Pumps / Mechanical Entrance Gate Area	10	5,195	5,325
19000 - Fencing			
340 - Wood: 6' 804 Lin. Ft. Entry Gate Area, Front Fence (16%)	30	10,000	10,250
360 - Wood: Split Rail 1,448 Lin. Ft. Parks & Common Areas (25%)	5	5,846	5,992
Total 19000 - Fencing:		15,846	16,242
26000 - Outdoor Equipment			
100 - Tot Lot: Play Equipment Central Area, Original Equipment	15	73,890	75,737
504 - Drinking Fountain 2 Tennis 3/4 Landscape	20	3,745	3,839
Total 26000 - Outdoor Equipment:		77,635	79,576

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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2019			
00440 - Grounds			
Total Grounds:		290,161	297,416
00460 - Lakes & Ponds			
18500 - Lakes / Ponds			
804 - Sediment Removal Main Lake/Dam- Lake Sediment Program (A) (14%)	20	28,638	29,354
810 - Sediment Removal Main Lake/Dam- Lake Sediment Program (B)	20	205,000	210,125
920 - Sediment Removal Hazel Lake (88.6%)	30	77,391	79,326
926 - Sediment Removal Main Lake/Dam- Inlet Sediment Removal	1	11,092	11,369
Total 18500 - Lakes / Ponds:		322,121	330,174
Total Lakes & Ponds:		322,121	330,174
00480 - Public Safety			
24600 - Safety / Access			
358 - Defibrillators Vehicle Defibrillators	5	4,970	5,094
550 - Digital Video Recorder 5 Digital Recorders/ Body Cameras	5	4,846	4,967
554 - Digital Video Recorder Digital Recorders/ Car Mounts	5	3,188	3,267
610 - Radio System Sports Lounge Radio Repeater System	10	13,969	14,319
620 - Hand Held Radios 12 Kenwood Radios	5	5,324	5,457
Total 24600 - Safety / Access:		32,297	33,104
30000 - Miscellaneous			
592 - Equipment 3 Eagle IIX Golden LAS Radar	6	3,877	3,974
616 - Boat Barge CF9512TG	15	18,726	19,194
Total 30000 - Miscellaneous:		22,603	23,168
Total Public Safety:		54,900	56,272
00500 - Public Works			
30000 - Miscellaneous			
260 - Vehicle Toro Workman #3	10	27,465	28,152
284 - Vehicle 1999 Ford Ranger #8 (VIN 44650)	14	18,726	19,194
288 - Vehicle 2002 Ford Ranger #9 (VIN 98814)	14	19,101	19,578
644 - Maintenance Equipment Leaf Vacuum	12	18,450	18,911
Total 30000 - Miscellaneous:		83,742	85,835
Total Public Works:		83,742	85,835

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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2019			
00520 - Recreational Facilities			
12000 - Pool			
100 - Resurface 263 Lin. Ft. Swimming Pool	12	56,179	57,584
104 - Resurface 70 Lin. Ft. Wading Pool	12	5,955	6,104
700 - Chemical System 2 Chemical Feed System	10	17,425	17,861
Total 12000 - Pool:		79,559	81,549
17000 - Tennis Court			
100 - Reseal 14,400 Sq. Ft. Courts 1 & 2	5	19,008	19,483
104 - Reseal 13,200 Sq. Ft. Courts 3 & 4	5	17,424	17,860
608 - Lighting 11 Lights- Courts 3 & 4	30	17,903	18,351
700 - Screen 7,360 Sq. Ft. Windscreens	3	4,810	4,931
Total 17000 - Tennis Court:		59,145	60,625
19000 - Fencing			
130 - Chain Link: 10' 720 Lin. Ft. Tennis Courts 1 & 2	40	24,077	24,679
Total Recreational Facilities:		162,781	166,853
00540 - Roads & Parking			
01000 - Paving			
200 - Asphalt: Ongoing Repairs Accumulated Road Repair[nr:1/se:3]	6	209,700	71,648
230 - Asphalt: Ongoing Repairs Road Repair Cycle 3 of 6	6	323,000	331,075
540 - Culverts Culvert Repair & Maintenance	1	53,850	55,196
543 - Culverts Culvert Repair & Maintenance (2019 Only) (67.6%)[nr:1]	2	36,408	37,318
Total 01000 - Paving:		622,958	495,237
Total Roads & Parking:		622,958	495,237
Total 2019:		2,105,689	2,015,036
2020			
00120 - Clubhouse			
03500 - Painting: Interior			
300 - Clubhouse 28,266 Sq. Ft. Clubhouse Interior Painting	7	16,677	17,521
900 - Miscellaneous 4,464 Sq. Ft. Kitchen Interior Painting	7	2,634	2,767
Total 03500 - Painting: Interior:		19,311	20,288
04000 - Structural Repairs			
708 - Awnings 9 Motorized Exterior Shades	5	32,307	33,942

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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2020			
00120 - Clubhouse			
28500 - Waste Water Treatment			
200 - Pump Central Sewage Lift Pump Station	5	9,460	9,939
Total Clubhouse:		61,078	64,169
00180 - Pump Houses			
04000 - Structural Repairs			
716 - Miscellaneous Spillway Pump Station Vault	30	49,936	52,465
Total Pump Houses:		49,936	52,465
00280 - Sports Lounge			
24000 - Furnishings			
954 - Window Coverings 4 Automatic Screens	8	14,980	15,738
25000 - Flooring			
220 - Carpeting 375 Sq. Yds. Dining, Bar, Pro, Conference	9	24,715	25,966
Total Sports Lounge:		39,695	41,704
00320 - Yacht Lounge			
03000 - Painting: Exterior			
140 - Surface Restoration 2,150 Sq. Ft. Yacht Lounge	7	6,880	7,228
03500 - Painting: Interior			
120 - Building Yacht Lounge	10	1,873	1,968
04000 - Structural Repairs			
696 - Doors 9 Yacht Lounge Doors	25	8,054	8,462
04500 - Decking/Balconies			
190 - Composite 700 Sq. Ft. Yacht Lounge Deck	15	32,095	33,720
516 - Railing: Wood 80 Lin. Ft. Yacht Lounge Deck Perimeter	20	2,585	2,716
Total 04500 - Decking/Balconies:		34,680	36,436
05000 - Roofing			
302 - Low Slope: Single-Ply 13 Squares- Yacht Lounge Low Slope Roof	15	7,616	8,001
694 - Mansards 7 Squares- Yacht Lounge Mansards	20	4,334	4,554
Total 05000 - Roofing:		11,950	12,555
08000 - Rehab			
216 - Restrooms 2 Yacht Lounge Interior Restrooms	15	3,745	3,935
23000 - Mechanical Equipment			
228 - HVAC Yacht Lounge Rooftop Bryant Heat Pump	15	6,959	7,311
616 - Water Heater Yacht Lounge Store Rm Bradford White	15	3,496	3,673
Total 23000 - Mechanical Equipment:		10,455	10,984

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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2020			
00320 - Yacht Lounge			
25000 - Flooring			
920 - Vinyl 904 Sq. Ft. Yacht Lounge Flooring	10	7,023	7,379
Total Yacht Lounge:		84,660	88,947
00340 - Computers			
22000 - Office Equipment			
244 - Computers, Misc. 48 Computers & Monitors (33%)	3	16,832	17,684
264 - Tablet Computer 16 ASUS Tablets	4	8,615	9,051
910 - Computers, Misc. Servers	4	50,000	52,531
924 - Computers, Misc. 8 Switches, Network	4	7,602	7,987
Total 22000 - Office Equipment:		83,049	87,253
24600 - Safety / Access			
700 - Security System 100 Surveillance Cameras (25%)	1	5,125	5,384
Total Computers:		88,174	92,637
00360 - Clubhouse Food & Beverage			
27000 - Appliances			
220 - Refrigerator: Commercial: Large 3 Bar/Kitchen Walk-In Refer/Freezer Compressors	7	12,138	12,752
248 - Ice Machine Kitchen Hoshizaki	6	3,702	3,890
250 - Ice Machine Bar Storage Rm Manitowoc	6	3,702	3,890
260 - Broiler Kitchen Vulcan Salamander	5	6,264	6,581
270 - Stove / Oven: Commercial grade 6-burner Kitchen Wolf Char Broiler	5	2,147	2,256
274 - Oven Kitchen Vulcan Dbl Convection Oven	5	3,895	4,092
460 - Miscellaneous Clubhouse Traeger Smoker	4	1,247	1,310
800 - Miscellaneous Kitchen SteamCraft Steamer	6	6,644	6,981
900 - Mixer- Large Globe Mixer/ Grinder	10	4,036	4,241
Total 27000 - Appliances:		43,775	45,993
Total Clubhouse Food & Beverage:		43,775	45,993
00380 - Sports Lounge Food & Beverage			
24000 - Furnishings			
930 - Tables 34 East & West Patio Chairs (47%)	6	1,600	1,681
27000 - Appliances			
166 - Counters: Stainless Steel 26 Kitchen Shelving	5	1,386	1,456
224 - Sandwich Station Kitchen True Refrigerated Sandwich/Salad Prep	7	3,769	3,960

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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2020			
00380 - Sports Lounge Food & Beverage			
27000 - Appliances			
244 - Sandwich Station Kitchen SK Refrigerated Sandwich/Salad Prep	7	3,015	3,168
302 - Ice Machine Bar Manitowoc	7	6,031	6,336
314 - Broiler Kitchen American Range Salamander	10	2,330	2,448
696 - Miscellaneous Kitchen Wells Double Soup Warmer	7	2,172	2,282
698 - Miscellaneous Kitchen Well 3-Well Warmer	7	2,154	2,263
704 - Refrigerator 2 Bar Perlick BS60 Coolers	9	8,615	9,051
712 - Refrigerator Bar Perlick FR48 Glass Chiller	8	3,123	3,281
728 - Refrigerator: Commercial: Large Kitchen Walk-In Cooler Compressor	7	4,046	4,251
764 - Freezer Kitchen Silver King 2-Drawer	7	4,176	4,388
Total 27000 - Appliances:		40,817	42,884
Total Sports Lounge Food & Beverage:		42,417	44,565
00400 - Golf Equipment			
18000 - Landscaping			
108 - Irrigation: Controllers 32 Pumps/Irrigation Toro Osmac RDR (18.8%)	5	33,707	35,414
304 - Irrigation: Misc. 2,000 Sprinkler Heads (3.8%)	1	16,153	16,971
350 - Irrigation: Pumps Marina 3 HP Submersible	10	2,185	2,296
354 - Irrigation: Pumps Marina 30 HP Turbine	10	12,484	13,116
Total 18000 - Landscaping:		64,529	67,797
30000 - Miscellaneous			
220 - Vehicle John Deere 2020 Pro Gator #4	9	28,400	29,838
236 - Vehicle Toro Workman 3300-D	12	9,565	10,049
416 - Maintenance Equipment Walk Behind Blower	11	10,000	10,506
472 - Maintenance Equipment John Deere Aircore #1	12	25,447	26,735
492 - Maintenance Equipment Groundsmaster 4700D	8	79,973	84,022
536 - Maintenance Equipment Toro 4500 D	8	67,288	70,694
Total 30000 - Miscellaneous:		220,673	231,844
Total Golf Equipment:		285,202	299,641

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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2020			
00420 - Golf Course			
04000 - Structural Repairs			
500 - Bridge Maintenance 150 Sq. Ft. Alt 9 Bridge	15	6,388	6,712
14000 - Recreation			
680 - Golf Equipment 12 Driving Range Mats	3	4,995	5,248
692 - Golf Equipment 350 Lin. Ft. Driving Range Nets	10	9,260	9,729
Total 14000 - Recreation:		14,255	14,977
18000 - Landscaping			
650 - Golf Course 19 Fairways (10.5%)	2	16,153	16,971
671 - Golf Course Greens 18 Replace Greens (2019-2027 Only) (11%)[nr:9]	1	127,650	134,112
685 - Golf Course Tees 18 Tees (2019-2027 Only) (11%)[nr:9]	1	18,000	18,911
Total 18000 - Landscaping:		161,803	169,994
Total Golf Course:		182,446	191,683
00440 - Grounds			
04000 - Structural Repairs			
860 - Building Maintenance Park 1 Restroom Bldg Replacement	40	88,252	92,720
18000 - Landscaping			
128 - Irrigation: Misc. Park 3	30	6,242	6,558
140 - Irrigation: Misc. Clubhouse Area, Irrigation	30	24,968	26,232
Total 18000 - Landscaping:		31,210	32,790
26000 - Outdoor Equipment			
312 - Wood Benches 2 Hazel Park & Pond	15	1,292	1,358
324 - Park Bench: Perf. Metal 13 Benches- Parks & Common Area (25%)	4	2,100	2,206
Total 26000 - Outdoor Equipment:		3,392	3,564
Total Grounds:		122,854	129,074
00460 - Lakes & Ponds			
18500 - Lakes / Ponds			
820 - Sediment Removal Main Lake/Dam- Lake Sediment Program (C)	20	205,000	215,378
926 - Sediment Removal Main Lake/Dam- Inlet Sediment Removal	1	11,092	11,654
Total 18500 - Lakes / Ponds:		216,092	227,032
Total Lakes & Ponds:		216,092	227,032
00480 - Public Safety			
21000 - Signage			
680 - Miscellaneous 4 Radar Speed Signs	5	26,000	27,316
Total Public Safety:		26,000	27,316

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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2020			
00500 - Public Works			
30000 - Miscellaneous			
368 - Tractor CAT 416B Loader Backhoe	25	77,402	81,320
628 - Maintenance Equipment Air Compressor	25	3,121	3,279
Total 30000 - Miscellaneous:		80,523	84,599
Total Public Works:		80,523	84,599
00520 - Recreational Facilities			
12000 - Pool			
770 - Equipment: Replacement Portable Pool Vacuum	10	3,083	3,239
960 - Furniture: Misc 98 Swimming Pool, Furniture	7	24,795	26,050
Total 12000 - Pool:		27,878	29,289
19000 - Fencing			
230 - Wrought Iron: 6' 407 Lin. Ft. Pool Perimeter	25	18,128	19,045
Total Recreational Facilities:		46,006	48,334
00540 - Roads & Parking			
01000 - Paving			
200 - Asphalt: Ongoing Repairs Accumulated Road Repair[nr:1/se:3]	6	209,700	73,439
240 - Asphalt: Ongoing Repairs Road Repair Cycle 4 of 6	6	323,000	339,352
540 - Culverts Culvert Repair & Maintenance	1	53,850	56,576
980 - Consulting/Engineering Engineering/Construction Management	1	40,000	42,025
Total 01000 - Paving:		626,550	511,392
Total Roads & Parking:		626,550	511,392
Total 2020:		1,995,408	1,949,551

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This report is intended to assist the auditor while preparing the audit, review or compilation of Lake of the Pines's (the "Association") financial documents.

Browning Reserve Group ("BRG") prepared a reserve study for the Association during the 2018 fiscal year. This was done to help determine the Association's reserve contribution for the next fiscal year (2019) and future fiscal years. In addition, BRG prepared the proper statutory disclosures for distribution to the Association members.

This Reserve Study is an Update w/ Site Visit Review. An **Update With Site-Visit Review** is a reserve study update in which the following tasks are performed:

- development of a reserve component inventory (verification only, not quantification);
- condition assessment based upon on-site visual observation;
- life and valuation estimates;
- fund status;
- and a funding plan. Please note, in order to complete these study tasks, one or more visits were conducted by BRG to Lake of the Pines.

For BRG reserve studies, the year in which the study is being conducted, is the first year of the study. For example, this study is being prepared during 2018 and is the Association's first year in the study. This enables BRG to use a starting point which ties to the last audited financial statement, December 31, 2017. You will notice in *Section III, Reserve Fund Balance Forecast*, a Beginning Reserve Balance of $3,351,524 is being used which ties to the last completed audit or review of the Association's financial statements. BRG then re-builds the first year of the study, in this case 2018, and estimates an ending reserve fund balance. Again, see *Section III* and the 2018 ending reserve balance estimate of $3,742,131.

"Re-building" the first year of the study as mentioned above simply means using the 2018 adopted budget for the 2018 reserve contribution. Finally, the 2018 reserve expenses both actual and projected are estimated.

We find by using the above method a more accurate reserve study is possible because the beginning reserve fund balance ties directly to the Association's audited financial statement or, in the absence of an audit or review, the year end balance sheet. There is no need to rely on others for determining mid year reserve balances or estimating current year ending reserve balances. This approach forces all involved, to look at the current year's reserve fund activities so a more accurate ending reserve fund balance can be estimated.

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With respect to the reserve component Percent Funded values on the next page(s), here are the calculations:

FFB = Year Cost X Year Effective Age / Useful Life

% Funded = Year Estimated Ending Reserve Balance / Year FFB

Please see *Section V - Reserve Fund Balance Forecast*.

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30% Minimum Balance Threshold

Reserve Component	*Current Repl. Cost*	*Useful Life*	*Remaining Life*	*2018 Fully Funded Balance*	*2019 Fully Funded Balance*	*2019 Line Item Contribution based on Cash Flow Method*
00100 - Admin, Finance & EC						
08000 - Rehab						
142 - General Staff Lounge	4,500	15	8	2,100	2,460	328
24000 - Furnishings						
640 - Modular Office Desk 16 Admin Workstations + Service Counter	38,400	20	10	19,200	21,648	2,208
900 - Storage 11 Administration Filing Cabinets	17,853	20	10	8,926	10,064	1,027
24600 - Safety / Access						
540 - ID Card Printer 2 Administration Fargo 4800 & 1250 (50%)	3,560	5	3	1,424	2,189	689
31000 - Reserve Study						
100 - 3 Year Update with Site Visit Reserve Study	13,000	3	0	13,000	4,442	3,893
Sub-total Admin, Finance & EC	77,313			44,650	40,804	8,145
00120 - Clubhouse						
02000 - Concrete						
900 - Miscellaneous 1,900 Sq. Ft. Front Entry Concrete	24,738	30	25	4,123	5,071	1,374
03000 - Painting: Exterior						
110 - Stucco 2,713 Sq. Ft. Clubhouse	8,682	15	10	2,894	3,559	666
144 - Surface Restoration 6,493 Sq. Ft. Clubhouse Wood & Metal Surfaces	20,778	5	1	16,622	21,297	3,827
406 - Railings 611 Lin. Ft. Clubhouse Railings	5,267	5	1	4,213	5,398	970
03500 - Painting: Interior						
300 - Clubhouse 28,266 Sq. Ft. Clubhouse Interior Painting	16,677	7	2	11,912	14,652	2,249
900 - Miscellaneous 4,464 Sq. Ft. Kitchen Interior Painting	2,634	7	2	1,881	2,314	355
04000 - Structural Repairs						
700 - Doors 59 Clubhouse Doors	52,801	25	20	10,560	12,989	3,109
702 - Doors Clubhouse Automatic Door	3,677	20	17	552	754	251
704 - Windows Clubhouse Windows	51,754	25	20	10,351	12,732	3,048
708 - Awnings 9 Motorized Exterior Shades	32,307	5	2	19,384	26,492	6,099
04500 - Decking/Balconies						
100 - Wood 2,143 Sq. Ft. Wood Deck	69,690	20	15	17,423	21,430	4,534
520 - Railing: Wood 201 Lin. Ft. Clubhouse Deck Perimeter	6,494	20	15	1,624	1,997	423
05000 - Roofing						
290 - Low Slope: Single-Ply 64 Squares- Flat Roof Over Decks	32,842	15	10	10,947	13,465	2,518
444 - Pitched: Dimensional Composition 134 Squares- Clubhouse Main Roof	95,968	15	10	31,989	39,347	7,358
720 - Gutters / Downspouts 1,060 Lin. Ft. Clubhouse Rain Gutters/ Downspouts	7,992	18	13	2,220	2,731	550

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2018 Fully Funded Balance	2019 Fully Funded Balance	2019 Line Item Contribution based on Cash Flow Method
00120 - Clubhouse						
08000 - Rehab						
200 - Restrooms 3 Clubhouse Restrooms	36,373	20	15	9,093	11,185	2,366
960 - Kitchen Clubhouse Kitchen	32,307	20	15	8,077	9,934	2,102
20000 - Lighting						
900 - Exterior: Misc. Fixtures 42 Clubhouse Exterior Lighting	39,987	15	10	13,329	16,395	3,066
23000 - Mechanical Equipment						
200 - HVAC 11 Clubhouse HVAC Items	91,398	15	10	30,466	37,473	7,008
600 - Water Heater Clubhouse Electrical Room	9,400	15	13	1,253	1,927	776
24000 - Furnishings						
950 - Window Coverings 65 Window Shades	22,225	8	3	13,891	17,085	2,688
24500 - Audio / Visual						
216 - Entertainment System Sound System Receiver	5,384	10	5	2,692	3,311	547
220 - Entertainment System Sound System Speakers Etc	21,538	20	15	5,384	6,623	1,401
24600 - Safety / Access						
140 - Fire Sprinklers Fire Sprinkler System	75,403	20	15	18,851	23,186	4,906
25000 - Flooring						
200 - Carpeting 421 Sq. Yds. Clubhouse Carpet	19,421	8	3	12,138	14,930	2,349
204 - Carpeting 445 Sq. Yds. Bar Lounge, Dining	24,700	5	0	24,700	5,064	4,438
400 - Tile 392 Sq. Ft. Exterior Entry Tile	7,209	15	10	2,403	2,956	553
600 - Vinyl 196 Sq. Yds. Kitchen	10,760	10	5	5,380	6,618	1,094
900 - Hardwood Floors Clubhouse Dance Floor	21,935	10	5	10,968	13,490	2,230
28500 - Waste Water Treatment						
200 - Pump Central Sewage Lift Pump Station	9,460	5	2	5,676	7,758	1,786
201 - Pump Central Sewage Lift Pump Station (2018 Only)[nr:1]	4,046	1	0	4,046	0	0
30000 - Miscellaneous						
940 - Electrical Clubhouse Electrical	5,500	20	20	262	282	386
941 - Electrical Clubhouse Electrical Panel (2018 Only)[nr:1]	3,575	1	0	3,575	0	0
Sub-total Clubhouse	872,922			318,879	362,444	75,025
00140 - ECC Building						
03000 - Painting: Exterior						
120 - Surface Restoration 1,600 Sq. Ft. ECC Building	5,120	8	1	4,480	5,248	589
03500 - Painting: Interior						
100 - Building 5,048 Sq. Ft. ECC Building Interior Painting	2,625	8	6	656	1,009	342
05000 - Roofing						
294 - Low Slope: Single-Ply 16 Squares- Main Roof	9,487	15	1	8,855	9,725	582
690 - Mansards 9 Squares- Mansards	3,246	25	7	2,337	2,528	139
08000 - Rehab						
204 - Restrooms ADA Restroom	32,307	11	8	8,811	12,042	3,215

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2018 Fully Funded Balance	2019 Fully Funded Balance	2019 Line Item Contribution based on Cash Flow Method
00140 - ECC Building						
23000 - Mechanical Equipment						
204 - HVAC ECC Building	8,739	15	9	3,496	4,180	654
25000 - Flooring						
210 - Carpeting 147 Squares- ECC Building	10,112	12	1	9,269	10,365	776
Sub-total ECC Building	71,636			37,904	45,097	6,297
00160 - Front Gate House						
03000 - Painting: Exterior						
124 - Surface Restoration 1,200 Sq. Ft. Exterior Paint	3,840	7	5	1,097	1,687	558
03500 - Painting: Interior						
104 - Building 1,794 Sq. Ft. Interior Paint	1,077	7	4	462	631	153
04000 - Structural Repairs						
712 - Building Maintenance Storage Shed	2,362	15	1	2,204	2,421	145
05000 - Roofing						
670 - Pitched: Tile 9 Squares- Roof	6,117	30	6	4,893	5,225	212
08000 - Rehab						
350 - Cabinets Workstations/ Cabinetry	15,941	15	11	4,251	5,447	1,253
23000 - Mechanical Equipment						
208 - HVAC HVAC- Central Unit	6,959	15	1	6,495	7,133	427
25000 - Flooring						
904 - Miscellaneous 42 Sq. Yds. Carpet & Vinyl	2,276	4	1	1,707	2,332	524
Sub-total Front Gate House	38,571			21,109	24,875	3,272
00180 - Pump Houses						
04000 - Structural Repairs						
716 - Miscellaneous Spillway Pump Station Vault	49,936	30	2	46,607	49,479	1,571
720 - Building Maintenance Marina Pump House	24,768	25	5	19,815	21,326	1,007
724 - Building Maintenance Park 4 Pump House	16,153	25	9	10,338	11,259	725
Sub-total Pump Houses	90,858			76,760	82,063	3,303
00220 - Maintenance Yard						
04000 - Structural Repairs						
780 - Carports: Metal 3,200 Sq. Ft. [3] Equipment Canopies	43,712	30	17	18,942	20,909	1,992
784 - Building Maintenance Chemical Storage Shed	7,491	30	7	5,743	6,142	267
19000 - Fencing						
110 - Miscellaneous 737 Lin. Ft. Maintenance Yard Fencing	18,727	40	14	12,173	12,957	594
23000 - Mechanical Equipment						
330 - Fuel Tank Fuel Tank- Gas	22,471	20	11	10,112	11,517	1,325
334 - Fuel Tank Fuel Tank- Diesel	12,484	20	11	5,618	6,398	736
Sub-total Maintenance Yard	104,886			52,588	57,923	4,913
00240 - Public Works Building						
03000 - Painting: Exterior						
128 - Surface Restoration 7,875 Sq. Ft. Buildings 1 & 2	11,813	10	8	2,363	3,632	1,293

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2018 Fully Funded Balance	2019 Fully Funded Balance	2019 Line Item Contribution based on Cash Flow Method
00240 - Public Works Building						
03500 - Painting: Interior						
108 - Building 15,718 Sq. Ft. Buildings 1 & 2	9,274	10	4	5,564	6,654	920
05000 - Roofing						
448 - Pitched: Dimensional Composition 32 Squares- Building 1 Main Roof	14,981	25	7	10,786	11,670	640
452 - Pitched: Dimensional Composition 65 Squares- Building 2 Main Roof	29,962	25	13	14,382	15,970	1,484
23000 - Mechanical Equipment						
212 - HVAC Building 1 HVAC	6,242	15	6	3,745	4,265	434
216 - HVAC 2 Building 2 HVAC	7,491	15	6	4,495	5,119	520
24600 - Safety / Access						
144 - Fire Sprinklers Building Sprinkler System	24,095	30	18	9,638	10,702	1,125
30000 - Miscellaneous						
910 - Garage Door 6 Overhead Doors	14,045	15	3	11,236	12,477	906
Sub-total Public Works Building	117,903			62,209	70,489	7,322
00260 - Hole 9 Snack Shack/Restroom Bldg						
03000 - Painting: Exterior						
132 - Surface Restoration Exterior Painting	2,250	7	1	1,929	2,306	296
04000 - Structural Repairs						
916 - Doors 2 Shutter Doors	4,696	10	7	1,409	1,925	502
05000 - Roofing						
948 - Pitched: Dimensional Composition 6 Squares- Roof	3,674	25	1	3,527	3,766	135
Sub-total Hole 9 Snack Shack/Restroom Bldg	10,621			6,865	7,998	933
00280 - Sports Lounge						
02000 - Concrete						
110 - Patio 2,145 Sq. Ft. Rehab Concrete Patios	24,968	25	18	6,991	8,189	1,399
03000 - Painting: Exterior						
300 - Surface Restoration 4,600 Sq. Ft. Building Exterior	14,720	7	1	12,617	15,088	1,937
03500 - Painting: Interior						
112 - Building 9,200 Sq. Ft. Building Interior	18,630	7	1	15,969	19,096	2,451
04000 - Structural Repairs						
360 - Garbage Enclosure East Parking Lot	1,938	5	1	1,551	1,987	357
362 - Miscellaneous East Parking Lot Vinyl Shed	1,615	12	6	808	966	140
364 - Siding Sports Lounge, Stucco Maintenance	25,197	15	12	5,039	6,887	2,030
792 - Ceilings Acoustical Panels	3,931	20	15	983	1,209	256
05000 - Roofing						
298 - Low Slope: Single-Ply 56 Squares- Low Slope Single-Ply	27,138	20	13	9,498	11,126	1,681
436 - Pitched: Dimensional Composition 86 Squares- Pitched Composition	38,897	25	18	10,891	12,758	2,180
700 - Gutters / Downspouts 530 Lin. Ft. Building	3,996	30	22	1,066	1,229	206
08000 - Rehab						
120 - General Pro Shop	16,153	20	12	6,461	7,451	976

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00280 - Sports Lounge						
08000 - Rehab						
130 - Cabinets Hallway, Library, Conference- Cabinetry	16,153	20	12	6,461	7,451	976
134 - General Kitchen	32,307	20	12	12,923	14,901	1,952
208 - Restrooms 3 Restrooms	31,208	20	13	10,923	12,795	1,933
19000 - Fencing						
220 - Wrought Iron: 4' 66 Lin. Ft. East Patio	2,985	30	22	796	918	154
23000 - Mechanical Equipment						
220 - HVAC 9 Rooftop HVAC Units	62,271	15	8	29,060	34,042	4,544
604 - Water Heater Storage Room Noritz	1,238	12	4	826	952	102
608 - Water Heater East Fire Riser Room AO Smith	7,000	15	7	3,733	4,305	498
710 - Furnace 3 Patio AEI Infrared Heaters	5,654	12	4	3,769	4,346	467
24000 - Furnishings						
954 - Window Coverings 4 Automatic Screens	14,980	8	2	11,235	13,435	1,768
958 - Window Coverings Patio Zippered Screens	4,308	7	1	3,692	4,415	567
24500 - Audio / Visual						
228 - Entertainment System Sound System, Speakers, Etc	10,335	20	10	5,168	5,826	594
24600 - Safety / Access						
200 - Fire Alarm Control Panel Fire Alarm Panel	3,742	20	13	1,310	1,534	232
25000 - Flooring						
220 - Carpeting 375 Sq. Yds. Dining, Bar, Pro, Conference	24,715	9	2	19,223	22,518	2,592
404 - Tile 2,125 Sq. Ft. Hall, Restrooms, Bar, Dining	17,790	20	13	6,227	7,294	1,102
604 - Coatings 1,300 Sq. Ft. Kitchen/Bar Epoxy	18,711	12	7	7,796	9,589	1,665
916 - Miscellaneous 324 Sq. Ft. Portable Dance Floor	2,423	8	4	1,212	1,552	300
Sub-total Sports Lounge	433,004			196,226	231,861	33,058
00300 - Pool Building						
03000 - Painting: Exterior						
136 - Surface Restoration 2,460 Sq. Ft. Pool Building & Wall	3,690	9	7	820	1,261	438
03500 - Painting: Interior						
116 - Building 2,597 Sq. Ft. Pool Building	2,805	9	6	935	1,278	325
05000 - Roofing						
200 - Low Slope: BUR 8 Squares- Pool Building Roof	8,957	15	3	7,166	7,957	578
440 - Pitched: Dimensional Composition 4 Squares- Pool Building Roof	5,972	25	13	2,866	3,183	296
710 - Gutters / Downspouts 170 Lin. Ft. Pool Building	3,806	25	13	1,827	2,029	189
08000 - Rehab						
212 - Restrooms 2 ADA Restroom Refurbish	18,726	15	3	14,981	16,635	1,208
23000 - Mechanical Equipment						
224 - HVAC Pool Building HVAC	4,118	15	3	3,294	3,658	266

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00300 - Pool Building						
Sub-total Pool Building	48,074			31,889	36,000	3,298
00320 - Yacht Lounge						
03000 - Painting: Exterior						
140 - Surface Restoration 2,150 Sq. Ft. Yacht Lounge	6,880	7	2	4,914	6,045	928
03500 - Painting: Interior						
120 - Building Yacht Lounge	1,873	10	2	1,498	1,728	177
04000 - Structural Repairs						
696 - Doors 9 Yacht Lounge Doors	8,054	25	2	7,410	7,926	304
04500 - Decking/Balconies						
190 - Composite 700 Sq. Ft. Yacht Lounge Deck	32,095	15	2	27,816	30,704	2,020
516 - Railing: Wood 80 Lin. Ft. Yacht Lounge Deck Perimeter	2,585	20	2	2,326	2,517	122
05000 - Roofing						
302 - Low Slope: Single-Ply 13 Squares- Yacht Lounge Low Slope Roof	7,616	15	2	6,600	7,286	479
694 - Mansards 7 Squares- Yacht Lounge Mansards	4,334	20	2	3,901	4,221	205
08000 - Rehab						
216 - Restrooms 2 Yacht Lounge Interior Restrooms	3,745	15	2	3,246	3,583	236
220 - Restrooms 2 Yacht Lounge Beach Restrooms Refurbish	22,615	15	12	4,523	6,181	1,822
23000 - Mechanical Equipment						
228 - HVAC Yacht Lounge Rooftop Bryant Heat Pump	6,959	15	2	6,031	6,657	438
616 - Water Heater Yacht Lounge Store Rm Bradford White	3,496	15	2	3,030	3,344	220
24000 - Furnishings						
260 - Chairs 179 Yacht Lounge Stacking Chairs	5,094	8	5	1,910	2,611	647
25000 - Flooring						
920 - Vinyl 904 Sq. Ft. Yacht Lounge Flooring	7,023	10	2	5,619	6,479	663
Sub-total Yacht Lounge	112,370			78,825	89,281	8,260
00340 - Computers						
22000 - Office Equipment						
224 - Miscellaneous 2 Guard Shack Underground Fiber	6,461	5	4	1,292	2,649	1,282
226 - Miscellaneous Wi-Fi Dishes	4,308	4	1	3,231	4,415	992
240 - Computers, Misc. Software[nr:1]	16,400	5	1	13,120	16,810	3,021
243 - Computers, Misc. 2018 Only[nr:1]	35,768	1	0	35,768	0	0
244 - Computers, Misc. 48 Computers & Monitors (33%)	16,832	3	2	5,611	11,502	5,296
248 - Computers, Misc. 48 Computers & Monitors (33%)	16,832	3	3	4,208	5,751	4,071
252 - Computers, Misc. 48 Computers & Monitors (33%)	16,832	3	4	3,366	4,313	3,338
264 - Tablet Computer 16 ASUS Tablets	8,615	4	2	4,308	6,623	2,033
268 - Tablet Computer 9 Older Tablets	3,392	4	1	2,544	3,477	781
276 - Computers, Misc. 12 NUC's	3,300	4	4	660	846	655

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00340 - Computers						
22000 - Office Equipment						
277 - Computers, Misc. 8 NUC's (2018 Only)[nr:1]	2,200	1	0	2,200	0	0
360 - Telephone Equipment Phone System	6,000	5	5	1,000	1,230	1,017
361 - Telephone Equipment CISCO System Decommission (2018 Only)[nr:1]	17,045	1	0	17,045	0	0
910 - Computers, Misc. Servers	50,000	4	2	25,000	38,438	11,799
918 - Computers, Misc. Servers, Battery Backups & Network Cards	6,642	3	1	4,428	6,808	2,039
924 - Computers, Misc. 8 Switches, Network	7,602	4	2	3,801	5,844	1,794
24500 - Audio / Visual						
900 - Projector Channel 7 Equipment- Projector	1,873	12	0	1,873	160	140
904 - Miscellaneous Channel 7 Equipment- Playback Control	3,745	6	3	1,873	2,559	604
908 - Miscellaneous Channel 7 Equipment- Digital Editor Computer	3,998	6	0	3,998	683	599
912 - Miscellaneous Channel 7 Equipment- VCR	4,278	6	3	2,139	2,924	690
916 - Miscellaneous Channel 7 Equipment- Canon HD	1,311	3	0	1,311	448	392
920 - Miscellaneous Channel 7 Equipment- Canon HR 960	1,143	5	0	1,143	234	205
24600 - Safety / Access						
700 - Security System 100 Surveillance Cameras (25%)	5,125	1	1	2,563	5,253	2,360
27000 - Appliances						
256 - Point of Sale Computer 9 Food & Beverage MICROS Stations	23,427	7	7	2,928	3,430	3,127
266 - Point of Sale Computer 6 Food & Beverage MICROS Display Units & Bumpbars	2,100	7	7	263	308	280
Sub-total Computers	265,229			145,671	124,704	46,515
00360 - Clubhouse Food & Beverage						
08000 - Rehab						
110 - General Bar	41,999	20	15	10,500	12,915	2,732
24000 - Furnishings						
204 - Chairs 125 Folding Chairs	4,369	15	8	2,039	2,388	319
330 - Tables Banquet & Serpentine Tables	12,354	10	4	7,412	8,864	1,225
334 - Tables Table Skirting	1,861	3	1	1,241	1,907	571
904 - Miscellaneous 75 Patio Furniture Items	25,118	10	5	12,559	15,448	2,553
908 - Miscellaneous 73 Bar- Lounge Furniture Items	39,318	10	5	19,659	24,180	3,997
909 - Miscellaneous Glass Tabletops (2018 Only)[nr:1]	2,788	1	0	2,788	0	0
912 - Miscellaneous 211 Dining Room Furniture Items	46,311	10	5	23,155	28,481	4,707
24500 - Audio / Visual						
100 - Television 6 Televisions & Mounts (33%)	1,200	3	0	1,200	410	359
924 - Projector Projector, Screen, Mounts	4,290	5	4	858	1,759	851

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00360 - Clubhouse Food & Beverage						
24600 - Safety / Access						
350 - Defibrillators Defibrillator	1,881	7	4	806	1,102	267
25500 - Wallcoverings						
310 - FRP 1,710 Sq. Ft. Kitchen	6,445	20	15	1,611	1,982	419
26000 - Outdoor Equipment						
900 - Miscellaneous 5 Patio Heaters	4,038	10	5	2,019	2,484	410
27000 - Appliances						
130 - Counters: Stainless Steel Kitchen Storage Racks & Shelving	5,080	10	5	2,540	3,124	516
134 - Counters: Stainless Steel Work Tables & Sinks	26,734	20	15	6,683	8,221	1,739
200 - Refrigerator Kitchen True Equipment 2-Door	3,718	10	9	372	762	417
220 - Refrigerator: Commercial: Large 3 Bar/Kitchen Walk-In Refer/Freezer Compressors	12,138	7	2	8,670	10,664	1,637
248 - Ice Machine Kitchen Hoshizaki	3,702	6	2	2,468	3,162	582
250 - Ice Machine Bar Storage Rm Manitowoc	3,702	6	2	2,468	3,162	582
252 - Fryer, Free Standing Kitchen American Range	2,400	8	4	1,200	1,538	298
254 - Fryer, Free Standing Kitchen Superior	1,558	8	7	195	399	208
260 - Broiler Kitchen Vulcan Salamander	6,264	5	2	3,759	5,137	1,183
264 - Stove Kitchen American Range Griddle	3,314	10	5	1,657	2,038	337
270 - Stove / Oven: Commercial grade 6-burner Kitchen Wolf Char Broiler	2,147	5	2	1,288	1,761	405
274 - Oven Kitchen Vulcan Dbl Convection Oven	3,895	5	2	2,337	3,194	735
290 - Stove: Fire Suppression Kitchen Fire Suppression	5,923	10	5	2,961	3,643	602
296 - Stove: Exhaust Hood w/ Fan Kitchen Range Exhaust Hood	8,077	10	5	4,038	4,967	821
460 - Miscellaneous Clubhouse Traeger Smoker	1,247	4	2	624	959	294
650 - Sandwich Station 3 Kitchen Sandwich Prep Tables	7,883	8	3	4,927	6,060	953
662 - Meat Slicer Kitchen Hobart	5,041	10	4	3,025	3,617	500
680 - Warming Drawers Kitchen Service Area Toastmaster Food Warmer	2,057	8	3	1,286	1,581	249
688 - Buffet Station Kitchen Serve Well 3-Well	1,542	8	7	193	395	206
692 - Warming Drawers Hotline Food Warmer Assembly	2,123	10	5	1,061	1,305	216
700 - Refrigerator Kitchen True 4-Drawer Chef Base	7,125	15	6	4,275	4,869	495
716 - Refrigerator: Commercial: Large Kitchen Imperial Walk-In Refrigerator	27,500	15	10	9,167	11,275	2,108
720 - Refrigerator Kitchen Hoshizaki Under-Counter	3,769	12	7	1,570	1,932	335
740 - Refrigerator 2 Bar Bev-Air Bar-Back Cabinets	12,796	8	3	7,997	9,837	1,548
752 - Freezer Kitchen True Worktop Freezer	3,769	12	7	1,570	1,932	335
756 - Freezer Kitchen Service Area Delfield Ice Cream Freezer	3,199	8	3	2,000	2,460	387

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00360 - Clubhouse Food & Beverage						
27000 - Appliances						
758 - Freezer: Large Kitchen Imperial Walk-In Freezer	16,175	15	10	5,392	6,632	1,240
760 - Holding/Proofing Cabinet Kitchen Alto Shaam Cabinet	7,725	7	6	1,104	2,262	1,150
800 - Miscellaneous Kitchen SteamCraft Steamer	6,644	6	2	4,430	5,675	1,045
804 - Miscellaneous Platters, Bowels, Utensils	3,887	10	7	1,166	1,594	415
812 - Cold Beverage Dispenser Bar- Beer Tap System	9,025	10	5	4,513	5,551	917
816 - Miscellaneous China/ Plate Ware	4,227	5	3	1,691	2,599	818
820 - Miscellaneous Bar Storage Rm Micromatic Glycol System	2,500	10	6	1,000	1,281	260
824 - Refrigerator Bar Perlick Glass Froster	2,650	8	3	1,656	2,037	321
832 - Miscellaneous Dishware	1,455	15	12	291	398	117
900 - Mixer- Large Globe Mixer/ Grinder	4,036	10	2	3,229	3,723	381
944 - Drinking Fountain 2 Lobby	2,046	20	15	512	629	133
30000 - Miscellaneous						
980 - Plumbing Kitchen Mop Sink	1,905	15	8	889	1,041	139
Sub-total Clubhouse Food & Beverage	420,951			190,050	233,336	43,039
00380 - Sports Lounge Food & Beverage						
04000 - Structural Repairs						
920 - Doors 5 Kitchen Overhead & Service	8,077	30	22	2,154	2,484	416
930 - Doors 25 Interior & Exterior Doors	24,230	30	22	6,461	7,451	1,249
08000 - Rehab						
100 - General Bar	31,230	20	12	12,492	14,405	1,887
22000 - Office Equipment						
218 - Computers, Misc. Kitchen Office PC, Desk, Chair	3,520	12	9	880	1,203	329
24000 - Furnishings						
208 - Bar Stools 22 Bar Stools	4,857	10	3	3,400	3,983	470
338 - Tables Aluminum Folding Tables	4,415	10	3	3,091	3,621	427
916 - Chairs 105 Dining Room/Bar Furniture, Chairs	8,938	8	3	5,586	6,871	1,081
920 - Tables 27 Dining Room/Bar Furniture, Tables	14,861	8	3	9,288	11,424	1,797
924 - Miscellaneous Podium	1,077	20	15	269	331	70
928 - Tables 11 East & West Patio Tables	8,690	12	5	5,069	5,938	736
930 - Tables 34 East & West Patio Chairs (47%)	1,600	6	2	1,067	1,367	252
24500 - Audio / Visual						
104 - Television 11 Bar, Dining, Patio, Pro Shop (27%)	3,225	3	1	2,150	3,306	990
878 - Projector Dining	1,075	8	3	672	826	130

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00380 - Sports Lounge Food & Beverage						
24600 - Safety / Access						
354 - Defibrillators Hallway	2,692	7	4	1,154	1,577	381
25500 - Wallcoverings						
300 - FRP 1,710 Sq. Ft. Kitchen	6,445	20	12	2,578	2,973	389
27000 - Appliances						
100 - Warming Drawers Kitchen Metro Food Warmer	2,295	7	3	1,311	1,680	317
138 - Counters: Stainless Steel Bar Perlick Work Station	5,848	20	13	2,047	2,397	362
142 - Counters: Stainless Steel 2 Bar Perlick Blender Stations	2,123	20	13	743	870	131
166 - Counters: Stainless Steel 26 Kitchen Shelving	1,386	5	2	832	1,136	262
170 - Counters: Stainless Steel Kitchen Chef Counter	13,672	20	13	4,785	5,606	847
174 - Counters: Stainless Steel Kitchen Prep Table	4,702	20	17	705	964	321
178 - Cold Beverage Dispenser 2 Bar Beer Tap Glycol Systems	19,276	15	8	8,996	10,538	1,407
194 - Hot Beverage Dispenser Kitchen Curtis Brewer	1,292	12	10	215	331	124
224 - Sandwich Station Kitchen True Refrigerated Sandwich/Salad Prep	3,769	7	2	2,692	3,311	508
244 - Sandwich Station Kitchen SK Refrigerated Sandwich/Salad Prep	3,015	7	2	2,154	2,649	407
298 - Ice Machine Kitchen Manitowoc	6,031	7	4	2,585	3,532	854
302 - Ice Machine Bar Manitowoc	6,031	7	2	4,308	5,298	813
306 - Ice Machine Outdoor Vending Hoshizaki #2	5,342	9	1	4,749	5,476	547
308 - Fryer, Free Standing Kitchen Pitco Fryer	1,615	7	3	923	1,182	223
310 - Fryer, Free Standing Kitchen American Range Fryer	2,400	7	3	1,371	1,757	332
314 - Broiler Kitchen American Range Salamander	2,330	10	2	1,864	2,150	220
318 - Stove Kitchen Rankin Griddle	3,349	15	8	1,563	1,831	244
322 - Stove / Oven: Commercial grade 6-burner Kitchen American Range	11,075	15	8	5,168	6,054	808
326 - Stove Kitchen Vulcan Charbroiler	3,417	5	4	683	1,401	678
328 - Oven Kitchen TurboChef Pizza Oven & Pizza Dish Caddy	21,958	10	7	6,587	9,003	2,345
330 - Oven Kitchen Vulcan Convection Dbl Oven	7,320	10	8	1,464	2,251	801
338 - Stove: Fire Suppression Kitchen Ansul System	6,203	15	8	2,895	3,391	453
342 - Stove: Exhaust Hood w/ Fan 16 Lin. Ft. Kitchen Exhaust Hood	6,866	15	8	3,204	3,754	501
446 - Counters: Stainless Steel 3 Kitchen Solid, Sorting & L-Shaped Tables	7,460	20	13	2,611	3,058	462
666 - Meat Slicer Kitchen Globe Slicer	1,615	7	3	923	1,183	223
696 - Miscellaneous Kitchen Wells Double Soup Warmer	2,172	7	2	1,551	1,908	293
698 - Miscellaneous Kitchen Well 3-Well Warmer	2,154	7	2	1,538	1,892	290
704 - Refrigerator	8,615	9	2	6,701	7,849	904

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00380 - Sports Lounge Food & Beverage						
27000 - Appliances						
2 Bar Perlick BS60 Coolers						
708 - Refrigerator Kitchen True Refrigerated Chef Base	5,962	15	3	4,769	5,296	385
712 - Refrigerator Bar Perlick FR48 Glass Chiller	3,123	8	2	2,342	2,801	368
724 - Refrigerator: Commercial: Large Kitchen Walk-In Cooler	10,600	20	13	3,710	4,346	656
728 - Refrigerator: Commercial: Large Kitchen Walk-In Cooler Compressor	4,046	7	2	2,890	3,555	546
732 - Refrigerator: Commercial: Large Bar Walk-In Imperial Cooler	18,726	20	13	6,554	7,678	1,160
736 - Refrigerator: Commercial: Large Bar Walk-In Cooler Compressor	4,046	15	8	1,888	2,212	295
764 - Freezer Kitchen Silver King 2-Drawer	4,176	7	2	2,983	3,669	563
768 - Freezer: Large Kitchen Walk-In Freezer	16,175	20	13	5,661	6,632	1,002
772 - Freezer: Large Kitchen Walk-In Freezer Compressor	4,046	15	8	1,888	2,212	295
836 - Miscellaneous Kitchen Accutemp Steamer	6,673	7	3	3,813	4,886	922
844 - Miscellaneous Bar Assembly	4,099	15	8	1,913	2,241	299
848 - Miscellaneous China	1,873	7	4	803	1,097	265
904 - Mixer- Large Kitchen Globe Mixer	2,908	10	3	2,035	2,384	281
940 - Drinking Fountain 2 Lobby	2,046	20	12	818	944	124
972 - Miscellaneous 2 Kitchen Mars Air Curtains	3,015	15	8	1,407	1,648	220
30000 - Miscellaneous						
964 - Plumbing Kitchen 3-Compartment Sink	4,582	15	8	2,138	2,505	334
968 - Plumbing Bar Sink	2,092	20	13	732	858	130
972 - Plumbing Bar Perlick Hand Wash Sink	1,248	20	13	437	512	77
976 - Plumbing Kitchen Mop Sink	1,905	15	8	889	1,041	139
Sub-total Sports Lounge Food & Beverage	389,603			179,152	216,728	34,345
00400 - Golf Equipment						
18000 - Landscaping						
100 - Irrigation: Central Controller Server Room Irrigation Computer	27,155	10	6	10,862	13,917	2,829
104 - Irrigation: Misc. Irrigation Upgrades	24,968	6	1	20,806	25,592	3,832
108 - Irrigation: Controllers 32 Pumps/Irrigation Toro Osmac RDR (18.8%)	33,707	5	2	20,224	27,640	6,363
300 - Irrigation: Misc. 3,000 Lin. Ft. Major System Renovation (82%)	172,131	25	4	144,590	155,262	6,828
301 - Irrigation: Misc. Major System Renovation (2018 Only)[nr:1]	42,238	1	0	42,238	0	0
304 - Irrigation: Misc. 2,000 Sprinkler Heads (3.8%)	16,153	1	1	8,077	16,557	7,438
310 - Irrigation: Valves 26 Mainline Isolation Valves (11.5%)	2,908	3	1	1,938	2,980	893
350 - Irrigation: Pumps Marina 3 HP Submersible	2,185	10	2	1,748	2,016	206
354 - Irrigation: Pumps Marina 30 HP Turbine	12,484	10	2	9,988	11,517	1,178

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2018 Fully Funded Balance	2019 Fully Funded Balance	2019 Line Item Contribution based on Cash Flow Method
00400 - Golf Equipment						
18000 - Landscaping						
358 - Irrigation: Pumps Marina 50 HP Turbine	17,132	10	0	17,132	1,756	1,539
362 - Irrigation: Pumps Spillway 50 HP Centrifugal	13,054	12	10	2,176	3,345	1,251
366 - Irrigation: Pumps Park #4 50 HP Turbine	19,974	12	1	18,310	20,474	1,533
370 - Irrigation: Pumps Spare Centrifugal Pump #3	5,299	34	24	1,559	1,757	253
374 - Irrigation: Pumps Hole #4 Pond Fountain Pump	7,106	10	4	4,264	5,099	705
30000 - Miscellaneous						
200 - Field Equipment Driving Range Ball Picker	2,687	10	7	806	1,102	287
208 - Vehicle John Deere 2020 Pro Gator #6	32,800	8	3	20,500	25,215	3,967
212 - Vehicle Driving Range Cart & Cage	11,162	7	4	4,784	6,538	1,581
220 - Vehicle John Deere 2020 Pro Gator #4	28,400	9	2	22,089	25,876	2,979
224 - Vehicle John Deere 2020 Pro Gator #5	27,853	8	1	24,371	28,549	3,206
228 - Vehicle John Deere TX Gator #1	9,377	9	1	8,335	9,611	959
232 - Vehicle Cushman	10,765	9	8	1,196	2,452	1,309
236 - Vehicle Toro Workman 3300-D	9,565	12	2	7,971	8,987	752
240 - Vehicle Workman 2110	9,377	12	1	8,596	9,611	720
276 - Vehicle 2009 Ford Ranger #1 (VIN 05901)	21,847	14	6	12,484	14,396	1,626
300 - Golf Cart 17 Golf Carts (2017)	86,645	8	7	10,831	22,203	11,567
310 - Golf Cart 8 Golf Carts (2014)	40,774	8	4	20,387	26,121	5,054
320 - Golf Cart 68 Golf Cart Batteries	12,669	8	5	4,751	6,493	1,610
330 - Golf Cart 32 Golf Cart Batteries (60%)	3,600	8	0	3,600	461	404
334 - Golf Cart 32 Golf Cart Batteries (39.6%)	2,361	8	1	2,066	2,420	272
340 - Golf Cart 23 Cart Barn Cart Battery Chargers	11,515	8	3	7,197	8,852	1,393
352 - Tractor John Deere 4120	48,688	20	12	19,475	22,458	2,942
356 - Tractor John Deere Backhoe Attachment	14,779	10	5	7,390	9,089	1,502
360 - Tractor John Deere Front Loader Attachment	8,574	10	6	3,430	4,394	893
378 - Trailer Snowco Lo-Boy Utility Trailer	5,618	9	5	2,497	3,199	635
400 - Equipment Pro Shop Range Servant Ball Dispenser	8,584	10	8	1,717	2,640	940
404 - Maintenance Equipment Tru Turf Greens Roller	12,230	8	5	4,586	6,268	1,554
408 - Maintenance Equipment Sand Spreader	24,701	15	7	13,174	15,191	1,759
412 - Maintenance Equipment Ty-Crop Material Handler	31,682	15	3	25,346	28,144	2,044
416 - Maintenance Equipment Walk Behind Blower	10,000	11	2	8,182	9,318	858

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00400 - Golf Equipment						
30000 - Miscellaneous						
420 - Maintenance Equipment Aerway Aerator	9,987	17	4	7,637	8,430	583
424 - Maintenance Equipment Smithco Bunker Rake	18,983	8	5	7,119	9,729	2,412
428 - Maintenance Equipment Ryan Aerator	10,498	13	5	6,460	7,449	821
432 - Maintenance Equipment Green Master 1000 w/ Trailer	8,207	19	1	7,775	8,412	398
436 - Maintenance Equipment John Deere TC 125 Sweeper	13,361	8	4	6,680	8,559	1,656
452 - Maintenance Equipment Almo Flail Mower	6,485	21	6	4,632	5,065	322
460 - Maintenance Equipment Ryan Mataway Cutter/Seeder	7,996	14	11	1,713	2,342	673
464 - Maintenance Equipment John Deere Precision Cut 2500B #1	29,909	7	1	25,636	30,657	3,935
468 - Maintenance Equipment Ryan Mataway Sod Cutter	6,143	19	6	4,203	4,639	337
472 - Maintenance Equipment John Deere Aircore #1	25,447	12	2	21,206	23,910	2,002
476 - Maintenance Equipment John Deere Precision Cut 2500B #2	32,606	7	3	18,632	23,872	4,507
480 - Maintenance Equipment Lely Fertilizer Spreader	5,835	13	3	4,488	5,060	434
484 - Maintenance Equipment Mower Reels for JD 2500B #1 & #2	7,591	3	1	5,061	7,781	2,330
492 - Maintenance Equipment Groundsmaster 4700D	79,973	8	2	59,980	71,726	9,436
496 - Maintenance Equipment Mower JD 2500B #3	38,726	7	4	16,597	22,682	5,486
498 - Maintenance Equipment Mower JD 2500B #4	38,726	7	5	11,065	17,012	5,624
504 - Maintenance Equipment Toro 3500D Sidewinder #1	32,845	8	4	16,423	21,041	4,072
516 - Maintenance Equipment Toro 3500D Sidewinder #2	41,198	8	1	36,048	42,227	4,742
536 - Maintenance Equipment Toro 4500 D	67,288	8	2	50,466	60,349	7,939
544 - Maintenance Equipment Toro 5510D Fairway Mower	58,059	14	4	41,471	46,758	4,113
552 - Maintenance Equipment John Deere 8700 PC Fairway Mower	58,059	10	3	40,641	47,608	5,617
560 - Maintenance Equipment PBM Boom Sprayer	34,124	10	5	17,062	20,986	3,469
566 - Maintenance Equipment Toro MultiPro 5800 Sprayer	48,139	10	10	4,376	4,934	5,033
Sub-total Golf Equipment	1,562,931			965,040	1,088,729	161,602
00420 - Golf Course						
02000 - Concrete						
654 - Repair 182,000 Sq. Ft. Golf Cart Paths (0.5%)	9,364	3	0	9,364	3,199	2,804
655 - Repair Golf Cart Paths (2018 Only)[nr:1]	5,000	1	0	5,000	0	0
04000 - Structural Repairs						
500 - Bridge Maintenance 150 Sq. Ft. Alt 9 Bridge	6,388	15	2	5,536	6,111	402
504 - Bridge Maintenance 200 Sq. Ft. Hole 13 Bridge	5,430	15	5	3,620	4,081	368
508 - Bridge Maintenance 280 Sq. Ft. Hole 16/17 Bridge	8,208	15	3	6,566	7,291	529

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00420 - Golf Course						
04000 - Structural Repairs						
512 - Bridge Maintenance 560 Sq. Ft. Hole 8 Bridges	16,119	15	1	15,044	16,522	990
910 - Building Maintenance Hole 5 Restroom Bldg Replacement	96,920	40	6	82,382	86,925	2,525
914 - Building Maintenance Hole 9 Restroom Bldg Replacement	129,227	40	6	109,843	115,900	3,366
918 - Building Maintenance Hole 15 Restroom Bldg Replacement	96,920	40	6	82,382	86,925	2,525
14000 - Recreation						
676 - Golf Equipment 22 Ball Washers	15,400	12	3	11,550	13,154	1,242
680 - Golf Equipment 12 Driving Range Mats	4,995	3	2	1,665	3,413	1,572
688 - Golf Equipment 27 Tee Box Markers	22,605	20	12	9,042	10,427	1,366
692 - Golf Equipment 350 Lin. Ft. Driving Range Nets	9,260	10	2	7,408	8,543	874
696 - Golf Equipment 11 Driving Range Tee Dividers	3,708	15	1	3,461	3,800	228
18000 - Landscaping						
454 - Drainage System Maint. Greens & Fairways Drainage & Culverts	5,500	3	1	3,667	5,638	1,688
650 - Golf Course 19 Fairways (10.5%)	16,153	2	0	16,153	8,279	7,256
660 - Golf Course Hazards Renovate Pond #4	18,726	15	7	9,987	11,517	1,333
664 - Golf Course Hazards 19 Sand Traps (10.5%)	2,497	2	1	1,249	2,560	1,150
670 - Golf Course Greens 20 Replace Greens (10%)	92,650	2	19	4,633	4,998	6,654
671 - Golf Course Greens 18 Replace Greens (2019-2027 Only) (11%)[nr:9]	127,650	1	1	63,825	130,841	58,777
673 - Golf Course 2 Holes 7 & 17 (2018 Only)[nr:1]	160,000	1	0	160,000	0	0
684 - Golf Course Tees 19 Tees (10.5%)	18,000	2	19	900	971	1,293
685 - Golf Course Tees 18 Tees (2019-2027 Only) (11%)[nr:9]	18,000	1	1	9,000	18,450	8,288
960 - Consulting Course Design (2019 Only)[nr:1]	41,500	2	1	20,750	42,538	19,109
26000 - Outdoor Equipment						
350 - Furniture 14 Benches & Picnic Tables	9,046	20	7	5,880	6,490	483
480 - Drinking Fountain Hole 3	4,308	16	13	808	1,104	333
484 - Drinking Fountain Hole 5	4,308	15	12	862	1,177	347
492 - Drinking Fountain Hole 9 Memorial Fountain	2,123	25	9	1,358	1,479	95
496 - Drinking Fountain Hole 12	4,308	25	15	1,723	1,943	224
500 - Drinking Fountain Hole 16	4,308	25	15	1,723	1,943	224
Sub-total Golf Course	958,618			655,380	606,219	126,044
00440 - Grounds						
02000 - Concrete						
220 - Walkways Entrance Gate Area- Concrete Walkway	7,491	25	10	4,495	4,914	345
904 - Miscellaneous Central Area, Concrete Stairs- East	4,994	30	3	4,494	4,777	161

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00440 - Grounds						
02000 - Concrete						
908 - Miscellaneous Central Area, Concrete Stairs- West	3,745	30	22	999	1,152	193
04000 - Structural Repairs						
516 - Bridge Maintenance 75 Sq. Ft. Entrance Gate Area- Bridge	1,873	20	5	1,405	1,536	95
520 - Bridge Maintenance 128 Sq. Ft. Park 3	4,388	20	7	2,852	3,148	234
706 - Building Maintenance Main Swim Beach Boat Storage Area Tuff Shed	2,369	15	5	1,579	1,781	161
740 - Building Maintenance 4 Parks 5, 9, 4, 15 Restroom Floors	6,491	25	22	779	1,065	402
856 - Building Maintenance 375 Sq. Ft. Tennis 3/4 Area Patio Structure	23,400	20	16	4,680	5,996	1,560
860 - Building Maintenance Park 1 Restroom Bldg Replacement	88,253	40	2	83,840	88,197	2,083
864 - Building Maintenance Park 2 Restroom Bldg Replacement	88,253	40	3	81,634	85,936	2,135
868 - Building Maintenance Park 3 Restroom Bldg Replacement	88,159	40	38	4,408	6,777	0
872 - Building Maintenance Park 4 Restroom Bldg Replacement	88,253	40	1	86,046	90,459	2,032
876 - Building Maintenance Park 5 Restroom Bldg Replacement	88,252	40	1	86,046	90,459	2,032
880 - Building Maintenance TC 3/4 Restroom Bldg Replacement	88,253	40	4	79,427	83,674	2,188
11000 - Gate Equipment						
150 - DoorKing Slide Gate Operators RV Storage Lot	3,875	8	3	2,422	2,979	469
160 - Operators Torrey Pines Golf Cart Slide Gate	3,875	15	8	1,808	2,118	283
730 - DoorKing Model 1506/02 Ped Keypad 2 RV Lot	2,400	12	7	1,000	1,230	214
800 - Loops, Misc. Wiring Harness 3 RV Lot	1,230	8	3	769	946	149
810 - Loops, Misc. Wiring Harness 2 Torrey Pines Golf Cart Gate	820	15	8	383	448	60
900 - Vehicle Gate Replacement Torrey Pines Golf Cart Gate	7,500	21	14	2,500	2,929	453
14000 - Recreation						
290 - Exercise: Miscellaneous Equip. Park 1- Par Exercise Course	7,241	15	5	4,827	5,443	491
17000 - Tennis Court						
600 - Lighting 3 Central Area, Street/ Tennis Court Lights	9,987	30	20	3,329	3,753	490
17500 - Basketball / Sport Court						
400 - Overlay 6,825 Sq. Ft. Park 1	14,981	25	19	3,595	4,299	861
18000 - Landscaping						
112 - Irrigation: Misc. Tennis 3/4 Landscape	7,491	40	19	3,933	4,223	269
116 - Irrigation: Misc. Front Entrance Area- Irrigation Filter	3,246	10	0	3,246	333	292
120 - Irrigation: Misc. Park 1	6,242	16	1	5,852	6,398	359
124 - Irrigation: Misc. Park 2	4,994	30	1	4,827	5,118	153
128 - Irrigation: Misc. Park 3	6,242	30	2	5,826	6,184	196
132 - Irrigation: Misc. Park 4	4,994	40	16	2,996	3,199	167
136 - Irrigation: Misc.	3,745	32	29	351	480	215

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Reserve Component	*Current Repl. Cost*	*Useful Life*	*Remaining Life*	*2018 Fully Funded Balance*	*2019 Fully Funded Balance*	*2019 Line Item Contribution based on Cash Flow Method*
00440 - Grounds						
18000 - Landscaping						
Park 5						
140 - Irrigation: Misc. Clubhouse Area, Irrigation	24,968	30	2	23,303	24,739	786
144 - Irrigation: Misc. Park 7	3,745	30	1	3,621	3,839	115
148 - Irrigation: Misc. Sports Lounge	14,981	40	33	2,622	3,071	0
156 - Irrigation: Misc. Huck Finn, Dog Park, Irrigation	4,818	20	17	723	988	329
378 - Irrigation: Pumps Front Entrance Gate Area	14,981	40	26	5,243	5,758	639
18500 - Lakes / Ponds						
584 - Pumps / Mechanical Entrance Gate Area	5,195	10	1	4,675	5,325	478
954 - Reconstruction Central Area, Renovate Main Beach	74,904	40	3	69,286	72,938	1,812
19000 - Fencing						
114 - Chain Link: 6' 1,735 Lin. Ft. RV Storage Lot	47,383	40	24	18,953	20,641	1,925
118 - Chain Link: 6' 31,800 Lin. Ft. Common Area, Perimeter Fence	574,308	40	10	430,731	456,216	16,513
138 - Chain Link 157 Lin. Ft. Huck Finn, Dog Park, Fencing	5,627	30	27	563	769	328
330 - Wood: 6' 370 Lin. Ft. Parcel E Fence	8,739	20	10	4,370	4,927	503
336 - Wood: 6' 804 Lin. Ft. Entry Gate Area, Front Fence (17%)	10,717	30	29	357	732	657
340 - Wood: 6' 804 Lin. Ft. Entry Gate Area, Front Fence (16%)	10,000	30	1	9,667	10,250	307
344 - Wood: 6' 804 Lin. Ft. Entry Gate Area, Front Fence (66.8%)	41,705	30	3	37,535	39,898	1,345
360 - Wood: Split Rail 1,448 Lin. Ft. Parks & Common Areas (25%)	5,846	5	1	4,677	5,992	1,077
776 - Gates ECC Parking - Ace Hardware Pedestrian Gate	1,500	15	5	1,000	1,128	102
20000 - Lighting						
218 - Landscape 16 Clubhouse Area, Sign Accent Lights	2,757	10	4	1,654	1,978	273
260 - Sports Field / Court 11 Bocce Court & Walkway Lighting	7,700	20	17	1,155	1,579	526
540 - Parking Lot 4 Sports Lounge, Grounds	11,235	20	9	6,179	6,910	630
21000 - Signage						
710 - Entry Signs Entrance Gate Area, Entrance Sign	19,597	19	7	12,377	13,744	1,102
24500 - Audio / Visual						
108 - Television Entrance Gate Area, Marquis TV's	8,114	7	0	8,114	1,188	1,041
26000 - Outdoor Equipment						
100 - Tot Lot: Play Equipment Central Area, Original Equipment	73,890	15	1	68,964	75,737	4,536
104 - Tot Lot: Play Equipment Park 3	13,784	15	9	5,514	6,593	1,031
108 - Tot Lot: Play Equipment Park 4	26,217	20	5	19,663	21,498	1,332
160 - Flag Pole Entrance Gate Area, Flagpole	4,056	10	7	1,217	1,663	433
164 - Flag Pole Sports Lounge	4,056	10	7	1,217	1,663	433
168 - Flag Pole Clubhouse Flagpole	4,183	10	7	1,255	1,715	447

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00440 - Grounds						
26000 - Outdoor Equipment						
280 - Picnic Table: Cement 2 Tennis 3/4 Landscape- Picnic Tables w/ Benches	3,877	30	26	517	662	221
284 - Picnic Table: Cement 41 Table Set #1 (33%)	18,956	25	11	10,615	11,658	894
288 - Picnic Table: Cement 41 Table Set #2 (33%)	18,956	25	7	13,648	14,767	810
292 - Picnic Table: Cement 41 Table Set #3 (33%)	18,956	25	17	6,066	6,995	1,037
302 - Bocce Ct. Resurface 2 Sports Lounge Bocce Courts	12,484	6	0	12,484	2,133	1,869
308 - Benches 2 Park 4- Concrete Benches	1,873	25	8	1,273	1,382	82
310 - Benches 3 Sports Lounge Bocce Benches	2,100	18	16	233	359	156
312 - Wood Benches 2 Hazel Park & Pond	1,292	15	2	1,120	1,236	81
320 - Picnic Table: Metal 6 Picnic Tables- Parks & Common Area	5,492	15	3	4,394	4,879	354
324 - Park Bench: Perf. Metal 13 Benches- Parks & Common Area (25%)	2,100	4	2	1,050	1,614	496
474 - Drinking Fountain Huck Finn, Dog Park, Fountain	4,864	8	5	1,824	2,493	618
504 - Drinking Fountain 2 Tennis 3/4 Landscape	3,745	20	1	3,558	3,839	172
512 - Drinking Fountain 2 Clubhouse Area, Drinking Fountains	4,018	20	6	2,813	3,089	209
516 - Drinking Fountain Park 4	2,497	20	7	1,623	1,792	133
840 - Shade Structure 2 Beach Shade Structures, Park 3	7,491	16	13	1,405	1,920	580
844 - Shade Structure 5 Beach Shade Structures, Main Beach	18,727	15	9	7,491	8,958	1,401
848 - Shade Structure Sports Lounge Bocce Ct Shade Structure	7,500	15	15	469	513	610
852 - Shade Structure Sports Lounge Bocce Ct Shade Cloth	2,000	4	4	400	513	397
Sub-total Grounds	1,834,970			1,305,965	1,380,230	67,560
00460 - Lakes & Ponds						
04000 - Structural Repairs						
524 - Bridge Maintenance 160 Sq. Ft. Huck Finn Pond- Spillway Bridge	6,242	30	13	3,537	3,839	258
18000 - Landscaping						
390 - Dam, Spillway Hazel Lake- Spillway	31,210	40	31	7,022	7,998	0
391 - Dam, Spillway Hazel Lake (2018 Only)[nr:1]	10,250	1	0	10,250	0	0
394 - Dam, Spillway Huck Finn Pond	49,936	50	13	36,953	38,901	1,237
398 - Dam: Insp. & Maintenance Main Lake/Dam- Primary Dam Valve	86,350	50	49	1,727	3,540	0
406 - Dam: Insp. & Maintenance Main Lake/Dam- Outlet Culvert 6th Tee	49,936	40	28	14,981	16,635	2,239
410 - Dam: Insp. & Maintenance Main Lake/Dam- Earthen Dam	40,000	50	0	40,000	820	719
414 - Dam: Insp. & Maintenance Entry Area Pond	6,242	20	6	4,369	4,798	325
418 - Dam: Insp. & Maintenance Main Lake/Dam- Outlet Gate Valve	24,968	40	24	9,987	10,877	1,014
422 - Dam, Spillway Main Lake/Dam- Spillway	43,076	40	24	17,230	18,765	1,750

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00460 - Lakes & Ponds						
18000 - Landscaping						
426 - Dam: Insp. & Maintenance Main Lake/Dam- Outlet Steel Liner	216,571	40	24	86,629	94,344	8,798
18500 - Lakes / Ponds						
330 - Aeration Heads / Diffusers 6 Main Lake/Dam	27,723	15	7	14,786	17,050	1,974
334 - Aeration Heads / Diffusers 4 Hazel Lake	7,659	7	0	7,659	1,121	983
800 - Sediment Removal Main Lake/Dam- Lake Sediment Program (A) (86%)	176,365	20	0	176,365	9,039	7,923
804 - Sediment Removal Main Lake/Dam- Lake Sediment Program (A) (14%)	28,638	20	1	27,207	29,354	1,319
810 - Sediment Removal Main Lake/Dam- Lake Sediment Program (B)	205,000	20	1	194,750	210,125	9,439
820 - Sediment Removal Main Lake/Dam- Lake Sediment Program (C)	205,000	20	2	184,500	199,619	9,675
830 - Sediment Removal Main Lake/Dam- Lake Sediment Program (D)	205,000	20	3	174,250	189,113	9,917
914 - Sediment Removal Huck Finn Pond	87,389	30	22	23,304	26,872	4,506
918 - Sediment Removal Hazel Lake (11%)	10,000	30	0	10,000	342	299
920 - Sediment Removal Hazel Lake (88.6%)	77,391	30	1	74,812	79,326	2,376
922 - Sediment Removal Entry Area Pond	24,968	20	7	16,229	17,914	1,333
926 - Sediment Removal Main Lake/Dam- Inlet Sediment Removal	11,092	1	0	11,092	11,369	9,965
960 - Miscellaneous 300 Lin. Ft. Main Lake/Dam- Marina Wake Boom	30,153	16	12	7,538	9,658	2,277
964 - Miscellaneous 235 Lin. Ft. Main Lake/Dam- Main Beach Wake Boom	18,882	16	0	18,882	1,210	1,060
26000 - Outdoor Equipment						
316 - Benches 4 Main Lake/Dam	3,121	20	5	2,341	2,559	159
Sub-total Lakes & Ponds	1,683,162			1,176,398	1,005,187	79,546
00480 - Public Safety						
11000 - Gate Equipment						
290 - Gate Arm Control Assembly Gate Arm, Member Lane	7,000	5	0	7,000	1,435	1,258
294 - Gate Arm Control Assembly Gate Arm, Visitor Lane	7,000	5	0	7,000	1,435	1,258
912 - Miscellaneous Main Bar Scanner	10,612	10	7	3,184	4,351	1,133
21000 - Signage						
680 - Miscellaneous 4 Radar Speed Signs	26,000	5	2	15,600	21,320	4,908
24600 - Safety / Access						
358 - Defibrillators Vehicle Defibrillators	4,970	5	1	3,976	5,094	915
550 - Digital Video Recorder 5 Digital Recorders/ Body Cameras	4,846	5	1	3,877	4,967	893
554 - Digital Video Recorder Digital Recorders/ Car Mounts	3,188	5	1	2,550	3,267	587
610 - Radio System Sports Lounge Radio Repeater System	13,969	10	1	12,572	14,319	1,286
620 - Hand Held Radios 12 Kenwood Radios	5,324	5	1	4,259	5,457	981
30000 - Miscellaneous						
244 - Vehicle 5 Light Bar Setups	4,027	6	4	1,342	2,064	666

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2018 Fully Funded Balance	2019 Fully Funded Balance	2019 Line Item Contribution based on Cash Flow Method
00480 - Public Safety						
30000 - Miscellaneous						
248 - Vehicle 2017 Chevy Equinox, PS #3	27,912	6	4	9,304	14,305	4,613
252 - Vehicle 2017 Chevy Equinox, PS #2	27,912	6	4	9,304	14,305	4,613
256 - Vehicle 2016 Chevy Colorado, PS #1	35,372	6	4	11,791	18,128	5,847
382 - Trailer Radar Trailer	8,739	20	11	3,933	4,479	515
386 - Trailer Patrol Boat Trailer	1,248	10	10	113	128	130
592 - Equipment 3 Eagle IIX Golden LAS Radar	3,877	6	1	3,231	3,974	595
616 - Boat Barge CF9512TG	18,726	15	1	17,478	19,194	1,150
620 - Boat Patrol Boat CF6585PR	35,875	15	10	11,958	14,709	2,751
624 - Boat Slip 240 Patrol Boat Lift	6,626	8	6	1,657	2,547	863
740 - Generator Gate House, Backup Generator	6,339	15	11	1,690	2,166	498
Sub-total Public Safety	259,562			131,819	157,643	35,460
00500 - Public Works						
30000 - Miscellaneous						
216 - Vehicle 2017 Chevy Colorado #14	22,204	14	13	1,586	3,251	1,964
242 - Vehicle 2017 Chevy Colorado #13	18,726	14	13	1,338	2,742	1,657
258 - Vehicle 2016 Chevy Express 25 Van	32,563	14	12	4,652	7,152	2,810
260 - Vehicle Toro Workman #3	27,465	10	1	24,719	28,152	2,529
264 - Vehicle Toro Workman Model 3300 #8	28,410	10	9	2,841	5,824	3,188
268 - Vehicle 1998 Ford F700 Dump Truck	56,178	20	4	44,943	48,945	2,786
272 - Vehicle 1995 Ford F450 Flatbed Truck	43,695	20	5	32,771	35,830	2,221
280 - Vehicle 2016 Chevy Colorado #12	23,114	14	11	4,953	6,769	1,946
284 - Vehicle 1999 Ford Ranger #8 (VIN 44650)	18,726	14	1	17,388	19,194	1,232
288 - Vehicle 2002 Ford Ranger #9 (VIN 98814)	19,101	14	1	17,736	19,578	1,256
292 - Vehicle 2015 Chevrolet Silverado 1500 #11 (VIN 359734)	36,772	14	11	7,880	10,769	3,096
296 - Vehicle 2015 Mechron 2200	15,234	17	14	2,688	3,674	1,138
364 - Tractor 1997 Ford	49,936	25	8	33,957	36,853	2,187
368 - Tractor CAT 416B Loader Backhoe	77,402	25	2	71,209	76,163	2,922
628 - Maintenance Equipment Air Compressor	3,121	25	2	2,871	3,071	118
632 - Maintenance Equipment Hot Water Pressure Washer	7,216	15	3	5,773	6,411	465
636 - Maintenance Equipment Grinder, Neary Reel	45,982	10	8	9,196	14,139	5,033
640 - Maintenance Equipment Hydraulic Hoist	12,484	20	5	9,363	10,237	635
644 - Maintenance Equipment Leaf Vacuum	18,450	12	1	16,913	18,911	1,416

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2018 Fully Funded Balance	2019 Fully Funded Balance	2019 Line Item Contribution based on Cash Flow Method
00500 - Public Works						
30000 - Miscellaneous						
648 - Maintenance Equipment Pressure Washer	7,665	15	3	6,132	6,809	494
660 - Maintenance Equipment Water Treatment System	18,726	25	13	8,989	9,981	928
670 - Maintenance Equipment Portable 1,000 Gallon Water Tank	2,746	20	12	1,098	1,267	166
674 - Maintenance Equipment Groundmaster 360 Mower	37,322	8	7	4,665	9,564	4,982
678 - Maintenance Equipment Paint Striper MB 45 Airless	18,240	15	7	9,728	11,218	1,299
682 - Maintenance Equipment Welder	2,377	7	7	297	348	317
686 - Maintenance Equipment Shop Hoist	2,497	20	7	1,623	1,792	133
692 - Maintenance Equipment Spray Rig (PDM)	7,249	12	9	1,812	2,477	678
736 - Generator Gen-Tech Portable	2,732	10	7	819	1,120	292
Sub-total Public Works	656,335			347,942	402,242	47,888
00520 - Recreational Facilities						
02000 - Concrete						
224 - Walkways Marina Paths	18,726	25	10	11,236	12,284	861
420 - Boat Ramp Park 4, Boat Launch Ramp	13,108	20	6	9,176	10,077	683
04000 - Structural Repairs						
820 - Dock 22 Marina/Boating- Ph 1 Anchoring Winches (50%)	23,692	20	0	23,692	1,214	1,064
822 - Dock 22 Marina/Boating- Ph 2 Anchoring Winches (50%)	23,692	20	12	9,477	10,928	1,431
824 - Dock 254 Lin. Ft. Marina Dock/Lights #1 101-144	175,209	25	4	147,176	158,039	6,950
828 - Dock 242 Lin. Ft. Marina Dock/Lights #2 201-240	158,048	25	5	126,438	136,079	6,426
832 - Dock 210 Lin. Ft. Marina Dock/Lights #3 301-336	149,977	23	20	19,562	26,735	9,600
836 - Dock 182 Lin. Ft. Marina Dock/Lights #4 401-428	176,866	25	16	63,672	72,515	9,436
840 - Dock 114 Lin. Ft. Marina Guest Dock	96,921	25	19	23,261	27,816	5,568
848 - Dock 672 Sq. Ft. [2] Park 4 Docks	39,950	25	7	28,764	31,121	1,707
12000 - Pool						
100 - Resurface 263 Lin. Ft. Swimming Pool	56,179	12	1	51,498	57,584	4,311
104 - Resurface 70 Lin. Ft. Wading Pool	5,955	12	1	5,459	6,104	457
210 - Lane Ropes 375 Lin. Ft. Swimming Pool, [5] Lane Ropes	2,783	8	5	1,043	1,426	354
400 - ADA Chair Lift Handicap Access Lift	7,113	12	10	1,185	1,823	682
600 - Deck: Re-Surface 9,206 Sq. Ft. Swimming Pool, Deck Sandblasting	4,051	20	13	1,418	1,661	251
604 - Deck: Re-Surface 9,206 Sq. Ft. Pool Deck Acid Wash	6,260	15	4	4,591	5,133	414
700 - Chemical System 2 Chemical Feed System	17,425	10	1	15,683	17,861	1,605
720 - Heater Wading Pool	4,994	15	4	3,662	4,095	330
724 - Heater Swimming Pool	33,603	15	4	24,642	27,555	2,222

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2018 Fully Funded Balance	2019 Fully Funded Balance	2019 Line Item Contribution based on Cash Flow Method
00520 - Recreational Facilities						
12000 - Pool						
730 - Filter 3 Swimming Pool Sand Filters	32,943	20	9	18,119	20,260	1,848
734 - Filter Wading Pool	5,041	20	9	2,773	3,100	283
740 - Pumps Swimming Pool, Pump	22,045	5	7	2,756	3,228	2,943
744 - Pumps 2 Wadding Pool	1,831	10	6	732	938	191
750 - Cover 3,439 Sq. Ft. Swimming Pool	6,706	7	5	1,916	2,946	974
754 - Storage Reel Swimming Pool, Storage Reel, Pool Cover	4,523	7	4	1,938	2,649	641
758 - Storage Reel Swimming Pool, Storage Reel, Pool Lanes	2,488	7	4	1,066	1,457	352
770 - Equipment: Replacement Portable Pool Vacuum	3,083	10	2	2,467	2,844	291
960 - Furniture: Misc 98 Swimming Pool, Furniture	24,795	7	2	17,711	21,784	3,344
974 - Pedestal Shower Pool Area Pedestal Shower	2,497	25	14	1,099	1,229	127
978 - Miscellaneous 6 Starting Blocks	18,726	20	9	10,299	11,517	1,051
982 - Pedestal Shower Foot Wash	1,248	25	15	499	563	65
986 - Water Feature Pool Pedestal Fountain	2,497	25	15	999	1,126	130
17000 - Tennis Court						
100 - Reseal 14,400 Sq. Ft. Courts 1 & 2	19,008	5	1	15,206	19,483	3,501
104 - Reseal 13,200 Sq. Ft. Courts 3 & 4	17,424	5	1	13,939	17,860	3,209
500 - Resurface 14,400 Sq. Ft. Courts 1 & 2	58,320	20	15	14,580	17,933	3,794
504 - Resurface 13,200 Sq. Ft. Courts 3 & 4	53,460	20	15	13,365	16,439	3,478
604 - Lighting 16 Lights- Courts 1 & 2	26,041	30	9	18,228	19,574	974
608 - Lighting 11 Lights- Courts 3 & 4	17,903	30	1	17,306	18,351	550
700 - Screen 7,360 Sq. Ft. Windscreens	4,810	3	1	3,207	4,931	1,477
19000 - Fencing						
130 - Chain Link: 10' 720 Lin. Ft. Tennis Courts 1 & 2	24,077	40	1	23,475	24,679	554
134 - Chain Link: 10' 560 Lin. Ft. Tennis Courts 3 & 4	18,726	40	8	14,981	15,836	512
230 - Wrought Iron: 6' 407 Lin. Ft. Pool Perimeter	18,128	25	2	16,678	17,838	684
780 - Gates Swimming Pool Gate	10,769	7	4	4,615	6,308	1,526
784 - Gates 2 Tennis Court 1 & 2 Gates	21,538	7	5	6,154	9,461	3,128
788 - Gates 4 Tennis Court 3 & 4 Gates	43,076	7	5	12,307	18,923	6,255
792 - Gates 4 Dock 1, 2, 3 & 4 Gate Locks	43,076	7	5	12,307	18,923	6,255
20000 - Lighting						
100 - Exterior: Misc. Fixtures Park 4, Boat Ramp Lights	1,873	25	3	1,648	1,766	72
120 - Exterior: Misc. Fixtures 2 Marina Dock Denier Goose Lights	1,292	10	5	646	795	131

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Reserve Component	*Current Repl. Cost*	*Useful Life*	*Remaining Life*	*2018 Fully Funded Balance*	*2019 Fully Funded Balance*	*2019 Line Item Contribution based on Cash Flow Method*
00520 - Recreational Facilities						
20000 - Lighting						
122 - Exterior: Misc. Fixtures Marina Dock 1 & 2 Denier Goose Lights	5,379	10	7	1,614	2,205	574
216 - Light Post 8 Swimming Pool, Deck Lighting	8,989	20	11	4,045	4,607	530
23000 - Mechanical Equipment						
612 - Water Heater Pool Domestic Water Heater	3,596	15	4	2,637	2,948	238
26000 - Outdoor Equipment						
430 - Bleachers Tennis Courts 3 & 4	1,873	20	5	1,405	1,536	95
Sub-total Recreational Facilities	1,542,331			832,350	924,083	104,129
00540 - Roads & Parking						
01000 - Paving						
200 - Asphalt: Ongoing Repairs Accumulated Road Repair[nr:1/se:3]	69,900	6	1	58,250	71,648	10,999
200 - Asphalt: Ongoing Repairs Accumulated Road Repair[nr:1/se:3]	69,900	6	2	46,600	59,706	10,999
200 - Asphalt: Ongoing Repairs Accumulated Road Repair[nr:1/se:3]	69,900	6	3	34,950	47,765	10,999
210 - Asphalt: Ongoing Repairs Road Repair Cycle 1 of 6	323,000	6	5	53,833	110,358	54,722
220 - Asphalt: Ongoing Repairs Road Repair Cycle 2 of 6	141,000	6	6	20,143	24,088	20,987
221 - Asphalt: Ongoing Repairs Road Repair Cycle 2 of 6	182,000	6	0	182,000	31,092	27,253
230 - Asphalt: Ongoing Repairs Road Repair Cycle 3 of 6	323,000	6	1	269,167	331,075	49,575
240 - Asphalt: Ongoing Repairs Road Repair Cycle 4 of 6	323,000	6	2	215,333	275,896	50,815
250 - Asphalt: Ongoing Repairs Road Repair Cycle 5 of 6	323,000	6	3	161,500	220,717	52,085
260 - Asphalt: Ongoing Repairs Road Repair Cycle 6 of 6	323,000	6	4	107,667	165,538	53,387
540 - Culverts Culvert Repair & Maintenance	53,850	1	1	26,925	55,196	24,795
541 - Culverts Culvert Repair & Maintenance (2018 Only) (32%)[nr:1]	17,440	1	0	17,440	0	0
543 - Culverts Culvert Repair & Maintenance (2019 Only) (67.6%)[nr:1]	36,408	2	1	18,204	37,318	16,764
980 - Consulting/Engineering Engineering/Construction Management	40,000	1	2	13,333	20,500	12,586
Sub-total Roads & Parking	2,295,398			1,225,345 [A]	1,450,896 [B]	395,966
Totals	**13,847,246**			**8,083,016** [EndBal] [A]	**8,638,831** [EndBal] [B]	**1,295,921**
Percent Funded				**46.30%**	**35.97%**	

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Terms & Definitions CAI

CASH FLOW METHOD: A method of developing a Reserve Funding Plan where contributions to the Reserve fund are designed to offset the variable annual expenditures from the Reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of Reserve expenses until the desired Funding Goal is achieved.

COMPONENT INVENTORY: The task of selecting and quantifying Reserve Components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate representative(s) of the association or cooperative.

COMPONENT METHOD: A method of developing a Reserve Funding Plan where the total contribution is based on the sum of contributions for individual components. See "Cash Flow Method.

COMPONENT: The individual line items in the Reserve Study, developed or updated in the Physical Analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Association responsibility, 2) with limited Useful Life expectancies, 3) predictable Remaining Useful Life expectancies, 4) above a minimum threshold cost, and 5) as required by local codes.

CONDITION ASSESSMENT: The task of evaluating the current condition of the component based on observed or reported characteristics.

CURRENT REPLACEMENT COST: See "Replacement Cost."

DEFICIT: An actual (or projected) Reserve Balance less than the Fully Funded Balance. The opposite would be a Surplus.

EFFECTIVE AGE: The difference between Useful Life and Remaining Useful Life. Not always equivalent to chronological age, since some components age irregularly. Used primarily in computations.

FINANCIAL ANALYSIS: The portion of a Reserve Study where current status of the Reserves (measured as cash or Percent Funded) and a recommended Reserve contribution rate (Reserve Funding Plan) are derived, and the projected Reserve income and expense over time is presented. The Financial Analysis is one of the two parts of a Reserve Study.

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FULLY FUNDED BALANCE (FFB): Total Accrued Depreciation. An indicator against which Actual (or projected) Reserve balance can be compared. The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost. This number is calculated for each component, then summed together for an association total. Two formulae can be utilized, depending on the provider's sensitivity to interest and inflation effects. Note: Both yield identical results when interest and inflation are equivalent.

FFB = Current Cost X Effective Age / Useful Life

or

FFB = (Current Cost X Effective Age / Useful Life) +
[(Current Cost X Effective Age / Useful Life) / (1 + *Interest* Rate) ^ Remaining Life] -
[(Current Cost X Effective Age / Useful Life) / (1 + *Inflation* Rate) ^ Remaining Life]

FULLY FUNDED: 100% Funded. When the actual (or projected) Reserve balance is equal to the Fully Funded Balance.

FUND STATUS: The status of the reserve fund as compared to an established benchmark such as percent funding.

FUNDING GOALS: Independent of methodology utilized, the following represent the basic categories of Funding Plan goals:

Baseline Funding:	Establishing a Reserve funding goal of keeping the Reserve cash balance above zero.
Full Funding:	Setting a Reserve funding goal of attaining and maintaining Reserves at or near 100% funded.
Statutory Funding:	Establishing a Reserve funding goal of setting aside the specific minimum amount of Reserves required by local statues.
Threshold Funding:	Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than "Fully Funding."

FUNDING PLAN: An association's plan to provide income to a Reserve fund to offset anticipated expenditures from that fund.

FUNDING PRINCIPLES:

- Sufficient Funds When Required
- Stable Contribution Rate over the Years
- Evenly Distributed Contributions over the Years
- Fiscally Responsible

LIFE AND VALUATION ESTIMATES: The task of estimating Useful Life, Remaining Useful Life, and Repair or Replacement Costs for the Reserve components.

PERCENT FUNDED: The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the *actual (or projected)* Reserve Balance to the *Fully Funded Balance*, expressed as a percentage.

PHYSICAL ANALYSIS: The portion of the Reserve Study where the Component Inventory, Condition Assessment, and Life and Valuation Estimate tasks are performed. This represents one of the two parts of the Reserve Study.

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REMAINING USEFUL LIFE (RUL): Also referred to as "Remaining Life" (RL). The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Projects anticipated to occur in the initial year have "zero" Remaining Useful Life.

REPLACEMENT COST: The cost of replacing, repairing, or restoring a Reserve Component to its original functional condition. The Current Replacement Cost would be the cost to replace, repair, or restore the component during that particular year.

RESERVE BALANCE: Actual or projected funds as of a particular point in time that the association has identified for use to defray the future repair or replacement of those major components which the association is obligated to maintain. Also known as Reserves, Reserve Accounts and Cash Reserves. Based upon information provided and not audited.

RESERVE PROVIDER: An individual that prepares Reserve Studies.

RESERVE STUDY: A budget planning tool which identifies the current status of the Reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures. The Reserve Study consists of two parts: the Physical Analysis and the Financial Analysis.

RESPONSIBLE CHARGE: A reserve specialist in responsible charge of a reserve study shall render regular and effective supervision to those individuals performing services which directly and materially affect the quality and competence rendered by the reserve specialist. A reserve specialist shall maintain such records as are reasonably necessary to establish that the reserve specialist exercised regular and effective supervision of a reserve study of which he was in responsible charge. A reserve specialist engaged in any of the following acts or practices shall be deemed not to have rendered the regular and effective supervision required herein:

1. The regular and continuous absence from principal office premises from which professional services are rendered; except for performance of field work or presence in a field office maintained exclusively for a specific project;
2. The failure to personally inspect or review the work of subordinates where necessary and appropriate;
3. The rendering of a limited, cursory or perfunctory review of plans or projects in lieu of an appropriate detailed review;
4. The failure to personally be available on a reasonable basis or with adequate advance notice for consultation and inspection where circumstances require personal availability.

SPECIAL ASSESSMENT: An assessment levied on the members of an association in addition to regular assessments. Special Assessments are often regulated by governing documents or local statutes.

SURPLUS: An actual (or projected) Reserve Balance greater than the Fully Funded Balance. See "Deficit."

USEFUL LIFE (UL): Total Useful Life or Depreciable Life. The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed in its present application or installation.

The above terms and definitions are from the Community Associations Institute (CAI) national standards.

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Terms & Definitions BRG

Browning Reserve Group reserve studies use several terms that are unique to our reports. Our specialized systems have been developed to offer flexibility in many areas of our reporting. Please see below for definitions of abbreviations and symbols used in many of our reserve studies.

NR-1 (LIMITED RECURRENCE, 1 TIME): This signifies a major reserve component recurs for only a fixed number of cycles. Most often used to display a cost in a specific year only, NR-1 signifies the component only occurs one time. An NR-2 means the component will display for two cycles and so on. This makes it easy to enter one-time costs that pop up from time to time, or to display a cost that may be unique at one replacement date only.

SE-2 (SPREAD EVENLY OVER 2 YEARS): This signifies the major component, when replaced is spread evenly over 2 or more years. For example if a component will be replaced in year 8 of the study, and there is a SE-2, then the component will be replaced over 2 years, year 8 and year 9. Although the component is split over 2 or more years, each subsequent year will increase by the study's inflation factor. An SE-3 signifies the component is split over three years and so on.

NSE-2 (SPREAD NON-EVENLY OVER 2 YEARS): Similar to above, but the spread is not equal in each year. The spread is entered at a different amount for each year in the spread. The total of the spread will always equal 100% of the total replacement cost, excluding inflation.

% (PERCENT TO INCLUDE): This signifies that the component is being replaced at less than 100 percent of its replacement cost or quantity. Perhaps a component is replaced partially at each replacement year. Another example would be to do a small portion of the work at each replacement year. Oftentimes wood fencing is replaced over several cycles, and the study will display a percentage of the fence at each replacement cycle.

DELAYED START (REMAINING LIFE GREATER THAN USEFUL): In many instances a component's replacement cycle may not begin immediately, so the replacement cycle start is delayed. Delay is accomplished by setting the remaining life greater than the useful life.

ZERO REMAINING LIFE: Zero remaining life signifies that the component is replaced in the year which the study is prepared. All replacements are reflected in their replacement year, and the year in which the study is prepared is no different than any other year.

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Browning
RESERVE GROUP

Clarity from Complexity

RESERVE STUDY

Member Distribution Materials

Lake of the Pines

Update w/ Site Visit Review

Final

Published - October 29, 2018

Prepared for the 2019 Fiscal Year

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Browning Reserve Group

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October 29, 2018

This is a summary of the Reserve Study that has been performed for Lake of the Pines, (the "Association"). This study was conducted in compliance with California *Civil Code Sections 5300, 5550 and 5560* and is being provided to you, as a member of the Association, as required under these statutes. A full copy is available (through the Association) for review by members of the Association.

The intention of the Reserve Study is to forecast the Association's ability to repair or replace major components as they wear out in future years. This is done utilizing the "Cash Flow Method." This is a method of developing a reserve funding plan where the contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund.

Browning Reserve Group prepared this Update w/ Site Visit Review for the January 1, 2019 - December 31, 2019 fiscal year.

Lake of the Pines is a Planned Development with a total of 2,011 Lots.

The Reserve Study is not an engineering report, and no destructive testing was performed. The costs outlined in the study are for budgetary and planning purposes only, and actual bid costs would depend upon the defined scope of work at the time repairs are made. Also, any latent defects are excluded from this report.

Funding Assessment

Based on the 30 year cash flow projection, the Association's reserves appear adequately funded as the reserve fund ending balances remain positive throughout the replacement of all major components during the next 30 years.

California statute imposes no reserve funding level requirements nor does it address funding level adequacy, and although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that the Association's reserves are inadequately funded.

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Reserve Component	Current Replacement Cost	Useful Life	Remaining Life	2018 Fully Funded Balance	2019 Fully Funded Balance	2019 Line Item Contribution based on Cash Flow Method
01000 - Paving	2,295,398	1-6	0-6	1,225,345	1,450,896	395,966
02000 - Concrete	112,133	1-30	0-25	55,876	49,664	7,820
03000 - Painting: Exterior	83,039	5-15	1-10	51,949	65,522	11,501
03500 - Painting: Interior	55,594	7-10	1-6	38,877	47,361	6,971
04000 - Structural Repairs	2,140,452	5-40	0-38	1,353,959	1,446,406	89,534
04500 - Decking/Balconies	110,864	15-20	2-15	49,188	56,648	7,098
05000 - Roofing	304,986	15-30	1-22	133,753	154,216	19,432
08000 - Rehab	335,564	11-20	2-15	114,841	137,384	22,985
11000 - Gate Equipment	44,311	5-21	0-14	26,065	17,870	5,276
12000 - Pool	266,785	5-25	1-15	171,554	196,882	22,863
14000 - Recreation	63,208	3-20	1-12	37,953	44,779	5,771
17000 - Tennis Court	206,953	3-30	1-20	99,161	118,324	17,473
17500 - Basketball / Sport Court	14,981	25-25	19-19	3,595	4,299	861
18000 - Landscaping	1,556,156	1-50	0-49	885,764	774,709	160,000
18500 - Lakes / Ponds	1,195,359	1-40	0-22	1,015,334	880,375	65,337
19000 - Fencing	906,927	5-40	1-29	611,338	666,394	42,419
20000 - Lighting	79,212	10-25	3-17	30,270	36,234	5,804
21000 - Signage	45,597	5-19	2-7	27,977	35,064	6,010
22000 - Office Equipment	221,748	1-12	0-9	128,461	109,907	38,446
23000 - Mechanical Equipment	259,516	12-20	1-13	118,060	138,265	18,653
24000 - Furnishings	279,416	1-20	0-15	155,478	184,063	27,110
24500 - Audio / Visual	71,510	3-20	0-15	38,575	30,258	8,545
24600 - Safety / Access	148,796	1-30	1-18	62,980	78,649	14,622
25000 - Flooring	167,075	4-20	0-13	106,640	103,187	18,286
25500 - Wallcoverings	12,890	20-20	12-15	4,189	4,955	809
26000 - Outdoor Equipment	300,545	4-30	0-26	186,930	198,384	20,704
27000 - Appliances	507,444	4-20	1-17	225,148	278,165	50,955
28500 - Waste Water Treatment	13,506	1-5	0-2	9,722	7,758	1,786
30000 - Miscellaneous	2,034,277	1-25	0-20	1,101,031	1,317,773	198,993
31000 - Reserve Study	13,000	3-3	0-0	13,000	4,442	3,893
Totals	$13,847,246			$8,083,016	$8,638,831	$1,295,921
Estimated Ending Balance				$3,742,131	$3,107,578	$53.70 /Lot/month @ 2011
Percent Funded				46.3%	36.0%	

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October 29, 2018

(1) The regular assessment per ownership interest is $239.00 per month for the fiscal year beginning January 1, 2019.

Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found on page ___ of the attached summary.

(2) Additional regular or special assessments that have already been scheduled to be imposed or charged, regardless of the purpose, if they have been approved by the board and/or members:

Date assessment will be due:	Amount per ownership interest per month or year (if assessments are variable, see note immediately below):	Purpose of the assessment:
N/A	$0.00	N/A
Total:	$0.00	

Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found on page ___ of the attached report.

(3) Based upon the most recent reserve study and other information available to the board of directors, will currently projected reserve account balances be sufficient at the end of each year to meet the association's obligation for repair and/or replacement of major components during the next 30 years?

Yes__**X**__No_____

This disclosure has been prepared by Browning Reserve Group and has been reviewed and approved by the association's board of directors based upon the best information available to the association at the time of its preparation. The accuracy of this information over the next 30 years will be dependent upon circumstances which are impossible to predict with specificity, and will require future action to adjust assessments over the period in accordance with the current projections and future developments.

(4) If the answer to (3) is no, what additional assessments or other contributions to reserves would be necessary to ensure that sufficient reserve funds will be available each year during the next 30 years that have not yet been approved by the board or the members

Approximate date assessment will be due:	Amount per ownership interest per month or year:
N/A	N/A

(5) All major components are included in the reserve study and are included in its calculations. See next page §5300(b)(4), for any major component exclusions.

(6) Based on the method of calculation in paragraph (4) of the subdivision (b) of section 5570, the estimated amount required in the reserve fund at the end of the current fiscal year is $8,083,016, based in whole or in part on the last reserve study or update prepared by Browning Reserve Group as of October, 2018. The projected reserve fund cash balance at the end of the current fiscal year is $3,742,131 resulting in reserves being 46.3% percent funded at this date. Civil code section 5570 does not require the board to fund reserves in accordance with this calculation.

An alternate and generally accepted method of calculation has been utilized to determine future reserve contribution amounts. The reserve contribution for the next fiscal year has been determined using the Cash Flow method of calculation (see section III, Reserve Fund Balance Forecast). This is a method of developing a reserve funding plan where the contributions to the reserve fund are designated to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

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(7) Based on the method of calculation in paragraph (4) of subdivision (b) of section 5570 of the Civil Code, the estimated amount required in the reserve fund at the end of each of the next five budget years is presented in column (b) 'Fully Funded Balance' in the table immediately below; and the projected reserve fund cash balance in each of those years, taking into account only assessments already approved and other known revenues, is presented in column (c) 'Reserve Ending Balance'; leaving the reserve at percent funding as presented in column (d) 'Percent Funded' in each of the respective years.

Fiscal Year (a)	Fully Funded Balance (b)	Reserve Ending Balance (c)	Percent Funded (d)
2019	$8,638,831	$3,107,578	36.0%
2020	$8,209,992	$2,611,378	31.8%
2021	$7,886,861	$2,494,858	31.6%
2022	$7,885,611	$2,363,196	30.0%
2023	$7,808,136	$2,395,279	30.7%

If the reserve funding plan approved by the association is implemented, the projected fund cash balance in each of those years will be the amounts presented in column (c) 'Reserve Ending Balance' in the table immediately above, leaving the reserve at percent funding as presented in column (d) 'Percent Funded' in each of the respective years.

NOTE: The financial representations set forth in this summary are based on the best estimates of the preparer at that time. The estimates are subject to change. At the time this summary was prepared, 2.50% per year was the assumed long-term inflation rate, and 2.50% per year was the assumed long-term interest rate.

Additional Disclosures

§5565(d) The current deficiency in reserve funding as of December 31, 2019 is $2,750 per ownership interest (average).

This is calculated as the current estimate of the amount of cash reserves necessary as of the end of the fiscal year for which the study is prepared, less, the amount of accumulated cash reserves actually (Projected to be) set aside to repair, replace, restore, or maintain the major components.

$$\text{Deficiency} = \frac{\text{2019 Fully Funded Balance - 2019 Reserve Ending Balance}}{\text{Ownership Interest Quantity}}$$

§5300(b)(4) The current board of directors of the association has not deferred or determined to not undertake repairs or replacements over the next 30 years.

Major Component:	Justification for Deferral:
N/A	N/A

§5300(b)(5) The board of directors as of the date of the study does not anticipate the levy of a special assessment for the repair, replacement, or restoration of the major components.

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30% Minimum Balance Threshold

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Beginning Balance	3,351,524	3,742,131	3,107,578	2,611,378	2,494,858	2,363,196	2,395,279	2,581,159	2,728,642	3,183,809
Inflated Expenditures @ 2.5%	901,357	2,015,038	1,949,552	1,654,952	1,765,881	1,627,669	1,503,779	1,573,972	1,301,878	1,289,662
Reserve Contribution	1,204,388	1,295,921	1,382,748	1,475,392	1,574,243	1,601,005	1,628,222	1,655,902	1,684,052	1,712,681
Lots/month @ 2011	*49.91*	*53.70*	*57.30*	*61.14*	*65.23*	*66.34*	*67.47*	*68.62*	*69.79*	*70.97*
Percentage Increase		*7.6%*	*6.7%*	*6.7%*	*6.7%*	*1.7%*	*1.7%*	*1.7%*	*1.7%*	*1.7%*
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	87,576	84,564	70,604	63,040	59,976	58,747	61,438	65,553	72,993	84,883
Ending Balance	3,742,131	3,107,578	2,611,378	2,494,858	2,363,196	2,395,279	2,581,159	2,728,642	3,183,809	3,691,711

	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Beginning Balance	3,691,711	2,852,512	3,276,310	3,423,241	3,719,044	4,575,436	4,376,915	4,567,824	5,097,619	5,293,433
Inflated Expenditures @ 2.5%	2,656,651	1,411,102	1,717,885	1,597,646	1,074,751	2,161,559	1,796,119	1,490,526	1,858,179	1,969,350
Reserve Contribution	1,736,659	1,759,236	1,782,106	1,805,273	1,828,742	1,852,516	1,876,599	1,900,995	1,925,708	1,950,742
Lots/month @ 2011	*71.96*	*72.90*	*73.85*	*74.81*	*75.78*	*76.77*	*77.76*	*78.77*	*79.80*	*80.84*
Percentage Increase	*1.4%*	*1.3%*	*1.3%*	*1.3%*	*1.3%*	*1.3%*	*1.3%*	*1.3%*	*1.3%*	*1.3%*
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	80,793	75,664	82,711	88,176	102,401	110,523	110,429	119,326	128,285	132,103
Ending Balance	2,852,512	3,276,310	3,423,241	3,719,044	4,575,436	4,376,915	4,567,824	5,097,619	5,293,433	5,406,929

	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Beginning Balance	5,406,929	5,383,281	5,582,189	5,326,268	5,333,469	5,596,274	4,570,204	4,557,824	4,420,538	4,838,970
Inflated Expenditures @ 2.5%	2,132,962	1,938,259	2,418,407	2,178,577	1,953,010	3,259,513	2,260,406	2,411,223	1,887,096	2,706,442
Reserve Contribution	1,976,102	2,001,791	2,027,814	2,054,176	2,080,880	2,107,931	2,135,334	2,163,093	2,191,213	2,219,699
Lots/month @ 2011	*81.89*	*82.95*	*84.03*	*85.12*	*86.23*	*87.35*	*88.49*	*89.64*	*90.80*	*91.98*
Percentage Increase	*1.3%*	*1.3%*	*1.3%*	*1.3%*	*1.3%*	*1.3%*	*1.3%*	*1.3%*	*1.3%*	*1.3%*
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	133,212	135,376	134,672	131,602	134,935	125,512	112,692	110,844	114,315	114,890
Ending Balance	5,383,281	5,582,189	5,326,268	5,333,469	5,596,274	4,570,204	4,557,824	4,420,538	4,838,970	4,467,117

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