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Golden Rain Foundation of Laguna Woods Facilities *Laguna Woods, CA*



Report #: 43604-1
Beginning: January 1, 2024
Expires: December 31, 2024

RESERVE STUDY Update "No-Site-Visit"

August 30, 2023

Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

- **Component List**

Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.

- **Reserve Fund Strength**

A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.

- **Reserve Funding Plan**

A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.



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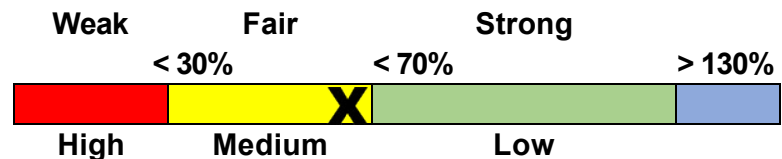
**Golden Rain Foundation of Laguna Woods - Facilities**Report #: **43604-1**

Laguna Woods, CA

of Units: 12,736

Level of Service: **Update "No-Site-Visit"****January 1, 2024 through December 31, 2024****Findings & Recommendations****as of January 1, 2024**

Projected Starting Reserve Balance	\$24,815,178
Current Full Funding Reserve Balance	\$37,819,249
Average Reserve Deficit (Surplus) Per Unit	\$1,021
Percent Funded	65.6 %
Recommended 2024 "Annual Full Funding Contributions"	\$5,600,000
Alternate minimum contributions to keep Reserve above \$4,800,000	\$4,723,000
Most Recent Reserve Contribution Rate	\$6,111,000
Annual Deterioration Rate	\$21,038,759

Reserve Fund Strength: 65.6%**Risk of Special Assessment:****Economic Assumptions:**Net Annual "After Tax" Interest Earnings Accruing to Reserves **2.50 %**Annual Inflation Rate **3.00 %**

This is an Update "No-Site-Visit", and is based on a prior Report prepared by Association Reserves. No site inspection was performed as part of this Reserve Study.

This Reserve Study was prepared by a credentialed Reserve Specialist, Sean Erik Andersen, PRA, RS #68.

The Association is a Master Association

The Reserve Fund is at 65.6 % Funded, which is a fair position for the fund to be in. This means that the association's special assessment & deferred maintenance risk is currently medium. The objective of your multi-year Funding Plan is to Fully Fund Reserves and maintain a position of strength in the fund, where associations enjoy a low risk of Reserve cash flow problems. Your multi-year Funding Plan is designed to gradually bring you to the 100% level, or "Fully Funded".

The Annual Deterioration rate for your Reserve Components is \$21,038,759.

Based on this starting point, your annual deterioration rate, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is make Reserve contributions at \$5,600,000.

*The Alternative Contribution rate, also called Baseline Funding will keep the Reserve Funds above \$4,800,000. This figure for your association is \$4,723,000.

To receive a copy of the full Reserve Study, contact the Association.



#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Paving & Pavers				
2100	Concrete - Repair/Replace	1	0	\$200,000
2125	Garden Cntr #1 Asphalt - Resurface	20	10	\$65,000
2125	Garden Cntr #2 Asphalt - Resurface	20	15	\$86,000
2200	Street Pavers - Repair/Replace	10	8	\$6,800
2220	Asphalt - Resurface (2024)	30	0	\$583,500
2220	Asphalt - Resurface (2025)	30	1	\$630,000
2220	Asphalt - Resurface (2026)	30	2	\$590,000
2220	Asphalt - Resurface (2027)	30	3	\$560,000
2220	Asphalt - Resurface (2028)	30	4	\$660,000
2220	Asphalt - Resurface (2029)	30	5	\$580,000
2220	Asphalt - Resurface (2030)	30	6	\$470,000
2220	Asphalt - Resurface (2031)	30	7	\$720,000
2220	Asphalt - Resurface (2032)	30	8	\$510,000
2220	Asphalt - Resurface (2033)	30	9	\$410,000
2220	Asphalt - Resurface (2034)	30	10	\$450,000
2220	Asphalt - Resurface (2035)	30	11	\$430,000
2220	Asphalt - Resurface (2036)	30	12	\$580,000
2220	Asphalt - Resurface (2037)	30	13	\$440,000
2220	Asphalt - Resurface (2038)	30	14	\$600,000
2220	Asphalt - Resurface (2039)	30	15	\$360,000
2220	Asphalt - Resurface (2040)	30	16	\$320,000
2220	Asphalt - Resurface (2041)	30	17	\$470,000
2220	Asphalt - Resurface (2042)	30	18	\$460,000
2220	Asphalt - Resurface (2043)	30	19	\$450,000
2220	Asphalt - Resurface (2044)	30	20	\$470,000
2220	Asphalt - Resurface (2045)	30	21	\$470,000
2220	Asphalt - Resurface (2046)	30	22	\$560,000
2220	Asphalt - Resurface (2047)	30	23	\$480,000
2220	Asphalt - Resurface (2048)	30	24	\$980,000
2220	Asphalt - Resurface (2049)	30	25	\$560,000
2220	Asphalt - Resurface (2050)	30	26	\$790,000
2220	Asphalt - Resurface (2051)	30	27	\$760,000
2220	Asphalt - Resurface (2052)	30	28	\$640,000
2220	Equestrian Asphalt - Resurface	30	2	\$180,000
2220	Golf Parking Asphalt - Resurface	30	11	\$67,000
2230	Asphalt - Repair/Seal	1	1	\$550,000
Roofing Projects				

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2391	Tennis Cntr Skylight Roof - Replace	40	3	\$42,500
2400	2031 Tile Roof - Replace	40	7	\$120,000
2400	2034 Tile Roof - Replace	40	10	\$4,500
2400	2036 Tile Roof - Replace	40	12	\$13,000
2400	2039 Tile Roof - Replace	40	15	\$320,000
2400	2040-41 Tile Roof - Replace	40	16	\$92,000
2400	2044 Tile Roof - Replace	40	20	\$150,000
2400	2046 Tile Roof - Replace	40	22	\$15,000
2400	2047 Tile Roof - Replace	40	23	\$30,000
2400	2051 Tile Roof - Replace	40	27	\$260,000
2400	Golf Restrooms Tile Roof - Replace	40	14	\$5,250
2400	Tennis Center Tile Roof - Replace	40	3	\$15,000
2420	CH7 Flat Roof - Replace	20	0	\$28,000
2420	Maint Bldg C, Flat Roof - Replace	20	0	\$19,500
2450	(2042) Garden Cntr #2 Shingle Roof	20	18	\$19,000
2450	2029 Comp Shingle Roof - Replace	40	5	\$3,000
2450	2030 Comp Shingle Roof - Replace	40	6	\$7,400
2450	2040 Comp Shingle Roof - Replace	40	16	\$36,000
2450	2045 Comp Shingle Roof - Replace	40	21	\$120,000
2450	2062 Comp Shingle Roof - Replace	40	38	\$19,000
2465	2025 BUR to PVC Cool Roof - Replace	25	1	\$96,000
2465	2026 BUR to PVC Cool Roof - Replace	25	2	\$260,000
2465	2027 BUR to PVC Cool Roof - Replace	20	3	\$96,000
2465	2028 BUR to PVC Cool Roof - Replace	25	4	\$6,500
2465	2035 BUR to PVC Cool Roof - Replace	25	11	\$11,000
2465	2036 BUR to PVC Cool Roof - Replace	25	12	\$180,000
2465	2037 BUR to PVC Cool Roof - Replace	25	13	\$93,000
2465	2040 BUR to PVC Cool Roof - Replace	25	16	\$140,000
2465	2041 BUR to PVC Cool Roof - Replace	25	17	\$35,000
2465	2043 BUR to PVC Cool Roof - Replace	25	19	\$120,000
2465	2044 BUR to PVC Cool Roof - Replace	25	20	\$120,000
2465	2045 BUR to PVC Cool Roof - Replace	25	21	\$27,000
2470	2040 Metal Louver Roof - Replace	40	16	\$80,000
2470	2046 Metal Louver Roof - Replace	40	22	\$320,000
6330	Club 6 Metal Roof - Replace	40	19	\$18,500
HVAC Equipment				
4600	Broadband HVAC Systems -Replace	1	1	\$21,000
4600	CH1 Gym HVAC (2015) - Replace	15	7	\$52,500
4600	CH1 HVAC (2016) - Replace	15	8	\$52,500
4600	CH1 HVAC (2017) - Replace	15	8	\$24,000
4600	CH1 HVAC (2020) - Replace	15	11	\$17,000
4600	CH1 Lounge Air Handler - Replace	10	2	\$13,500

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
4600	CH2 HVAC (2007) - Replace	15	2	\$13,500
4600	CH2 HVAC (2010) - Replace	15	2	\$13,500
4600	CH2 HVAC (2017) - Replace	15	8	\$117,500
4600	CH2 HVAC (Old) - Replace	15	2	\$26,500
4600	CH3 HVAC (2015) - Replace	15	6	\$280,000
4600	CH3 HVAC (2021) - Replace	15	12	\$585,000
4600	CH4 Air Handlers (Old) - Replace	15	2	\$84,500
4600	CH4 HVAC (2017) - Replace	15	8	\$29,000
4600	CH4 HVAC (2018) - Replace	15	9	\$47,500
4600	CH4 HVAC (Old) - Replace	15	2	\$102,000
4600	CH5 HVAC - Replace	15	2	\$19,000
4600	CH5 HVAC (2017) - Replace	15	8	\$140,000
4600	CH6 HVAC (2004) - Replace	15	2	\$6,350
4600	CH6 HVAC (2017) - Replace	15	8	\$23,000
4600	CH6 HVAC (2020) - Replace	15	11	\$42,000
4600	CH7 HVAC - Replace	15	2	\$13,000
4600	CH7 HVAC (2007) - Replace	15	2	\$145,000
4600	Comm Center HVAC Systems - Replace	15	12	\$63,000
4600	Comm Center HVAC Systems - Replace	15	12	\$110,000
4600	Comm Center Large HVAC - Replace	20	17	\$530,000
4600	Gate 1 HVAC - Replace	10	7	\$6,350
4600	Gate 7 HVAC - Replace	10	7	\$6,350
4600	Library/History HVAC - Replace	15	12	\$74,000
4600	Village Green HVAC Systems -Replace	15	4	\$84,000
Gatehouses				
5300	Gate #1 - Remodel	20	18	\$110,000
5300	Gate #10 - Remodel	20	1	\$53,000
5300	Gate #11 - Remodel	20	1	\$53,000
5300	Gate #12 - Remodel	20	18	\$28,000
5300	Gate #14 - Remodel	20	2	\$53,000
5300	Gate #2 - Remodel	20	2	\$79,000
5300	Gate #3 - Remodel	20	2	\$79,000
5300	Gate #4 - Remodel	20	3	\$53,000
5300	Gate #5 - Remodel	20	13	\$53,000
5300	Gate #6 - Remodel	20	3	\$53,000
5300	Gate #7 - Remodel	20	18	\$110,000
5300	Gate #8 - Remodel	20	2	\$79,000
5300	Gate #9 - Remodel	20	3	\$53,000
Library & History Center				
2300	Stucco - Repaint	10	4	\$5,750
2330	Interior Surfaces - Repaint	10	4	\$13,000
2600	Entry Doors - Replace	25	14	\$39,500

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
3020	Flooring, Rolled Carpet - Replace	10	4	\$11,500
3025	Flooring, Tile Carpet - Replace	10	4	\$160,000
3040	Flooring, Tile - Replace	30	14	\$8,650
3050	Flooring, Linoleum - Replace	30	4	\$24,000
3110	Interior Doors - Replace	30	14	\$8,500
3235	Office Cabinet/Counter - Replace	20	14	\$36,000
5054	Interior Lights - Replace	20	4	\$19,000
5700	Restrooms - Major Refurbish	20	14	\$69,500
5710	Restrooms - Minor Refurbish	20	4	\$23,000
5710	Small Restroom - Minor Refurbish	20	4	\$5,300
Community Center				
2300	Stucco - Repaint	10	2	\$40,000
2330	Interior Surfaces - Repaint	10	2	\$97,500
2500	Waterproof Decks - Resurface	16	7	\$19,000
2505	Waterproof Decks - Seal/Repair	4	1	\$6,650
2587	Stairway Stringers & Rails - Refurb	30	9	\$8,650
2600	Doors - Replace	10	4	\$16,000
2725	Building Signage	20	9	\$6,000
3000	TV Station Set - Remodel	8	2	\$16,000
3020	Carpet - Replace	10	2	\$320,000
3040	Tile Flooring - Replace	30	9	\$71,500
3050	Linoleum Tile Flooring - Replace	20	9	\$38,500
3060	Laminate Flooring - Replace	20	9	\$380,000
3125	Fire Doors - Replace	25	22	\$31,500
3310	Cabinets & Counters - Replace	30	9	\$155,000
3510	Gym Floor Surface - Replace	8	4	\$62,500
4210	TV Station Equipment - Replace	8	2	\$530,000
4500	Elevator - Modernize & Door Pkg	25	2	\$250,000
4530	Elevator Cab - Remodel	25	2	\$42,500
4550	Domestic Boiler - Replace	20	9	\$31,500
5030	Wall Lights - Replace	20	2	\$8,700
5525	3'.5' Iron Railing - Replace	30	9	\$14,000
5700	Restrooms - Major Refurbish	20	12	\$345,000
5710	Restrooms - Minor Refurbish	20	2	\$117,000
6300	Wood Trellis/Shade Structure	20	9	\$25,500
8010	EV Charging Station - Replace	15	10	\$69,500
CH 1 Facilities				
2300	Stucco - Repaint	10	2	\$44,000
2310	Wood/Metal Surfaces - Repaint	5	2	\$19,000
2330	Interior Surfaces - Repaint	10	2	\$67,500
2480	Gutters/Downspouts - Replace	30	4	\$14,500
2520	Bocce Structures - Repair	10	4	\$5,300

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2530	Tile Siding - Replace	30	2	\$26,500
2660	Door Opener (fitness) - Replace	15	6	\$6,350
3020	Carpet - Replace	10	2	\$43,000
3040	Exterior Tile Deck - Repair/Replace	50	7	\$285,000
3040	Tile Floors - Replace	25	9	\$32,500
3041	Drive Court Fountain Pavers -Repair	25	9	\$5,800
3050	Linoleum Floors - Replace	20	2	\$48,500
3070	Hardwood Floor (Lounge) - Replace	40	4	\$78,000
3075	Hardwood Floor (Lounge) - Refinish	5	2	\$20,500
3160	Acoustic Wall Panels - Replace	30	2	\$115,000
3310	Cabinetry/Counters - Replace	30	9	\$120,000
3320	Kitchen Appliances - Replace	20	9	\$79,500
3510	Gym Floor Surface - Replace	15	9	\$76,500
4220	Sound System - Replace	20	0	\$36,000
4660	Emergency Generator - Replace	30	0	\$29,500
4680	Exhaust Fans - Replace	25	2	\$19,000
4800	Fire Alarm System - Replace	20	4	\$6,850
5030	Interior Lights - Replace	20	9	\$185,000
5520	Pool Iron Fence/Gates - Replace	28	11	\$19,500
5700	Locker Rooms - Major Refurbish	20	12	\$63,500
5700	Restrooms - Major Refurbish	20	12	\$102,000
5710	Locker Rooms - Minor Refurbish	20	2	\$31,500
5710	Restrooms - Minor Refurbish	20	2	\$37,000
5730	Partition Door (Lounge)- Replace	25	2	\$10,700
5750	Pool Shower - Re-tile	20	2	\$9,700
5800	Pool Deck Concrete - Replace	30	14	\$300,000
5801	Pool Incidentals - Replace	1	1	\$11,000
5810	Pool - Resurface & Re-tile	12	11	\$100,000
5812	Pool/Spa Filters - Replace	10	4	\$16,000
5815	Pool Boilers - Replace	15	9	\$60,500
5816	Pool Boiler Tank - Replace	15	9	\$31,500
5817	Pool/Spa Pumps - Replace	10	2	\$17,000
5820	Spa - Resurface & Re-tile	8	4	\$21,500
5825	Spa Heater - Replace	10	4	\$8,400
5848	Chemical Controller - Replace	10	3	\$11,250
5900	ADA Pool Lift - Replace	15	12	\$6,300
5930	Pool Covers CH1, 2, 5 & 6 - Replace	6	3	\$19,000
5932	Pool Cover Reel - Replace	20	9	\$13,000
5990	Pool/Patio Furniture - Replace	8	1	\$51,500
6105	Vinyl/Composite Benches	25	14	\$6,350
6300	Wood Trellises - Rebuild	30	14	\$109,500
6315	Bench Shade Structures - Replace	15	9	\$5,300

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
6317	Bocce Retractable Shades - Replace	15	12	\$25,500
6525	Basketball Wood Court - Replace	40	9	\$370,000
6526	Basketball Court - Refinish	5	2	\$21,000
6540	Bocce Ball Backboards - Replace	10	2	\$17,500
6540	Bocce Court Rails - Replace	10	2	\$5,800
6541	Bocce Surface Carpet - Replace	5	2	\$8,850
6575	Shuffleboard Room - Refurbish	10	2	\$10,700
6576	Archery Room - Refurbish	10	4	\$13,500
6577	Gym Padded Walls - Replace	15	13	\$45,000
6680	Fountains - Refurbish	12	11	\$25,000
CH2 Facilities				
2140	Concrete Pool Deck - Resurface	15	14	\$25,000
2145	Concrete Pool Deck - Seal/Repair	5	4	\$25,000
2300	Stucco - Repaint	10	2	\$20,500
2310	Wood/Metal Surfaces - Repaint	5	2	\$16,000
2330	Interior Surfaces - Repaint	10	2	\$43,500
2530	Exterior Tile Siding - Replace	30	14	\$33,500
2650	Metal Utility Doors - Replace	20	9	\$11,100
2660	Door Opener Systems - Replace	15	6	\$25,000
2670	Metal Roll-Up Door - Replace	25	14	\$7,850
3020	Carpet - Replace	10	2	\$31,500
3040	Exterior Tile Deck - Repair/Replace	50	7	\$565,000
3050	Linoleum Floors - Replace	20	9	\$9,750
3060	Laminate Floorings - Replace	20	9	\$14,500
3070	Hardwood Floor - Replace	40	9	\$175,000
3075	Hardwood Floor - Refinish	5	2	\$41,500
3160	Wallcoverings - Replace	20	2	\$18,000
3200	Furnishings - Replace	10	2	\$97,000
3280	Wicker Patio Furniture - Replace	12	9	\$35,000
3285	Wicker Furn Cushions - Replace	4	1	\$20,500
3310	Cabinetry/Counters - Replace	30	14	\$140,000
3310	Storage Cabinets - Refurbish	30	14	\$25,000
3320	Commercial Kitchen Appliances - Rep	20	9	\$89,500
3320	Residential Kitchen Appliances - R	20	9	\$14,000
3364	Air Curtain - Replace	15	5	\$2,650
4570	Water Heaters - Replace	12	4	\$20,000
4800	Fire Alarm System - Replace	20	4	\$6,850
5020	Exterior Lights - Replace	20	9	\$22,000
5030	Interior Lights - Replace	20	9	\$33,500
5520	CH2 Lawn Bowling Iron Fence - Repl	28	11	\$24,000
5520	CH2 Pool Iron Fence/Gates - Replace	28	11	\$50,500
5550	CH2 & CH4, Wood Fences - Replace	20	9	\$7,350

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
5700	Locker Rooms - Major Refurbish	20	12	\$155,000
5700	Restrooms (Club) - Major Refurbish	20	11	\$73,500
5710	Locker Rooms - Minor Refurbish	20	2	\$31,500
5710	Restrooms (Club) - Minor Refurbish	20	1	\$37,000
5710	Restrooms, Lawn Bowlg, Minor Refur	10	2	\$10,700
5750	Pool Shower - Re-tile	20	1	\$5,750
5801	Pool Incidentals - Replace	1	1	\$11,000
5810	Pool - Resurface & Re-tile	12	2	\$45,500
5812	Pool Filters - Replace	10	2	\$7,850
5815	Pool Boiler - Replace	15	11	\$60,500
5817	Large Pool Pump - Replace	20	9	\$9,200
5820	Spa - Resurface & Re-tile	8	2	\$7,350
5825	Spa Heater - Replace	10	4	\$18,000
5848	Chemical Controller - Replace	10	2	\$11,250
5900	ADA Pool Lift - Replace	15	12	\$6,300
5932	Pool Cover Reel - Replace	20	9	\$13,000
5990	Pool Furniture - Replace	8	1	\$70,500
5995	Courtyard Canopies - Replace	8	3	\$10,700
6105	Vinyl/Composite Benches	20	9	\$35,000
6300	Wood Trellis/Shade Structure	25	4	\$20,000
6305	Trex Trellis (L.B.) - Replace	25	19	\$5,250
6315	Fabric Shade Structures - Replace	20	12	\$215,000
6541	Lawn Bowling Surface - Replace	5	2	\$220,000
CH3 Facilities				
2300	Stucco - Repaint	10	1	\$17,500
2330	Interior Surfaces - Repaint	10	1	\$37,000
2610	Automatic Entry Doors - Replace	20	9	\$26,500
2690	Counter Door - Replace	30	19	\$4,250
3020	Carpet - Replace	10	1	\$86,500
3020	Carpet (2022) - Replace	10	8	\$15,500
3050	Linoleum Floors - Replace	20	8	\$13,500
3060	Laminate Flooring - Replace	20	17	\$120,000
3070	Wooden Stage - Refurbish	25	9	\$140,000
3160	Wallcoverings - Replace	20	14	\$29,500
3190	Stage Curtain Rigging System - Repl	15	4	\$290,000
3195	Stage Curtains - Replace	15	4	\$42,000
3197	Stage Controller System - Replace	15	4	\$155,000
3200	Furnishings - Replace	10	1	\$315,000
3310	Cabinetry/Counters - Replace	30	9	\$150,000
3320	Kitchen Appliances - Replace	20	9	\$78,500
4220	Auditorium Sound System - Replace	20	0	\$600,000
4230	Dining Room Projectors - Replace	15	0	\$22,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
4525	ADA Wheelchair Lift - Replace	25	2	\$13,000
4570	Water Heater (2010) - Replace	12	2	\$14,000
4570	Water Heater (2020) - Replace	12	8	\$14,000
4800	Fire Alarm System - Replace	20	4	\$6,850
5030	Interior Lights - Replace	20	9	\$52,500
5700	Restrooms - Major Refurbish	20	12	\$97,000
5710	Restrooms - Minor Refurbish	20	2	\$37,000
CH4 Facilities				
2300	Stucco - Repaint	10	2	\$25,000
2310	Wood/Metal Surfaces - Repaint	5	2	\$16,000
2330	Interior Surfaces - Repaint	10	1	\$31,500
2480	Gutters/Downspouts - Replace	30	4	\$8,400
2485	Skylights - Replace	25	9	\$25,000
2500	Waterproof Decks - Resurface	16	13	\$74,500
2505	Waterproof Decks - Seal/Repair	4	1	\$26,000
3020	Carpet - Replace	10	2	\$42,000
3050	Linoleum Floors - Replace	20	2	\$68,000
3160	Wallcoverings - Replace	20	2	\$9,750
3200	Furnishings - Replace	10	2	\$135,000
3280	Wicker Patio Furniture - Replace	12	9	\$34,000
3310	Cabinetry/Counters - Replace	30	4	\$525,000
3810	Activities Equipment - Replace	5	1	\$57,500
4570	Water Heater - Replace	12	2	\$12,000
4800	Fire Alarm System - Replace	20	4	\$6,850
5030	Interior Lights - Replace	20	9	\$67,500
5520	CH4 Pool Iron Fence/Gates - Replace	28	11	\$21,500
5700	Locker Rooms - Major Refurbish	20	12	\$63,500
5700	Restrooms - Major Refurbish	20	12	\$73,500
5710	Locker Rooms - Minor Refurbish	20	2	\$31,500
5710	Restrooms - Minor Refurbish	20	2	\$37,000
5800	Pool Deck Concrete - Replace	30	24	\$145,000
5801	Pool Incidentals - Replace	1	1	\$11,000
5810	Pool - Resurface & Re-tile	12	5	\$58,000
5812	Pool & Spa Filters - Replace	10	5	\$13,500
5815	Pool Boiler - Replace	15	2	\$60,500
5817	Large Pool Pump - Replace	20	9	\$9,200
5820	Spa - Resurface & Re-tile	8	2	\$14,000
5825	Spa Heater - Replace	10	2	\$18,000
5848	Chemical Controller - Replace	10	3	\$11,250
5900	ADA Pool Lift - Replace	15	12	\$6,300
5932	Pool Cover Reel - Replace	20	9	\$13,000
5932	Spa Cover Reel - Replace	20	9	\$9,700

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
5990	Pool Furniture - Replace	8	1	\$40,000
6300	Wood Deck Structure - Refurbish	25	21	\$235,000
6300	Wood Shade Structure - Refurbish	25	14	\$52,000
CH5 Facilities				
2300	Stucco - Repaint	10	2	\$26,500
2330	Interior Surfaces - Repaint	10	2	\$28,000
2485	Skylights - Replace	25	9	\$44,500
2730	Decor Tile Elements - Replace	30	9	\$11,250
3020	Carpet - Replace	10	2	\$27,000
3040	Tile Floors - Replace	20	2	\$12,500
3050	Linoleum Floors - Replace	20	2	\$10,650
3050	LVT Floors - Replace	20	15	\$18,000
3070	Hardwood Floors - Replace	40	4	\$180,000
3075	Hardwood Floors - Refinish	5	2	\$49,000
3160	Acoustic Wall Panels - Replace	30	2	\$54,000
3190	Stage Curtain Rigging System - Repl	15	4	\$52,500
3195	Stage Curtains - Replace	15	13	\$28,000
3200	Furnishings - Replace	10	2	\$84,500
3280	Wicker Patio Furniture - Replace	12	9	\$27,000
3310	Cabinetry/Cabinets - Replace	30	9	\$112,500
3320	Kitchen Appliances - Replace	20	5	\$89,500
4220	Sound System - Replace	20	0	\$23,500
4660	Emergency Generator - Replace	30	5	\$73,500
4800	Fire Alarm System - Replace	20	4	\$6,850
5520	CH5 Pool Iron Fence/Gate - Replace	28	11	\$27,500
5700	Locker Rooms - Major Refurbish	20	11	\$63,500
5700	Restrooms - Major Refurbish	20	11	\$72,500
5710	Locker Rooms - Minor Refurbish	20	1	\$31,500
5710	Restrooms - Minor Refurbish	20	1	\$24,000
5800	Pool Deck Concrete - Replace	30	2	\$165,000
5801	Pool Incidentals - Replace	1	1	\$11,000
5810	Pool - Resurface & Re-tile	12	2	\$100,000
5812	Pool Filter - Replace	20	14	\$14,000
5815	Pool Boiler - Replace	15	1	\$60,500
5815	Pool Boiler #2 - Replace	15	1	\$60,500
5820	Spa - Resurface & Re-tile	8	2	\$14,000
5822	Spa Filter - Replace	20	14	\$14,500
5825	Spa Heater - Replace	10	1	\$18,000
5827	Spa Pump - Replace	15	7	\$10,700
5848	Chemical Controllers - Replace	8	0	\$15,000
5850	Pool/Spa Salt Generator	10	9	\$25,000
5850	Salt Generator - Replace	10	0	\$25,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
5900	ADA Pool Lift - Replace	15	12	\$6,300
5932	Pool Cover Reel - Replace	20	4	\$13,000
5990	Pool Furniture - Replace	8	1	\$24,500
6100	Metal Park Benches - Replace	10	4	\$10,950
6300	Wood Trellis/Shade Structure	25	9	\$52,000
CH6 Facilities				
2280	Stamped Concrete - Repair	30	9	\$32,000
2300	Stucco - Repaint	10	4	\$5,900
2310	Wood/Metal Surfaces - Repaint	5	2	\$5,250
2330	Interior Surfaces - Repaint	10	4	\$13,000
2480	Gutter/Downspouts - Replace	30	9	\$5,200
3040	Tile Floor - Replace	30	14	\$61,000
3050	Billiard Vinyl Floor - Replace	20	17	\$14,000
3050	LVT Floor - Replace	20	8	\$7,550
3060	Laminate Flooring - Replace	20	8	\$85,500
3160	Wallcoverings - Replace	20	8	\$8,700
3200	Furnishings - Replace	10	8	\$31,500
3280	Wicker Patio Furniture - Replace	12	9	\$25,000
3310	Cabinetry/Counters - Replace	30	18	\$78,500
3320	Kitchen Appliances - Replace	20	9	\$78,500
4220	Dining Rm Sound System - Replace	20	8	\$18,000
4220	Sound System - Replace	20	12	\$8,950
4570	Water Heater - Replace	12	6	\$14,000
4800	Fire Alarm System - Replace	20	4	\$6,850
5015	Exterior Lights - Replace	20	9	\$12,000
5520	CH6 Pool Iron Fence/Gate - Replace	28	11	\$40,500
5700	Restrooms - Major Refurbish	25	12	\$37,000
5710	Restrooms - Minor Refurbish	25	2	\$18,500
5800	Pool Deck Concrete - Replace	30	9	\$145,000
5801	Pool Incidentals - Replace	1	1	\$11,000
5810	Pool - Resurface & Re-tile	12	3	\$28,500
5815	Pool Heater - Replace	10	1	\$9,200
5848	Chemical Controller - Replace	10	3	\$5,800
5900	ADA Pool Lift - Replace	15	4	\$7,900
5990	Pool Furniture - Replace	8	1	\$22,000
CH7 Facilities				
2300	Stucco - Repaint	10	4	\$9,000
2310	Wood/Metal Surfaces - Repaint	5	2	\$6,350
2330	Interior Surfaces - Repaint	10	4	\$16,000
2660	Door Opener Systems - Replace	15	2	\$13,000
3020	Carpet - Replace	10	4	\$79,000
3040	Tile Floors - Replace	25	14	\$69,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
3050	Linoleum Floors - Replace	18	4	\$7,650
3070	Hardwood Floor - Replace	40	19	\$51,000
3075	Hardwood Floor - Refinish	5	2	\$13,500
3160	Wallcoverings - Replace	20	4	\$16,000
3200	Furnishings - Replace	10	4	\$52,500
3270	Patio Furniture - Replace	10	7	\$15,000
3280	Wicker Patio Furniture - Replace	12	9	\$11,000
3310	Cabinetry/Counters - Replace	30	9	\$140,000
3320	Kitchen Appliances - Replace	20	4	\$99,500
3364	Air Curtain - Replace	15	1	\$2,650
4220	Sound System - Replace	20	0	\$11,700
4550	Boiler/Tank #1 - Replace	20	15	\$24,500
4570	Boiler/Tank #2 - Replace	20	14	\$14,000
4800	Fire Alarm System - Replace	20	2	\$6,850
5030	Interior Lights - Replace	1	0	\$150,000
5700	Restrooms - Major Refurbish	20	9	\$86,500
5710	Restrooms - Minor Refurbish	20	2	\$21,000
6105	Vinyl/Composite Benches	20	9	\$8,450
6124	Composite Trash Receptacles - Repl	20	9	\$5,450
6320	Metal Trellis - Replace	25	5	\$49,000
6967	UPS (emergency power) - Replace	15	10	\$140,000
CH7 Tennis Center				
2306	Awnings/Canopies - Replace	10	7	\$8,900
2343	Building Interior/Exterior - Paint	10	3	\$5,300
2367	Doors - Replace	30	3	\$44,500
2522	HVAC - Replace	15	11	\$6,600
2741	Clubhouse - Remodel Allowance	10	3	\$13,500
2749	Restrooms - Major Refurbish	20	17	\$24,000
2749	Restrooms - Minor Refurbish	20	7	\$7,900
2805	Court Furnishings - Replace	10	3	\$10,700
2809	Tennis Courts - Re-coat/Resurface	4	1	\$49,000
2813	Tennis Court Fencing - Replace	40	19	\$97,000
2815	Tennis Court Windscreen - Replace	10	7	\$11,050
2817	Tennis Court Lighting - Replace	40	19	\$65,500
Village Green - Golf Building				
2110	Walkway Pavers - Repair	30	19	\$6,150
2300	Exterior - Repaint	10	2	\$23,000
2330	Interior Surfaces - Repaint	10	2	\$32,500
2600	Doors - Replace	10	4	\$10,950
3020	Carpet - Replace	10	7	\$31,500
3040	Exterior Tile - Replace	30	14	\$440,000
3040	Tile Floor - Replace	30	19	\$175,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
3120	Acoustic Room Dividers - Replace	20	9	\$7,450
3200	Furniture/Furnishings - Replace	10	4	\$79,000
3320	Bar Appliances - Replace	10	4	\$16,000
3320	Food Service - Replacements	3	2	\$19,000
3530	Clothes Lockers - Replace	15	4	\$18,500
3530	Golf Bag Lockers - Replace	20	9	\$33,000
4238	Starter PA System - Replace	10	0	\$22,000
4500	Elevator - Modernize	25	14	\$120,000
4530	Elevator Cab - Remodel	25	14	\$21,000
4570	Water Heaters - Replace	18	7	\$9,700
4800	Fire Alarm System - Replace	12	1	\$6,850
5030	Exterior Lights/Fans - Replace	20	9	\$14,000
5050	Interior Hanging Lights - Replace	20	9	\$7,950
5700	Restrooms - Major Refurbish	20	14	\$270,000
5710	Restrooms - Minor Refurbish	20	4	\$78,500
6205	Outdoor Heaters - Replace	15	4	\$49,500
6315	Par 3 Shade Structure - Replace	15	0	\$35,000
Village Green Golf Courses				
2836	Cart Paths - Repair/Maintain	3	2	\$34,000
2838	Tee Boxes - Restore/Replace	15	6	\$450,000
2840	Fairways/Rough - Restore/Replace	15	6	\$107,500
2842	Bunkers/Traps - Restore/Refurbish	10	4	\$590,000
2844	Greens - Restore/Re-Grass	30	6	\$450,000
2845	Greens - Reconstruction	30	21	\$1,300,000
2861	Golf Irrigation System -Replace 25%	10	6	\$635,000
2873	Restroom Bldg Windows/Drs - Replace	30	4	\$17,000
2877	Course Signs/Furnishings - Replace	15	4	\$81,500
5700	Restrooms - Major Refurbish	20	2	\$26,500
5710	Restrooms - Minor Refurbish	20	12	\$8,150
Village Green Pickleball Courts				
3270	Court Furniture - Replace	10	4	\$18,500
5090	Court Lights - Replace	20	17	\$35,500
5570	Chain Link Fence - Replace	30	27	\$24,000
6160	Concrete Drinking Fountain - Repl	30	27	\$7,350
6315	Fabric Shade Structure - Replace	10	5	\$7,350
6500	Paddle Courts - Resurface	6	3	\$11,000
6515	Court Windscreens - Replace	6	3	\$6,500
6565	Standing Bleachers - Replace	20	17	\$7,850
Equestrian Center				
2310	Wood Surfaces - Repaint	5	4	\$25,000
2360	Interior/Exterior Block - Repaint	10	8	\$29,000
2520	Wood Surfaces - Repair	1	1	\$6,300

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2600	Doors - Replace	5	3	\$7,100
2715	Metal Shade Structures - Replace	30	11	\$28,000
3000	Office./Kitchen Facilities -Remodel	20	4	\$53,000
5005	Arena Lights - Replace	25	24	\$100,000
5050	Exterior Lights - Replace	20	8	\$10,050
5570	Equestrian Security Fence - Replace	25	24	\$75,000
5595	Crib Wall - Repair	40	19	\$21,000
5620	Hot Walker Equipment - Replace	20	9	\$20,000
5640	Stall & Arena Pipe Railing - Repair	1	1	\$20,000
5700	Restrooms & Lounge - Refurbish	20	18	\$145,000
5710	Restrooms - Minor Refurbish	20	3	\$11,000
6380	Storage Sheds - Refurbish/Replace	12	6	\$8,150
6390	Hopper Bin Feed Silo - Replace	30	9	\$33,000
6565	Bleachers/Shade Structure - Repair	10	2	\$7,900
Garden Center 1				
2143	Site Fencing (Chain Link) - Replace	30	19	\$10,950
2146	Arbor/Trellis - Repair/Replace	15	13	\$17,000
2181	Outdoor/Site Furnishings - Replace	10	8	\$15,500
2197	Shed Buildings - Replace	20	9	\$20,000
2343	Building Exteriors - Repair/Paint	10	0	\$25,000
2343	Restroom Bldg - Repair/Maintain	15	0	\$25,000
Garden Center 2				
2143	Fencing/Gates - Replace	30	27	\$62,500
2146	Arbor/Trellis - Repair/Replace	15	13	\$8,300
2181	Outdoor/Site Furnishings - Replace	10	8	\$10,300
2343	Building Exteriors - Repair/Paint	5	2	\$16,000
2509	Gate Operators - Replace	15	12	\$13,000
5700	Restrooms - Major Refurbish	20	9	\$10,700
Maintenance Buildings				
2300	Exteriors - Repaint	2	1	\$5,300
2600	Doors - Replace	10	2	\$5,300
2610	Glass Storefront Doors - Replace	25	4	\$10,400
2690	Roll-Up Doors - Replace	20	9	\$23,500
2715	Auto Metal Shade Struct. - Replace	30	25	\$16,000
3020	Bldg B, Carpet - Replace	10	7	\$9,200
3020	Bldg E, Carpet - Replace	10	2	\$23,500
3025	Bldg A, Carpet - Replace	10	2	\$16,500
3040	Bldg B, Tile Floor - Replace	30	12	\$107,500
3050	Bldg A, Linoleum Floor - Replace	20	9	\$13,000
3050	Bldg B, Linoleum Floor - Replace	10	7	\$17,000
3200	Bldg E Work Stations - Replace	5	2	\$54,500
3310	Bldg A, Kitchen Cabinetry - Replace	30	19	\$20,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
5325	Intercom - Replace	12	8	\$6,950
5330	Gate Operators - Replace	10	6	\$20,500
5370	Access Camera System - Replace	8	5	\$21,000
5570	Maintenance Chain Link - Replace	30	14	\$58,000
5700	Bldg A, Restrooms - Major Refurbish	20	9	\$35,000
5700	Bldg D, Restrooms - Major Refurbish	20	4	\$67,500
5700	Bldg E, Restrooms - Major Refurbish	20	4	\$24,000
Lighting & Electrical Projects				
2350	Light Poles/Fixtures - Repaint	10	2	\$26,500
5000	Concrete Street Lights - Replace	25	19	\$26,500
5005	"Bell" Pole Lights - Replace	5	2	\$31,500
5005	"Glass Globe" Pole Lights - Replace	20	9	\$16,000
5005	HIT Pole Lights - Replace	20	14	\$19,000
5005	LED Pole Lights - Replace	20	15	\$63,500
5005	Square Pole Lights - Replace	5	2	\$38,500
5010	"Flange" Pole Lights - Replace	20	7	\$35,000
5015	Post Lights - Replace	20	2	\$14,500
5020	Bollard Lights - Replace	20	9	\$84,000
6965	Electrical Enclosure - Replace	5	1	\$13,000
Other GRF Facilities				
1000	Miscellaneous Projects	1	0	\$125,000
1005	Space Utilization - Building E	1	0	\$7,000,000
1010	Building E Upkeep/Maint	10	10	\$700,000
1020	(2024) CH 1 Renovations Project	1	0	\$2,000,000
1020	(2027) CH 1 Renovations Project	3	3	\$3,625,000
1020	(2028) CH 1 Renovations Project	4	4	\$3,625,000
4245	(2025) Broadband Fiber Upgrades	1	1	\$4,000,000
4245	(2026) Broadband Fiber Upgrades	2	2	\$2,000,000
4245	(2027) Broadband Fiber Upgrades	3	3	\$2,000,000
Walls, Fencing, Railings & Gates				
2340	Aluminum Fencing - Repaint	10	4	\$93,000
2340	Iron Fence, Rail & Gates - Repaint	5	2	\$89,500
5500	Block Wall - Repair	35	14	\$53,000
5505	Stucco Walls - Repair	1	1	\$21,000
5510	Metal Vehicle Gates - Replace	2	2	\$99,500
5515	Metal Pedestrian Gates - Replace	2	2	\$5,650
5520	Entry Areas, Iron Fencing - Replace	25	9	\$54,500
5525	Iron 3.5' Railings - Replace	10	4	\$39,000
5525	Shepherds Crook Top Rail - Replace	30	29	\$165,000
5535	Iron Flat/Steel Pipe Railing - Repl	10	4	\$33,500
5540	Aluminum Fencing - Replace	35	14	\$525,000
Grounds & Miscellaneous				

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
3236	Office Space Lease	1	0	\$230,000
4850	AED Defibrillators - Replace	10	2	\$27,000
5334	Repair Shop Electrical Upgrade	15	0	\$200,000
5710	Aliso Creek Restrooms - Refurbish	10	7	\$11,000
6105	Benches - Move & Replace	1	0	\$29,000
6265	Flag Poles - Replace	10	5	\$26,500
6570	Portable Stage Structure - Replace	20	14	\$98,000
6590	Speed Monitoring Units - Replace	10	7	\$12,000
6620	Concrete Pedestrian Bridge - Repair	20	9	\$53,000
6810	Monument Letters - Replace	20	9	\$101,500
6830	Entry Signage - Replace/Refurbish	5	2	\$11,000
7010	Gate Landscaping - Refurbish	10	0	\$250,000
7010	Landscape & Slopes - Refurbish	1	0	\$172,000
7012	CH6 Turf Reduction Project	1	0	\$35,000
7030	V-Ditch (Swales) - Repair	2	0	\$26,000

574 Total Funded Components

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

Introduction



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

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



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

Methodology



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

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

Which Physical Assets are Funded by Reserves?

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



RESERVE COMPONENT "FOUR-PART TEST"

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

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we contribute?



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

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

What is our Recommended Funding Goal?

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



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

Projected Expenses

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

The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these components are shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Expense Summary table. Note the significant expenses throughout the next 30 years and plan to fund Reserves accordingly.

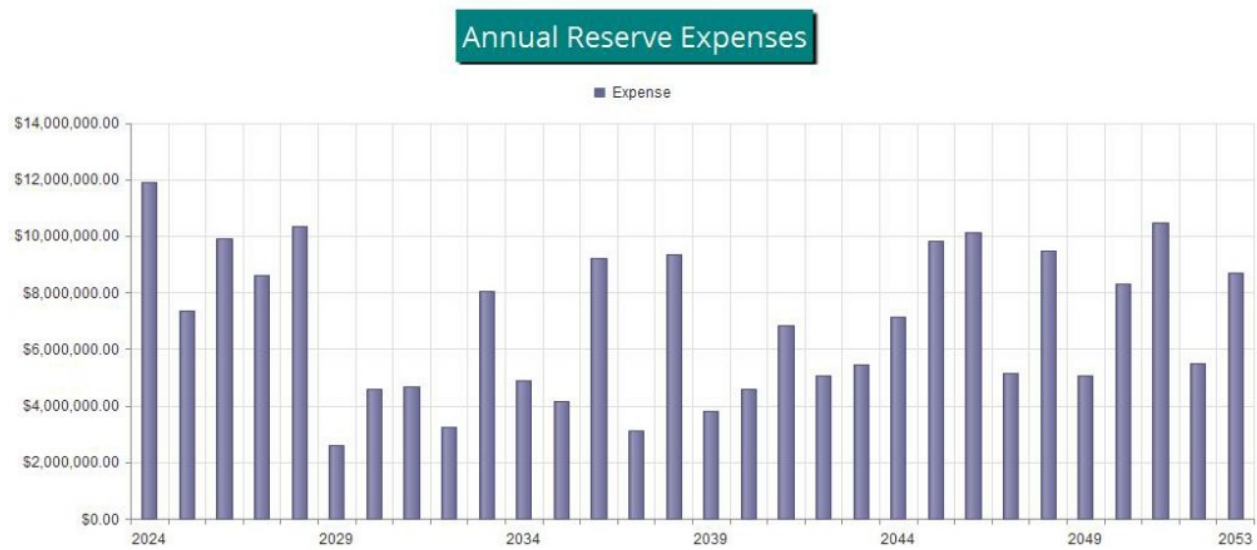


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$24,815,178 as-of the start of your Fiscal Year on 1/1/2024.

This is based on your actual balance on 12/31/2023 of \$24,815,178 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year.

As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$37,819,249. This figure represents the deteriorated value of your common area components.

Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 65.6 % Funded.

Across the country less than 1% of associations in this range experience special assessments or deferred maintenance.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$5,600,000 per month this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

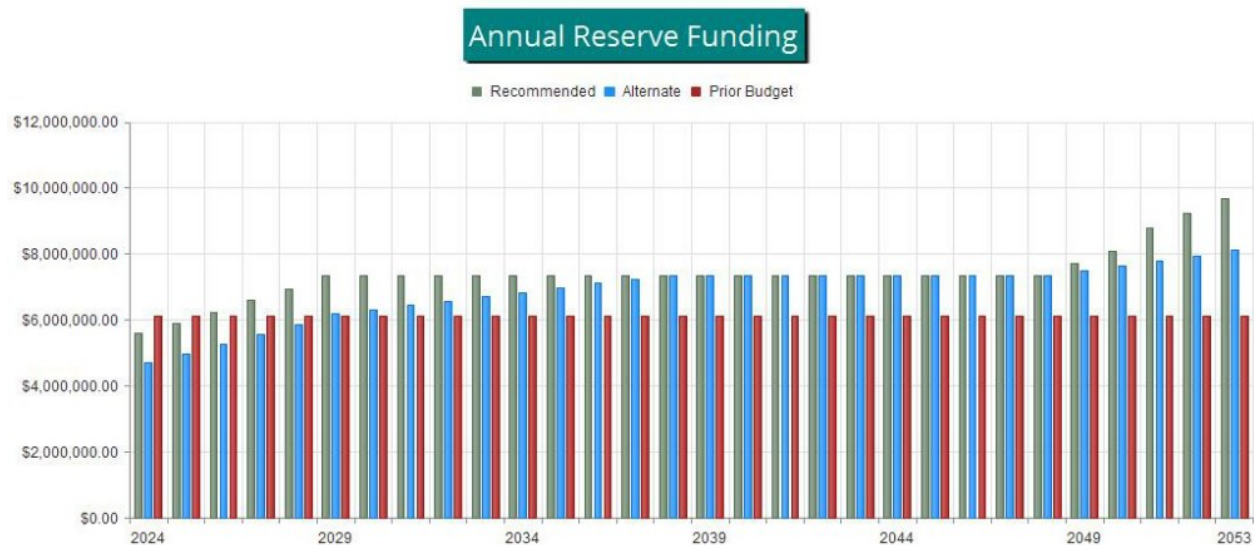


Figure 2

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

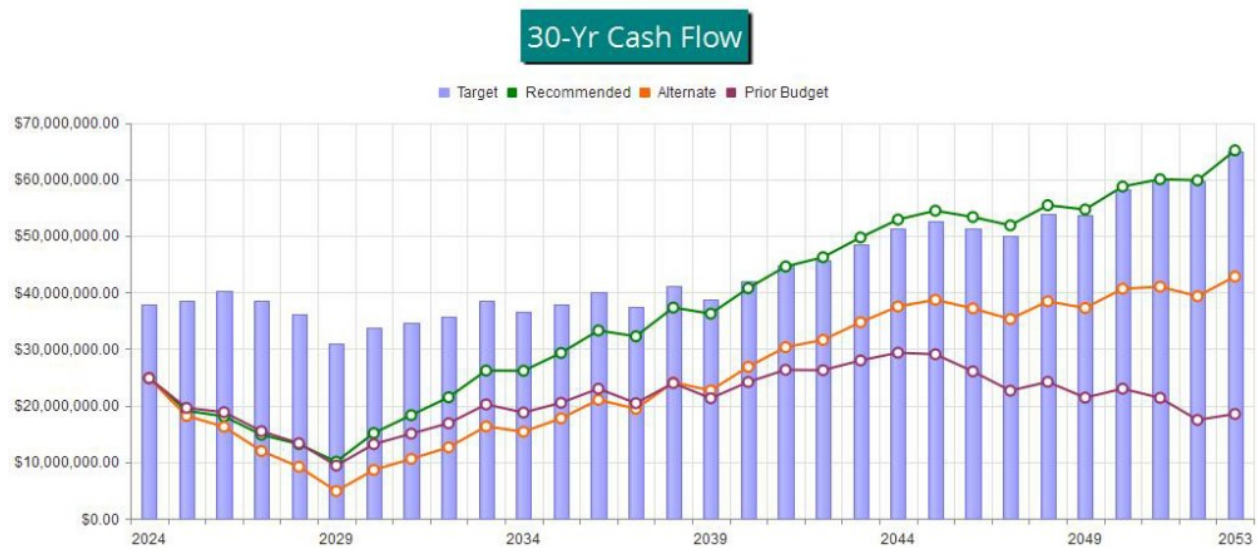


Figure 3

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

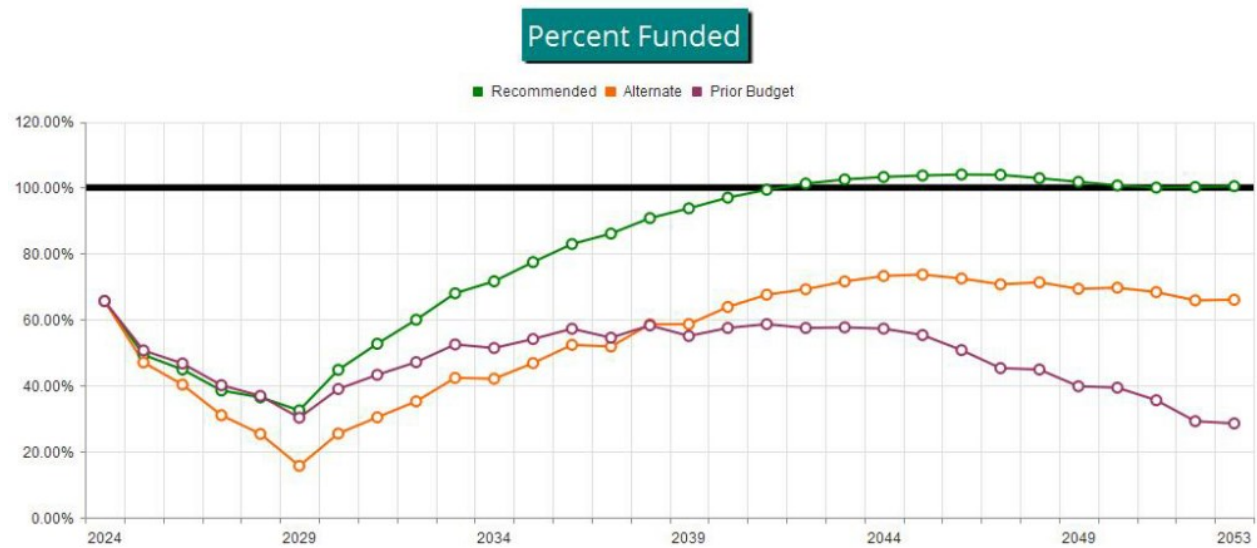


Figure 4



Table Descriptions

Executive Summary is a summary of your Reserve Components

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

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

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

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

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

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

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



Budget Summary

Report # 43604-1
No-Site-Visit

	Useful Life		2024 Rem. Useful Life		Estimated Replacement Cost in 2024	2024 Expenditures	01/01/2024 Current Fund Balance	01/01/2024 Fully Funded Balance	Remaining Bal. to be Funded	2024 Contributions
	Min	Max	Min	Max						
Paving & Pavers	1	30	0	28	\$17,138,300	\$783,500	\$3,848,115	\$8,801,293	\$13,290,185	\$345,828
Roofing Projects	20	40	0	38	\$2,922,150	\$47,500	\$521,733	\$1,623,393	\$2,400,418	\$24,872
HVAC Equipment	1	20	1	17	\$2,741,550	\$0	\$607,303	\$1,099,880	\$2,134,247	\$51,747
Gatehouses	20	20	1	18	\$856,000	\$0	\$496,850	\$540,200	\$359,150	\$11,392
Library & History Center	10	30	4	14	\$423,700	\$0	\$172,790	\$230,967	\$250,910	\$7,883
Community Center	4	30	1	22	\$2,702,500	\$0	\$1,203,568	\$1,818,432	\$1,498,933	\$53,174
CH 1 Facilities	1	50	0	14	\$2,968,650	\$65,500	\$736,095	\$1,920,612	\$2,232,555	\$44,114
CH2 Facilities	1	50	1	19	\$2,730,400	\$0	\$624,862	\$1,753,479	\$2,105,538	\$51,748
CH3 Facilities	10	30	0	19	\$2,377,100	\$622,000	\$1,451,940	\$1,816,240	\$925,160	\$39,326
CH4 Facilities	1	30	1	24	\$2,087,450	\$0	\$1,035,227	\$1,286,959	\$1,052,223	\$37,181
CH5 Facilities	1	40	0	15	\$1,818,200	\$63,500	\$1,099,389	\$1,358,671	\$718,811	\$31,954
CH6 Facilities	1	30	1	18	\$836,800	\$0	\$102,748	\$477,906	\$734,052	\$14,343
CH7 Facilities	1	40	0	19	\$1,118,600	\$161,700	\$443,865	\$718,462	\$674,735	\$55,417
CH7 Tennis Center	4	40	1	19	\$343,950	\$0	\$97,450	\$199,243	\$246,500	\$6,595
Village Green - Golf Building	3	30	0	19	\$1,526,550	\$57,000	\$290,249	\$784,075	\$1,236,301	\$22,011
Village Green Golf Courses	3	30	2	21	\$3,699,650	\$0	\$1,412,183	\$1,805,443	\$2,287,467	\$63,101
Village Green Pickleball Courts	6	30	3	27	\$118,050	\$0	\$23,525	\$33,163	\$94,525	\$2,319
Equestrian Center	1	40	1	24	\$599,500	\$0	\$69,985	\$166,173	\$529,515	\$15,598
Garden Center 1	10	30	0	19	\$113,450	\$50,000	\$50,000	\$70,382	\$63,450	\$2,187
Garden Center 2	5	30	2	27	\$120,800	\$0	\$9,600	\$27,502	\$111,200	\$2,201
Maintenance Buildings	2	30	1	25	\$554,650	\$0	\$169,601	\$324,536	\$385,049	\$10,976
Lighting & Electrical Projects	5	25	1	19	\$368,000	\$0	\$86,650	\$192,335	\$281,350	\$8,494
Other GRF Facilities	1	10	0	10	\$25,075,000	\$9,125,000	\$9,125,000	\$9,125,000	\$15,950,000	\$4,518,660
Walls, Fencing, Railings & Gates	1	35	1	29	\$1,178,650	\$0	\$153,000	\$540,180	\$1,025,650	\$35,194
Grounds & Miscellaneous	1	20	0	14	\$1,282,000	\$942,000	\$983,450	\$1,104,725	\$298,550	\$143,684
					\$75,701,650	\$11,917,700	\$24,815,178	\$37,819,249	\$50,886,472	\$5,600,000

Percent Funded: 65.6%



#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
Paving & Pavers					
2100	Concrete - Repair/Replace	Extensive GSF	1	0	\$200,000
2125	Garden Cntr #1 Asphalt - Resurface	Approx 23,900 GSF	20	10	\$65,000
2125	Garden Cntr #2 Asphalt - Resurface	Approx 31,400 GSF	20	15	\$86,000
2200	Street Pavers - Repair/Replace	Approx 1,800 GSF	10	8	\$6,800
2220	Asphalt - Resurface (2024)	Approx 210,914 GSF	30	0	\$583,500
2220	Asphalt - Resurface (2025)	Approx 232,414 GSF	30	1	\$630,000
2220	Asphalt - Resurface (2026)	Approx 216,220 GSF	30	2	\$590,000
2220	Asphalt - Resurface (2027)	Approx 205,827 GSF	30	3	\$560,000
2220	Asphalt - Resurface (2028)	Approx 242,400 GSF	30	4	\$660,000
2220	Asphalt - Resurface (2029)	Approx 212,476 GSF	30	5	\$580,000
2220	Asphalt - Resurface (2030)	Approx 170,766 GSF	30	6	\$470,000
2220	Asphalt - Resurface (2031)	Approx 265,296 GSF	30	7	\$720,000
2220	Asphalt - Resurface (2032)	Approx 187,578 GSF	30	8	\$510,000
2220	Asphalt - Resurface (2033)	Approx 148,505 GSF	30	9	\$410,000
2220	Asphalt - Resurface (2034)	Approx 165,845 GSF	30	10	\$450,000
2220	Asphalt - Resurface (2035)	Approx 156,037 GSF	30	11	\$430,000
2220	Asphalt - Resurface (2036)	Approx 213,884 GSF	30	12	\$580,000
2220	Asphalt - Resurface (2037)	Approx 160,601 GSF	30	13	\$440,000
2220	Asphalt - Resurface (2038)	Approx 218,280 GSF	30	14	\$600,000
2220	Asphalt - Resurface (2039)	Approx 132,450 GSF	30	15	\$360,000
2220	Asphalt - Resurface (2040)	Approx 115,550 GSF	30	16	\$320,000
2220	Asphalt - Resurface (2041)	Approx 173,383 GSF	30	17	\$470,000
2220	Asphalt - Resurface (2042)	Approx 168,706 GSF	30	18	\$460,000
2220	Asphalt - Resurface (2043)	Approx 164,815 GSF	30	19	\$450,000
2220	Asphalt - Resurface (2044)	Approx 171,352 GSF	30	20	\$470,000
2220	Asphalt - Resurface (2045)	Approx 173,192 GSF	30	21	\$470,000
2220	Asphalt - Resurface (2046)	Approx 206,312 GSF	30	22	\$560,000
2220	Asphalt - Resurface (2047)	Approx 177,082 GSF	30	23	\$480,000
2220	Asphalt - Resurface (2048)	Approx 359,756 GSF	30	24	\$980,000
2220	Asphalt - Resurface (2049)	Approx 203,612 GSF	30	25	\$560,000
2220	Asphalt - Resurface (2050)	Approx 289,430 GSF	30	26	\$790,000
2220	Asphalt - Resurface (2051)	Approx 276,854 GSF	30	27	\$760,000
2220	Asphalt - Resurface (2052)	Approx 233,667 GSF	30	28	\$640,000
2220	Equestrian Asphalt - Resurface	Approx 65,000 GSF	30	2	\$180,000
2220	Golf Parking Asphalt - Resurface	Approx 24,500 GSF	30	11	\$67,000
2230	Asphalt - Repair/Seal	Approx 6,045,649 GSF	1	1	\$550,000
Roofing Projects					
2391	Tennis Cntr Skylight Roof - Replace	(1) Skylight Roof	40	3	\$42,500
2400	2031 Tile Roof - Replace	Approx 16,297 GSF	40	7	\$120,000
2400	2034 Tile Roof - Replace	Approx 600 GSF	40	10	\$4,500
2400	2036 Tile Roof - Replace	Approx 1,700 GSF	40	12	\$13,000
2400	2039 Tile Roof - Replace	Approx 42,480 GSF	40	15	\$320,000
2400	2040-41 Tile Roof - Replace	Approx 12,104 GSF	40	16	\$92,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
2400	2044 Tile Roof - Replace	Approx 19,144 GSF	40	20	\$150,000
2400	2046 Tile Roof - Replace	Approx 2,000 GSF	40	22	\$15,000
2400	2047 Tile Roof - Replace	Approx 3,897 GSF	40	23	\$30,000
2400	2051 Tile Roof - Replace	Approx 34,518 GSF	40	27	\$260,000
2400	Golf Restrooms Tile Roof - Replace	(2) Buildings	40	14	\$5,250
2400	Tennis Center Tile Roof - Replace	Approx 1,470 GSF	40	3	\$15,000
2420	CH7 Flat Roof - Replace	(1) Provision	20	0	\$28,000
2420	Maint Bldg C, Flat Roof - Replace	(1) Provision	20	0	\$19,500
2450	(2042) Garden Cntr #2 Shingle Roof	Approx 2,530 GSF	20	18	\$19,000
2450	2029 Comp Shingle Roof - Replace	Approx 430 GSF	40	5	\$3,000
2450	2030 Comp Shingle Roof - Replace	Approx 1,050 GSF	40	6	\$7,400
2450	2040 Comp Shingle Roof - Replace	Approx 5,153 GSF	40	16	\$36,000
2450	2045 Comp Shingle Roof - Replace	Approx 16,650 GSF	40	21	\$120,000
2450	2062 Comp Shingle Roof - Replace	Approx 2700 GSF	40	38	\$19,000
2465	2025 BUR to PVC Cool Roof - Replace	Approx 12,187 GSF	25	1	\$96,000
2465	2026 BUR to PVC Cool Roof - Replace	Approx 33,055 GSF	25	2	\$260,000
2465	2027 BUR to PVC Cool Roof - Replace	Approx 12,185 GSF	20	3	\$96,000
2465	2028 BUR to PVC Cool Roof - Replace	Approx 826 GSF	25	4	\$6,500
2465	2035 BUR to PVC Cool Roof - Replace	Approx 1,400 GSF	25	11	\$11,000
2465	2036 BUR to PVC Cool Roof - Replace	Approx 23,190 GSF	25	12	\$180,000
2465	2037 BUR to PVC Cool Roof - Replace	Approx 11,830 GSF	25	13	\$93,000
2465	2040 BUR to PVC Cool Roof - Replace	Approx 17,680 GSF	25	16	\$140,000
2465	2041 BUR to PVC Cool Roof - Replace	Approx 4,474 GSF	25	17	\$35,000
2465	2043 BUR to PVC Cool Roof - Replace	Approx 14,744 GSF	25	19	\$120,000
2465	2044 BUR to PVC Cool Roof - Replace	Approx 15,662 GSF	25	20	\$120,000
2465	2045 BUR to PVC Cool Roof - Replace	Approx 3,416 GSF	25	21	\$27,000
2470	2040 Metal Louver Roof - Replace	Approx 7,400 GSF	40	16	\$80,000
2470	2046 Metal Louver Roof - Replace	Approx 30,000 GSF	40	22	\$320,000
6330	Club 6 Metal Roof - Replace	Approx 700 GSF	40	19	\$18,500
HVAC Equipment					
4600	Broadband HVAC Systems -Replace	(11) Various Units	1	1	\$21,000
4600	CH1 Gym HVAC (2015) - Replace	(1) Trane, 20 Ton	15	7	\$52,500
4600	CH1 HVAC (2016) - Replace	(6) Units	15	8	\$52,500
4600	CH1 HVAC (2017) - Replace	(2) 7 Ton Trane	15	8	\$24,000
4600	CH1 HVAC (2020) - Replace	(4) 2.5 Ton Units	15	11	\$17,000
4600	CH1 Lounge Air Handler - Replace	(1) Trane AHU	10	2	\$13,500
4600	CH2 HVAC (2007) - Replace	(2) Fujitsu Units	15	2	\$13,500
4600	CH2 HVAC (2010) - Replace	(2) Trane Units	15	2	\$13,500
4600	CH2 HVAC (2017) - Replace	(9) Units	15	8	\$117,500
4600	CH2 HVAC (Old) - Replace	(4) Units	15	2	\$26,500
4600	CH3 HVAC (2015) - Replace	(15) Units	15	6	\$280,000
4600	CH3 HVAC (2021) - Replace	(23) Systems	15	12	\$585,000
4600	CH4 Air Handlers (Old) - Replace	(2) AHUs	15	2	\$84,500
4600	CH4 HVAC (2017) - Replace	(1) Trane, 15 Ton	15	8	\$29,000
4600	CH4 HVAC (2018) - Replace	(4) Trane, 7.5 Ton	15	9	\$47,500
4600	CH4 HVAC (Old) - Replace	(10) Trane Units	15	2	\$102,000
4600	CH5 HVAC - Replace	(2) Reznor	15	2	\$19,000
4600	CH5 HVAC (2017) - Replace	(7) Trane Units	15	8	\$140,000
4600	CH6 HVAC (2004) - Replace	(1) York	15	2	\$6,350

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
4600	CH6 HVAC (2017) - Replace	(3) York Units	15	8	\$23,000
4600	CH6 HVAC (2020) - Replace	(5) York Units	15	11	\$42,000
4600	CH7 HVAC - Replace	(2) Units	15	2	\$13,000
4600	CH7 HVAC (2007) - Replace	(1) Trane 80 Ton	15	2	\$145,000
4600	Comm Center HVAC Systems - Replace	(3) Alliance 4NS-57.2	15	12	\$63,000
4600	Comm Center HVAC Systems - Replace	(9) Units	15	12	\$110,000
4600	Comm Center Large HVAC - Replace	(3) Units	20	17	\$530,000
4600	Gate 1 HVAC - Replace	(1) Trane YSLB-1108B003	10	7	\$6,350
4600	Gate 7 HVAC - Replace	(1) Trane	10	7	\$6,350
4600	Library/History HVAC - Replace	(7) Units	15	12	\$74,000
4600	Village Green HVAC Systems -Replace	(8) Various Units	15	4	\$84,000
Gatehouses					
5300	Gate #1 - Remodel	(1) Provision	20	18	\$110,000
5300	Gate #10 - Remodel	(1) Provision (2) Bldgs	20	1	\$53,000
5300	Gate #11 - Remodel	(1) Provision	20	1	\$53,000
5300	Gate #12 - Remodel	(1) Provision	20	18	\$28,000
5300	Gate #14 - Remodel	(1) Provision	20	2	\$53,000
5300	Gate #2 - Remodel	(1) Provision	20	2	\$79,000
5300	Gate #3 - Remodel	(1) Provision	20	2	\$79,000
5300	Gate #4 - Remodel	(1) Provision	20	3	\$53,000
5300	Gate #5 - Remodel	(1) Provision	20	13	\$53,000
5300	Gate #6 - Remodel	(1) Provision	20	3	\$53,000
5300	Gate #7 - Remodel	(1) Provision	20	18	\$110,000
5300	Gate #8 - Remodel	(1) Provision	20	2	\$79,000
5300	Gate #9 - Remodel	(1) Provision	20	3	\$53,000
Library & History Center					
2300	Stucco - Repaint	Approx 5,470 GSF	10	4	\$5,750
2330	Interior Surfaces - Repaint	9,600 GSF	10	4	\$13,000
2600	Entry Doors - Replace	(3) Sliding Doors	25	14	\$39,500
3020	Flooring, Rolled Carpet - Replace	Approx 240 GSY	10	4	\$11,500
3025	Flooring, Tile Carpet - Replace	Approx 5,050 GSF	10	4	\$160,000
3040	Flooring, Tile - Replace	Approx 240 GSF	30	14	\$8,650
3050	Flooring, Linoleum - Replace	Approx 2,380 GSF	30	4	\$24,000
3110	Interior Doors - Replace	(14) Various Doors	30	14	\$8,500
3235	Office Cabinet/Counter - Replace	74' Cab & 20' Counter	20	14	\$36,000
5054	Interior Lights - Replace	(145) Various Fixtures	20	4	\$19,000
5700	Restrooms - Major Refurbish	(2) Multi-use Facilities	20	14	\$69,500
5710	Restrooms - Minor Refurbish	(2) Multi-Use Facilities	20	4	\$23,000
5710	Small Restroom - Minor Refurbish	(1) Single Use Facility	20	4	\$5,300
Community Center					
2300	Stucco - Repaint	Approx 26,400 GSF	10	2	\$40,000
2330	Interior Surfaces - Repaint	Approx 72,700 GSF	10	2	\$97,500
2500	Waterproof Decks - Resurface	Approx 1,660 GSF	16	7	\$19,000
2505	Waterproof Decks - Seal/Repair	Approx 1,660 GSF	4	1	\$6,650
2587	Stairway Stringers & Rails - Refurb	(2) 2-Level Stairways	30	9	\$8,650
2600	Doors - Replace	(1) Provision	10	4	\$16,000
2725	Building Signage	(38) Letters	20	9	\$6,000
3000	TV Station Set - Remodel	(1) Provision	8	2	\$16,000
3020	Carpet - Replace	Approx 5,500 GSY	10	2	\$320,000

# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
3040 Tile Flooring - Replace	Approx 2,000 GSF	30	9	\$71,500
3050 Linoleum Tile Flooring - Replace	Approx 3,900 GSF	20	9	\$38,500
3060 Laminate Flooring - Replace	Approx 12,500 GSF	20	9	\$380,000
3125 Fire Doors - Replace	(3) 20' Doors	25	22	\$31,500
3310 Cabinets & Counters - Replace	Approx 330' LF	30	9	\$155,000
3510 Gym Floor Surface - Replace	Approx 3,060 GSF	8	4	\$62,500
4210 TV Station Equipment - Replace	(1) Provision	8	2	\$530,000
4500 Elevator - Modernize & Door Pkg	(2) 3-Stop Hydraulic	25	2	\$250,000
4530 Elevator Cab - Remodel	(2) Cabs	25	2	\$42,500
4550 Domestic Boiler - Replace	(1) 1.75M BTU Raypak	20	9	\$31,500
5030 Wall Lights - Replace	(30) Lantern Lights	20	2	\$8,700
5525 3'.5' Iron Railing - Replace	Approx 210' LF	30	9	\$14,000
5700 Restrooms - Major Refurbish	(6) Multi-use (3) Sgl-use	20	12	\$345,000
5710 Restrooms - Minor Refurbish	(6) Multi-use (3) Sgl-use	20	2	\$117,000
6300 Wood Trellis/Shade Structure	Approx 600 GSF	20	9	\$25,500
8010 EV Charging Station - Replace	(1) Comment	15	10	\$69,500
CH 1 Facilities				
2300 Stucco - Repaint	Approx 29,600 GSF	10	2	\$44,000
2310 Wood/Metal Surfaces - Repaint	Approx 11,800 GSF	5	2	\$19,000
2330 Interior Surfaces - Repaint	Approx 51,500 GSF	10	2	\$67,500
2480 Gutters/Downspouts - Replace	Approx 1,545 LF	30	4	\$14,500
2520 Bocce Structures - Repair	Approx 4,000 GSF	10	4	\$5,300
2530 Tile Siding - Replace	Approx 1,015 GSF	30	2	\$26,500
2660 Door Opener (fitness) - Replace	(1) Door System	15	6	\$6,350
3020 Carpet - Replace	Approx 816 GSY	10	2	\$43,000
3040 Exterior Tile Deck - Repair/Replace	Approx 8,000 GSF	50	7	\$285,000
3040 Tile Floors - Replace	Approx 915 GSF	25	9	\$32,500
3041 Drive Court Fountain Pavers -Repair	Approx 1,900 GSF	25	9	\$5,800
3050 Linoleum Floors - Replace	Approx 5,120 GSF	20	2	\$48,500
3070 Hardwood Floor (Lounge) - Replace	Approx 3,315 GSF	40	4	\$78,000
3075 Hardwood Floor (Lounge) - Refinish	Approx 3,315 GSF	5	2	\$20,500
3160 Acoustic Wall Panels - Replace	Approx 12,000 GSF	30	2	\$115,000
3310 Cabinetry/Counters - Replace	Approx 325 LF	30	9	\$120,000
3320 Kitchen Appliances - Replace	(13) Assorted Pieces	20	9	\$79,500
3510 Gym Floor Surface - Replace	Approx 4,300 GSF	15	9	\$76,500
4220 Sound System - Replace	(1) Provision	20	0	\$36,000
4660 Emergency Generator - Replace	(1) Generac Generator	30	0	\$29,500
4680 Exhaust Fans - Replace	(3) Systems	25	2	\$19,000
4800 Fire Alarm System - Replace	(1) System	20	4	\$6,850
5030 Interior Lights - Replace	Assorted Fixtures	20	9	\$185,000
5520 Pool Iron Fence/Gates - Replace	Approx 126' LF (6) Gates	28	11	\$19,500
5700 Locker Rooms - Major Refurbish	(2) Locker Rooms	20	12	\$63,500
5700 Restrooms - Major Refurbish	(4) Restrooms	20	12	\$102,000
5710 Locker Rooms - Minor Refurbish	(2) Locker Rooms	20	2	\$31,500
5710 Restrooms - Minor Refurbish	(4) Restrooms	20	2	\$37,000
5730 Partition Door (Lounge)- Replace	(1) 39 LF Partition	25	2	\$10,700
5750 Pool Shower - Re-tile	Approx 200 GSF	20	2	\$9,700
5800 Pool Deck Concrete - Replace	Approx 12,000 GSF	30	14	\$300,000
5801 Pool Incidentals - Replace	(1) Comment	1	1	\$11,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
5810	Pool - Resurface & Re-tile	Approx 3,800 GSF	12	11	\$100,000
5812	Pool/Spa Filters - Replace	(6) Pentair Triton II	10	4	\$16,000
5815	Pool Boilers - Replace	(1) Laars (1) Pentair Max	15	9	\$60,500
5816	Pool Boiler Tank - Replace	(1) Large 100 gal tank	15	9	\$31,500
5817	Pool/Spa Pumps - Replace	(6) Pumps	10	2	\$17,000
5820	Spa - Resurface & Re-tile	(1) Spa approx 340 GSF	8	4	\$21,500
5825	Spa Heater - Replace	(1) Raypak	10	4	\$8,400
5848	Chemical Controller - Replace	(1) Controller	10	3	\$11,250
5900	ADA Pool Lift - Replace	(1) Aqua Creek Patriot	15	12	\$6,300
5930	Pool Covers CH1, 2, 5 & 6 - Replace	(4) Pools	6	3	\$19,000
5932	Pool Cover Reel - Replace	(1) Reel	20	9	\$13,000
5990	Pool/Patio Furniture - Replace	(122) Various Pieces	8	1	\$51,500
6105	Vinyl/Composite Benches	(4) 8' Surface Mount	25	14	\$6,350
6300	Wood Trellises - Rebuild	Approx 2,550 GSF	30	14	\$109,500
6315	Bench Shade Structures - Replace	(3) Canvas Structures	15	9	\$5,300
6317	Bocce Retractable Shades - Replace	(3) 12' Electric Units	15	12	\$25,500
6525	Basketball Wood Court - Replace	(1) Court, 4125 GSF	40	9	\$370,000
6526	Basketball Court - Refinish	(1) Court, 4125 GSF	5	2	\$21,000
6540	Bocce Ball Backboards - Replace	(1) Provision	10	2	\$17,500
6540	Bocce Court Rails - Replace	(3) Approx 10' x 72'	10	2	\$5,800
6541	Bocce Surface Carpet - Replace	Approx 240 GSY	5	2	\$8,850
6575	Shuffleboard Room - Refurbish	(6) 6'x37' Courts	10	2	\$10,700
6576	Archery Room - Refurbish	(7) Targets	10	4	\$13,500
6577	Gym Padded Walls - Replace	Approx 1,230 GSF	15	13	\$45,000
6680	Fountains - Refurbish	(2) Large Fountains	12	11	\$25,000
CH2 Facilities					
2140	Concrete Pool Deck - Resurface	Approx 12,000 GSF	15	14	\$25,000
2145	Concrete Pool Deck - Seal/Repair	Approx 12,000 GSF	5	4	\$25,000
2300	Stucco - Repaint	Approx 17,200 GSF	10	2	\$20,500
2310	Wood/Metal Surfaces - Repaint	Approx 4,300 GSF	5	2	\$16,000
2330	Interior Surfaces - Repaint	Approx 33,200 GSF	10	2	\$43,500
2530	Exterior Tile Siding - Replace	Approx 1,280 GSF	30	14	\$33,500
2650	Metal Utility Doors - Replace	(9) Metal Doors	20	9	\$11,100
2660	Door Opener Systems - Replace	(4) Hager Door Systems	15	6	\$25,000
2670	Metal Roll-Up Door - Replace	(1) 8'x8' Door	25	14	\$7,850
3020	Carpet - Replace	Approx 609 GSY	10	2	\$31,500
3040	Exterior Tile Deck - Repair/Replace	Approx 15,900 GSF	50	7	\$565,000
3050	Linoleum Floors - Replace	Approx 1,015 GSF	20	9	\$9,750
3060	Laminate Floorings - Replace	Approx 460 GSF	20	9	\$14,500
3070	Hardwood Floor - Replace	Approx 6,570 GSF	40	9	\$175,000
3075	Hardwood Floor - Refinish	Approx 6,570 GSF	5	2	\$41,500
3160	Wallcoverings - Replace	Approx 1,940 GSF	20	2	\$18,000
3200	Furnishings - Replace	(854) Pieces	10	2	\$97,000
3280	Wicker Patio Furniture - Replace	(57) Various Pieces	12	9	\$35,000
3285	Wicker Furn Cushions - Replace	(125) Cushions	4	1	\$20,500
3310	Cabinetry/Counters - Replace	Approx 350 LF	30	14	\$140,000
3310	Storage Cabinets - Refurbish	(48) Cabinets	30	14	\$25,000
3320	Commercial Kitchen Appliances - Rep	(17) Assorted Pieces	20	9	\$89,500
3320	Residential Kitchen Appliances - R	(15) Assorted Appliances	20	9	\$14,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
3364	Air Curtain - Replace	(1) Mars Air Curtain	15	5	\$2,650
4570	Water Heaters - Replace	(2) AO Smith, Gas	12	4	\$20,000
4800	Fire Alarm System - Replace	(1) Honeywell	20	4	\$6,850
5020	Exterior Lights - Replace	Assorted Fixtures	20	9	\$22,000
5030	Interior Lights - Replace	(255) Fixtures	20	9	\$33,500
5520	CH2 Lawn Bowling Iron Fence - Repl	Approx 355' LF	28	11	\$24,000
5520	CH2 Pool Iron Fence/Gates - Replace	Approx 520' LF (2) Gates	28	11	\$50,500
5550	CH2 & CH4, Wood Fences - Replace	Approx 155 LF Solid Board	20	9	\$7,350
5700	Locker Rooms - Major Refurbish	(2) Locker Rooms	20	12	\$155,000
5700	Restrooms (Club) - Major Refurbish	(4) Restrooms	20	11	\$73,500
5710	Locker Rooms - Minor Refurbish	(2) Locker Rooms	20	2	\$31,500
5710	Restrooms (Club) - Minor Refurbish	(4) Restrooms	20	1	\$37,000
5710	Restrooms, Lawn Bowlg, Minor Refur	(2) Restrooms	10	2	\$10,700
5750	Pool Shower - Re-tile	Approx 110 GSF	20	1	\$5,750
5801	Pool Incidentals - Replace	(1) Comment	1	1	\$11,000
5810	Pool - Resurface & Re-tile	(1) Approx 2,750 GSF	12	2	\$45,500
5812	Pool Filters - Replace	(3) Pentair Sand Filters	10	2	\$7,850
5815	Pool Boiler - Replace	(1) Pentair Max 849 BTU	15	11	\$60,500
5817	Large Pool Pump - Replace	(1) 5hp+ Pump	20	9	\$9,200
5820	Spa - Resurface & Re-tile	(1) About 400 GSF	8	2	\$7,350
5825	Spa Heater - Replace	(2) Raypak	10	4	\$18,000
5848	Chemical Controller - Replace	(1) Control Units	10	2	\$11,250
5900	ADA Pool Lift - Replace	(1) Aqua Creek Patriot	15	12	\$6,300
5932	Pool Cover Reel - Replace	(1) Triple Tube Reel	20	9	\$13,000
5990	Pool Furniture - Replace	(122) Various Pieces	8	1	\$70,500
5995	Courtyard Canopies - Replace	(15) Fabric Canopies	8	3	\$10,700
6105	Vinyl/Composite Benches	(29) Surface Mount	20	9	\$35,000
6300	Wood Trellis/Shade Structure	Approx 460 GSF	25	4	\$20,000
6305	Trex Trellis (L.B.) - Replace	70 GSF Trellis	25	19	\$5,250
6315	Fabric Shade Structures - Replace	(27) Fabric Shades 15'x6'	20	12	\$215,000
6541	Lawn Bowling Surface - Replace	Approx 28,800 GSF	5	2	\$220,000
CH3 Facilities					
2300	Stucco - Repaint	Approx 13,500 GSF	10	1	\$17,500
2330	Interior Surfaces - Repaint	Approx 28,000 GSF	10	1	\$37,000
2610	Automatic Entry Doors - Replace	(2) Sliding Glass Sets	20	9	\$26,500
2690	Counter Door - Replace	(1) Metal Door	30	19	\$4,250
3020	Carpet - Replace	Approx 1,644 GSY	10	1	\$86,500
3020	Carpet (2022) - Replace	Approx 288 GSY	10	8	\$15,500
3050	Linoleum Floors - Replace	Approx 1,460 GSF	20	8	\$13,500
3060	Laminate Flooring - Replace	Approx 4,000 GSF	20	17	\$120,000
3070	Wooden Stage - Refurbish	Approx 2,640 GSF	25	9	\$140,000
3160	Wallcoverings - Replace	Approx 3,330 GSF	20	14	\$29,500
3190	Stage Curtain Rigging System - Repl	(5) Motors/Riggings	15	4	\$290,000
3195	Stage Curtains - Replace	Full Stage Set	15	4	\$42,000
3197	Stage Controller System - Replace	Controllers, Inverters	15	4	\$155,000
3200	Furnishings - Replace	Assorted Pieces	10	1	\$315,000
3310	Cabinetry/Counters - Replace	Approx 386 LF	30	9	\$150,000
3320	Kitchen Appliances - Replace	(28) Assorted Pieces	20	9	\$78,500
4220	Auditorium Sound System - Replace	(1) Provision	20	0	\$600,000

# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
4230 Dining Room Projectors - Replace	(1) System	15	0	\$22,000
4525 ADA Wheelchair Lift - Replace	(1) 750 lbs Max Lift	25	2	\$13,000
4570 Water Heater (2010) - Replace	(1) Bradford Wh, 100 Gal	12	2	\$14,000
4570 Water Heater (2020) - Replace	(1) AO Smith, 100 Gal	12	8	\$14,000
4800 Fire Alarm System - Replace	(1) System	20	4	\$6,850
5030 Interior Lights - Replace	Assorted Fixtures	20	9	\$52,500
5700 Restrooms - Major Refurbish	(4) Restrooms	20	12	\$97,000
5710 Restrooms - Minor Refurbish	(4) Restrooms	20	2	\$37,000
CH4 Facilities				
2300 Stucco - Repaint	Approx 19,500 GSF	10	2	\$25,000
2310 Wood/Metal Surfaces - Repaint	Eaves, Trim, Fence	5	2	\$16,000
2330 Interior Surfaces - Repaint	Approx 24,000 GSF	10	1	\$31,500
2480 Gutters/Downspouts - Replace	Approx 890 LF	30	4	\$8,400
2485 Skylights - Replace	(24) Skylights	25	9	\$25,000
2500 Waterproof Decks - Resurface	Approx 7,100 GSF	16	13	\$74,500
2505 Waterproof Decks - Seal/Repair	Approx 7,100 GSF	4	1	\$26,000
3020 Carpet - Replace	Approx 796 GSY	10	2	\$42,000
3050 Linoleum Floors - Replace	Approx 7,150 GSF	20	2	\$68,000
3160 Wallcoverings - Replace	Approx 1,010 GSF	20	2	\$9,750
3200 Furnishings - Replace	Assorted Pieces	10	2	\$135,000
3280 Wicker Patio Furniture - Replace	(8) Chairs (2) Tables	12	9	\$34,000
3310 Cabinetry/Counters - Replace	Approx 1,330 LF	30	4	\$525,000
3810 Activities Equipment - Replace	(55) Various Pieces	5	1	\$57,500
4570 Water Heater - Replace	(1) A.O. Smith 86 Ga.	12	2	\$12,000
4800 Fire Alarm System - Replace	(1) System	20	4	\$6,850
5030 Interior Lights - Replace	Assorted Fixtures	20	9	\$67,500
5520 CH4 Pool Iron Fence/Gates - Replace	Approx 200' LF (2) Gates	28	11	\$21,500
5700 Locker Rooms - Major Refurbish	(2) 30x35 Rooms	20	12	\$63,500
5700 Restrooms - Major Refurbish	(4) Restrooms	20	12	\$73,500
5710 Locker Rooms - Minor Refurbish	(2) 30x35 Rooms	20	2	\$31,500
5710 Restrooms - Minor Refurbish	(4) Restrooms	20	2	\$37,000
5800 Pool Deck Concrete - Replace	Approx 5,800 GSF	30	24	\$145,000
5801 Pool Incidentals - Replace	(1) Comment	1	1	\$11,000
5810 Pool - Resurface & Re-tile	(1) Approx 3,600 GSF	12	5	\$58,000
5812 Pool & Spa Filters - Replace	(5) Pentair sand filters	10	5	\$13,500
5815 Pool Boiler - Replace	(1) Pentair Max 849 BTU	15	2	\$60,500
5817 Large Pool Pump - Replace	(1) 5hp+ Pump	20	9	\$9,200
5820 Spa - Resurface & Re-tile	(1) About 520 GSF	8	2	\$14,000
5825 Spa Heater - Replace	(2) Raypak	10	2	\$18,000
5848 Chemical Controller - Replace	(1) Control Unit	10	3	\$11,250
5900 ADA Pool Lift - Replace	(1) Aqua Creek Patriot	15	12	\$6,300
5932 Pool Cover Reel - Replace	() Cover & Reel Units	20	9	\$13,000
5932 Spa Cover Reel - Replace	(1) Cover & Reel Units	20	9	\$9,700
5990 Pool Furniture - Replace	(101) Various Pieces	8	1	\$40,000
6300 Wood Deck Structure - Refurbish	Approx 6,000 GSF	25	21	\$235,000
6300 Wood Shade Structure - Refurbish	Approx 1,200 GSF	25	14	\$52,000
CH5 Facilities				
2300 Stucco - Repaint	Approx 20,000 GSF	10	2	\$26,500
2330 Interior Surfaces - Repaint	Approx 21,200 GSF	10	2	\$28,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
2485	Skylights - Replace	(42) Skylights	25	9	\$44,500
2730	Decor Tile Elements - Replace	Approx 300 GSF	30	9	\$11,250
3020	Carpet - Replace	Approx 521 GSY	10	2	\$27,000
3040	Tile Floors - Replace	Approx 345 GSF	20	2	\$12,500
3050	Linoleum Floors - Replace	Approx 1,110 GSF	20	2	\$10,650
3050	LVT Floors - Replace	Approx 1,910 GSF	20	15	\$18,000
3070	Hardwood Floors - Replace	Approx 7,725 GSF	40	4	\$180,000
3075	Hardwood Floors - Refinish	Approx 7,725 GSF	5	2	\$49,000
3160	Acoustic Wall Panels - Replace	Approx 5,670 GSF	30	2	\$54,000
3190	Stage Curtain Rigging System - Repl	(1) Motor/Riggings	15	4	\$52,500
3195	Stage Curtains - Replace	(6) Curtains	15	13	\$28,000
3200	Furnishings - Replace	Assorted Pieces	10	2	\$84,500
3280	Wicker Patio Furniture - Replace	(8) Chairs (1) Tables	12	9	\$27,000
3310	Cabinetry/Cabinets - Replace	Approx 277 LF	30	9	\$112,500
3320	Kitchen Appliances - Replace	(20) Assorted Pieces	20	5	\$89,500
4220	Sound System - Replace	(1) Provision	20	0	\$23,500
4660	Emergency Generator - Replace	(1) Generac Generator	30	5	\$73,500
4800	Fire Alarm System - Replace	(1) Silent Knight System	20	4	\$6,850
5520	CH5 Pool Iron Fence/Gate - Replace	Approx 275' LF (1) Gate	28	11	\$27,500
5700	Locker Rooms - Major Refurbish	(2) Locker Rooms	20	11	\$63,500
5700	Restrooms - Major Refurbish	(2) Lg, (2) Sm Restrooms	20	11	\$72,500
5710	Locker Rooms - Minor Refurbish	(2) Locker Rooms	20	1	\$31,500
5710	Restrooms - Minor Refurbish	(2) Lg, (2) Sm Restrooms	20	1	\$24,000
5800	Pool Deck Concrete - Replace	Approx 6,440 GSF	30	2	\$165,000
5801	Pool Incidentals - Replace	(1) Comment	1	1	\$11,000
5810	Pool - Resurface & Re-tile	(1) Approx 3,460 GSF	12	2	\$100,000
5812	Pool Filter - Replace	(1) Pentair iEDP Sand	20	14	\$14,000
5815	Pool Boiler - Replace	(1) Lochinvar 1,260K BTU	15	1	\$60,500
5815	Pool Boiler #2 - Replace	(1) Raypak Hi-Delta	15	1	\$60,500
5820	Spa - Resurface & Re-tile	(1) About 575 GSF	8	2	\$14,000
5822	Spa Filter - Replace	(1) Pentair iEDP Sand	20	14	\$14,500
5825	Spa Heater - Replace	(1) Raypak	10	1	\$18,000
5827	Spa Pump - Replace	(1) XXL Pump	15	7	\$10,700
5848	Chemical Controllers - Replace	(2) Controlers	8	0	\$15,000
5850	Pool/Spa Salt Generator	(1) System	10	9	\$25,000
5850	Salt Generator - Replace	(1) System	10	0	\$25,000
5900	ADA Pool Lift - Replace	(1) Aqua Creek Patriot	15	12	\$6,300
5932	Pool Cover Reel - Replace	(1) Reel Unit (no cover)	20	4	\$13,000
5990	Pool Furniture - Replace	(62) Various Pieces	8	1	\$24,500
6100	Metal Park Benches - Replace	(7) Benches	10	4	\$10,950
6300	Wood Trellis/Shade Structure	Approx 1,200 GSF	25	9	\$52,000
CH6 Facilities					
2280	Stamped Concrete - Repair	Approx 1,600 GSF	30	9	\$32,000
2300	Stucco - Repaint	Approx 4,500 GSF	10	4	\$5,900
2310	Wood/Metal Surfaces - Repaint	Eaves, Siding, Fence	5	2	\$5,250
2330	Interior Surfaces - Repaint	Approx 9,950 GSF	10	4	\$13,000
2480	Gutter/Downspouts - Replace	Approx 545 LF	30	9	\$5,200
3040	Tile Floor - Replace	Approx 1,700 GSF	30	14	\$61,000
3050	Billiard Vinyl Floor - Replace	Moderate GSF	20	17	\$14,000

# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
3050 LVT Floor - Replace	Approx 800 GSF	20	8	\$7,550
3060 Laminate Flooring - Replace	Approx 2,850 GSF	20	8	\$85,500
3160 Wallcoverings - Replace	Approx 1,180 GSF	20	8	\$8,700
3200 Furnishings - Replace	Assorted Pieces	10	8	\$31,500
3280 Wicker Patio Furniture - Replace	(16) Chairs (4) Tables	12	9	\$25,000
3310 Cabinetry/Counters - Replace	Approx 195 LF	30	18	\$78,500
3320 Kitchen Appliances - Replace	(16) Assorted Pieces	20	9	\$78,500
4220 Dining Rm Sound System - Replace	(1) Provision	20	8	\$18,000
4220 Sound System - Replace	(1) Provision	20	12	\$8,950
4570 Water Heater - Replace	(1) 100 Gal	12	6	\$14,000
4800 Fire Alarm System - Replace	(1) System	20	4	\$6,850
5015 Exterior Lights - Replace	(19) Various Lights	20	9	\$12,000
5520 CH6 Pool Iron Fence/Gate - Replace	Approx 390' LF (3) Gate	28	11	\$40,500
5700 Restrooms - Major Refurbish	(2) Restrooms	25	12	\$37,000
5710 Restrooms - Minor Refurbish	(2) Restrooms	25	2	\$18,500
5800 Pool Deck Concrete - Replace	Approx 5,700 GSF	30	9	\$145,000
5801 Pool Incidentals - Replace	(1) Comment	1	1	\$11,000
5810 Pool - Resurface & Re-tile	Approx 1,450 GSF	12	3	\$28,500
5815 Pool Heater - Replace	(1) Raypak	10	1	\$9,200
5848 Chemical Controller - Replace	(1) Control Unit	10	3	\$5,800
5900 ADA Pool Lift - Replace	(1) Admiral Lift	15	4	\$7,900
5990 Pool Furniture - Replace	(55) Various Pieces	8	1	\$22,000
CH7 Facilities				
2300 Stucco - Repaint	Approx 6,730 GSF	10	4	\$9,000
2310 Wood/Metal Surfaces - Repaint	Trellis, Eaves	5	2	\$6,350
2330 Interior Surfaces - Repaint	Approx 12,500 GSF	10	4	\$16,000
2660 Door Opener Systems - Replace	(2) Hager Door Systems	15	2	\$13,000
3020 Carpet - Replace	Approx 1,121 GSY	10	4	\$79,000
3040 Tile Floors - Replace	Approx 1,930 GSF	25	14	\$69,000
3050 Linoleum Floors - Replace	Approx 810 GSF	18	4	\$7,650
3070 Hardwood Floor - Replace	Approx 2,150 GSF	40	19	\$51,000
3075 Hardwood Floor - Refinish	Approx 2,150 GSF	5	2	\$13,500
3160 Wallcoverings - Replace	Approx 2,160 GSF	20	4	\$16,000
3200 Furnishings - Replace	Assorted Pieces	10	4	\$52,500
3270 Patio Furniture - Replace	(4) Tables (16) Chairs	10	7	\$15,000
3280 Wicker Patio Furniture - Replace	(20) Chairs (5) Tables	12	9	\$11,000
3310 Cabinetry/Counters - Replace	Approx 386 LF	30	9	\$140,000
3320 Kitchen Appliances - Replace	(30) Assorted Pieces	20	4	\$99,500
3364 Air Curtain - Replace	(1) Mars Air Curtain	15	1	\$2,650
4220 Sound System - Replace	(1) Provision	20	0	\$11,700
4550 Boiler/Tank #1 - Replace	(1) Laars, 500K BTUs	20	15	\$24,500
4570 Boiler/Tank #2 - Replace	(1) Laars	20	14	\$14,000
4800 Fire Alarm System - Replace	(1) Panel	20	2	\$6,850
5030 Interior Lights - Replace	Assorted Fixtures	1	0	\$150,000
5700 Restrooms - Major Refurbish	(2) Lg, (1) Sm Restroom	20	9	\$86,500
5710 Restrooms - Minor Refurbish	(2) Lg, (1) Sm Restrooms	20	2	\$21,000
6105 Vinyl/Composite Benches	(6) Benches	20	9	\$8,450
6124 Composite Trash Receptacles - Repl	(5) 33 Gal. Containers	20	9	\$5,450
6320 Metal Trellis - Replace	Approx 1,550 GSF	25	5	\$49,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
6967	UPS (emergency power) - Replace	(1) System	15	10	\$140,000
CH7 Tennis Center					
2306	Awnings/Canopies - Replace	(7) Awnings	10	7	\$8,900
2343	Building Interior/Exterior - Paint	Approx 3,500 GSF	10	3	\$5,300
2367	Doors - Replace	(1) Comment	30	3	\$44,500
2522	HVAC - Replace	(1) System	15	11	\$6,600
2741	Clubhouse - Remodel Allowance	Lump Sum Allowance	10	3	\$13,500
2749	Restrooms - Major Refurbish	(2) Facilities	20	17	\$24,000
2749	Restrooms - Minor Refurbish	(2) Facilities	20	7	\$7,900
2805	Court Furnishings - Replace	Numerous Furnishings	10	3	\$10,700
2809	Tennis Courts - Re-coat/Resurface	(10) Courts	4	1	\$49,000
2813	Tennis Court Fencing - Replace	Approx 2,870 LF	40	19	\$97,000
2815	Tennis Court Windscreen - Replace	Approx 1,920 LF	10	7	\$11,050
2817	Tennis Court Lighting - Replace	(32) Poles, (40) Fixtures	40	19	\$65,500
Village Green - Golf Building					
2110	Walkway Pavers - Repair	Approx 245 GSF	30	19	\$6,150
2300	Exterior - Repaint	Approx 15,000 GSF	10	2	\$23,000
2330	Interior Surfaces - Repaint	Approx 28,400 GSF	10	2	\$32,500
2600	Doors - Replace	(71) Various Doors	10	4	\$10,950
3020	Carpet - Replace	Approx 351 GSY	10	7	\$31,500
3040	Exterior Tile - Replace	Approx 12,000 GSF	30	14	\$440,000
3040	Tile Floor - Replace	Approx 4,700 GSF	30	19	\$175,000
3120	Acoustic Room Dividers - Replace	(2) Approx 20' Wide	20	9	\$7,450
3200	Furniture/Furnishings - Replace	(1) Provision	10	4	\$79,000
3320	Bar Appliances - Replace	(1) Provision	10	4	\$16,000
3320	Food Service - Replacements	(1) Provision	3	2	\$19,000
3530	Clothes Lockers - Replace	(16) 3-tier Laminate	15	4	\$18,500
3530	Golf Bag Lockers - Replace	(89) 6' Metal Lockers	20	9	\$33,000
4238	Starter PA System - Replace	(1) System	10	0	\$22,000
4500	Elevator - Modernize	(1) 1-Stop	25	14	\$120,000
4530	Elevator Cab - Remodel	(1) Elevator	25	14	\$21,000
4570	Water Heaters - Replace	(2) Approx 100 Gal Each	18	7	\$9,700
4800	Fire Alarm System - Replace	(1) Panel	12	1	\$6,850
5030	Exterior Lights/Fans - Replace	(25) Various Fixtures	20	9	\$14,000
5050	Interior Hanging Lights - Replace	(8) Fixtures	20	9	\$7,950
5700	Restrooms - Major Refurbish	(4) Multi-Use Facilities	20	14	\$270,000
5710	Restrooms - Minor Refurbish	(4) Multi-use Facilities	20	4	\$78,500
6205	Outdoor Heaters - Replace	(15) Infrared Dynamic	15	4	\$49,500
6315	Par 3 Shade Structure - Replace		15	0	\$35,000
Village Green Golf Courses					
2836	Cart Paths - Repair/Maintain	Approx 32,300 LF	3	2	\$34,000
2838	Tee Boxes - Restore/Replace	Approx (101) Total Tees	15	6	\$450,000
2840	Fairways/Rough - Restore/Replace	(36) Holes	15	6	\$107,500
2842	Bunkers/Traps - Restore/Refurbish	Approx (94) Bunkers/Traps	10	4	\$590,000
2844	Greens - Restore/Re-Grass	(38) Greens (incl Pract)	30	6	\$450,000
2845	Greens - Reconstruction	(38) Greens (incl Pract)	30	21	\$1,300,000
2861	Golf Irrigation System -Replace 25%	Approx 2,201 Total Heads	10	6	\$635,000
2873	Restroom Bldg Windows/Drs - Replace	Lump Sum Allowance	30	4	\$17,000
2877	Course Signs/Furnishings - Replace	Lump Sum Allowance	15	4	\$81,500

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
5700	Restrooms - Major Refurbish	(2) Restrooms	20	2	\$26,500
5710	Restrooms - Minor Refurbish	(2) Restrooms	20	12	\$8,150
Village Green Pickleball Courts					
3270	Court Furniture - Replace	(10) 4-Chair Brunch Sets	10	4	\$18,500
5090	Court Lights - Replace	(10) Poles (12) Fixtures	20	17	\$35,500
5570	Chain Link Fence - Replace	Approx 900' LF x 6' H	30	27	\$24,000
6160	Concrete Drinking Fountain - Repl	(1) 2-Station Pedestal	30	27	\$7,350
6315	Fabric Shade Structure - Replace	(2) 28' x 24' Structures	10	5	\$7,350
6500	Paddle Courts - Resurface	Approx 14,400 GSF	6	3	\$11,000
6515	Court Windscreens - Replace	Approx 2,880 GSF	6	3	\$6,500
6565	Standing Bleachers - Replace	(2) 3-row, 21' LF	20	17	\$7,850
Equestrian Center					
2310	Wood Surfaces - Repaint	Approx 21,600 GSF	5	4	\$25,000
2360	Interior/Exterior Block - Repaint	Approx 30,600 GSF	10	8	\$29,000
2520	Wood Surfaces - Repair	Extensive GSF	1	1	\$6,300
2600	Doors - Replace	(54) Various Doors	5	3	\$7,100
2715	Metal Shade Structures - Replace	Approx 3,300 GSF	30	11	\$28,000
3000	Office./Kitchen Facilities -Remodel	(1) Provision	20	4	\$53,000
5005	Arena Lights - Replace	(1) provision	25	24	\$100,000
5050	Exterior Lights - Replace	(35) Fixtures	20	8	\$10,050
5570	Equestrian Security Fence - Replace	Approx 500' LF	25	24	\$75,000
5595	Crib Wall - Repair	Moderate GSF	40	19	\$21,000
5620	Hot Walker Equipment - Replace	(1) 4-Horse Open Unit	20	9	\$20,000
5640	Stall & Arena Pipe Railing - Repair	10% of Approx 3,000' LF	1	1	\$20,000
5700	Restrooms & Lounge - Refurbish	(1) Provision	20	18	\$145,000
5710	Restrooms - Minor Refurbish	(1) Provision	20	3	\$11,000
6380	Storage Sheds - Refurbish/Replace	(5) Various Size & Styles	12	6	\$8,150
6390	Hopper Bin Feed Silo - Replace	(2) Various Size	30	9	\$33,000
6565	Bleachers/Shade Structure - Repair	(1) Provision	10	2	\$7,900
Garden Center 1					
2143	Site Fencing (Chain Link) - Replace	Approx 350 LF	30	19	\$10,950
2146	Arbor/Trellis - Repair/Replace	(3) Trellises	15	13	\$17,000
2181	Outdoor/Site Furnishings - Replace	Approx (17) Pieces	10	8	\$15,500
2197	Shed Buildings - Replace	(5) Small Buildings	20	9	\$20,000
2343	Building Exteriors - Repair/Paint	(1) provision	10	0	\$25,000
2343	Restroom Bldg - Repair/Maintain	(1) Building	15	0	\$25,000
Garden Center 2					
2143	Fencing/Gates - Replace	Approx 1,980 LF	30	27	\$62,500
2146	Arbor/Trellis - Repair/Replace	(1) Trellis	15	13	\$8,300
2181	Outdoor/Site Furnishings - Replace	Approx () Pieces	10	8	\$10,300
2343	Building Exteriors - Repair/Paint	Approx 4,660 GSF	5	2	\$16,000
2509	Gate Operators - Replace	(2) Operators	15	12	\$13,000
5700	Restrooms - Major Refurbish	(2) Bathrooms	20	9	\$10,700
Maintenance Buildings					
2300	Exteriors - Repaint	(1) Provision	2	1	\$5,300
2600	Doors - Replace	Numerous Doors	10	2	\$5,300
2610	Glass Storefront Doors - Replace	(3) Doors	25	4	\$10,400
2690	Roll-Up Doors - Replace	(7) Commercial Bay Doors	20	9	\$23,500
2715	Auto Metal Shade Struct. - Replace	Approx 18' x 24' GSF	30	25	\$16,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
3020	Bldg B, Carpet - Replace	Approx 180 GSY	10	7	\$9,200
3020	Bldg E, Carpet - Replace	Approx 470 GSY	10	2	\$23,500
3025	Bldg A, Carpet - Replace	Approx 326 GSY	10	2	\$16,500
3040	Bldg B, Tile Floor - Replace	Approx 3,000 GSF	30	12	\$107,500
3050	Bldg A, Linoleum Floor - Replace	Approx 1,320 GSF	20	9	\$13,000
3050	Bldg B, Linoleum Floor - Replace	Approx 1,600 GSF	10	7	\$17,000
3200	Bldg E Work Stations - Replace	(1) Provision	5	2	\$54,500
3310	Bldg A, Kitchen Cabinetry - Replace	(1) Provision	30	19	\$20,000
5325	Intercom - Replace	(2) Airphone	12	8	\$6,950
5330	Gate Operators - Replace	(3) MAX Slide units	10	6	\$20,500
5370	Access Camera System - Replace	(1) Provision	8	5	\$21,000
5570	Maintenance Chain Link - Replace	Approx 1,600' LF	30	14	\$58,000
5700	Bldg A, Restrooms - Major Refurbish	(2) Facilities	20	9	\$35,000
5700	Bldg D, Restrooms - Major Refurbish	(2) Facilities	20	4	\$67,500
5700	Bldg E, Restrooms - Major Refurbish	(2) Facilities	20	4	\$24,000
Lighting & Electrical Projects					
2350	Light Poles/Fixtures - Repaint	(150) Poles, (76) Bollard	10	2	\$26,500
5000	Concrete Street Lights - Replace	(5) Fixtures Only	25	19	\$26,500
5005	"Bell" Pole Lights - Replace	20% (52) 15- 20' H Metal	5	2	\$31,500
5005	"Glass Globe" Pole Lights - Replace	(5) Pole Lights	20	9	\$16,000
5005	HIT Pole Lights - Replace	(4) 30' H Metal Pole	20	14	\$19,000
5005	LED Pole Lights - Replace	(12) Poles, (26) Fixtures	20	15	\$63,500
5005	Square Pole Lights - Replace	20% of (61) Pole Lights	5	2	\$38,500
5010	"Flange" Pole Lights - Replace	(16) Crook-neck Metal	20	7	\$35,000
5015	Post Lights - Replace	(11) Various Styles	20	2	\$14,500
5020	Bollard Lights - Replace	(76) Fixtures	20	9	\$84,000
6965	Electrical Enclosure - Replace	Numerous Enclosures	5	1	\$13,000
Other GRF Facilities					
1000	Miscellaneous Projects	(1) Allowance	1	0	\$125,000
1005	Space Utilization - Building E	(1) Project	1	0	\$7,000,000
1010	Building E Upkeep/Maint	(1) Project	10	10	\$700,000
1020	(2024) CH 1 Renovations Project		1	0	\$2,000,000
1020	(2027) CH 1 Renovations Project		3	3	\$3,625,000
1020	(2028) CH 1 Renovations Project		4	4	\$3,625,000
4245	(2025) Broadband Fiber Upgrades	(1) Project	1	1	\$4,000,000
4245	(2026) Broadband Fiber Upgrades	(1) Project	2	2	\$2,000,000
4245	(2027) Broadband Fiber Upgrades	(1) Project	3	3	\$2,000,000
Walls, Fencing, Railings & Gates					
2340	Aluminum Fencing - Repaint	Approx 27,300 GSF	10	4	\$93,000
2340	Iron Fence, Rail & Gates - Repaint	Approx 29,800 GSF	5	2	\$89,500
5500	Block Wall - Repair	Extensive LF	35	14	\$53,000
5505	Stucco Walls - Repair	Extensive LF	1	1	\$21,000
5510	Metal Vehicle Gates - Replace	(47) Gates	2	2	\$99,500
5515	Metal Pedestrian Gates - Replace	(19) Various Gates	2	2	\$5,650
5520	Entry Areas, Iron Fencing - Replace	Approx 460' LF	25	9	\$54,500
5525	Iron 3.5' Railings - Replace	Approx 521' LF	10	4	\$39,000
5525	Shepherds Crook Top Rail - Replace	Approx 2,750' LF	30	29	\$165,000
5535	Iron Flat/Steel Pipe Railing - Repl	Approx 1,990' LF	10	4	\$33,500
5540	Aluminum Fencing - Replace	Approx 4,550' LF	35	14	\$525,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
Grounds & Miscellaneous					
3236	Office Space Lease	(1) Provision	1	0	\$230,000
4850	AED Defibrillators - Replace	(13) Units	10	2	\$27,000
5334	Repair Shop Electrical Upgrade	Battery Equipment	15	0	\$200,000
5710	Aliso Creek Restrooms - Refurbish	(2) Facilities	10	7	\$11,000
6105	Benches - Move & Replace	(1) Provision	1	0	\$29,000
6265	Flag Poles - Replace	20% of (14) Flag Poles	10	5	\$26,500
6570	Portable Stage Structure - Replace	(1) Provision	20	14	\$98,000
6590	Speed Monitoring Units - Replace	(2) Mobile	10	7	\$12,000
6620	Concrete Pedestrian Bridge - Repair	Approx 20' L x 8' W	20	9	\$53,000
6810	Monument Letters - Replace	(395) Letters/Insignias	20	9	\$101,500
6830	Entry Signage - Replace/Refurbish	(1) Provision	5	2	\$11,000
7010	Gate Landscaping - Refurbish	(1) Provision	10	0	\$250,000
7010	Landscape & Slopes - Refurbish	(1) Provision	1	0	\$172,000
7012	CH6 Turf Reduction Project	(1) Provision	1	0	\$35,000
7030	V-Ditch (Swales) - Repair	Extensive LF	2	0	\$26,000
574	Total Funded Components				



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Paving & Pavers								
2100	Concrete - Repair/Replace	\$200,000	X	1	/	1	=	\$200,000
2125	Garden Cntr #1 Asphalt - Resurface	\$65,000	X	10	/	20	=	\$32,500
2125	Garden Cntr #2 Asphalt - Resurface	\$86,000	X	5	/	20	=	\$21,500
2200	Street Pavers - Repair/Replace	\$6,800	X	2	/	10	=	\$1,360
2220	Asphalt - Resurface (2024)	\$583,500	X	30	/	30	=	\$583,500
2220	Asphalt - Resurface (2025)	\$630,000	X	29	/	30	=	\$609,000
2220	Asphalt - Resurface (2026)	\$590,000	X	28	/	30	=	\$550,667
2220	Asphalt - Resurface (2027)	\$560,000	X	27	/	30	=	\$504,000
2220	Asphalt - Resurface (2028)	\$660,000	X	26	/	30	=	\$572,000
2220	Asphalt - Resurface (2029)	\$580,000	X	25	/	30	=	\$483,333
2220	Asphalt - Resurface (2030)	\$470,000	X	24	/	30	=	\$376,000
2220	Asphalt - Resurface (2031)	\$720,000	X	23	/	30	=	\$552,000
2220	Asphalt - Resurface (2032)	\$510,000	X	22	/	30	=	\$374,000
2220	Asphalt - Resurface (2033)	\$410,000	X	21	/	30	=	\$287,000
2220	Asphalt - Resurface (2034)	\$450,000	X	20	/	30	=	\$300,000
2220	Asphalt - Resurface (2035)	\$430,000	X	19	/	30	=	\$272,333
2220	Asphalt - Resurface (2036)	\$580,000	X	18	/	30	=	\$348,000
2220	Asphalt - Resurface (2037)	\$440,000	X	17	/	30	=	\$249,333
2220	Asphalt - Resurface (2038)	\$600,000	X	16	/	30	=	\$320,000
2220	Asphalt - Resurface (2039)	\$360,000	X	15	/	30	=	\$180,000
2220	Asphalt - Resurface (2040)	\$320,000	X	14	/	30	=	\$149,333
2220	Asphalt - Resurface (2041)	\$470,000	X	13	/	30	=	\$203,667
2220	Asphalt - Resurface (2042)	\$460,000	X	12	/	30	=	\$184,000
2220	Asphalt - Resurface (2043)	\$450,000	X	11	/	30	=	\$165,000
2220	Asphalt - Resurface (2044)	\$470,000	X	10	/	30	=	\$156,667
2220	Asphalt - Resurface (2045)	\$470,000	X	9	/	30	=	\$141,000
2220	Asphalt - Resurface (2046)	\$560,000	X	8	/	30	=	\$149,333
2220	Asphalt - Resurface (2047)	\$480,000	X	7	/	30	=	\$112,000
2220	Asphalt - Resurface (2048)	\$980,000	X	6	/	30	=	\$196,000
2220	Asphalt - Resurface (2049)	\$560,000	X	5	/	30	=	\$93,333
2220	Asphalt - Resurface (2050)	\$790,000	X	4	/	30	=	\$105,333
2220	Asphalt - Resurface (2051)	\$760,000	X	3	/	30	=	\$76,000
2220	Asphalt - Resurface (2052)	\$640,000	X	2	/	30	=	\$42,667
2220	Equestrian Asphalt - Resurface	\$180,000	X	28	/	30	=	\$168,000
2220	Golf Parking Asphalt - Resurface	\$67,000	X	19	/	30	=	\$42,433
2230	Asphalt - Repair/Seal	\$550,000	X	0	/	1	=	\$0
Roofing Projects								
2391	Tennis Cntr Skylight Roof - Replace	\$42,500	X	37	/	40	=	\$39,313
2400	2031 Tile Roof - Replace	\$120,000	X	33	/	40	=	\$99,000
2400	2034 Tile Roof - Replace	\$4,500	X	30	/	40	=	\$3,375
2400	2036 Tile Roof - Replace	\$13,000	X	28	/	40	=	\$9,100
2400	2039 Tile Roof - Replace	\$320,000	X	25	/	40	=	\$200,000
2400	2040-41 Tile Roof - Replace	\$92,000	X	24	/	40	=	\$55,200
2400	2044 Tile Roof - Replace	\$150,000	X	20	/	40	=	\$75,000

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
2400	2046 Tile Roof - Replace	\$15,000	X	18	/	40	=	\$6,750
2400	2047 Tile Roof - Replace	\$30,000	X	17	/	40	=	\$12,750
2400	2051 Tile Roof - Replace	\$260,000	X	13	/	40	=	\$84,500
2400	Golf Restrooms Tile Roof - Replace	\$5,250	X	26	/	40	=	\$3,413
2400	Tennis Center Tile Roof - Replace	\$15,000	X	37	/	40	=	\$13,875
2420	CH7 Flat Roof - Replace	\$28,000	X	20	/	20	=	\$28,000
2420	Maint Bldg C, Flat Roof - Replace	\$19,500	X	20	/	20	=	\$19,500
2450	(2042) Garden Cntr #2 Shingle Roof	\$19,000	X	2	/	20	=	\$1,900
2450	2029 Comp Shingle Roof - Replace	\$3,000	X	35	/	40	=	\$2,625
2450	2030 Comp Shingle Roof - Replace	\$7,400	X	34	/	40	=	\$6,290
2450	2040 Comp Shingle Roof - Replace	\$36,000	X	24	/	40	=	\$21,600
2450	2045 Comp Shingle Roof - Replace	\$120,000	X	19	/	40	=	\$57,000
2450	2062 Comp Shingle Roof - Replace	\$19,000	X	2	/	40	=	\$950
2465	2025 BUR to PVC Cool Roof - Replace	\$96,000	X	24	/	25	=	\$92,160
2465	2026 BUR to PVC Cool Roof - Replace	\$260,000	X	23	/	25	=	\$239,200
2465	2027 BUR to PVC Cool Roof - Replace	\$96,000	X	17	/	20	=	\$81,600
2465	2028 BUR to PVC Cool Roof - Replace	\$6,500	X	21	/	25	=	\$5,460
2465	2035 BUR to PVC Cool Roof - Replace	\$11,000	X	14	/	25	=	\$6,160
2465	2036 BUR to PVC Cool Roof - Replace	\$180,000	X	13	/	25	=	\$93,600
2465	2037 BUR to PVC Cool Roof - Replace	\$93,000	X	12	/	25	=	\$44,640
2465	2040 BUR to PVC Cool Roof - Replace	\$140,000	X	9	/	25	=	\$50,400
2465	2041 BUR to PVC Cool Roof - Replace	\$35,000	X	8	/	25	=	\$11,200
2465	2043 BUR to PVC Cool Roof - Replace	\$120,000	X	6	/	25	=	\$28,800
2465	2044 BUR to PVC Cool Roof - Replace	\$120,000	X	5	/	25	=	\$24,000
2465	2045 BUR to PVC Cool Roof - Replace	\$27,000	X	4	/	25	=	\$4,320
2470	2040 Metal Louver Roof - Replace	\$80,000	X	24	/	40	=	\$48,000
2470	2046 Metal Louver Roof - Replace	\$320,000	X	18	/	40	=	\$144,000
6330	Club 6 Metal Roof - Replace	\$18,500	X	21	/	40	=	\$9,713
HVAC Equipment								
4600	Broadband HVAC Systems -Replace	\$21,000	X	0	/	1	=	\$0
4600	CH1 Gym HVAC (2015) - Replace	\$52,500	X	8	/	15	=	\$28,000
4600	CH1 HVAC (2016) - Replace	\$52,500	X	7	/	15	=	\$24,500
4600	CH1 HVAC (2017) - Replace	\$24,000	X	7	/	15	=	\$11,200
4600	CH1 HVAC (2020) - Replace	\$17,000	X	4	/	15	=	\$4,533
4600	CH1 Lounge Air Handler - Replace	\$13,500	X	8	/	10	=	\$10,800
4600	CH2 HVAC (2007) - Replace	\$13,500	X	13	/	15	=	\$11,700
4600	CH2 HVAC (2010) - Replace	\$13,500	X	13	/	15	=	\$11,700
4600	CH2 HVAC (2017) - Replace	\$117,500	X	7	/	15	=	\$54,833
4600	CH2 HVAC (Old) - Replace	\$26,500	X	13	/	15	=	\$22,967
4600	CH3 HVAC (2015) - Replace	\$280,000	X	9	/	15	=	\$168,000
4600	CH3 HVAC (2021) - Replace	\$585,000	X	3	/	15	=	\$117,000
4600	CH4 Air Handlers (Old) - Replace	\$84,500	X	13	/	15	=	\$73,233
4600	CH4 HVAC (2017) - Replace	\$29,000	X	7	/	15	=	\$13,533
4600	CH4 HVAC (2018) - Replace	\$47,500	X	6	/	15	=	\$19,000
4600	CH4 HVAC (Old) - Replace	\$102,000	X	13	/	15	=	\$88,400
4600	CH5 HVAC - Replace	\$19,000	X	13	/	15	=	\$16,467
4600	CH5 HVAC (2017) - Replace	\$140,000	X	7	/	15	=	\$65,333
4600	CH6 HVAC (2004) - Replace	\$6,350	X	13	/	15	=	\$5,503
4600	CH6 HVAC (2017) - Replace	\$23,000	X	7	/	15	=	\$10,733

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
4600	CH6 HVAC (2020) - Replace	\$42,000	X	4	/	15	=	\$11,200
4600	CH7 HVAC - Replace	\$13,000	X	13	/	15	=	\$11,267
4600	CH7 HVAC (2007) - Replace	\$145,000	X	13	/	15	=	\$125,667
4600	Comm Center HVAC Systems - Replace	\$63,000	X	3	/	15	=	\$12,600
4600	Comm Center HVAC Systems - Replace	\$110,000	X	3	/	15	=	\$22,000
4600	Comm Center Large HVAC - Replace	\$530,000	X	3	/	20	=	\$79,500
4600	Gate 1 HVAC - Replace	\$6,350	X	3	/	10	=	\$1,905
4600	Gate 7 HVAC - Replace	\$6,350	X	3	/	10	=	\$1,905
4600	Library/History HVAC - Replace	\$74,000	X	3	/	15	=	\$14,800
4600	Village Green HVAC Systems -Replace	\$84,000	X	11	/	15	=	\$61,600
Gatehouses								
5300	Gate #1 - Remodel	\$110,000	X	2	/	20	=	\$11,000
5300	Gate #10 - Remodel	\$53,000	X	19	/	20	=	\$50,350
5300	Gate #11 - Remodel	\$53,000	X	19	/	20	=	\$50,350
5300	Gate #12 - Remodel	\$28,000	X	2	/	20	=	\$2,800
5300	Gate #14 - Remodel	\$53,000	X	18	/	20	=	\$47,700
5300	Gate #2 - Remodel	\$79,000	X	18	/	20	=	\$71,100
5300	Gate #3 - Remodel	\$79,000	X	18	/	20	=	\$71,100
5300	Gate #4 - Remodel	\$53,000	X	17	/	20	=	\$45,050
5300	Gate #5 - Remodel	\$53,000	X	7	/	20	=	\$18,550
5300	Gate #6 - Remodel	\$53,000	X	17	/	20	=	\$45,050
5300	Gate #7 - Remodel	\$110,000	X	2	/	20	=	\$11,000
5300	Gate #8 - Remodel	\$79,000	X	18	/	20	=	\$71,100
5300	Gate #9 - Remodel	\$53,000	X	17	/	20	=	\$45,050
Library & History Center								
2300	Stucco - Repaint	\$5,750	X	6	/	10	=	\$3,450
2330	Interior Surfaces - Repaint	\$13,000	X	6	/	10	=	\$7,800
2600	Entry Doors - Replace	\$39,500	X	11	/	25	=	\$17,380
3020	Flooring, Rolled Carpet - Replace	\$11,500	X	6	/	10	=	\$6,900
3025	Flooring, Tile Carpet - Replace	\$160,000	X	6	/	10	=	\$96,000
3040	Flooring, Tile - Replace	\$8,650	X	16	/	30	=	\$4,613
3050	Flooring, Linoleum - Replace	\$24,000	X	26	/	30	=	\$20,800
3110	Interior Doors - Replace	\$8,500	X	16	/	30	=	\$4,533
3235	Office Cabinet/Counter - Replace	\$36,000	X	6	/	20	=	\$10,800
5054	Interior Lights - Replace	\$19,000	X	16	/	20	=	\$15,200
5700	Restrooms - Major Refurbish	\$69,500	X	6	/	20	=	\$20,850
5710	Restrooms - Minor Refurbish	\$23,000	X	16	/	20	=	\$18,400
5710	Small Restroom - Minor Refurbish	\$5,300	X	16	/	20	=	\$4,240
Community Center								
2300	Stucco - Repaint	\$40,000	X	8	/	10	=	\$32,000
2330	Interior Surfaces - Repaint	\$97,500	X	8	/	10	=	\$78,000
2500	Waterproof Decks - Resurface	\$19,000	X	9	/	16	=	\$10,688
2505	Waterproof Decks - Seal/Repair	\$6,650	X	3	/	4	=	\$4,988
2587	Stairway Stringers & Rails - Refurb	\$8,650	X	21	/	30	=	\$6,055
2600	Doors - Replace	\$16,000	X	6	/	10	=	\$9,600
2725	Building Signage	\$6,000	X	11	/	20	=	\$3,300
3000	TV Station Set - Remodel	\$16,000	X	6	/	8	=	\$12,000
3020	Carpet - Replace	\$320,000	X	8	/	10	=	\$256,000
3040	Tile Flooring - Replace	\$71,500	X	21	/	30	=	\$50,050

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
3050	Linoleum Tile Flooring - Replace	\$38,500	X	11	/	20	=	\$21,175
3060	Laminate Flooring - Replace	\$380,000	X	11	/	20	=	\$209,000
3125	Fire Doors - Replace	\$31,500	X	3	/	25	=	\$3,780
3310	Cabinets & Counters - Replace	\$155,000	X	21	/	30	=	\$108,500
3510	Gym Floor Surface - Replace	\$62,500	X	4	/	8	=	\$31,250
4210	TV Station Equipment - Replace	\$530,000	X	6	/	8	=	\$397,500
4500	Elevator - Modernize & Door Pkg	\$250,000	X	23	/	25	=	\$230,000
4530	Elevator Cab - Remodel	\$42,500	X	23	/	25	=	\$39,100
4550	Domestic Boiler - Replace	\$31,500	X	11	/	20	=	\$17,325
5030	Wall Lights - Replace	\$8,700	X	18	/	20	=	\$7,830
5525	3'.5' Iron Railing - Replace	\$14,000	X	21	/	30	=	\$9,800
5700	Restrooms - Major Refurbish	\$345,000	X	8	/	20	=	\$138,000
5710	Restrooms - Minor Refurbish	\$117,000	X	18	/	20	=	\$105,300
6300	Wood Trellis/Shade Structure	\$25,500	X	11	/	20	=	\$14,025
8010	EV Charging Station - Replace	\$69,500	X	5	/	15	=	\$23,167
CH 1 Facilities								
2300	Stucco - Repaint	\$44,000	X	8	/	10	=	\$35,200
2310	Wood/Metal Surfaces - Repaint	\$19,000	X	3	/	5	=	\$11,400
2330	Interior Surfaces - Repaint	\$67,500	X	8	/	10	=	\$54,000
2480	Gutters/Downspouts - Replace	\$14,500	X	26	/	30	=	\$12,567
2520	Bocce Structures - Repair	\$5,300	X	6	/	10	=	\$3,180
2530	Tile Siding - Replace	\$26,500	X	28	/	30	=	\$24,733
2660	Door Opener (fitness) - Replace	\$6,350	X	9	/	15	=	\$3,810
3020	Carpet - Replace	\$43,000	X	8	/	10	=	\$34,400
3040	Exterior Tile Deck - Repair/Replace	\$285,000	X	43	/	50	=	\$245,100
3040	Tile Floors - Replace	\$32,500	X	16	/	25	=	\$20,800
3041	Drive Court Fountain Pavers -Repair	\$5,800	X	16	/	25	=	\$3,712
3050	Linoleum Floors - Replace	\$48,500	X	18	/	20	=	\$43,650
3070	Hardwood Floor (Lounge) - Replace	\$78,000	X	36	/	40	=	\$70,200
3075	Hardwood Floor (Lounge) - Refinish	\$20,500	X	3	/	5	=	\$12,300
3160	Acoustic Wall Panels - Replace	\$115,000	X	28	/	30	=	\$107,333
3310	Cabinetry/Counters - Replace	\$120,000	X	21	/	30	=	\$84,000
3320	Kitchen Appliances - Replace	\$79,500	X	11	/	20	=	\$43,725
3510	Gym Floor Surface - Replace	\$76,500	X	6	/	15	=	\$30,600
4220	Sound System - Replace	\$36,000	X	20	/	20	=	\$36,000
4660	Emergency Generator - Replace	\$29,500	X	30	/	30	=	\$29,500
4680	Exhaust Fans - Replace	\$19,000	X	23	/	25	=	\$17,480
4800	Fire Alarm System - Replace	\$6,850	X	16	/	20	=	\$5,480
5030	Interior Lights - Replace	\$185,000	X	11	/	20	=	\$101,750
5520	Pool Iron Fence/Gates - Replace	\$19,500	X	17	/	28	=	\$11,839
5700	Locker Rooms - Major Refurbish	\$63,500	X	8	/	20	=	\$25,400
5700	Restrooms - Major Refurbish	\$102,000	X	8	/	20	=	\$40,800
5710	Locker Rooms - Minor Refurbish	\$31,500	X	18	/	20	=	\$28,350
5710	Restrooms - Minor Refurbish	\$37,000	X	18	/	20	=	\$33,300
5730	Partition Door (Lounge)- Replace	\$10,700	X	23	/	25	=	\$9,844
5750	Pool Shower - Re-tile	\$9,700	X	18	/	20	=	\$8,730
5800	Pool Deck Concrete - Replace	\$300,000	X	16	/	30	=	\$160,000
5801	Pool Incidentals - Replace	\$11,000	X	0	/	1	=	\$0
5810	Pool - Resurface & Re-tile	\$100,000	X	1	/	12	=	\$8,333

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
5812	Pool/Spa Filters - Replace	\$16,000	X	6	/	10	=	\$9,600
5815	Pool Boilers - Replace	\$60,500	X	6	/	15	=	\$24,200
5816	Pool Boiler Tank - Replace	\$31,500	X	6	/	15	=	\$12,600
5817	Pool/Spa Pumps - Replace	\$17,000	X	8	/	10	=	\$13,600
5820	Spa - Resurface & Re-tile	\$21,500	X	4	/	8	=	\$10,750
5825	Spa Heater - Replace	\$8,400	X	6	/	10	=	\$5,040
5848	Chemical Controller - Replace	\$11,250	X	7	/	10	=	\$7,875
5900	ADA Pool Lift - Replace	\$6,300	X	3	/	15	=	\$1,260
5930	Pool Covers CH1, 2, 5 & 6 - Replace	\$19,000	X	3	/	6	=	\$9,500
5932	Pool Cover Reel - Replace	\$13,000	X	11	/	20	=	\$7,150
5990	Pool/Patio Furniture - Replace	\$51,500	X	7	/	8	=	\$45,063
6105	Vinyl/Composite Benches	\$6,350	X	11	/	25	=	\$2,794
6300	Wood Trellises - Rebuild	\$109,500	X	16	/	30	=	\$58,400
6315	Bench Shade Structures - Replace	\$5,300	X	6	/	15	=	\$2,120
6317	Bocce Retractable Shades - Replace	\$25,500	X	3	/	15	=	\$5,100
6525	Basketball Wood Court - Replace	\$370,000	X	31	/	40	=	\$286,750
6526	Basketball Court - Refinish	\$21,000	X	3	/	5	=	\$12,600
6540	Bocce Ball Backboards - Replace	\$17,500	X	8	/	10	=	\$14,000
6540	Bocce Court Rails - Replace	\$5,800	X	8	/	10	=	\$4,640
6541	Bocce Surface Carpet - Replace	\$8,850	X	3	/	5	=	\$5,310
6575	Shuffleboard Room - Refurbish	\$10,700	X	8	/	10	=	\$8,560
6576	Archery Room - Refurbish	\$13,500	X	6	/	10	=	\$8,100
6577	Gym Padded Walls - Replace	\$45,000	X	2	/	15	=	\$6,000
6680	Fountains - Refurbish	\$25,000	X	1	/	12	=	\$2,083
CH2 Facilities								
2140	Concrete Pool Deck - Resurface	\$25,000	X	1	/	15	=	\$1,667
2145	Concrete Pool Deck - Seal/Repair	\$25,000	X	1	/	5	=	\$5,000
2300	Stucco - Repaint	\$20,500	X	8	/	10	=	\$16,400
2310	Wood/Metal Surfaces - Repaint	\$16,000	X	3	/	5	=	\$9,600
2330	Interior Surfaces - Repaint	\$43,500	X	8	/	10	=	\$34,800
2530	Exterior Tile Siding - Replace	\$33,500	X	16	/	30	=	\$17,867
2650	Metal Utility Doors - Replace	\$11,100	X	11	/	20	=	\$6,105
2660	Door Opener Systems - Replace	\$25,000	X	9	/	15	=	\$15,000
2670	Metal Roll-Up Door - Replace	\$7,850	X	11	/	25	=	\$3,454
3020	Carpet - Replace	\$31,500	X	8	/	10	=	\$25,200
3040	Exterior Tile Deck - Repair/Replace	\$565,000	X	43	/	50	=	\$485,900
3050	Linoleum Floors - Replace	\$9,750	X	11	/	20	=	\$5,363
3060	Laminate Floorings - Replace	\$14,500	X	11	/	20	=	\$7,975
3070	Hardwood Floor - Replace	\$175,000	X	31	/	40	=	\$135,625
3075	Hardwood Floor - Refinish	\$41,500	X	3	/	5	=	\$24,900
3160	Wallcoverings - Replace	\$18,000	X	18	/	20	=	\$16,200
3200	Furnishings - Replace	\$97,000	X	8	/	10	=	\$77,600
3280	Wicker Patio Furniture - Replace	\$35,000	X	3	/	12	=	\$8,750
3285	Wicker Furn Cushions - Replace	\$20,500	X	3	/	4	=	\$15,375
3310	Cabinetry/Counters - Replace	\$140,000	X	16	/	30	=	\$74,667
3310	Storage Cabinets - Refurbish	\$25,000	X	16	/	30	=	\$13,333
3320	Commercial Kitchen Appliances - Rep	\$89,500	X	11	/	20	=	\$49,225
3320	Residential Kitchen Appliances - R	\$14,000	X	11	/	20	=	\$7,700
3364	Air Curtain - Replace	\$2,650	X	10	/	15	=	\$1,767

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
4570	Water Heaters - Replace	\$20,000	X	8	/	12	=	\$13,333
4800	Fire Alarm System - Replace	\$6,850	X	16	/	20	=	\$5,480
5020	Exterior Lights - Replace	\$22,000	X	11	/	20	=	\$12,100
5030	Interior Lights - Replace	\$33,500	X	11	/	20	=	\$18,425
5520	CH2 Lawn Bowling Iron Fence - Repl	\$24,000	X	17	/	28	=	\$14,571
5520	CH2 Pool Iron Fence/Gates - Replace	\$50,500	X	17	/	28	=	\$30,661
5550	CH2 & CH4, Wood Fences - Replace	\$7,350	X	11	/	20	=	\$4,043
5700	Locker Rooms - Major Refurbish	\$155,000	X	8	/	20	=	\$62,000
5700	Restrooms (Club) - Major Refurbish	\$73,500	X	9	/	20	=	\$33,075
5710	Locker Rooms - Minor Refurbish	\$31,500	X	18	/	20	=	\$28,350
5710	Restrooms (Club) - Minor Refurbish	\$37,000	X	19	/	20	=	\$35,150
5710	Restrooms, Lawn Bowlg, Minor Refur	\$10,700	X	8	/	10	=	\$8,560
5750	Pool Shower - Re-tile	\$5,750	X	19	/	20	=	\$5,463
5801	Pool Incidentals - Replace	\$11,000	X	0	/	1	=	\$0
5810	Pool - Resurface & Re-tile	\$45,500	X	10	/	12	=	\$37,917
5812	Pool Filters - Replace	\$7,850	X	8	/	10	=	\$6,280
5815	Pool Boiler - Replace	\$60,500	X	4	/	15	=	\$16,133
5817	Large Pool Pump - Replace	\$9,200	X	11	/	20	=	\$5,060
5820	Spa - Resurface & Re-tile	\$7,350	X	6	/	8	=	\$5,513
5825	Spa Heater - Replace	\$18,000	X	6	/	10	=	\$10,800
5848	Chemical Controller - Replace	\$11,250	X	8	/	10	=	\$9,000
5900	ADA Pool Lift - Replace	\$6,300	X	3	/	15	=	\$1,260
5932	Pool Cover Reel - Replace	\$13,000	X	11	/	20	=	\$7,150
5990	Pool Furniture - Replace	\$70,500	X	7	/	8	=	\$61,688
5995	Courtyard Canopies - Replace	\$10,700	X	5	/	8	=	\$6,688
6105	Vinyl/Composite Benches	\$35,000	X	11	/	20	=	\$19,250
6300	Wood Trellis/Shade Structure	\$20,000	X	21	/	25	=	\$16,800
6305	Trex Trellis (L.B.) - Replace	\$5,250	X	6	/	25	=	\$1,260
6315	Fabric Shade Structures - Replace	\$215,000	X	8	/	20	=	\$86,000
6541	Lawn Bowling Surface - Replace	\$220,000	X	3	/	5	=	\$132,000
CH3 Facilities								
2300	Stucco - Repaint	\$17,500	X	9	/	10	=	\$15,750
2330	Interior Surfaces - Repaint	\$37,000	X	9	/	10	=	\$33,300
2610	Automatic Entry Doors - Replace	\$26,500	X	11	/	20	=	\$14,575
2690	Counter Door - Replace	\$4,250	X	11	/	30	=	\$1,558
3020	Carpet - Replace	\$86,500	X	9	/	10	=	\$77,850
3020	Carpet (2022) - Replace	\$15,500	X	2	/	10	=	\$3,100
3050	Linoleum Floors - Replace	\$13,500	X	12	/	20	=	\$8,100
3060	Laminate Flooring - Replace	\$120,000	X	3	/	20	=	\$18,000
3070	Wooden Stage - Refurbish	\$140,000	X	16	/	25	=	\$89,600
3160	Wallcoverings - Replace	\$29,500	X	6	/	20	=	\$8,850
3190	Stage Curtain Rigging System - Repl	\$290,000	X	11	/	15	=	\$212,667
3195	Stage Curtains - Replace	\$42,000	X	11	/	15	=	\$30,800
3197	Stage Controller System - Replace	\$155,000	X	11	/	15	=	\$113,667
3200	Furnishings - Replace	\$315,000	X	9	/	10	=	\$283,500
3310	Cabinetry/Counters - Replace	\$150,000	X	21	/	30	=	\$105,000
3320	Kitchen Appliances - Replace	\$78,500	X	11	/	20	=	\$43,175
4220	Auditorium Sound System - Replace	\$600,000	X	20	/	20	=	\$600,000
4230	Dining Room Projectors - Replace	\$22,000	X	15	/	15	=	\$22,000

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
4525	ADA Wheelchair Lift - Replace	\$13,000	X	23	/	25	=	\$11,960
4570	Water Heater (2010) - Replace	\$14,000	X	10	/	12	=	\$11,667
4570	Water Heater (2020) - Replace	\$14,000	X	4	/	12	=	\$4,667
4800	Fire Alarm System - Replace	\$6,850	X	16	/	20	=	\$5,480
5030	Interior Lights - Replace	\$52,500	X	11	/	20	=	\$28,875
5700	Restrooms - Major Refurbish	\$97,000	X	8	/	20	=	\$38,800
5710	Restrooms - Minor Refurbish	\$37,000	X	18	/	20	=	\$33,300
CH4 Facilities								
2300	Stucco - Repaint	\$25,000	X	8	/	10	=	\$20,000
2310	Wood/Metal Surfaces - Repaint	\$16,000	X	3	/	5	=	\$9,600
2330	Interior Surfaces - Repaint	\$31,500	X	9	/	10	=	\$28,350
2480	Gutters/Downspouts - Replace	\$8,400	X	26	/	30	=	\$7,280
2485	Skylights - Replace	\$25,000	X	16	/	25	=	\$16,000
2500	Waterproof Decks - Resurface	\$74,500	X	3	/	16	=	\$13,969
2505	Waterproof Decks - Seal/Repair	\$26,000	X	3	/	4	=	\$19,500
3020	Carpet - Replace	\$42,000	X	8	/	10	=	\$33,600
3050	Linoleum Floors - Replace	\$68,000	X	18	/	20	=	\$61,200
3160	Wallcoverings - Replace	\$9,750	X	18	/	20	=	\$8,775
3200	Furnishings - Replace	\$135,000	X	8	/	10	=	\$108,000
3280	Wicker Patio Furniture - Replace	\$34,000	X	3	/	12	=	\$8,500
3310	Cabinetry/Counters - Replace	\$525,000	X	26	/	30	=	\$455,000
3810	Activities Equipment - Replace	\$57,500	X	4	/	5	=	\$46,000
4570	Water Heater - Replace	\$12,000	X	10	/	12	=	\$10,000
4800	Fire Alarm System - Replace	\$6,850	X	16	/	20	=	\$5,480
5030	Interior Lights - Replace	\$67,500	X	11	/	20	=	\$37,125
5520	CH4 Pool Iron Fence/Gates - Replace	\$21,500	X	17	/	28	=	\$13,054
5700	Locker Rooms - Major Refurbish	\$63,500	X	8	/	20	=	\$25,400
5700	Restrooms - Major Refurbish	\$73,500	X	8	/	20	=	\$29,400
5710	Locker Rooms - Minor Refurbish	\$31,500	X	18	/	20	=	\$28,350
5710	Restrooms - Minor Refurbish	\$37,000	X	18	/	20	=	\$33,300
5800	Pool Deck Concrete - Replace	\$145,000	X	6	/	30	=	\$29,000
5801	Pool Incidentals - Replace	\$11,000	X	0	/	1	=	\$0
5810	Pool - Resurface & Re-tile	\$58,000	X	7	/	12	=	\$33,833
5812	Pool & Spa Filters - Replace	\$13,500	X	5	/	10	=	\$6,750
5815	Pool Boiler - Replace	\$60,500	X	13	/	15	=	\$52,433
5817	Large Pool Pump - Replace	\$9,200	X	11	/	20	=	\$5,060
5820	Spa - Resurface & Re-tile	\$14,000	X	6	/	8	=	\$10,500
5825	Spa Heater - Replace	\$18,000	X	8	/	10	=	\$14,400
5848	Chemical Controller - Replace	\$11,250	X	7	/	10	=	\$7,875
5900	ADA Pool Lift - Replace	\$6,300	X	3	/	15	=	\$1,260
5932	Pool Cover Reel - Replace	\$13,000	X	11	/	20	=	\$7,150
5932	Spa Cover Reel - Replace	\$9,700	X	11	/	20	=	\$5,335
5990	Pool Furniture - Replace	\$40,000	X	7	/	8	=	\$35,000
6300	Wood Deck Structure - Refurbish	\$235,000	X	4	/	25	=	\$37,600
6300	Wood Shade Structure - Refurbish	\$52,000	X	11	/	25	=	\$22,880
CH5 Facilities								
2300	Stucco - Repaint	\$26,500	X	8	/	10	=	\$21,200
2330	Interior Surfaces - Repaint	\$28,000	X	8	/	10	=	\$22,400
2485	Skylights - Replace	\$44,500	X	16	/	25	=	\$28,480

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
2730	Decor Tile Elements - Replace	\$11,250	X	21	/	30	=	\$7,875
3020	Carpet - Replace	\$27,000	X	8	/	10	=	\$21,600
3040	Tile Floors - Replace	\$12,500	X	18	/	20	=	\$11,250
3050	Linoleum Floors - Replace	\$10,650	X	18	/	20	=	\$9,585
3050	LVT Floors - Replace	\$18,000	X	5	/	20	=	\$4,500
3070	Hardwood Floors - Replace	\$180,000	X	36	/	40	=	\$162,000
3075	Hardwood Floors - Refinish	\$49,000	X	3	/	5	=	\$29,400
3160	Acoustic Wall Panels - Replace	\$54,000	X	28	/	30	=	\$50,400
3190	Stage Curtain Rigging System - Repl	\$52,500	X	11	/	15	=	\$38,500
3195	Stage Curtains - Replace	\$28,000	X	2	/	15	=	\$3,733
3200	Furnishings - Replace	\$84,500	X	8	/	10	=	\$67,600
3280	Wicker Patio Furniture - Replace	\$27,000	X	3	/	12	=	\$6,750
3310	Cabinetry/Cabinets - Replace	\$112,500	X	21	/	30	=	\$78,750
3320	Kitchen Appliances - Replace	\$89,500	X	15	/	20	=	\$67,125
4220	Sound System - Replace	\$23,500	X	20	/	20	=	\$23,500
4660	Emergency Generator - Replace	\$73,500	X	25	/	30	=	\$61,250
4800	Fire Alarm System - Replace	\$6,850	X	16	/	20	=	\$5,480
5520	CH5 Pool Iron Fence/Gate - Replace	\$27,500	X	17	/	28	=	\$16,696
5700	Locker Rooms - Major Refurbish	\$63,500	X	9	/	20	=	\$28,575
5700	Restrooms - Major Refurbish	\$72,500	X	9	/	20	=	\$32,625
5710	Locker Rooms - Minor Refurbish	\$31,500	X	19	/	20	=	\$29,925
5710	Restrooms - Minor Refurbish	\$24,000	X	19	/	20	=	\$22,800
5800	Pool Deck Concrete - Replace	\$165,000	X	28	/	30	=	\$154,000
5801	Pool Incidentals - Replace	\$11,000	X	0	/	1	=	\$0
5810	Pool - Resurface & Re-tile	\$100,000	X	10	/	12	=	\$83,333
5812	Pool Filter - Replace	\$14,000	X	6	/	20	=	\$4,200
5815	Pool Boiler - Replace	\$60,500	X	14	/	15	=	\$56,467
5815	Pool Boiler #2 - Replace	\$60,500	X	14	/	15	=	\$56,467
5820	Spa - Resurface & Re-tile	\$14,000	X	6	/	8	=	\$10,500
5822	Spa Filter - Replace	\$14,500	X	6	/	20	=	\$4,350
5825	Spa Heater - Replace	\$18,000	X	9	/	10	=	\$16,200
5827	Spa Pump - Replace	\$10,700	X	8	/	15	=	\$5,707
5848	Chemical Controllers - Replace	\$15,000	X	8	/	8	=	\$15,000
5850	Pool/Spa Salt Generator	\$25,000	X	1	/	10	=	\$2,500
5850	Salt Generator - Replace	\$25,000	X	10	/	10	=	\$25,000
5900	ADA Pool Lift - Replace	\$6,300	X	3	/	15	=	\$1,260
5932	Pool Cover Reel - Replace	\$13,000	X	16	/	20	=	\$10,400
5990	Pool Furniture - Replace	\$24,500	X	7	/	8	=	\$21,438
6100	Metal Park Benches - Replace	\$10,950	X	6	/	10	=	\$6,570
6300	Wood Trellis/Shade Structure	\$52,000	X	16	/	25	=	\$33,280
CH6 Facilities								
2280	Stamped Concrete - Repair	\$32,000	X	21	/	30	=	\$22,400
2300	Stucco - Repaint	\$5,900	X	6	/	10	=	\$3,540
2310	Wood/Metal Surfaces - Repaint	\$5,250	X	3	/	5	=	\$3,150
2330	Interior Surfaces - Repaint	\$13,000	X	6	/	10	=	\$7,800
2480	Gutter/Downspouts - Replace	\$5,200	X	21	/	30	=	\$3,640
3040	Tile Floor - Replace	\$61,000	X	16	/	30	=	\$32,533
3050	Billiard Vinyl Floor - Replace	\$14,000	X	3	/	20	=	\$2,100
3050	LVT Floor - Replace	\$7,550	X	12	/	20	=	\$4,530

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
3060	Laminate Flooring - Replace	\$85,500	X	12	/	20	=	\$51,300
3160	Wallcoverings - Replace	\$8,700	X	12	/	20	=	\$5,220
3200	Furnishings - Replace	\$31,500	X	2	/	10	=	\$6,300
3280	Wicker Patio Furniture - Replace	\$25,000	X	3	/	12	=	\$6,250
3310	Cabinetry/Counters - Replace	\$78,500	X	12	/	30	=	\$31,400
3320	Kitchen Appliances - Replace	\$78,500	X	11	/	20	=	\$43,175
4220	Dining Rm Sound System - Replace	\$18,000	X	12	/	20	=	\$10,800
4220	Sound System - Replace	\$8,950	X	8	/	20	=	\$3,580
4570	Water Heater - Replace	\$14,000	X	6	/	12	=	\$7,000
4800	Fire Alarm System - Replace	\$6,850	X	16	/	20	=	\$5,480
5015	Exterior Lights - Replace	\$12,000	X	11	/	20	=	\$6,600
5520	CH6 Pool Iron Fence/Gate - Replace	\$40,500	X	17	/	28	=	\$24,589
5700	Restrooms - Major Refurbish	\$37,000	X	13	/	25	=	\$19,240
5710	Restrooms - Minor Refurbish	\$18,500	X	23	/	25	=	\$17,020
5800	Pool Deck Concrete - Replace	\$145,000	X	21	/	30	=	\$101,500
5801	Pool Incidentals - Replace	\$11,000	X	0	/	1	=	\$0
5810	Pool - Resurface & Re-tile	\$28,500	X	9	/	12	=	\$21,375
5815	Pool Heater - Replace	\$9,200	X	9	/	10	=	\$8,280
5848	Chemical Controller - Replace	\$5,800	X	7	/	10	=	\$4,060
5900	ADA Pool Lift - Replace	\$7,900	X	11	/	15	=	\$5,793
5990	Pool Furniture - Replace	\$22,000	X	7	/	8	=	\$19,250
CH7 Facilities								
2300	Stucco - Repaint	\$9,000	X	6	/	10	=	\$5,400
2310	Wood/Metal Surfaces - Repaint	\$6,350	X	3	/	5	=	\$3,810
2330	Interior Surfaces - Repaint	\$16,000	X	6	/	10	=	\$9,600
2660	Door Opener Systems - Replace	\$13,000	X	13	/	15	=	\$11,267
3020	Carpet - Replace	\$79,000	X	6	/	10	=	\$47,400
3040	Tile Floors - Replace	\$69,000	X	11	/	25	=	\$30,360
3050	Linoleum Floors - Replace	\$7,650	X	14	/	18	=	\$5,950
3070	Hardwood Floor - Replace	\$51,000	X	21	/	40	=	\$26,775
3075	Hardwood Floor - Refinish	\$13,500	X	3	/	5	=	\$8,100
3160	Wallcoverings - Replace	\$16,000	X	16	/	20	=	\$12,800
3200	Furnishings - Replace	\$52,500	X	6	/	10	=	\$31,500
3270	Patio Furniture - Replace	\$15,000	X	3	/	10	=	\$4,500
3280	Wicker Patio Furniture - Replace	\$11,000	X	3	/	12	=	\$2,750
3310	Cabinetry/Counters - Replace	\$140,000	X	21	/	30	=	\$98,000
3320	Kitchen Appliances - Replace	\$99,500	X	16	/	20	=	\$79,600
3364	Air Curtain - Replace	\$2,650	X	14	/	15	=	\$2,473
4220	Sound System - Replace	\$11,700	X	20	/	20	=	\$11,700
4550	Boiler/Tank #1 - Replace	\$24,500	X	5	/	20	=	\$6,125
4570	Boiler/Tank #2 - Replace	\$14,000	X	6	/	20	=	\$4,200
4800	Fire Alarm System - Replace	\$6,850	X	18	/	20	=	\$6,165
5030	Interior Lights - Replace	\$150,000	X	1	/	1	=	\$150,000
5700	Restrooms - Major Refurbish	\$86,500	X	11	/	20	=	\$47,575
5710	Restrooms - Minor Refurbish	\$21,000	X	18	/	20	=	\$18,900
6105	Vinyl/Composite Benches	\$8,450	X	11	/	20	=	\$4,648
6124	Composite Trash Receptacles - Repl	\$5,450	X	11	/	20	=	\$2,998
6320	Metal Trellis - Replace	\$49,000	X	20	/	25	=	\$39,200
6967	UPS (emergency power) - Replace	\$140,000	X	5	/	15	=	\$46,667

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
CH7 Tennis Center								
2306	Awnings/Canopies - Replace	\$8,900	X	3	/	10	=	\$2,670
2343	Building Interior/Exterior - Paint	\$5,300	X	7	/	10	=	\$3,710
2367	Doors - Replace	\$44,500	X	27	/	30	=	\$40,050
2522	HVAC - Replace	\$6,600	X	4	/	15	=	\$1,760
2741	Clubhouse - Remodel Allowance	\$13,500	X	7	/	10	=	\$9,450
2749	Restrooms - Major Refurbish	\$24,000	X	3	/	20	=	\$3,600
2749	Restrooms - Minor Refurbish	\$7,900	X	13	/	20	=	\$5,135
2805	Court Furnishings - Replace	\$10,700	X	7	/	10	=	\$7,490
2809	Tennis Courts - Re-coat/Resurface	\$49,000	X	3	/	4	=	\$36,750
2813	Tennis Court Fencing - Replace	\$97,000	X	21	/	40	=	\$50,925
2815	Tennis Court Windscreen - Replace	\$11,050	X	3	/	10	=	\$3,315
2817	Tennis Court Lighting - Replace	\$65,500	X	21	/	40	=	\$34,388
Village Green - Golf Building								
2110	Walkway Pavers - Repair	\$6,150	X	11	/	30	=	\$2,255
2300	Exterior - Repaint	\$23,000	X	8	/	10	=	\$18,400
2330	Interior Surfaces - Repaint	\$32,500	X	8	/	10	=	\$26,000
2600	Doors - Replace	\$10,950	X	6	/	10	=	\$6,570
3020	Carpet - Replace	\$31,500	X	3	/	10	=	\$9,450
3040	Exterior Tile - Replace	\$440,000	X	16	/	30	=	\$234,667
3040	Tile Floor - Replace	\$175,000	X	11	/	30	=	\$64,167
3120	Acoustic Room Dividers - Replace	\$7,450	X	11	/	20	=	\$4,098
3200	Furniture/Furnishings - Replace	\$79,000	X	6	/	10	=	\$47,400
3320	Bar Appliances - Replace	\$16,000	X	6	/	10	=	\$9,600
3320	Food Service - Replacements	\$19,000	X	1	/	3	=	\$6,333
3530	Clothes Lockers - Replace	\$18,500	X	11	/	15	=	\$13,567
3530	Golf Bag Lockers - Replace	\$33,000	X	11	/	20	=	\$18,150
4238	Starter PA System - Replace	\$22,000	X	10	/	10	=	\$22,000
4500	Elevator - Modernize	\$120,000	X	11	/	25	=	\$52,800
4530	Elevator Cab - Remodel	\$21,000	X	11	/	25	=	\$9,240
4570	Water Heaters - Replace	\$9,700	X	11	/	18	=	\$5,928
4800	Fire Alarm System - Replace	\$6,850	X	11	/	12	=	\$6,279
5030	Exterior Lights/Fans - Replace	\$14,000	X	11	/	20	=	\$7,700
5050	Interior Hanging Lights - Replace	\$7,950	X	11	/	20	=	\$4,373
5700	Restrooms - Major Refurbish	\$270,000	X	6	/	20	=	\$81,000
5710	Restrooms - Minor Refurbish	\$78,500	X	16	/	20	=	\$62,800
6205	Outdoor Heaters - Replace	\$49,500	X	11	/	15	=	\$36,300
6315	Par 3 Shade Structure - Replace	\$35,000	X	15	/	15	=	\$35,000
Village Green Golf Courses								
2836	Cart Paths - Repair/Maintain	\$34,000	X	1	/	3	=	\$11,333
2838	Tee Boxes - Restore/Replace	\$450,000	X	9	/	15	=	\$270,000
2840	Fairways/Rough - Restore/Replace	\$107,500	X	9	/	15	=	\$64,500
2842	Bunkers/Traps - Restore/Refurbish	\$590,000	X	6	/	10	=	\$354,000
2844	Greens - Restore/Re-Grass	\$450,000	X	24	/	30	=	\$360,000
2845	Greens - Reconstruction	\$1,300,000	X	9	/	30	=	\$390,000
2861	Golf Irrigation System -Replace 25%	\$635,000	X	4	/	10	=	\$254,000
2873	Restroom Bldg Windows/Drs - Replace	\$17,000	X	26	/	30	=	\$14,733
2877	Course Signs/Furnishings - Replace	\$81,500	X	11	/	15	=	\$59,767
5700	Restrooms - Major Refurbish	\$26,500	X	18	/	20	=	\$23,850

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
5710	Restrooms - Minor Refurbish	\$8,150	X	8	/	20	=	\$3,260
Village Green Pickleball Courts								
3270	Court Furniture - Replace	\$18,500	X	6	/	10	=	\$11,100
5090	Court Lights - Replace	\$35,500	X	3	/	20	=	\$5,325
5570	Chain Link Fence - Replace	\$24,000	X	3	/	30	=	\$2,400
6160	Concrete Drinking Fountain - Repl	\$7,350	X	3	/	30	=	\$735
6315	Fabric Shade Structure - Replace	\$7,350	X	5	/	10	=	\$3,675
6500	Paddle Courts - Resurface	\$11,000	X	3	/	6	=	\$5,500
6515	Court Windscreens - Replace	\$6,500	X	3	/	6	=	\$3,250
6565	Standing Bleachers - Replace	\$7,850	X	3	/	20	=	\$1,178
Equestrian Center								
2310	Wood Surfaces - Repaint	\$25,000	X	1	/	5	=	\$5,000
2360	Interior/Exterior Block - Repaint	\$29,000	X	2	/	10	=	\$5,800
2520	Wood Surfaces - Repair	\$6,300	X	0	/	1	=	\$0
2600	Doors - Replace	\$7,100	X	2	/	5	=	\$2,840
2715	Metal Shade Structures - Replace	\$28,000	X	19	/	30	=	\$17,733
3000	Office./Kitchen Facilities -Remodel	\$53,000	X	16	/	20	=	\$42,400
5005	Arena Lights - Replace	\$100,000	X	1	/	25	=	\$4,000
5050	Exterior Lights - Replace	\$10,050	X	12	/	20	=	\$6,030
5570	Equestrian Security Fence - Replace	\$75,000	X	1	/	25	=	\$3,000
5595	Crib Wall - Repair	\$21,000	X	21	/	40	=	\$11,025
5620	Hot Walker Equipment - Replace	\$20,000	X	11	/	20	=	\$11,000
5640	Stall & Arena Pipe Railing - Repair	\$20,000	X	0	/	1	=	\$0
5700	Restrooms & Lounge - Refurbish	\$145,000	X	2	/	20	=	\$14,500
5710	Restrooms - Minor Refurbish	\$11,000	X	17	/	20	=	\$9,350
6380	Storage Sheds - Refurbish/Replace	\$8,150	X	6	/	12	=	\$4,075
6390	Hopper Bin Feed Silo - Replace	\$33,000	X	21	/	30	=	\$23,100
6565	Bleachers/Shade Structure - Repair	\$7,900	X	8	/	10	=	\$6,320
Garden Center 1								
2143	Site Fencing (Chain Link) - Replace	\$10,950	X	11	/	30	=	\$4,015
2146	Arbor/Trellis - Repair/Replace	\$17,000	X	2	/	15	=	\$2,267
2181	Outdoor/Site Furnishings - Replace	\$15,500	X	2	/	10	=	\$3,100
2197	Shed Buildings - Replace	\$20,000	X	11	/	20	=	\$11,000
2343	Building Exteriors - Repair/Paint	\$25,000	X	10	/	10	=	\$25,000
2343	Restroom Bldg - Repair/Maintain	\$25,000	X	15	/	15	=	\$25,000
Garden Center 2								
2143	Fencing/Gates - Replace	\$62,500	X	3	/	30	=	\$6,250
2146	Arbor/Trellis - Repair/Replace	\$8,300	X	2	/	15	=	\$1,107
2181	Outdoor/Site Furnishings - Replace	\$10,300	X	2	/	10	=	\$2,060
2343	Building Exteriors - Repair/Paint	\$16,000	X	3	/	5	=	\$9,600
2509	Gate Operators - Replace	\$13,000	X	3	/	15	=	\$2,600
5700	Restrooms - Major Refurbish	\$10,700	X	11	/	20	=	\$5,885
Maintenance Buildings								
2300	Exteriors - Repaint	\$5,300	X	1	/	2	=	\$2,650
2600	Doors - Replace	\$5,300	X	8	/	10	=	\$4,240
2610	Glass Storefront Doors - Replace	\$10,400	X	21	/	25	=	\$8,736
2690	Roll-Up Doors - Replace	\$23,500	X	11	/	20	=	\$12,925
2715	Auto Metal Shade Struct. - Replace	\$16,000	X	5	/	30	=	\$2,667
3020	Bldg B, Carpet - Replace	\$9,200	X	3	/	10	=	\$2,760

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
3020	Bldg E, Carpet - Replace	\$23,500	X	8	/	10	=	\$18,800
3025	Bldg A, Carpet - Replace	\$16,500	X	8	/	10	=	\$13,200
3040	Bldg B, Tile Floor - Replace	\$107,500	X	18	/	30	=	\$64,500
3050	Bldg A, Linoleum Floor - Replace	\$13,000	X	11	/	20	=	\$7,150
3050	Bldg B, Linoleum Floor - Replace	\$17,000	X	3	/	10	=	\$5,100
3200	Bldg E Work Stations - Replace	\$54,500	X	3	/	5	=	\$32,700
3310	Bldg A, Kitchen Cabinetry - Replace	\$20,000	X	11	/	30	=	\$7,333
5325	Intercom - Replace	\$6,950	X	4	/	12	=	\$2,317
5330	Gate Operators - Replace	\$20,500	X	4	/	10	=	\$8,200
5370	Access Camera System - Replace	\$21,000	X	3	/	8	=	\$7,875
5570	Maintenance Chain Link - Replace	\$58,000	X	16	/	30	=	\$30,933
5700	Bldg A, Restrooms - Major Refurbish	\$35,000	X	11	/	20	=	\$19,250
5700	Bldg D, Restrooms - Major Refurbish	\$67,500	X	16	/	20	=	\$54,000
5700	Bldg E, Restrooms - Major Refurbish	\$24,000	X	16	/	20	=	\$19,200
Lighting & Electrical Projects								
2350	Light Poles/Fixtures - Repaint	\$26,500	X	8	/	10	=	\$21,200
5000	Concrete Street Lights - Replace	\$26,500	X	6	/	25	=	\$6,360
5005	"Bell" Pole Lights - Replace	\$31,500	X	3	/	5	=	\$18,900
5005	"Glass Globe" Pole Lights - Replace	\$16,000	X	11	/	20	=	\$8,800
5005	HIT Pole Lights - Replace	\$19,000	X	6	/	20	=	\$5,700
5005	LED Pole Lights - Replace	\$63,500	X	5	/	20	=	\$15,875
5005	Square Pole Lights - Replace	\$38,500	X	3	/	5	=	\$23,100
5010	"Flange" Pole Lights - Replace	\$35,000	X	13	/	20	=	\$22,750
5015	Post Lights - Replace	\$14,500	X	18	/	20	=	\$13,050
5020	Bollard Lights - Replace	\$84,000	X	11	/	20	=	\$46,200
6965	Electrical Enclosure - Replace	\$13,000	X	4	/	5	=	\$10,400
Other GRF Facilities								
1000	Miscellaneous Projects	\$125,000	X	1	/	1	=	\$125,000
1005	Space Utilization - Building E	\$7,000,000	X	1	/	1	=	\$7,000,000
1010	Building E Upkeep/Maint	\$700,000	X	0	/	10	=	\$0
1020	(2024) CH 1 Renovations Project	\$2,000,000	X	1	/	1	=	\$2,000,000
1020	(2027) CH 1 Renovations Project	\$3,625,000	X	0	/	3	=	\$0
1020	(2028) CH 1 Renovations Project	\$3,625,000	X	0	/	4	=	\$0
4245	(2025) Broadband Fiber Upgrades	\$4,000,000	X	0	/	1	=	\$0
4245	(2026) Broadband Fiber Upgrades	\$2,000,000	X	0	/	2	=	\$0
4245	(2027) Broadband Fiber Upgrades	\$2,000,000	X	0	/	3	=	\$0
Walls, Fencing, Railings & Gates								
2340	Aluminum Fencing - Repaint	\$93,000	X	6	/	10	=	\$55,800
2340	Iron Fence, Rail & Gates - Repaint	\$89,500	X	3	/	5	=	\$53,700
5500	Block Wall - Repair	\$53,000	X	21	/	35	=	\$31,800
5505	Stucco Walls - Repair	\$21,000	X	0	/	1	=	\$0
5510	Metal Vehicle Gates - Replace	\$99,500	X	0	/	2	=	\$0
5515	Metal Pedestrian Gates - Replace	\$5,650	X	0	/	2	=	\$0
5520	Entry Areas, Iron Fencing - Replace	\$54,500	X	16	/	25	=	\$34,880
5525	Iron 3.5' Railings - Replace	\$39,000	X	6	/	10	=	\$23,400
5525	Shepherds Crook Top Rail - Replace	\$165,000	X	1	/	30	=	\$5,500
5535	Iron Flat/Steel Pipe Railing - Repl	\$33,500	X	6	/	10	=	\$20,100
5540	Aluminum Fencing - Replace	\$525,000	X	21	/	35	=	\$315,000
Grounds & Miscellaneous								

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
3236	Office Space Lease	\$230,000	X	1	/	1	=	\$230,000
4850	AED Defibrillators - Replace	\$27,000	X	8	/	10	=	\$21,600
5334	Repair Shop Electrical Upgrade	\$200,000	X	15	/	15	=	\$200,000
5710	Aliso Creek Restrooms - Refurbish	\$11,000	X	3	/	10	=	\$3,300
6105	Benches - Move & Replace	\$29,000	X	1	/	1	=	\$29,000
6265	Flag Poles - Replace	\$26,500	X	5	/	10	=	\$13,250
6570	Portable Stage Structure - Replace	\$98,000	X	6	/	20	=	\$29,400
6590	Speed Monitoring Units - Replace	\$12,000	X	3	/	10	=	\$3,600
6620	Concrete Pedestrian Bridge - Repair	\$53,000	X	11	/	20	=	\$29,150
6810	Monument Letters - Replace	\$101,500	X	11	/	20	=	\$55,825
6830	Entry Signage - Replace/Refurbish	\$11,000	X	3	/	5	=	\$6,600
7010	Gate Landscaping - Refurbish	\$250,000	X	10	/	10	=	\$250,000
7010	Landscape & Slopes - Refurbish	\$172,000	X	1	/	1	=	\$172,000
7012	CH6 Turf Reduction Project	\$35,000	X	1	/	1	=	\$35,000
7030	V-Ditch (Swales) - Repair	\$26,000	X	2	/	2	=	\$26,000
								\$37,819,249



#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Paving & Pavers					
2100	Concrete - Repair/Replace	1	\$200,000	\$200,000	0.95 %
2125	Garden Cntr #1 Asphalt - Resurface	20	\$65,000	\$3,250	0.02 %
2125	Garden Cntr #2 Asphalt - Resurface	20	\$86,000	\$4,300	0.02 %
2200	Street Pavers - Repair/Replace	10	\$6,800	\$680	0.00 %
2220	Asphalt - Resurface (2024)	30	\$583,500	\$19,450	0.09 %
2220	Asphalt - Resurface (2025)	30	\$630,000	\$21,000	0.10 %
2220	Asphalt - Resurface (2026)	30	\$590,000	\$19,667	0.09 %
2220	Asphalt - Resurface (2027)	30	\$560,000	\$18,667	0.09 %
2220	Asphalt - Resurface (2028)	30	\$660,000	\$22,000	0.10 %
2220	Asphalt - Resurface (2029)	30	\$580,000	\$19,333	0.09 %
2220	Asphalt - Resurface (2030)	30	\$470,000	\$15,667	0.07 %
2220	Asphalt - Resurface (2031)	30	\$720,000	\$24,000	0.11 %
2220	Asphalt - Resurface (2032)	30	\$510,000	\$17,000	0.08 %
2220	Asphalt - Resurface (2033)	30	\$410,000	\$13,667	0.06 %
2220	Asphalt - Resurface (2034)	30	\$450,000	\$15,000	0.07 %
2220	Asphalt - Resurface (2035)	30	\$430,000	\$14,333	0.07 %
2220	Asphalt - Resurface (2036)	30	\$580,000	\$19,333	0.09 %
2220	Asphalt - Resurface (2037)	30	\$440,000	\$14,667	0.07 %
2220	Asphalt - Resurface (2038)	30	\$600,000	\$20,000	0.10 %
2220	Asphalt - Resurface (2039)	30	\$360,000	\$12,000	0.06 %
2220	Asphalt - Resurface (2040)	30	\$320,000	\$10,667	0.05 %
2220	Asphalt - Resurface (2041)	30	\$470,000	\$15,667	0.07 %
2220	Asphalt - Resurface (2042)	30	\$460,000	\$15,333	0.07 %
2220	Asphalt - Resurface (2043)	30	\$450,000	\$15,000	0.07 %
2220	Asphalt - Resurface (2044)	30	\$470,000	\$15,667	0.07 %
2220	Asphalt - Resurface (2045)	30	\$470,000	\$15,667	0.07 %
2220	Asphalt - Resurface (2046)	30	\$560,000	\$18,667	0.09 %
2220	Asphalt - Resurface (2047)	30	\$480,000	\$16,000	0.08 %
2220	Asphalt - Resurface (2048)	30	\$980,000	\$32,667	0.16 %
2220	Asphalt - Resurface (2049)	30	\$560,000	\$18,667	0.09 %
2220	Asphalt - Resurface (2050)	30	\$790,000	\$26,333	0.13 %
2220	Asphalt - Resurface (2051)	30	\$760,000	\$25,333	0.12 %
2220	Asphalt - Resurface (2052)	30	\$640,000	\$21,333	0.10 %
2220	Equestrian Asphalt - Resurface	30	\$180,000	\$6,000	0.03 %
2220	Golf Parking Asphalt - Resurface	30	\$67,000	\$2,233	0.01 %
2230	Asphalt - Repair/Seal	1	\$550,000	\$550,000	2.61 %
Roofing Projects					
2391	Tennis Cntr Skylight Roof - Replace	40	\$42,500	\$1,063	0.01 %
2400	2031 Tile Roof - Replace	40	\$120,000	\$3,000	0.01 %
2400	2034 Tile Roof - Replace	40	\$4,500	\$113	0.00 %
2400	2036 Tile Roof - Replace	40	\$13,000	\$325	0.00 %
2400	2039 Tile Roof - Replace	40	\$320,000	\$8,000	0.04 %
2400	2040-41 Tile Roof - Replace	40	\$92,000	\$2,300	0.01 %
2400	2044 Tile Roof - Replace	40	\$150,000	\$3,750	0.02 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2400	2046 Tile Roof - Replace	40	\$15,000	\$375	0.00 %
2400	2047 Tile Roof - Replace	40	\$30,000	\$750	0.00 %
2400	2051 Tile Roof - Replace	40	\$260,000	\$6,500	0.03 %
2400	Golf Restrooms Tile Roof - Replace	40	\$5,250	\$131	0.00 %
2400	Tennis Center Tile Roof - Replace	40	\$15,000	\$375	0.00 %
2420	CH7 Flat Roof - Replace	20	\$28,000	\$1,400	0.01 %
2420	Maint Bldg C, Flat Roof - Replace	20	\$19,500	\$975	0.00 %
2450	(2042) Garden Cntr #2 Shingle Roof	20	\$19,000	\$950	0.00 %
2450	2029 Comp Shingle Roof - Replace	40	\$3,000	\$75	0.00 %
2450	2030 Comp Shingle Roof - Replace	40	\$7,400	\$185	0.00 %
2450	2040 Comp Shingle Roof - Replace	40	\$36,000	\$900	0.00 %
2450	2045 Comp Shingle Roof - Replace	40	\$120,000	\$3,000	0.01 %
2450	2062 Comp Shingle Roof - Replace	40	\$19,000	\$475	0.00 %
2465	2025 BUR to PVC Cool Roof - Replace	25	\$96,000	\$3,840	0.02 %
2465	2026 BUR to PVC Cool Roof - Replace	25	\$260,000	\$10,400	0.05 %
2465	2027 BUR to PVC Cool Roof - Replace	20	\$96,000	\$4,800	0.02 %
2465	2028 BUR to PVC Cool Roof - Replace	25	\$6,500	\$260	0.00 %
2465	2035 BUR to PVC Cool Roof - Replace	25	\$11,000	\$440	0.00 %
2465	2036 BUR to PVC Cool Roof - Replace	25	\$180,000	\$7,200	0.03 %
2465	2037 BUR to PVC Cool Roof - Replace	25	\$93,000	\$3,720	0.02 %
2465	2040 BUR to PVC Cool Roof - Replace	25	\$140,000	\$5,600	0.03 %
2465	2041 BUR to PVC Cool Roof - Replace	25	\$35,000	\$1,400	0.01 %
2465	2043 BUR to PVC Cool Roof - Replace	25	\$120,000	\$4,800	0.02 %
2465	2044 BUR to PVC Cool Roof - Replace	25	\$120,000	\$4,800	0.02 %
2465	2045 BUR to PVC Cool Roof - Replace	25	\$27,000	\$1,080	0.01 %
2470	2040 Metal Louver Roof - Replace	40	\$80,000	\$2,000	0.01 %
2470	2046 Metal Louver Roof - Replace	40	\$320,000	\$8,000	0.04 %
6330	Club 6 Metal Roof - Replace	40	\$18,500	\$463	0.00 %
HVAC Equipment					
4600	Broadband HVAC Systems -Replace	1	\$21,000	\$21,000	0.10 %
4600	CH1 Gym HVAC (2015) - Replace	15	\$52,500	\$3,500	0.02 %
4600	CH1 HVAC (2016) - Replace	15	\$52,500	\$3,500	0.02 %
4600	CH1 HVAC (2017) - Replace	15	\$24,000	\$1,600	0.01 %
4600	CH1 HVAC (2020) - Replace	15	\$17,000	\$1,133	0.01 %
4600	CH1 Lounge Air Handler - Replace	10	\$13,500	\$1,350	0.01 %
4600	CH2 HVAC (2007) - Replace	15	\$13,500	\$900	0.00 %
4600	CH2 HVAC (2010) - Replace	15	\$13,500	\$900	0.00 %
4600	CH2 HVAC (2017) - Replace	15	\$117,500	\$7,833	0.04 %
4600	CH2 HVAC (Old) - Replace	15	\$26,500	\$1,767	0.01 %
4600	CH3 HVAC (2015) - Replace	15	\$280,000	\$18,667	0.09 %
4600	CH3 HVAC (2021) - Replace	15	\$585,000	\$39,000	0.19 %
4600	CH4 Air Handlers (Old) - Replace	15	\$84,500	\$5,633	0.03 %
4600	CH4 HVAC (2017) - Replace	15	\$29,000	\$1,933	0.01 %
4600	CH4 HVAC (2018) - Replace	15	\$47,500	\$3,167	0.02 %
4600	CH4 HVAC (Old) - Replace	15	\$102,000	\$6,800	0.03 %
4600	CH5 HVAC - Replace	15	\$19,000	\$1,267	0.01 %
4600	CH5 HVAC (2017) - Replace	15	\$140,000	\$9,333	0.04 %
4600	CH6 HVAC (2004) - Replace	15	\$6,350	\$423	0.00 %
4600	CH6 HVAC (2017) - Replace	15	\$23,000	\$1,533	0.01 %
4600	CH6 HVAC (2020) - Replace	15	\$42,000	\$2,800	0.01 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
4600	CH7 HVAC - Replace	15	\$13,000	\$867	0.00 %
4600	CH7 HVAC (2007) - Replace	15	\$145,000	\$9,667	0.05 %
4600	Comm Center HVAC Systems - Replace	15	\$63,000	\$4,200	0.02 %
4600	Comm Center HVAC Systems - Replace	15	\$110,000	\$7,333	0.03 %
4600	Comm Center Large HVAC - Replace	20	\$530,000	\$26,500	0.13 %
4600	Gate 1 HVAC - Replace	10	\$6,350	\$635	0.00 %
4600	Gate 7 HVAC - Replace	10	\$6,350	\$635	0.00 %
4600	Library/History HVAC - Replace	15	\$74,000	\$4,933	0.02 %
4600	Village Green HVAC Systems -Replace	15	\$84,000	\$5,600	0.03 %
Gatehouses					
5300	Gate #1 - Remodel	20	\$110,000	\$5,500	0.03 %
5300	Gate #10 - Remodel	20	\$53,000	\$2,650	0.01 %
5300	Gate #11 - Remodel	20	\$53,000	\$2,650	0.01 %
5300	Gate #12 - Remodel	20	\$28,000	\$1,400	0.01 %
5300	Gate #14 - Remodel	20	\$53,000	\$2,650	0.01 %
5300	Gate #2 - Remodel	20	\$79,000	\$3,950	0.02 %
5300	Gate #3 - Remodel	20	\$79,000	\$3,950	0.02 %
5300	Gate #4 - Remodel	20	\$53,000	\$2,650	0.01 %
5300	Gate #5 - Remodel	20	\$53,000	\$2,650	0.01 %
5300	Gate #6 - Remodel	20	\$53,000	\$2,650	0.01 %
5300	Gate #7 - Remodel	20	\$110,000	\$5,500	0.03 %
5300	Gate #8 - Remodel	20	\$79,000	\$3,950	0.02 %
5300	Gate #9 - Remodel	20	\$53,000	\$2,650	0.01 %
Library & History Center					
2300	Stucco - Repaint	10	\$5,750	\$575	0.00 %
2330	Interior Surfaces - Repaint	10	\$13,000	\$1,300	0.01 %
2600	Entry Doors - Replace	25	\$39,500	\$1,580	0.01 %
3020	Flooring, Rolled Carpet - Replace	10	\$11,500	\$1,150	0.01 %
3025	Flooring, Tile Carpet - Replace	10	\$160,000	\$16,000	0.08 %
3040	Flooring, Tile - Replace	30	\$8,650	\$288	0.00 %
3050	Flooring, Linoleum - Replace	30	\$24,000	\$800	0.00 %
3110	Interior Doors - Replace	30	\$8,500	\$283	0.00 %
3235	Office Cabinet/Counter - Replace	20	\$36,000	\$1,800	0.01 %
5054	Interior Lights - Replace	20	\$19,000	\$950	0.00 %
5700	Restrooms - Major Refurbish	20	\$69,500	\$3,475	0.02 %
5710	Restrooms - Minor Refurbish	20	\$23,000	\$1,150	0.01 %
5710	Small Restroom - Minor Refurbish	20	\$5,300	\$265	0.00 %
Community Center					
2300	Stucco - Repaint	10	\$40,000	\$4,000	0.02 %
2330	Interior Surfaces - Repaint	10	\$97,500	\$9,750	0.05 %
2500	Waterproof Decks - Resurface	16	\$19,000	\$1,188	0.01 %
2505	Waterproof Decks - Seal/Repair	4	\$6,650	\$1,663	0.01 %
2587	Stairway Stringers & Rails - Refurb	30	\$8,650	\$288	0.00 %
2600	Doors - Replace	10	\$16,000	\$1,600	0.01 %
2725	Building Signage	20	\$6,000	\$300	0.00 %
3000	TV Station Set - Remodel	8	\$16,000	\$2,000	0.01 %
3020	Carpet - Replace	10	\$320,000	\$32,000	0.15 %
3040	Tile Flooring - Replace	30	\$71,500	\$2,383	0.01 %
3050	Linoleum Tile Flooring - Replace	20	\$38,500	\$1,925	0.01 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
3060	Laminate Flooring - Replace	20	\$380,000	\$19,000	0.09 %
3125	Fire Doors - Replace	25	\$31,500	\$1,260	0.01 %
3310	Cabinets & Counters - Replace	30	\$155,000	\$5,167	0.02 %
3510	Gym Floor Surface - Replace	8	\$62,500	\$7,813	0.04 %
4210	TV Station Equipment - Replace	8	\$530,000	\$66,250	0.31 %
4500	Elevator - Modernize & Door Pkg	25	\$250,000	\$10,000	0.05 %
4530	Elevator Cab - Remodel	25	\$42,500	\$1,700	0.01 %
4550	Domestic Boiler - Replace	20	\$31,500	\$1,575	0.01 %
5030	Wall Lights - Replace	20	\$8,700	\$435	0.00 %
5525	3'.5' Iron Railing - Replace	30	\$14,000	\$467	0.00 %
5700	Restrooms - Major Refurbish	20	\$345,000	\$17,250	0.08 %
5710	Restrooms - Minor Refurbish	20	\$117,000	\$5,850	0.03 %
6300	Wood Trellis/Shade Structure	20	\$25,500	\$1,275	0.01 %
8010	EV Charging Station - Replace	15	\$69,500	\$4,633	0.02 %
CH 1 Facilities					
2300	Stucco - Repaint	10	\$44,000	\$4,400	0.02 %
2310	Wood/Metal Surfaces - Repaint	5	\$19,000	\$3,800	0.02 %
2330	Interior Surfaces - Repaint	10	\$67,500	\$6,750	0.03 %
2480	Gutters/Downspouts - Replace	30	\$14,500	\$483	0.00 %
2520	Bocce Structures - Repair	10	\$5,300	\$530	0.00 %
2530	Tile Siding - Replace	30	\$26,500	\$883	0.00 %
2660	Door Opener (fitness) - Replace	15	\$6,350	\$423	0.00 %
3020	Carpet - Replace	10	\$43,000	\$4,300	0.02 %
3040	Exterior Tile Deck - Repair/Replace	50	\$285,000	\$5,700	0.03 %
3040	Tile Floors - Replace	25	\$32,500	\$1,300	0.01 %
3041	Drive Court Fountain Pavers -Repair	25	\$5,800	\$232	0.00 %
3050	Linoleum Floors - Replace	20	\$48,500	\$2,425	0.01 %
3070	Hardwood Floor (Lounge) - Replace	40	\$78,000	\$1,950	0.01 %
3075	Hardwood Floor (Lounge) - Refinish	5	\$20,500	\$4,100	0.02 %
3160	Acoustic Wall Panels - Replace	30	\$115,000	\$3,833	0.02 %
3310	Cabinetry/Counters - Replace	30	\$120,000	\$4,000	0.02 %
3320	Kitchen Appliances - Replace	20	\$79,500	\$3,975	0.02 %
3510	Gym Floor Surface - Replace	15	\$76,500	\$5,100	0.02 %
4220	Sound System - Replace	20	\$36,000	\$1,800	0.01 %
4660	Emergency Generator - Replace	30	\$29,500	\$983	0.00 %
4680	Exhaust Fans - Replace	25	\$19,000	\$760	0.00 %
4800	Fire Alarm System - Replace	20	\$6,850	\$343	0.00 %
5030	Interior Lights - Replace	20	\$185,000	\$9,250	0.04 %
5520	Pool Iron Fence/Gates - Replace	28	\$19,500	\$696	0.00 %
5700	Locker Rooms - Major Refurbish	20	\$63,500	\$3,175	0.02 %
5700	Restrooms - Major Refurbish	20	\$102,000	\$5,100	0.02 %
5710	Locker Rooms - Minor Refurbish	20	\$31,500	\$1,575	0.01 %
5710	Restrooms - Minor Refurbish	20	\$37,000	\$1,850	0.01 %
5730	Partition Door (Lounge)- Replace	25	\$10,700	\$428	0.00 %
5750	Pool Shower - Re-tile	20	\$9,700	\$485	0.00 %
5800	Pool Deck Concrete - Replace	30	\$300,000	\$10,000	0.05 %
5801	Pool Incidentals - Replace	1	\$11,000	\$11,000	0.05 %
5810	Pool - Resurface & Re-tile	12	\$100,000	\$8,333	0.04 %
5812	Pool/Spa Filters - Replace	10	\$16,000	\$1,600	0.01 %
5815	Pool Boilers - Replace	15	\$60,500	\$4,033	0.02 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
5816	Pool Boiler Tank - Replace	15	\$31,500	\$2,100	0.01 %
5817	Pool/Spa Pumps - Replace	10	\$17,000	\$1,700	0.01 %
5820	Spa - Resurface & Re-tile	8	\$21,500	\$2,688	0.01 %
5825	Spa Heater - Replace	10	\$8,400	\$840	0.00 %
5848	Chemical Controller - Replace	10	\$11,250	\$1,125	0.01 %
5900	ADA Pool Lift - Replace	15	\$6,300	\$420	0.00 %
5930	Pool Covers CH1, 2, 5 & 6 - Replace	6	\$19,000	\$3,167	0.02 %
5932	Pool Cover Reel - Replace	20	\$13,000	\$650	0.00 %
5990	Pool/Patio Furniture - Replace	8	\$51,500	\$6,438	0.03 %
6105	Vinyl/Composite Benches	25	\$6,350	\$254	0.00 %
6300	Wood Trellises - Rebuild	30	\$109,500	\$3,650	0.02 %
6315	Bench Shade Structures - Replace	15	\$5,300	\$353	0.00 %
6317	Bocce Retractable Shades - Replace	15	\$25,500	\$1,700	0.01 %
6525	Basketball Wood Court - Replace	40	\$370,000	\$9,250	0.04 %
6526	Basketball Court - Refinish	5	\$21,000	\$4,200	0.02 %
6540	Bocce Ball Backboards - Replace	10	\$17,500	\$1,750	0.01 %
6540	Bocce Court Rails - Replace	10	\$5,800	\$580	0.00 %
6541	Bocce Surface Carpet - Replace	5	\$8,850	\$1,770	0.01 %
6575	Shuffleboard Room - Refurbish	10	\$10,700	\$1,070	0.01 %
6576	Archery Room - Refurbish	10	\$13,500	\$1,350	0.01 %
6577	Gym Padded Walls - Replace	15	\$45,000	\$3,000	0.01 %
6680	Fountains - Refurbish	12	\$25,000	\$2,083	0.01 %
CH2 Facilities					
2140	Concrete Pool Deck - Resurface	15	\$25,000	\$1,667	0.01 %
2145	Concrete Pool Deck - Seal/Repair	5	\$25,000	\$5,000	0.02 %
2300	Stucco - Repaint	10	\$20,500	\$2,050	0.01 %
2310	Wood/Metal Surfaces - Repaint	5	\$16,000	\$3,200	0.02 %
2330	Interior Surfaces - Repaint	10	\$43,500	\$4,350	0.02 %
2530	Exterior Tile Siding - Replace	30	\$33,500	\$1,117	0.01 %
2650	Metal Utility Doors - Replace	20	\$11,100	\$555	0.00 %
2660	Door Opener Systems - Replace	15	\$25,000	\$1,667	0.01 %
2670	Metal Roll-Up Door - Replace	25	\$7,850	\$314	0.00 %
3020	Carpet - Replace	10	\$31,500	\$3,150	0.01 %
3040	Exterior Tile Deck - Repair/Replace	50	\$565,000	\$11,300	0.05 %
3050	Linoleum Floors - Replace	20	\$9,750	\$488	0.00 %
3060	Laminate Floorings - Replace	20	\$14,500	\$725	0.00 %
3070	Hardwood Floor - Replace	40	\$175,000	\$4,375	0.02 %
3075	Hardwood Floor - Refinish	5	\$41,500	\$8,300	0.04 %
3160	Wallcoverings - Replace	20	\$18,000	\$900	0.00 %
3200	Furnishings - Replace	10	\$97,000	\$9,700	0.05 %
3280	Wicker Patio Furniture - Replace	12	\$35,000	\$2,917	0.01 %
3285	Wicker Furn Cushions - Replace	4	\$20,500	\$5,125	0.02 %
3310	Cabinetry/Counters - Replace	30	\$140,000	\$4,667	0.02 %
3310	Storage Cabinets - Refurbish	30	\$25,000	\$833	0.00 %
3320	Commercial Kitchen Appliances - Rep	20	\$89,500	\$4,475	0.02 %
3320	Residential Kitchen Appliances - R	20	\$14,000	\$700	0.00 %
3364	Air Curtain - Replace	15	\$2,650	\$177	0.00 %
4570	Water Heaters - Replace	12	\$20,000	\$1,667	0.01 %
4800	Fire Alarm System - Replace	20	\$6,850	\$343	0.00 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
5020	Exterior Lights - Replace	20	\$22,000	\$1,100	0.01 %
5030	Interior Lights - Replace	20	\$33,500	\$1,675	0.01 %
5520	CH2 Lawn Bowling Iron Fence - Repl	28	\$24,000	\$857	0.00 %
5520	CH2 Pool Iron Fence/Gates - Replace	28	\$50,500	\$1,804	0.01 %
5550	CH2 & CH4, Wood Fences - Replace	20	\$7,350	\$368	0.00 %
5700	Locker Rooms - Major Refurbish	20	\$155,000	\$7,750	0.04 %
5700	Restrooms (Club) - Major Refurbish	20	\$73,500	\$3,675	0.02 %
5710	Locker Rooms - Minor Refurbish	20	\$31,500	\$1,575	0.01 %
5710	Restrooms (Club) - Minor Refurbish	20	\$37,000	\$1,850	0.01 %
5710	Restrooms, Lawn Bowlg, Minor Refur	10	\$10,700	\$1,070	0.01 %
5750	Pool Shower - Re-tile	20	\$5,750	\$288	0.00 %
5801	Pool Incidentals - Replace	1	\$11,000	\$11,000	0.05 %
5810	Pool - Resurface & Re-tile	12	\$45,500	\$3,792	0.02 %
5812	Pool Filters - Replace	10	\$7,850	\$785	0.00 %
5815	Pool Boiler - Replace	15	\$60,500	\$4,033	0.02 %
5817	Large Pool Pump - Replace	20	\$9,200	\$460	0.00 %
5820	Spa - Resurface & Re-tile	8	\$7,350	\$919	0.00 %
5825	Spa Heater - Replace	10	\$18,000	\$1,800	0.01 %
5848	Chemical Controller - Replace	10	\$11,250	\$1,125	0.01 %
5900	ADA Pool Lift - Replace	15	\$6,300	\$420	0.00 %
5932	Pool Cover Reel - Replace	20	\$13,000	\$650	0.00 %
5990	Pool Furniture - Replace	8	\$70,500	\$8,813	0.04 %
5995	Courtyard Canopies - Replace	8	\$10,700	\$1,338	0.01 %
6105	Vinyl/Composite Benches	20	\$35,000	\$1,750	0.01 %
6300	Wood Trellis/Shade Structure	25	\$20,000	\$800	0.00 %
6305	Trex Trellis (L.B.) - Replace	25	\$5,250	\$210	0.00 %
6315	Fabric Shade Structures - Replace	20	\$215,000	\$10,750	0.05 %
6541	Lawn Bowling Surface - Replace	5	\$220,000	\$44,000	0.21 %
CH3 Facilities					
2300	Stucco - Repaint	10	\$17,500	\$1,750	0.01 %
2330	Interior Surfaces - Repaint	10	\$37,000	\$3,700	0.02 %
2610	Automatic Entry Doors - Replace	20	\$26,500	\$1,325	0.01 %
2690	Counter Door - Replace	30	\$4,250	\$142	0.00 %
3020	Carpet - Replace	10	\$86,500	\$8,650	0.04 %
3020	Carpet (2022) - Replace	10	\$15,500	\$1,550	0.01 %
3050	Linoleum Floors - Replace	20	\$13,500	\$675	0.00 %
3060	Laminate Flooring - Replace	20	\$120,000	\$6,000	0.03 %
3070	Wooden Stage - Refurbish	25	\$140,000	\$5,600	0.03 %
3160	Wallcoverings - Replace	20	\$29,500	\$1,475	0.01 %
3190	Stage Curtain Rigging System - Repl	15	\$290,000	\$19,333	0.09 %
3195	Stage Curtains - Replace	15	\$42,000	\$2,800	0.01 %
3197	Stage Controller System - Replace	15	\$155,000	\$10,333	0.05 %
3200	Furnishings - Replace	10	\$315,000	\$31,500	0.15 %
3310	Cabinetry/Counters - Replace	30	\$150,000	\$5,000	0.02 %
3320	Kitchen Appliances - Replace	20	\$78,500	\$3,925	0.02 %
4220	Auditorium Sound System - Replace	20	\$600,000	\$30,000	0.14 %
4230	Dining Room Projectors - Replace	15	\$22,000	\$1,467	0.01 %
4525	ADA Wheelchair Lift - Replace	25	\$13,000	\$520	0.00 %
4570	Water Heater (2010) - Replace	12	\$14,000	\$1,167	0.01 %
4570	Water Heater (2020) - Replace	12	\$14,000	\$1,167	0.01 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
4800	Fire Alarm System - Replace	20	\$6,850	\$343	0.00 %
5030	Interior Lights - Replace	20	\$52,500	\$2,625	0.01 %
5700	Restrooms - Major Refurbish	20	\$97,000	\$4,850	0.02 %
5710	Restrooms - Minor Refurbish	20	\$37,000	\$1,850	0.01 %
CH4 Facilities					
2300	Stucco - Repaint	10	\$25,000	\$2,500	0.01 %
2310	Wood/Metal Surfaces - Repaint	5	\$16,000	\$3,200	0.02 %
2330	Interior Surfaces - Repaint	10	\$31,500	\$3,150	0.01 %
2480	Gutters/Downspouts - Replace	30	\$8,400	\$280	0.00 %
2485	Skylights - Replace	25	\$25,000	\$1,000	0.00 %
2500	Waterproof Decks - Resurface	16	\$74,500	\$4,656	0.02 %
2505	Waterproof Decks - Seal/Repair	4	\$26,000	\$6,500	0.03 %
3020	Carpet - Replace	10	\$42,000	\$4,200	0.02 %
3050	Linoleum Floors - Replace	20	\$68,000	\$3,400	0.02 %
3160	Wallcoverings - Replace	20	\$9,750	\$488	0.00 %
3200	Furnishings - Replace	10	\$135,000	\$13,500	0.06 %
3280	Wicker Patio Furniture - Replace	12	\$34,000	\$2,833	0.01 %
3310	Cabinetry/Counters - Replace	30	\$525,000	\$17,500	0.08 %
3810	Activities Equipment - Replace	5	\$57,500	\$11,500	0.05 %
4570	Water Heater - Replace	12	\$12,000	\$1,000	0.00 %
4800	Fire Alarm System - Replace	20	\$6,850	\$343	0.00 %
5030	Interior Lights - Replace	20	\$67,500	\$3,375	0.02 %
5520	CH4 Pool Iron Fence/Gates - Replace	28	\$21,500	\$768	0.00 %
5700	Locker Rooms - Major Refurbish	20	\$63,500	\$3,175	0.02 %
5700	Restrooms - Major Refurbish	20	\$73,500	\$3,675	0.02 %
5710	Locker Rooms - Minor Refurbish	20	\$31,500	\$1,575	0.01 %
5710	Restrooms - Minor Refurbish	20	\$37,000	\$1,850	0.01 %
5800	Pool Deck Concrete - Replace	30	\$145,000	\$4,833	0.02 %
5801	Pool Incidentals - Replace	1	\$11,000	\$11,000	0.05 %
5810	Pool - Resurface & Re-tile	12	\$58,000	\$4,833	0.02 %
5812	Pool & Spa Filters - Replace	10	\$13,500	\$1,350	0.01 %
5815	Pool Boiler - Replace	15	\$60,500	\$4,033	0.02 %
5817	Large Pool Pump - Replace	20	\$9,200	\$460	0.00 %
5820	Spa - Resurface & Re-tile	8	\$14,000	\$1,750	0.01 %
5825	Spa Heater - Replace	10	\$18,000	\$1,800	0.01 %
5848	Chemical Controller - Replace	10	\$11,250	\$1,125	0.01 %
5900	ADA Pool Lift - Replace	15	\$6,300	\$420	0.00 %
5932	Pool Cover Reel - Replace	20	\$13,000	\$650	0.00 %
5932	Spa Cover Reel - Replace	20	\$9,700	\$485	0.00 %
5990	Pool Furniture - Replace	8	\$40,000	\$5,000	0.02 %
6300	Wood Deck Structure - Refurbish	25	\$235,000	\$9,400	0.04 %
6300	Wood Shade Structure - Refurbish	25	\$52,000	\$2,080	0.01 %
CH5 Facilities					
2300	Stucco - Repaint	10	\$26,500	\$2,650	0.01 %
2330	Interior Surfaces - Repaint	10	\$28,000	\$2,800	0.01 %
2485	Skylights - Replace	25	\$44,500	\$1,780	0.01 %
2730	Decor Tile Elements - Replace	30	\$11,250	\$375	0.00 %
3020	Carpet - Replace	10	\$27,000	\$2,700	0.01 %
3040	Tile Floors - Replace	20	\$12,500	\$625	0.00 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
3050	Linoleum Floors - Replace	20	\$10,650	\$533	0.00 %
3050	LVT Floors - Replace	20	\$18,000	\$900	0.00 %
3070	Hardwood Floors - Replace	40	\$180,000	\$4,500	0.02 %
3075	Hardwood Floors - Refinish	5	\$49,000	\$9,800	0.05 %
3160	Acoustic Wall Panels - Replace	30	\$54,000	\$1,800	0.01 %
3190	Stage Curtain Rigging System - Repl	15	\$52,500	\$3,500	0.02 %
3195	Stage Curtains - Replace	15	\$28,000	\$1,867	0.01 %
3200	Furnishings - Replace	10	\$84,500	\$8,450	0.04 %
3280	Wicker Patio Furniture - Replace	12	\$27,000	\$2,250	0.01 %
3310	Cabinetry/Cabinets - Replace	30	\$112,500	\$3,750	0.02 %
3320	Kitchen Appliances - Replace	20	\$89,500	\$4,475	0.02 %
4220	Sound System - Replace	20	\$23,500	\$1,175	0.01 %
4660	Emergency Generator - Replace	30	\$73,500	\$2,450	0.01 %
4800	Fire Alarm System - Replace	20	\$6,850	\$343	0.00 %
5520	CH5 Pool Iron Fence/Gate - Replace	28	\$27,500	\$982	0.00 %
5700	Locker Rooms - Major Refurbish	20	\$63,500	\$3,175	0.02 %
5700	Restrooms - Major Refurbish	20	\$72,500	\$3,625	0.02 %
5710	Locker Rooms - Minor Refurbish	20	\$31,500	\$1,575	0.01 %
5710	Restrooms - Minor Refurbish	20	\$24,000	\$1,200	0.01 %
5800	Pool Deck Concrete - Replace	30	\$165,000	\$5,500	0.03 %
5801	Pool Incidentals - Replace	1	\$11,000	\$11,000	0.05 %
5810	Pool - Resurface & Re-tile	12	\$100,000	\$8,333	0.04 %
5812	Pool Filter - Replace	20	\$14,000	\$700	0.00 %
5815	Pool Boiler - Replace	15	\$60,500	\$4,033	0.02 %
5815	Pool Boiler #2 - Replace	15	\$60,500	\$4,033	0.02 %
5820	Spa - Resurface & Re-tile	8	\$14,000	\$1,750	0.01 %
5822	Spa Filter - Replace	20	\$14,500	\$725	0.00 %
5825	Spa Heater - Replace	10	\$18,000	\$1,800	0.01 %
5827	Spa Pump - Replace	15	\$10,700	\$713	0.00 %
5848	Chemical Controllers - Replace	8	\$15,000	\$1,875	0.01 %
5850	Pool/Spa Salt Generator	10	\$25,000	\$2,500	0.01 %
5850	Salt Generator - Replace	10	\$25,000	\$2,500	0.01 %
5900	ADA Pool Lift - Replace	15	\$6,300	\$420	0.00 %
5932	Pool Cover Reel - Replace	20	\$13,000	\$650	0.00 %
5990	Pool Furniture - Replace	8	\$24,500	\$3,063	0.01 %
6100	Metal Park Benches - Replace	10	\$10,950	\$1,095	0.01 %
6300	Wood Trellis/Shade Structure	25	\$52,000	\$2,080	0.01 %
CH6 Facilities					
2280	Stamped Concrete - Repair	30	\$32,000	\$1,067	0.01 %
2300	Stucco - Repaint	10	\$5,900	\$590	0.00 %
2310	Wood/Metal Surfaces - Repaint	5	\$5,250	\$1,050	0.00 %
2330	Interior Surfaces - Repaint	10	\$13,000	\$1,300	0.01 %
2480	Gutter/Downspouts - Replace	30	\$5,200	\$173	0.00 %
3040	Tile Floor - Replace	30	\$61,000	\$2,033	0.01 %
3050	Billiard Vinyl Floor - Replace	20	\$14,000	\$700	0.00 %
3050	LVT Floor - Replace	20	\$7,550	\$378	0.00 %
3060	Laminate Flooring - Replace	20	\$85,500	\$4,275	0.02 %
3160	Wallcoverings - Replace	20	\$8,700	\$435	0.00 %
3200	Furnishings - Replace	10	\$31,500	\$3,150	0.01 %
3280	Wicker Patio Furniture - Replace	12	\$25,000	\$2,083	0.01 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
3310	Cabinetry/Counters - Replace	30	\$78,500	\$2,617	0.01 %
3320	Kitchen Appliances - Replace	20	\$78,500	\$3,925	0.02 %
4220	Dining Rm Sound System - Replace	20	\$18,000	\$900	0.00 %
4220	Sound System - Replace	20	\$8,950	\$448	0.00 %
4570	Water Heater - Replace	12	\$14,000	\$1,167	0.01 %
4800	Fire Alarm System - Replace	20	\$6,850	\$343	0.00 %
5015	Exterior Lights - Replace	20	\$12,000	\$600	0.00 %
5520	CH6 Pool Iron Fence/Gate - Replace	28	\$40,500	\$1,446	0.01 %
5700	Restrooms - Major Refurbish	25	\$37,000	\$1,480	0.01 %
5710	Restrooms - Minor Refurbish	25	\$18,500	\$740	0.00 %
5800	Pool Deck Concrete - Replace	30	\$145,000	\$4,833	0.02 %
5801	Pool Incidentals - Replace	1	\$11,000	\$11,000	0.05 %
5810	Pool - Resurface & Re-tile	12	\$28,500	\$2,375	0.01 %
5815	Pool Heater - Replace	10	\$9,200	\$920	0.00 %
5848	Chemical Controller - Replace	10	\$5,800	\$580	0.00 %
5900	ADA Pool Lift - Replace	15	\$7,900	\$527	0.00 %
5990	Pool Furniture - Replace	8	\$22,000	\$2,750	0.01 %
CH7 Facilities					
2300	Stucco - Repaint	10	\$9,000	\$900	0.00 %
2310	Wood/Metal Surfaces - Repaint	5	\$6,350	\$1,270	0.01 %
2330	Interior Surfaces - Repaint	10	\$16,000	\$1,600	0.01 %
2660	Door Opener Systems - Replace	15	\$13,000	\$867	0.00 %
3020	Carpet - Replace	10	\$79,000	\$7,900	0.04 %
3040	Tile Floors - Replace	25	\$69,000	\$2,760	0.01 %
3050	Linoleum Floors - Replace	18	\$7,650	\$425	0.00 %
3070	Hardwood Floor - Replace	40	\$51,000	\$1,275	0.01 %
3075	Hardwood Floor - Refinish	5	\$13,500	\$2,700	0.01 %
3160	Wallcoverings - Replace	20	\$16,000	\$800	0.00 %
3200	Furnishings - Replace	10	\$52,500	\$5,250	0.02 %
3270	Patio Furniture - Replace	10	\$15,000	\$1,500	0.01 %
3280	Wicker Patio Furniture - Replace	12	\$11,000	\$917	0.00 %
3310	Cabinetry/Counters - Replace	30	\$140,000	\$4,667	0.02 %
3320	Kitchen Appliances - Replace	20	\$99,500	\$4,975	0.02 %
3364	Air Curtain - Replace	15	\$2,650	\$177	0.00 %
4220	Sound System - Replace	20	\$11,700	\$585	0.00 %
4550	Boiler/Tank #1 - Replace	20	\$24,500	\$1,225	0.01 %
4570	Boiler/Tank #2 - Replace	20	\$14,000	\$700	0.00 %
4800	Fire Alarm System - Replace	20	\$6,850	\$343	0.00 %
5030	Interior Lights - Replace	1	\$150,000	\$150,000	0.71 %
5700	Restrooms - Major Refurbish	20	\$86,500	\$4,325	0.02 %
5710	Restrooms - Minor Refurbish	20	\$21,000	\$1,050	0.00 %
6105	Vinyl/Composite Benches	20	\$8,450	\$423	0.00 %
6124	Composite Trash Receptacles - Repl	20	\$5,450	\$273	0.00 %
6320	Metal Trellis - Replace	25	\$49,000	\$1,960	0.01 %
6967	UPS (emergency power) - Replace	15	\$140,000	\$9,333	0.04 %
CH7 Tennis Center					
2306	Awnings/Canopies - Replace	10	\$8,900	\$890	0.00 %
2343	Building Interior/Exterior - Paint	10	\$5,300	\$530	0.00 %
2367	Doors - Replace	30	\$44,500	\$1,483	0.01 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2522	HVAC - Replace	15	\$6,600	\$440	0.00 %
2741	Clubhouse - Remodel Allowance	10	\$13,500	\$1,350	0.01 %
2749	Restrooms - Major Refurbish	20	\$24,000	\$1,200	0.01 %
2749	Restrooms - Minor Refurbish	20	\$7,900	\$395	0.00 %
2805	Court Furnishings - Replace	10	\$10,700	\$1,070	0.01 %
2809	Tennis Courts - Re-coat/Resurface	4	\$49,000	\$12,250	0.06 %
2813	Tennis Court Fencing - Replace	40	\$97,000	\$2,425	0.01 %
2815	Tennis Court Windscreen - Replace	10	\$11,050	\$1,105	0.01 %
2817	Tennis Court Lighting - Replace	40	\$65,500	\$1,638	0.01 %
Village Green - Golf Building					
2110	Walkway Pavers - Repair	30	\$6,150	\$205	0.00 %
2300	Exterior - Repaint	10	\$23,000	\$2,300	0.01 %
2330	Interior Surfaces - Repaint	10	\$32,500	\$3,250	0.02 %
2600	Doors - Replace	10	\$10,950	\$1,095	0.01 %
3020	Carpet - Replace	10	\$31,500	\$3,150	0.01 %
3040	Exterior Tile - Replace	30	\$440,000	\$14,667	0.07 %
3040	Tile Floor - Replace	30	\$175,000	\$5,833	0.03 %
3120	Acoustic Room Dividers - Replace	20	\$7,450	\$373	0.00 %
3200	Furniture/Furnishings - Replace	10	\$79,000	\$7,900	0.04 %
3320	Bar Appliances - Replace	10	\$16,000	\$1,600	0.01 %
3320	Food Service - Replacements	3	\$19,000	\$6,333	0.03 %
3530	Clothes Lockers - Replace	15	\$18,500	\$1,233	0.01 %
3530	Golf Bag Lockers - Replace	20	\$33,000	\$1,650	0.01 %
4238	Starter PA System - Replace	10	\$22,000	\$2,200	0.01 %
4500	Elevator - Modernize	25	\$120,000	\$4,800	0.02 %
4530	Elevator Cab - Remodel	25	\$21,000	\$840	0.00 %
4570	Water Heaters - Replace	18	\$9,700	\$539	0.00 %
4800	Fire Alarm System - Replace	12	\$6,850	\$571	0.00 %
5030	Exterior Lights/Fans - Replace	20	\$14,000	\$700	0.00 %
5050	Interior Hanging Lights - Replace	20	\$7,950	\$398	0.00 %
5700	Restrooms - Major Refurbish	20	\$270,000	\$13,500	0.06 %
5710	Restrooms - Minor Refurbish	20	\$78,500	\$3,925	0.02 %
6205	Outdoor Heaters - Replace	15	\$49,500	\$3,300	0.02 %
6315	Par 3 Shade Structure - Replace	15	\$35,000	\$2,333	0.01 %
Village Green Golf Courses					
2836	Cart Paths - Repair/Maintain	3	\$34,000	\$11,333	0.05 %
2838	Tee Boxes - Restore/Replace	15	\$450,000	\$30,000	0.14 %
2840	Fairways/Rough - Restore/Replace	15	\$107,500	\$7,167	0.03 %
2842	Bunkers/Traps - Restore/Refurbish	10	\$590,000	\$59,000	0.28 %
2844	Greens - Restore/Re-Grass	30	\$450,000	\$15,000	0.07 %
2845	Greens - Reconstruction	30	\$1,300,000	\$43,333	0.21 %
2861	Golf Irrigation System -Replace 25%	10	\$635,000	\$63,500	0.30 %
2873	Restroom Bldg Windows/Drs - Replace	30	\$17,000	\$567	0.00 %
2877	Course Signs/Furnishings - Replace	15	\$81,500	\$5,433	0.03 %
5700	Restrooms - Major Refurbish	20	\$26,500	\$1,325	0.01 %
5710	Restrooms - Minor Refurbish	20	\$8,150	\$408	0.00 %
Village Green Pickleball Courts					
3270	Court Furniture - Replace	10	\$18,500	\$1,850	0.01 %
5090	Court Lights - Replace	20	\$35,500	\$1,775	0.01 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
5570	Chain Link Fence - Replace	30	\$24,000	\$800	0.00 %
6160	Concrete Drinking Fountain - Repl	30	\$7,350	\$245	0.00 %
6315	Fabric Shade Structure - Replace	10	\$7,350	\$735	0.00 %
6500	Paddle Courts - Resurface	6	\$11,000	\$1,833	0.01 %
6515	Court Windscreens - Replace	6	\$6,500	\$1,083	0.01 %
6565	Standing Bleachers - Replace	20	\$7,850	\$393	0.00 %
Equestrian Center					
2310	Wood Surfaces - Repaint	5	\$25,000	\$5,000	0.02 %
2360	Interior/Exterior Block - Repaint	10	\$29,000	\$2,900	0.01 %
2520	Wood Surfaces - Repair	1	\$6,300	\$6,300	0.03 %
2600	Doors - Replace	5	\$7,100	\$1,420	0.01 %
2715	Metal Shade Structures - Replace	30	\$28,000	\$933	0.00 %
3000	Office./Kitchen Facilities -Remodel	20	\$53,000	\$2,650	0.01 %
5005	Arena Lights - Replace	25	\$100,000	\$4,000	0.02 %
5050	Exterior Lights - Replace	20	\$10,050	\$503	0.00 %
5570	Equestrian Security Fence - Replace	25	\$75,000	\$3,000	0.01 %
5595	Crib Wall - Repair	40	\$21,000	\$525	0.00 %
5620	Hot Walker Equipment - Replace	20	\$20,000	\$1,000	0.00 %
5640	Stall & Arena Pipe Railing - Repair	1	\$20,000	\$20,000	0.10 %
5700	Restrooms & Lounge - Refurbish	20	\$145,000	\$7,250	0.03 %
5710	Restrooms - Minor Refurbish	20	\$11,000	\$550	0.00 %
6380	Storage Sheds - Refurbish/Replace	12	\$8,150	\$679	0.00 %
6390	Hopper Bin Feed Silo - Replace	30	\$33,000	\$1,100	0.01 %
6565	Bleachers/Shade Structure - Repair	10	\$7,900	\$790	0.00 %
Garden Center 1					
2143	Site Fencing (Chain Link) - Replace	30	\$10,950	\$365	0.00 %
2146	Arbor/Trellis - Repair/Replace	15	\$17,000	\$1,133	0.01 %
2181	Outdoor/Site Furnishings - Replace	10	\$15,500	\$1,550	0.01 %
2197	Shed Buildings - Replace	20	\$20,000	\$1,000	0.00 %
2343	Building Exteriors - Repair/Paint	10	\$25,000	\$2,500	0.01 %
2343	Restroom Bldg - Repair/Maintain	15	\$25,000	\$1,667	0.01 %
Garden Center 2					
2143	Fencing/Gates - Replace	30	\$62,500	\$2,083	0.01 %
2146	Arbor/Trellis - Repair/Replace	15	\$8,300	\$553	0.00 %
2181	Outdoor/Site Furnishings - Replace	10	\$10,300	\$1,030	0.00 %
2343	Building Exteriors - Repair/Paint	5	\$16,000	\$3,200	0.02 %
2509	Gate Operators - Replace	15	\$13,000	\$867	0.00 %
5700	Restrooms - Major Refurbish	20	\$10,700	\$535	0.00 %
Maintenance Buildings					
2300	Exteriors - Repaint	2	\$5,300	\$2,650	0.01 %
2600	Doors - Replace	10	\$5,300	\$530	0.00 %
2610	Glass Storefront Doors - Replace	25	\$10,400	\$416	0.00 %
2690	Roll-Up Doors - Replace	20	\$23,500	\$1,175	0.01 %
2715	Auto Metal Shade Struct. - Replace	30	\$16,000	\$533	0.00 %
3020	Bldg B, Carpet - Replace	10	\$9,200	\$920	0.00 %
3020	Bldg E, Carpet - Replace	10	\$23,500	\$2,350	0.01 %
3025	Bldg A, Carpet - Replace	10	\$16,500	\$1,650	0.01 %
3040	Bldg B, Tile Floor - Replace	30	\$107,500	\$3,583	0.02 %
3050	Bldg A, Linoleum Floor - Replace	20	\$13,000	\$650	0.00 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
3050	Bldg B, Linoleum Floor - Replace	10	\$17,000	\$1,700	0.01 %
3200	Bldg E Work Stations - Replace	5	\$54,500	\$10,900	0.05 %
3310	Bldg A, Kitchen Cabinetry - Replace	30	\$20,000	\$667	0.00 %
5325	Intercom - Replace	12	\$6,950	\$579	0.00 %
5330	Gate Operators - Replace	10	\$20,500	\$2,050	0.01 %
5370	Access Camera System - Replace	8	\$21,000	\$2,625	0.01 %
5570	Maintenance Chain Link - Replace	30	\$58,000	\$1,933	0.01 %
5700	Bldg A, Restrooms - Major Refurbish	20	\$35,000	\$1,750	0.01 %
5700	Bldg D, Restrooms - Major Refurbish	20	\$67,500	\$3,375	0.02 %
5700	Bldg E, Restrooms - Major Refurbish	20	\$24,000	\$1,200	0.01 %
Lighting & Electrical Projects					
2350	Light Poles/Fixtures - Repaint	10	\$26,500	\$2,650	0.01 %
5000	Concrete Street Lights - Replace	25	\$26,500	\$1,060	0.01 %
5005	"Bell" Pole Lights - Replace	5	\$31,500	\$6,300	0.03 %
5005	"Glass Globe" Pole Lights - Replace	20	\$16,000	\$800	0.00 %
5005	HIT Pole Lights - Replace	20	\$19,000	\$950	0.00 %
5005	LED Pole Lights - Replace	20	\$63,500	\$3,175	0.02 %
5005	Square Pole Lights - Replace	5	\$38,500	\$7,700	0.04 %
5010	"Flange" Pole Lights - Replace	20	\$35,000	\$1,750	0.01 %
5015	Post Lights - Replace	20	\$14,500	\$725	0.00 %
5020	Bollard Lights - Replace	20	\$84,000	\$4,200	0.02 %
6965	Electrical Enclosure - Replace	5	\$13,000	\$2,600	0.01 %
Other GRF Facilities					
1000	Miscellaneous Projects	1	\$125,000	\$125,000	0.59 %
1005	Space Utilization - Building E	1	\$7,000,000	\$7,000,000	33.27 %
1010	Building E Upkeep/Maint	10	\$700,000	\$70,000	0.33 %
1020	(2024) CH 1 Renovations Project	1	\$2,000,000	\$2,000,000	9.51 %
1020	(2027) CH 1 Renovations Project	3	\$3,625,000	\$1,208,333	5.74 %
1020	(2028) CH 1 Renovations Project	4	\$3,625,000	\$906,250	4.31 %
4245	(2025) Broadband Fiber Upgrades	1	\$4,000,000	\$4,000,000	19.01 %
4245	(2026) Broadband Fiber Upgrades	2	\$2,000,000	\$1,000,000	4.75 %
4245	(2027) Broadband Fiber Upgrades	3	\$2,000,000	\$666,667	3.17 %
Walls, Fencing, Railings & Gates					
2340	Aluminum Fencing - Repaint	10	\$93,000	\$9,300	0.04 %
2340	Iron Fence, Rail & Gates - Repaint	5	\$89,500	\$17,900	0.09 %
5500	Block Wall - Repair	35	\$53,000	\$1,514	0.01 %
5505	Stucco Walls - Repair	1	\$21,000	\$21,000	0.10 %
5510	Metal Vehicle Gates - Replace	2	\$99,500	\$49,750	0.24 %
5515	Metal Pedestrian Gates - Replace	2	\$5,650	\$2,825	0.01 %
5520	Entry Areas, Iron Fencing - Replace	25	\$54,500	\$2,180	0.01 %
5525	Iron 3.5' Railings - Replace	10	\$39,000	\$3,900	0.02 %
5525	Shepherds Crook Top Rail - Replace	30	\$165,000	\$5,500	0.03 %
5535	Iron Flat/Steel Pipe Railing - Repl	10	\$33,500	\$3,350	0.02 %
5540	Aluminum Fencing - Replace	35	\$525,000	\$15,000	0.07 %
Grounds & Miscellaneous					
3236	Office Space Lease	1	\$230,000	\$230,000	1.09 %
4850	AED Defibrillators - Replace	10	\$27,000	\$2,700	0.01 %
5334	Repair Shop Electrical Upgrade	15	\$200,000	\$13,333	0.06 %
5710	Aliso Creek Restrooms - Refurbish	10	\$11,000	\$1,100	0.01 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
6105	Benches - Move & Replace	1	\$29,000	\$29,000	0.14 %
6265	Flag Poles - Replace	10	\$26,500	\$2,650	0.01 %
6570	Portable Stage Structure - Replace	20	\$98,000	\$4,900	0.02 %
6590	Speed Monitoring Units - Replace	10	\$12,000	\$1,200	0.01 %
6620	Concrete Pedestrian Bridge - Repair	20	\$53,000	\$2,650	0.01 %
6810	Monument Letters - Replace	20	\$101,500	\$5,075	0.02 %
6830	Entry Signage - Replace/Refurbish	5	\$11,000	\$2,200	0.01 %
7010	Gate Landscaping - Refurbish	10	\$250,000	\$25,000	0.12 %
7010	Landscape & Slopes - Refurbish	1	\$172,000	\$172,000	0.82 %
7012	CH6 Turf Reduction Project	1	\$35,000	\$35,000	0.17 %
7030	V-Ditch (Swales) - Repair	2	\$26,000	\$13,000	0.06 %
574	Total Funded Components			\$21,038,759	100.00 %



#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
Paving & Pavers						
2100	Concrete - Repair/Replace	1	0	\$200,000	\$200,000	\$53,235.08
2125	Garden Cntr #1 Asphalt - Resurface	20	10	\$65,000	\$32,500	\$865.07
2125	Garden Cntr #2 Asphalt - Resurface	20	15	\$86,000	\$21,500	\$1,144.55
2200	Street Pavers - Repair/Replace	10	8	\$6,800	\$1,360	\$181.00
2220	Asphalt - Resurface (2024)	30	0	\$583,500	\$583,500	\$5,177.11
2220	Asphalt - Resurface (2025)	30	1	\$630,000	\$609,000	\$5,589.68
2220	Asphalt - Resurface (2026)	30	2	\$590,000	\$550,667	\$5,234.78
2220	Asphalt - Resurface (2027)	30	3	\$560,000	\$504,000	\$4,968.61
2220	Asphalt - Resurface (2028)	30	4	\$660,000	\$572,000	\$5,855.86
2220	Asphalt - Resurface (2029)	30	5	\$580,000	\$483,333	\$5,146.06
2220	Asphalt - Resurface (2030)	30	6	\$470,000	\$376,000	\$4,170.08
2220	Asphalt - Resurface (2031)	30	7	\$720,000	\$552,000	\$6,388.21
2220	Asphalt - Resurface (2032)	30	8	\$510,000	\$374,000	\$4,524.98
2220	Asphalt - Resurface (2033)	30	9	\$410,000	\$287,000	\$3,637.73
2220	Asphalt - Resurface (2034)	30	10	\$450,000	\$300,000	\$3,992.63
2220	Asphalt - Resurface (2035)	30	11	\$430,000	\$272,333	\$3,815.18
2220	Asphalt - Resurface (2036)	30	12	\$580,000	\$348,000	\$5,146.06
2220	Asphalt - Resurface (2037)	30	13	\$440,000	\$249,333	\$3,903.91
2220	Asphalt - Resurface (2038)	30	14	\$600,000	\$320,000	\$5,323.51
2220	Asphalt - Resurface (2039)	30	15	\$360,000	\$180,000	\$3,194.10
2220	Asphalt - Resurface (2040)	30	16	\$320,000	\$149,333	\$2,839.20
2220	Asphalt - Resurface (2041)	30	17	\$470,000	\$203,667	\$4,170.08
2220	Asphalt - Resurface (2042)	30	18	\$460,000	\$184,000	\$4,081.36
2220	Asphalt - Resurface (2043)	30	19	\$450,000	\$165,000	\$3,992.63
2220	Asphalt - Resurface (2044)	30	20	\$470,000	\$156,667	\$4,170.08
2220	Asphalt - Resurface (2045)	30	21	\$470,000	\$141,000	\$4,170.08
2220	Asphalt - Resurface (2046)	30	22	\$560,000	\$149,333	\$4,968.61
2220	Asphalt - Resurface (2047)	30	23	\$480,000	\$112,000	\$4,258.81
2220	Asphalt - Resurface (2048)	30	24	\$980,000	\$196,000	\$8,695.06
2220	Asphalt - Resurface (2049)	30	25	\$560,000	\$93,333	\$4,968.61
2220	Asphalt - Resurface (2050)	30	26	\$790,000	\$105,333	\$7,009.29
2220	Asphalt - Resurface (2051)	30	27	\$760,000	\$76,000	\$6,743.11
2220	Asphalt - Resurface (2052)	30	28	\$640,000	\$42,667	\$5,678.41
2220	Equestrian Asphalt - Resurface	30	2	\$180,000	\$168,000	\$1,597.05
2220	Golf Parking Asphalt - Resurface	30	11	\$67,000	\$42,433	\$594.46
2230	Asphalt - Repair/Seal	1	1	\$550,000	\$0	\$146,396.47
Roofing Projects						
2391	Tennis Cntr Skylight Roof - Replace	40	3	\$42,500	\$39,313	\$282.81
2400	2031 Tile Roof - Replace	40	7	\$120,000	\$99,000	\$798.53
2400	2034 Tile Roof - Replace	40	10	\$4,500	\$3,375	\$29.94
2400	2036 Tile Roof - Replace	40	12	\$13,000	\$9,100	\$86.51
2400	2039 Tile Roof - Replace	40	15	\$320,000	\$200,000	\$2,129.40
2400	2040-41 Tile Roof - Replace	40	16	\$92,000	\$55,200	\$612.20
2400	2044 Tile Roof - Replace	40	20	\$150,000	\$75,000	\$998.16

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
2400	2046 Tile Roof - Replace	40	22	\$15,000	\$6,750	\$99.82
2400	2047 Tile Roof - Replace	40	23	\$30,000	\$12,750	\$199.63
2400	2051 Tile Roof - Replace	40	27	\$260,000	\$84,500	\$1,730.14
2400	Golf Restrooms Tile Roof - Replace	40	14	\$5,250	\$3,413	\$34.94
2400	Tennis Center Tile Roof - Replace	40	3	\$15,000	\$13,875	\$99.82
2420	CH7 Flat Roof - Replace	20	0	\$28,000	\$28,000	\$372.65
2420	Maint Bldg C, Flat Roof - Replace	20	0	\$19,500	\$19,500	\$259.52
2450	(2042) Garden Cntr #2 Shingle Roof	20	18	\$19,000	\$1,900	\$252.87
2450	2029 Comp Shingle Roof - Replace	40	5	\$3,000	\$2,625	\$19.96
2450	2030 Comp Shingle Roof - Replace	40	6	\$7,400	\$6,290	\$49.24
2450	2040 Comp Shingle Roof - Replace	40	16	\$36,000	\$21,600	\$239.56
2450	2045 Comp Shingle Roof - Replace	40	21	\$120,000	\$57,000	\$798.53
2450	2062 Comp Shingle Roof - Replace	40	38	\$19,000	\$950	\$126.43
2465	2025 BUR to PVC Cool Roof - Replace	25	1	\$96,000	\$92,160	\$1,022.11
2465	2026 BUR to PVC Cool Roof - Replace	25	2	\$260,000	\$239,200	\$2,768.22
2465	2027 BUR to PVC Cool Roof - Replace	20	3	\$96,000	\$81,600	\$1,277.64
2465	2028 BUR to PVC Cool Roof - Replace	25	4	\$6,500	\$5,460	\$69.21
2465	2035 BUR to PVC Cool Roof - Replace	25	11	\$11,000	\$6,160	\$117.12
2465	2036 BUR to PVC Cool Roof - Replace	25	12	\$180,000	\$93,600	\$1,916.46
2465	2037 BUR to PVC Cool Roof - Replace	25	13	\$93,000	\$44,640	\$990.17
2465	2040 BUR to PVC Cool Roof - Replace	25	16	\$140,000	\$50,400	\$1,490.58
2465	2041 BUR to PVC Cool Roof - Replace	25	17	\$35,000	\$11,200	\$372.65
2465	2043 BUR to PVC Cool Roof - Replace	25	19	\$120,000	\$28,800	\$1,277.64
2465	2044 BUR to PVC Cool Roof - Replace	25	20	\$120,000	\$24,000	\$1,277.64
2465	2045 BUR to PVC Cool Roof - Replace	25	21	\$27,000	\$4,320	\$287.47
2470	2040 Metal Louver Roof - Replace	40	16	\$80,000	\$48,000	\$532.35
2470	2046 Metal Louver Roof - Replace	40	22	\$320,000	\$144,000	\$2,129.40
6330	Club 6 Metal Roof - Replace	40	19	\$18,500	\$9,713	\$123.11
HVAC Equipment						
4600	Broadband HVAC Systems -Replace	1	1	\$21,000	\$0	\$5,589.68
4600	CH1 Gym HVAC (2015) - Replace	15	7	\$52,500	\$28,000	\$931.61
4600	CH1 HVAC (2016) - Replace	15	8	\$52,500	\$24,500	\$931.61
4600	CH1 HVAC (2017) - Replace	15	8	\$24,000	\$11,200	\$425.88
4600	CH1 HVAC (2020) - Replace	15	11	\$17,000	\$4,533	\$301.67
4600	CH1 Lounge Air Handler - Replace	10	2	\$13,500	\$10,800	\$359.34
4600	CH2 HVAC (2007) - Replace	15	2	\$13,500	\$11,700	\$239.56
4600	CH2 HVAC (2010) - Replace	15	2	\$13,500	\$11,700	\$239.56
4600	CH2 HVAC (2017) - Replace	15	8	\$117,500	\$54,833	\$2,085.04
4600	CH2 HVAC (Old) - Replace	15	2	\$26,500	\$22,967	\$470.24
4600	CH3 HVAC (2015) - Replace	15	6	\$280,000	\$168,000	\$4,968.61
4600	CH3 HVAC (2021) - Replace	15	12	\$585,000	\$117,000	\$10,380.84
4600	CH4 Air Handlers (Old) - Replace	15	2	\$84,500	\$73,233	\$1,499.45
4600	CH4 HVAC (2017) - Replace	15	8	\$29,000	\$13,533	\$514.61
4600	CH4 HVAC (2018) - Replace	15	9	\$47,500	\$19,000	\$842.89
4600	CH4 HVAC (Old) - Replace	15	2	\$102,000	\$88,400	\$1,809.99
4600	CH5 HVAC - Replace	15	2	\$19,000	\$16,467	\$337.16
4600	CH5 HVAC (2017) - Replace	15	8	\$140,000	\$65,333	\$2,484.30
4600	CH6 HVAC (2004) - Replace	15	2	\$6,350	\$5,503	\$112.68
4600	CH6 HVAC (2017) - Replace	15	8	\$23,000	\$10,733	\$408.14

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
4600	CH6 HVAC (2020) - Replace	15	11	\$42,000	\$11,200	\$745.29
4600	CH7 HVAC - Replace	15	2	\$13,000	\$11,267	\$230.69
4600	CH7 HVAC (2007) - Replace	15	2	\$145,000	\$125,667	\$2,573.03
4600	Comm Center HVAC Systems - Replace	15	12	\$63,000	\$12,600	\$1,117.94
4600	Comm Center HVAC Systems - Replace	15	12	\$110,000	\$22,000	\$1,951.95
4600	Comm Center Large HVAC - Replace	20	17	\$530,000	\$79,500	\$7,053.65
4600	Gate 1 HVAC - Replace	10	7	\$6,350	\$1,905	\$169.02
4600	Gate 7 HVAC - Replace	10	7	\$6,350	\$1,905	\$169.02
4600	Library/History HVAC - Replace	15	12	\$74,000	\$14,800	\$1,313.13
4600	Village Green HVAC Systems -Replace	15	4	\$84,000	\$61,600	\$1,490.58
Gatehouses						
5300	Gate #1 - Remodel	20	18	\$110,000	\$11,000	\$1,463.96
5300	Gate #10 - Remodel	20	1	\$53,000	\$50,350	\$705.36
5300	Gate #11 - Remodel	20	1	\$53,000	\$50,350	\$705.36
5300	Gate #12 - Remodel	20	18	\$28,000	\$2,800	\$372.65
5300	Gate #14 - Remodel	20	2	\$53,000	\$47,700	\$705.36
5300	Gate #2 - Remodel	20	2	\$79,000	\$71,100	\$1,051.39
5300	Gate #3 - Remodel	20	2	\$79,000	\$71,100	\$1,051.39
5300	Gate #4 - Remodel	20	3	\$53,000	\$45,050	\$705.36
5300	Gate #5 - Remodel	20	13	\$53,000	\$18,550	\$705.36
5300	Gate #6 - Remodel	20	3	\$53,000	\$45,050	\$705.36
5300	Gate #7 - Remodel	20	18	\$110,000	\$11,000	\$1,463.96
5300	Gate #8 - Remodel	20	2	\$79,000	\$71,100	\$1,051.39
5300	Gate #9 - Remodel	20	3	\$53,000	\$45,050	\$705.36
Library & History Center						
2300	Stucco - Repaint	10	4	\$5,750	\$3,450	\$153.05
2330	Interior Surfaces - Repaint	10	4	\$13,000	\$7,800	\$346.03
2600	Entry Doors - Replace	25	14	\$39,500	\$17,380	\$420.56
3020	Flooring, Rolled Carpet - Replace	10	4	\$11,500	\$6,900	\$306.10
3025	Flooring, Tile Carpet - Replace	10	4	\$160,000	\$96,000	\$4,258.81
3040	Flooring, Tile - Replace	30	14	\$8,650	\$4,613	\$76.75
3050	Flooring, Linoleum - Replace	30	4	\$24,000	\$20,800	\$212.94
3110	Interior Doors - Replace	30	14	\$8,500	\$4,533	\$75.42
3235	Office Cabinet/Counter - Replace	20	14	\$36,000	\$10,800	\$479.12
5054	Interior Lights - Replace	20	4	\$19,000	\$15,200	\$252.87
5700	Restrooms - Major Refurbish	20	14	\$69,500	\$20,850	\$924.96
5710	Restrooms - Minor Refurbish	20	4	\$23,000	\$18,400	\$306.10
5710	Small Restroom - Minor Refurbish	20	4	\$5,300	\$4,240	\$70.54
Community Center						
2300	Stucco - Repaint	10	2	\$40,000	\$32,000	\$1,064.70
2330	Interior Surfaces - Repaint	10	2	\$97,500	\$78,000	\$2,595.21
2500	Waterproof Decks - Resurface	16	7	\$19,000	\$10,688	\$316.08
2505	Waterproof Decks - Seal/Repair	4	1	\$6,650	\$4,988	\$442.52
2587	Stairway Stringers & Rails - Refurb	30	9	\$8,650	\$6,055	\$76.75
2600	Doors - Replace	10	4	\$16,000	\$9,600	\$425.88
2725	Building Signage	20	9	\$6,000	\$3,300	\$79.85
3000	TV Station Set - Remodel	8	2	\$16,000	\$12,000	\$532.35
3020	Carpet - Replace	10	2	\$320,000	\$256,000	\$8,517.61
3040	Tile Flooring - Replace	30	9	\$71,500	\$50,050	\$634.38

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
3050	Linoleum Tile Flooring - Replace	20	9	\$38,500	\$21,175	\$512.39
3060	Laminate Flooring - Replace	20	9	\$380,000	\$209,000	\$5,057.33
3125	Fire Doors - Replace	25	22	\$31,500	\$3,780	\$335.38
3310	Cabinets & Counters - Replace	30	9	\$155,000	\$108,500	\$1,375.24
3510	Gym Floor Surface - Replace	8	4	\$62,500	\$31,250	\$2,079.50
4210	TV Station Equipment - Replace	8	2	\$530,000	\$397,500	\$17,634.12
4500	Elevator - Modernize & Door Pkg	25	2	\$250,000	\$230,000	\$2,661.75
4530	Elevator Cab - Remodel	25	2	\$42,500	\$39,100	\$452.50
4550	Domestic Boiler - Replace	20	9	\$31,500	\$17,325	\$419.23
5030	Wall Lights - Replace	20	2	\$8,700	\$7,830	\$115.79
5525	3'.5' Iron Railing - Replace	30	9	\$14,000	\$9,800	\$124.22
5700	Restrooms - Major Refurbish	20	12	\$345,000	\$138,000	\$4,591.53
5710	Restrooms - Minor Refurbish	20	2	\$117,000	\$105,300	\$1,557.13
6300	Wood Trellis/Shade Structure	20	9	\$25,500	\$14,025	\$339.37
8010	EV Charging Station - Replace	15	10	\$69,500	\$23,167	\$1,233.28
CH 1 Facilities						
2300	Stucco - Repaint	10	2	\$44,000	\$35,200	\$1,171.17
2310	Wood/Metal Surfaces - Repaint	5	2	\$19,000	\$11,400	\$1,011.47
2330	Interior Surfaces - Repaint	10	2	\$67,500	\$54,000	\$1,796.68
2480	Gutters/Downspouts - Replace	30	4	\$14,500	\$12,567	\$128.65
2520	Bocce Structures - Repair	10	4	\$5,300	\$3,180	\$141.07
2530	Tile Siding - Replace	30	2	\$26,500	\$24,733	\$235.12
2660	Door Opener (fitness) - Replace	15	6	\$6,350	\$3,810	\$112.68
3020	Carpet - Replace	10	2	\$43,000	\$34,400	\$1,144.55
3040	Exterior Tile Deck - Repair/Replace	50	7	\$285,000	\$245,100	\$1,517.20
3040	Tile Floors - Replace	25	9	\$32,500	\$20,800	\$346.03
3041	Drive Court Fountain Pavers -Repair	25	9	\$5,800	\$3,712	\$61.75
3050	Linoleum Floors - Replace	20	2	\$48,500	\$43,650	\$645.48
3070	Hardwood Floor (Lounge) - Replace	40	4	\$78,000	\$70,200	\$519.04
3075	Hardwood Floor (Lounge) - Refinish	5	2	\$20,500	\$12,300	\$1,091.32
3160	Acoustic Wall Panels - Replace	30	2	\$115,000	\$107,333	\$1,020.34
3310	Cabinetry/Counters - Replace	30	9	\$120,000	\$84,000	\$1,064.70
3320	Kitchen Appliances - Replace	20	9	\$79,500	\$43,725	\$1,058.05
3510	Gym Floor Surface - Replace	15	9	\$76,500	\$30,600	\$1,357.49
4220	Sound System - Replace	20	0	\$36,000	\$36,000	\$479.12
4660	Emergency Generator - Replace	30	0	\$29,500	\$29,500	\$261.74
4680	Exhaust Fans - Replace	25	2	\$19,000	\$17,480	\$202.29
4800	Fire Alarm System - Replace	20	4	\$6,850	\$5,480	\$91.17
5030	Interior Lights - Replace	20	9	\$185,000	\$101,750	\$2,462.12
5520	Pool Iron Fence/Gates - Replace	28	11	\$19,500	\$11,839	\$185.37
5700	Locker Rooms - Major Refurbish	20	12	\$63,500	\$25,400	\$845.11
5700	Restrooms - Major Refurbish	20	12	\$102,000	\$40,800	\$1,357.49
5710	Locker Rooms - Minor Refurbish	20	2	\$31,500	\$28,350	\$419.23
5710	Restrooms - Minor Refurbish	20	2	\$37,000	\$33,300	\$492.42
5730	Partition Door (Lounge)- Replace	25	2	\$10,700	\$9,844	\$113.92
5750	Pool Shower - Re-tile	20	2	\$9,700	\$8,730	\$129.10
5800	Pool Deck Concrete - Replace	30	14	\$300,000	\$160,000	\$2,661.75
5801	Pool Incidentals - Replace	1	1	\$11,000	\$0	\$2,927.93
5810	Pool - Resurface & Re-tile	12	11	\$100,000	\$8,333	\$2,218.13

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
5812	Pool/Spa Filters - Replace	10	4	\$16,000	\$9,600	\$425.88
5815	Pool Boilers - Replace	15	9	\$60,500	\$24,200	\$1,073.57
5816	Pool Boiler Tank - Replace	15	9	\$31,500	\$12,600	\$558.97
5817	Pool/Spa Pumps - Replace	10	2	\$17,000	\$13,600	\$452.50
5820	Spa - Resurface & Re-tile	8	4	\$21,500	\$10,750	\$715.35
5825	Spa Heater - Replace	10	4	\$8,400	\$5,040	\$223.59
5848	Chemical Controller - Replace	10	3	\$11,250	\$7,875	\$299.45
5900	ADA Pool Lift - Replace	15	12	\$6,300	\$1,260	\$111.79
5930	Pool Covers CH1, 2, 5 & 6 - Replace	6	3	\$19,000	\$9,500	\$842.89
5932	Pool Cover Reel - Replace	20	9	\$13,000	\$7,150	\$173.01
5990	Pool/Patio Furniture - Replace	8	1	\$51,500	\$45,063	\$1,713.50
6105	Vinyl/Composite Benches	25	14	\$6,350	\$2,794	\$67.61
6300	Wood Trellises - Rebuild	30	14	\$109,500	\$58,400	\$971.54
6315	Bench Shade Structures - Replace	15	9	\$5,300	\$2,120	\$94.05
6317	Bocce Retractable Shades - Replace	15	12	\$25,500	\$5,100	\$452.50
6525	Basketball Wood Court - Replace	40	9	\$370,000	\$286,750	\$2,462.12
6526	Basketball Court - Refinish	5	2	\$21,000	\$12,600	\$1,117.94
6540	Bocce Ball Backboards - Replace	10	2	\$17,500	\$14,000	\$465.81
6540	Bocce Court Rails - Replace	10	2	\$5,800	\$4,640	\$154.38
6541	Bocce Surface Carpet - Replace	5	2	\$8,850	\$5,310	\$471.13
6575	Shuffleboard Room - Refurbish	10	2	\$10,700	\$8,560	\$284.81
6576	Archery Room - Refurbish	10	4	\$13,500	\$8,100	\$359.34
6577	Gym Padded Walls - Replace	15	13	\$45,000	\$6,000	\$798.53
6680	Fountains - Refurbish	12	11	\$25,000	\$2,083	\$554.53
CH2 Facilities						
2140	Concrete Pool Deck - Resurface	15	14	\$25,000	\$1,667	\$443.63
2145	Concrete Pool Deck - Seal/Repair	5	4	\$25,000	\$5,000	\$1,330.88
2300	Stucco - Repaint	10	2	\$20,500	\$16,400	\$545.66
2310	Wood/Metal Surfaces - Repaint	5	2	\$16,000	\$9,600	\$851.76
2330	Interior Surfaces - Repaint	10	2	\$43,500	\$34,800	\$1,157.86
2530	Exterior Tile Siding - Replace	30	14	\$33,500	\$17,867	\$297.23
2650	Metal Utility Doors - Replace	20	9	\$11,100	\$6,105	\$147.73
2660	Door Opener Systems - Replace	15	6	\$25,000	\$15,000	\$443.63
2670	Metal Roll-Up Door - Replace	25	14	\$7,850	\$3,454	\$83.58
3020	Carpet - Replace	10	2	\$31,500	\$25,200	\$838.45
3040	Exterior Tile Deck - Repair/Replace	50	7	\$565,000	\$485,900	\$3,007.78
3050	Linoleum Floors - Replace	20	9	\$9,750	\$5,363	\$129.76
3060	Laminate Floorings - Replace	20	9	\$14,500	\$7,975	\$192.98
3070	Hardwood Floor - Replace	40	9	\$175,000	\$135,625	\$1,164.52
3075	Hardwood Floor - Refinish	5	2	\$41,500	\$24,900	\$2,209.26
3160	Wallcoverings - Replace	20	2	\$18,000	\$16,200	\$239.56
3200	Furnishings - Replace	10	2	\$97,000	\$77,600	\$2,581.90
3280	Wicker Patio Furniture - Replace	12	9	\$35,000	\$8,750	\$776.34
3285	Wicker Furn Cushions - Replace	4	1	\$20,500	\$15,375	\$1,364.15
3310	Cabinetry/Counters - Replace	30	14	\$140,000	\$74,667	\$1,242.15
3310	Storage Cabinets - Refurbish	30	14	\$25,000	\$13,333	\$221.81
3320	Commercial Kitchen Appliances - Rep	20	9	\$89,500	\$49,225	\$1,191.13
3320	Residential Kitchen Appliances - R	20	9	\$14,000	\$7,700	\$186.32
3364	Air Curtain - Replace	15	5	\$2,650	\$1,767	\$47.02

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
4570	Water Heaters - Replace	12	4	\$20,000	\$13,333	\$443.63
4800	Fire Alarm System - Replace	20	4	\$6,850	\$5,480	\$91.17
5020	Exterior Lights - Replace	20	9	\$22,000	\$12,100	\$292.79
5030	Interior Lights - Replace	20	9	\$33,500	\$18,425	\$445.84
5520	CH2 Lawn Bowling Iron Fence - Repl	28	11	\$24,000	\$14,571	\$228.15
5520	CH2 Pool Iron Fence/Gates - Replace	28	11	\$50,500	\$30,661	\$480.07
5550	CH2 & CH4, Wood Fences - Replace	20	9	\$7,350	\$4,043	\$97.82
5700	Locker Rooms - Major Refurbish	20	12	\$155,000	\$62,000	\$2,062.86
5700	Restrooms (Club) - Major Refurbish	20	11	\$73,500	\$33,075	\$978.19
5710	Locker Rooms - Minor Refurbish	20	2	\$31,500	\$28,350	\$419.23
5710	Restrooms (Club) - Minor Refurbish	20	1	\$37,000	\$35,150	\$492.42
5710	Restrooms, Lawn Bowlg, Minor Refur	10	2	\$10,700	\$8,560	\$284.81
5750	Pool Shower - Re-tile	20	1	\$5,750	\$5,463	\$76.53
5801	Pool Incidentals - Replace	1	1	\$11,000	\$0	\$2,927.93
5810	Pool - Resurface & Re-tile	12	2	\$45,500	\$37,917	\$1,009.25
5812	Pool Filters - Replace	10	2	\$7,850	\$6,280	\$208.95
5815	Pool Boiler - Replace	15	11	\$60,500	\$16,133	\$1,073.57
5817	Large Pool Pump - Replace	20	9	\$9,200	\$5,060	\$122.44
5820	Spa - Resurface & Re-tile	8	2	\$7,350	\$5,513	\$244.55
5825	Spa Heater - Replace	10	4	\$18,000	\$10,800	\$479.12
5848	Chemical Controller - Replace	10	2	\$11,250	\$9,000	\$299.45
5900	ADA Pool Lift - Replace	15	12	\$6,300	\$1,260	\$111.79
5932	Pool Cover Reel - Replace	20	9	\$13,000	\$7,150	\$173.01
5990	Pool Furniture - Replace	8	1	\$70,500	\$61,688	\$2,345.67
5995	Courtyard Canopies - Replace	8	3	\$10,700	\$6,688	\$356.01
6105	Vinyl/Composite Benches	20	9	\$35,000	\$19,250	\$465.81
6300	Wood Trellis/Shade Structure	25	4	\$20,000	\$16,800	\$212.94
6305	Trex Trellis (L.B.) - Replace	25	19	\$5,250	\$1,260	\$55.90
6315	Fabric Shade Structures - Replace	20	12	\$215,000	\$86,000	\$2,861.39
6541	Lawn Bowling Surface - Replace	5	2	\$220,000	\$132,000	\$11,711.72
CH3 Facilities						
2300	Stucco - Repaint	10	1	\$17,500	\$15,750	\$465.81
2330	Interior Surfaces - Repaint	10	1	\$37,000	\$33,300	\$984.85
2610	Automatic Entry Doors - Replace	20	9	\$26,500	\$14,575	\$352.68
2690	Counter Door - Replace	30	19	\$4,250	\$1,558	\$37.71
3020	Carpet - Replace	10	1	\$86,500	\$77,850	\$2,302.42
3020	Carpet (2022) - Replace	10	8	\$15,500	\$3,100	\$412.57
3050	Linoleum Floors - Replace	20	8	\$13,500	\$8,100	\$179.67
3060	Laminate Flooring - Replace	20	17	\$120,000	\$18,000	\$1,597.05
3070	Wooden Stage - Refurbish	25	9	\$140,000	\$89,600	\$1,490.58
3160	Wallcoverings - Replace	20	14	\$29,500	\$8,850	\$392.61
3190	Stage Curtain Rigging System - Repl	15	4	\$290,000	\$212,667	\$5,146.06
3195	Stage Curtains - Replace	15	4	\$42,000	\$30,800	\$745.29
3197	Stage Controller System - Replace	15	4	\$155,000	\$113,667	\$2,750.48
3200	Furnishings - Replace	10	1	\$315,000	\$283,500	\$8,384.53
3310	Cabinetry/Counters - Replace	30	9	\$150,000	\$105,000	\$1,330.88
3320	Kitchen Appliances - Replace	20	9	\$78,500	\$43,175	\$1,044.74
4220	Auditorium Sound System - Replace	20	0	\$600,000	\$600,000	\$7,985.26
4230	Dining Room Projectors - Replace	15	0	\$22,000	\$22,000	\$390.39

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
4525	ADA Wheelchair Lift - Replace	25	2	\$13,000	\$11,960	\$138.41
4570	Water Heater (2010) - Replace	12	2	\$14,000	\$11,667	\$310.54
4570	Water Heater (2020) - Replace	12	8	\$14,000	\$4,667	\$310.54
4800	Fire Alarm System - Replace	20	4	\$6,850	\$5,480	\$91.17
5030	Interior Lights - Replace	20	9	\$52,500	\$28,875	\$698.71
5700	Restrooms - Major Refurbish	20	12	\$97,000	\$38,800	\$1,290.95
5710	Restrooms - Minor Refurbish	20	2	\$37,000	\$33,300	\$492.42
CH4 Facilities						
2300	Stucco - Repaint	10	2	\$25,000	\$20,000	\$665.44
2310	Wood/Metal Surfaces - Repaint	5	2	\$16,000	\$9,600	\$851.76
2330	Interior Surfaces - Repaint	10	1	\$31,500	\$28,350	\$838.45
2480	Gutters/Downspouts - Replace	30	4	\$8,400	\$7,280	\$74.53
2485	Skylights - Replace	25	9	\$25,000	\$16,000	\$266.18
2500	Waterproof Decks - Resurface	16	13	\$74,500	\$13,969	\$1,239.38
2505	Waterproof Decks - Seal/Repair	4	1	\$26,000	\$19,500	\$1,730.14
3020	Carpet - Replace	10	2	\$42,000	\$33,600	\$1,117.94
3050	Linoleum Floors - Replace	20	2	\$68,000	\$61,200	\$905.00
3160	Wallcoverings - Replace	20	2	\$9,750	\$8,775	\$129.76
3200	Furnishings - Replace	10	2	\$135,000	\$108,000	\$3,593.37
3280	Wicker Patio Furniture - Replace	12	9	\$34,000	\$8,500	\$754.16
3310	Cabinetry/Counters - Replace	30	4	\$525,000	\$455,000	\$4,658.07
3810	Activities Equipment - Replace	5	1	\$57,500	\$46,000	\$3,061.02
4570	Water Heater - Replace	12	2	\$12,000	\$10,000	\$266.18
4800	Fire Alarm System - Replace	20	4	\$6,850	\$5,480	\$91.17
5030	Interior Lights - Replace	20	9	\$67,500	\$37,125	\$898.34
5520	CH4 Pool Iron Fence/Gates - Replace	28	11	\$21,500	\$13,054	\$204.38
5700	Locker Rooms - Major Refurbish	20	12	\$63,500	\$25,400	\$845.11
5700	Restrooms - Major Refurbish	20	12	\$73,500	\$29,400	\$978.19
5710	Locker Rooms - Minor Refurbish	20	2	\$31,500	\$28,350	\$419.23
5710	Restrooms - Minor Refurbish	20	2	\$37,000	\$33,300	\$492.42
5800	Pool Deck Concrete - Replace	30	24	\$145,000	\$29,000	\$1,286.51
5801	Pool Incidentals - Replace	1	1	\$11,000	\$0	\$2,927.93
5810	Pool - Resurface & Re-tile	12	5	\$58,000	\$33,833	\$1,286.51
5812	Pool & Spa Filters - Replace	10	5	\$13,500	\$6,750	\$359.34
5815	Pool Boiler - Replace	15	2	\$60,500	\$52,433	\$1,073.57
5817	Large Pool Pump - Replace	20	9	\$9,200	\$5,060	\$122.44
5820	Spa - Resurface & Re-tile	8	2	\$14,000	\$10,500	\$465.81
5825	Spa Heater - Replace	10	2	\$18,000	\$14,400	\$479.12
5848	Chemical Controller - Replace	10	3	\$11,250	\$7,875	\$299.45
5900	ADA Pool Lift - Replace	15	12	\$6,300	\$1,260	\$111.79
5932	Pool Cover Reel - Replace	20	9	\$13,000	\$7,150	\$173.01
5932	Spa Cover Reel - Replace	20	9	\$9,700	\$5,335	\$129.10
5990	Pool Furniture - Replace	8	1	\$40,000	\$35,000	\$1,330.88
6300	Wood Deck Structure - Refurbish	25	21	\$235,000	\$37,600	\$2,502.05
6300	Wood Shade Structure - Refurbish	25	14	\$52,000	\$22,880	\$553.64
CH5 Facilities						
2300	Stucco - Repaint	10	2	\$26,500	\$21,200	\$705.36
2330	Interior Surfaces - Repaint	10	2	\$28,000	\$22,400	\$745.29
2485	Skylights - Replace	25	9	\$44,500	\$28,480	\$473.79

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
2730	Decor Tile Elements - Replace	30	9	\$11,250	\$7,875	\$99.82
3020	Carpet - Replace	10	2	\$27,000	\$21,600	\$718.67
3040	Tile Floors - Replace	20	2	\$12,500	\$11,250	\$166.36
3050	Linoleum Floors - Replace	20	2	\$10,650	\$9,585	\$141.74
3050	LVT Floors - Replace	20	15	\$18,000	\$4,500	\$239.56
3070	Hardwood Floors - Replace	40	4	\$180,000	\$162,000	\$1,197.79
3075	Hardwood Floors - Refinish	5	2	\$49,000	\$29,400	\$2,608.52
3160	Acoustic Wall Panels - Replace	30	2	\$54,000	\$50,400	\$479.12
3190	Stage Curtain Rigging System - Repl	15	4	\$52,500	\$38,500	\$931.61
3195	Stage Curtains - Replace	15	13	\$28,000	\$3,733	\$496.86
3200	Furnishings - Replace	10	2	\$84,500	\$67,600	\$2,249.18
3280	Wicker Patio Furniture - Replace	12	9	\$27,000	\$6,750	\$598.89
3310	Cabinetry/Cabinets - Replace	30	9	\$112,500	\$78,750	\$998.16
3320	Kitchen Appliances - Replace	20	5	\$89,500	\$67,125	\$1,191.13
4220	Sound System - Replace	20	0	\$23,500	\$23,500	\$312.76
4660	Emergency Generator - Replace	30	5	\$73,500	\$61,250	\$652.13
4800	Fire Alarm System - Replace	20	4	\$6,850	\$5,480	\$91.17
5520	CH5 Pool Iron Fence/Gate - Replace	28	11	\$27,500	\$16,696	\$261.42
5700	Locker Rooms - Major Refurbish	20	11	\$63,500	\$28,575	\$845.11
5700	Restrooms - Major Refurbish	20	11	\$72,500	\$32,625	\$964.89
5710	Locker Rooms - Minor Refurbish	20	1	\$31,500	\$29,925	\$419.23
5710	Restrooms - Minor Refurbish	20	1	\$24,000	\$22,800	\$319.41
5800	Pool Deck Concrete - Replace	30	2	\$165,000	\$154,000	\$1,463.96
5801	Pool Incidentals - Replace	1	1	\$11,000	\$0	\$2,927.93
5810	Pool - Resurface & Re-tile	12	2	\$100,000	\$83,333	\$2,218.13
5812	Pool Filter - Replace	20	14	\$14,000	\$4,200	\$186.32
5815	Pool Boiler - Replace	15	1	\$60,500	\$56,467	\$1,073.57
5815	Pool Boiler #2 - Replace	15	1	\$60,500	\$56,467	\$1,073.57
5820	Spa - Resurface & Re-tile	8	2	\$14,000	\$10,500	\$465.81
5822	Spa Filter - Replace	20	14	\$14,500	\$4,350	\$192.98
5825	Spa Heater - Replace	10	1	\$18,000	\$16,200	\$479.12
5827	Spa Pump - Replace	15	7	\$10,700	\$5,707	\$189.87
5848	Chemical Controllers - Replace	8	0	\$15,000	\$15,000	\$499.08
5850	Pool/Spa Salt Generator	10	9	\$25,000	\$2,500	\$665.44
5850	Salt Generator - Replace	10	0	\$25,000	\$25,000	\$665.44
5900	ADA Pool Lift - Replace	15	12	\$6,300	\$1,260	\$111.79
5932	Pool Cover Reel - Replace	20	4	\$13,000	\$10,400	\$173.01
5990	Pool Furniture - Replace	8	1	\$24,500	\$21,438	\$815.16
6100	Metal Park Benches - Replace	10	4	\$10,950	\$6,570	\$291.46
6300	Wood Trellis/Shade Structure	25	9	\$52,000	\$33,280	\$553.64
CH6 Facilities						
2280	Stamped Concrete - Repair	30	9	\$32,000	\$22,400	\$283.92
2300	Stucco - Repaint	10	4	\$5,900	\$3,540	\$157.04
2310	Wood/Metal Surfaces - Repaint	5	2	\$5,250	\$3,150	\$279.48
2330	Interior Surfaces - Repaint	10	4	\$13,000	\$7,800	\$346.03
2480	Gutter/Downspouts - Replace	30	9	\$5,200	\$3,640	\$46.14
3040	Tile Floor - Replace	30	14	\$61,000	\$32,533	\$541.22
3050	Billiard Vinyl Floor - Replace	20	17	\$14,000	\$2,100	\$186.32
3050	LVT Floor - Replace	20	8	\$7,550	\$4,530	\$100.48

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
3060	Laminate Flooring - Replace	20	8	\$85,500	\$51,300	\$1,137.90
3160	Wallcoverings - Replace	20	8	\$8,700	\$5,220	\$115.79
3200	Furnishings - Replace	10	8	\$31,500	\$6,300	\$838.45
3280	Wicker Patio Furniture - Replace	12	9	\$25,000	\$6,250	\$554.53
3310	Cabinetry/Counters - Replace	30	18	\$78,500	\$31,400	\$696.49
3320	Kitchen Appliances - Replace	20	9	\$78,500	\$43,175	\$1,044.74
4220	Dining Rm Sound System - Replace	20	8	\$18,000	\$10,800	\$239.56
4220	Sound System - Replace	20	12	\$8,950	\$3,580	\$119.11
4570	Water Heater - Replace	12	6	\$14,000	\$7,000	\$310.54
4800	Fire Alarm System - Replace	20	4	\$6,850	\$5,480	\$91.17
5015	Exterior Lights - Replace	20	9	\$12,000	\$6,600	\$159.71
5520	CH6 Pool Iron Fence/Gate - Replace	28	11	\$40,500	\$24,589	\$385.00
5700	Restrooms - Major Refurbish	25	12	\$37,000	\$19,240	\$393.94
5710	Restrooms - Minor Refurbish	25	2	\$18,500	\$17,020	\$196.97
5800	Pool Deck Concrete - Replace	30	9	\$145,000	\$101,500	\$1,286.51
5801	Pool Incidentals - Replace	1	1	\$11,000	\$0	\$2,927.93
5810	Pool - Resurface & Re-tile	12	3	\$28,500	\$21,375	\$632.17
5815	Pool Heater - Replace	10	1	\$9,200	\$8,280	\$244.88
5848	Chemical Controller - Replace	10	3	\$5,800	\$4,060	\$154.38
5900	ADA Pool Lift - Replace	15	4	\$7,900	\$5,793	\$140.19
5990	Pool Furniture - Replace	8	1	\$22,000	\$19,250	\$731.98
CH7 Facilities						
2300	Stucco - Repaint	10	4	\$9,000	\$5,400	\$239.56
2310	Wood/Metal Surfaces - Repaint	5	2	\$6,350	\$3,810	\$338.04
2330	Interior Surfaces - Repaint	10	4	\$16,000	\$9,600	\$425.88
2660	Door Opener Systems - Replace	15	2	\$13,000	\$11,267	\$230.69
3020	Carpet - Replace	10	4	\$79,000	\$47,400	\$2,102.79
3040	Tile Floors - Replace	25	14	\$69,000	\$30,360	\$734.64
3050	Linoleum Floors - Replace	18	4	\$7,650	\$5,950	\$113.12
3070	Hardwood Floor - Replace	40	19	\$51,000	\$26,775	\$339.37
3075	Hardwood Floor - Refinish	5	2	\$13,500	\$8,100	\$718.67
3160	Wallcoverings - Replace	20	4	\$16,000	\$12,800	\$212.94
3200	Furnishings - Replace	10	4	\$52,500	\$31,500	\$1,397.42
3270	Patio Furniture - Replace	10	7	\$15,000	\$4,500	\$399.26
3280	Wicker Patio Furniture - Replace	12	9	\$11,000	\$2,750	\$243.99
3310	Cabinetry/Counters - Replace	30	9	\$140,000	\$98,000	\$1,242.15
3320	Kitchen Appliances - Replace	20	4	\$99,500	\$79,600	\$1,324.22
3364	Air Curtain - Replace	15	1	\$2,650	\$2,473	\$47.02
4220	Sound System - Replace	20	0	\$11,700	\$11,700	\$155.71
4550	Boiler/Tank #1 - Replace	20	15	\$24,500	\$6,125	\$326.06
4570	Boiler/Tank #2 - Replace	20	14	\$14,000	\$4,200	\$186.32
4800	Fire Alarm System - Replace	20	2	\$6,850	\$6,165	\$91.17
5030	Interior Lights - Replace	1	0	\$150,000	\$150,000	\$39,926.31
5700	Restrooms - Major Refurbish	20	9	\$86,500	\$47,575	\$1,151.21
5710	Restrooms - Minor Refurbish	20	2	\$21,000	\$18,900	\$279.48
6105	Vinyl/Composite Benches	20	9	\$8,450	\$4,648	\$112.46
6124	Composite Trash Receptacles - Repl	20	9	\$5,450	\$2,998	\$72.53
6320	Metal Trellis - Replace	25	5	\$49,000	\$39,200	\$521.70
6967	UPS (emergency power) - Replace	15	10	\$140,000	\$46,667	\$2,484.30

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
CH7 Tennis Center						
2306	Awnings/Canopies - Replace	10	7	\$8,900	\$2,670	\$236.90
2343	Building Interior/Exterior - Paint	10	3	\$5,300	\$3,710	\$141.07
2367	Doors - Replace	30	3	\$44,500	\$40,050	\$394.83
2522	HVAC - Replace	15	11	\$6,600	\$1,760	\$117.12
2741	Clubhouse - Remodel Allowance	10	3	\$13,500	\$9,450	\$359.34
2749	Restrooms - Major Refurbish	20	17	\$24,000	\$3,600	\$319.41
2749	Restrooms - Minor Refurbish	20	7	\$7,900	\$5,135	\$105.14
2805	Court Furnishings - Replace	10	3	\$10,700	\$7,490	\$284.81
2809	Tennis Courts - Re-coat/Resurface	4	1	\$49,000	\$36,750	\$3,260.65
2813	Tennis Court Fencing - Replace	40	19	\$97,000	\$50,925	\$645.48
2815	Tennis Court Windscreen - Replace	10	7	\$11,050	\$3,315	\$294.12
2817	Tennis Court Lighting - Replace	40	19	\$65,500	\$34,388	\$435.86
Village Green - Golf Building						
2110	Walkway Pavers - Repair	30	19	\$6,150	\$2,255	\$54.57
2300	Exterior - Repaint	10	2	\$23,000	\$18,400	\$612.20
2330	Interior Surfaces - Repaint	10	2	\$32,500	\$26,000	\$865.07
2600	Doors - Replace	10	4	\$10,950	\$6,570	\$291.46
3020	Carpet - Replace	10	7	\$31,500	\$9,450	\$838.45
3040	Exterior Tile - Replace	30	14	\$440,000	\$234,667	\$3,903.91
3040	Tile Floor - Replace	30	19	\$175,000	\$64,167	\$1,552.69
3120	Acoustic Room Dividers - Replace	20	9	\$7,450	\$4,098	\$99.15
3200	Furniture/Furnishings - Replace	10	4	\$79,000	\$47,400	\$2,102.79
3320	Bar Appliances - Replace	10	4	\$16,000	\$9,600	\$425.88
3320	Food Service - Replacements	3	2	\$19,000	\$6,333	\$1,685.78
3530	Clothes Lockers - Replace	15	4	\$18,500	\$13,567	\$328.28
3530	Golf Bag Lockers - Replace	20	9	\$33,000	\$18,150	\$439.19
4238	Starter PA System - Replace	10	0	\$22,000	\$22,000	\$585.59
4500	Elevator - Modernize	25	14	\$120,000	\$52,800	\$1,277.64
4530	Elevator Cab - Remodel	25	14	\$21,000	\$9,240	\$223.59
4570	Water Heaters - Replace	18	7	\$9,700	\$5,928	\$143.44
4800	Fire Alarm System - Replace	12	1	\$6,850	\$6,279	\$151.94
5030	Exterior Lights/Fans - Replace	20	9	\$14,000	\$7,700	\$186.32
5050	Interior Hanging Lights - Replace	20	9	\$7,950	\$4,373	\$105.80
5700	Restrooms - Major Refurbish	20	14	\$270,000	\$81,000	\$3,593.37
5710	Restrooms - Minor Refurbish	20	4	\$78,500	\$62,800	\$1,044.74
6205	Outdoor Heaters - Replace	15	4	\$49,500	\$36,300	\$878.38
6315	Par 3 Shade Structure - Replace	15	0	\$35,000	\$35,000	\$621.08
Village Green Golf Courses						
2836	Cart Paths - Repair/Maintain	3	2	\$34,000	\$11,333	\$3,016.65
2838	Tee Boxes - Restore/Replace	15	6	\$450,000	\$270,000	\$7,985.26
2840	Fairways/Rough - Restore/Replace	15	6	\$107,500	\$64,500	\$1,907.59
2842	Bunkers/Traps - Restore/Refurbish	10	4	\$590,000	\$354,000	\$15,704.35
2844	Greens - Restore/Re-Grass	30	6	\$450,000	\$360,000	\$3,992.63
2845	Greens - Reconstruction	30	21	\$1,300,000	\$390,000	\$11,534.27
2861	Golf Irrigation System - Replace 25%	10	6	\$635,000	\$254,000	\$16,902.14
2873	Restroom Bldg Windows/Drs - Replace	30	4	\$17,000	\$14,733	\$150.83
2877	Course Signs/Furnishings - Replace	15	4	\$81,500	\$59,767	\$1,446.22
5700	Restrooms - Major Refurbish	20	2	\$26,500	\$23,850	\$352.68

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
5710	Restrooms - Minor Refurbish	20	12	\$8,150	\$3,260	\$108.47
Village Green Pickleball Courts						
3270	Court Furniture - Replace	10	4	\$18,500	\$11,100	\$492.42
5090	Court Lights - Replace	20	17	\$35,500	\$5,325	\$472.46
5570	Chain Link Fence - Replace	30	27	\$24,000	\$2,400	\$212.94
6160	Concrete Drinking Fountain - Repl	30	27	\$7,350	\$735	\$65.21
6315	Fabric Shade Structure - Replace	10	5	\$7,350	\$3,675	\$195.64
6500	Paddle Courts - Resurface	6	3	\$11,000	\$5,500	\$487.99
6515	Court Windscreens - Replace	6	3	\$6,500	\$3,250	\$288.36
6565	Standing Bleachers - Replace	20	17	\$7,850	\$1,178	\$104.47
Equestrian Center						
2310	Wood Surfaces - Repaint	5	4	\$25,000	\$5,000	\$1,330.88
2360	Interior/Exterior Block - Repaint	10	8	\$29,000	\$5,800	\$771.91
2520	Wood Surfaces - Repair	1	1	\$6,300	\$0	\$1,676.91
2600	Doors - Replace	5	3	\$7,100	\$2,840	\$377.97
2715	Metal Shade Structures - Replace	30	11	\$28,000	\$17,733	\$248.43
3000	Office./Kitchen Facilities -Remodel	20	4	\$53,000	\$42,400	\$705.36
5005	Arena Lights - Replace	25	24	\$100,000	\$4,000	\$1,064.70
5050	Exterior Lights - Replace	20	8	\$10,050	\$6,030	\$133.75
5570	Equestrian Security Fence - Replace	25	24	\$75,000	\$3,000	\$798.53
5595	Crib Wall - Repair	40	19	\$21,000	\$11,025	\$139.74
5620	Hot Walker Equipment - Replace	20	9	\$20,000	\$11,000	\$266.18
5640	Stall & Arena Pipe Railing - Repair	1	1	\$20,000	\$0	\$5,323.51
5700	Restrooms & Lounge - Refurbish	20	18	\$145,000	\$14,500	\$1,929.77
5710	Restrooms - Minor Refurbish	20	3	\$11,000	\$9,350	\$146.40
6380	Storage Sheds - Refurbish/Replace	12	6	\$8,150	\$4,075	\$180.78
6390	Hopper Bin Feed Silo - Replace	30	9	\$33,000	\$23,100	\$292.79
6565	Bleachers/Shade Structure - Repair	10	2	\$7,900	\$6,320	\$210.28
Garden Center 1						
2143	Site Fencing (Chain Link) - Replace	30	19	\$10,950	\$4,015	\$97.15
2146	Arbor/Trellis - Repair/Replace	15	13	\$17,000	\$2,267	\$301.67
2181	Outdoor/Site Furnishings - Replace	10	8	\$15,500	\$3,100	\$412.57
2197	Shed Buildings - Replace	20	9	\$20,000	\$11,000	\$266.18
2343	Building Exteriors - Repair/Paint	10	0	\$25,000	\$25,000	\$665.44
2343	Restroom Bldg - Repair/Maintain	15	0	\$25,000	\$25,000	\$443.63
Garden Center 2						
2143	Fencing/Gates - Replace	30	27	\$62,500	\$6,250	\$554.53
2146	Arbor/Trellis - Repair/Replace	15	13	\$8,300	\$1,107	\$147.28
2181	Outdoor/Site Furnishings - Replace	10	8	\$10,300	\$2,060	\$274.16
2343	Building Exteriors - Repair/Paint	5	2	\$16,000	\$9,600	\$851.76
2509	Gate Operators - Replace	15	12	\$13,000	\$2,600	\$230.69
5700	Restrooms - Major Refurbish	20	9	\$10,700	\$5,885	\$142.40
Maintenance Buildings						
2300	Exteriors - Repaint	2	1	\$5,300	\$2,650	\$705.36
2600	Doors - Replace	10	2	\$5,300	\$4,240	\$141.07
2610	Glass Storefront Doors - Replace	25	4	\$10,400	\$8,736	\$110.73
2690	Roll-Up Doors - Replace	20	9	\$23,500	\$12,925	\$312.76
2715	Auto Metal Shade Struct. - Replace	30	25	\$16,000	\$2,667	\$141.96
3020	Bldg B, Carpet - Replace	10	7	\$9,200	\$2,760	\$244.88

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
3020	Bldg E, Carpet - Replace	10	2	\$23,500	\$18,800	\$625.51
3025	Bldg A, Carpet - Replace	10	2	\$16,500	\$13,200	\$439.19
3040	Bldg B, Tile Floor - Replace	30	12	\$107,500	\$64,500	\$953.80
3050	Bldg A, Linoleum Floor - Replace	20	9	\$13,000	\$7,150	\$173.01
3050	Bldg B, Linoleum Floor - Replace	10	7	\$17,000	\$5,100	\$452.50
3200	Bldg E Work Stations - Replace	5	2	\$54,500	\$32,700	\$2,901.31
3310	Bldg A, Kitchen Cabinetry - Replace	30	19	\$20,000	\$7,333	\$177.45
5325	Intercom - Replace	12	8	\$6,950	\$2,317	\$154.16
5330	Gate Operators - Replace	10	6	\$20,500	\$8,200	\$545.66
5370	Access Camera System - Replace	8	5	\$21,000	\$7,875	\$698.71
5570	Maintenance Chain Link - Replace	30	14	\$58,000	\$30,933	\$514.61
5700	Bldg A, Restrooms - Major Refurbish	20	9	\$35,000	\$19,250	\$465.81
5700	Bldg D, Restrooms - Major Refurbish	20	4	\$67,500	\$54,000	\$898.34
5700	Bldg E, Restrooms - Major Refurbish	20	4	\$24,000	\$19,200	\$319.41
Lighting & Electrical Projects						
2350	Light Poles/Fixtures - Repaint	10	2	\$26,500	\$21,200	\$705.36
5000	Concrete Street Lights - Replace	25	19	\$26,500	\$6,360	\$282.15
5005	"Bell" Pole Lights - Replace	5	2	\$31,500	\$18,900	\$1,676.91
5005	"Glass Globe" Pole Lights - Replace	20	9	\$16,000	\$8,800	\$212.94
5005	HIT Pole Lights - Replace	20	14	\$19,000	\$5,700	\$252.87
5005	LED Pole Lights - Replace	20	15	\$63,500	\$15,875	\$845.11
5005	Square Pole Lights - Replace	5	2	\$38,500	\$23,100	\$2,049.55
5010	"Flange" Pole Lights - Replace	20	7	\$35,000	\$22,750	\$465.81
5015	Post Lights - Replace	20	2	\$14,500	\$13,050	\$192.98
5020	Bollard Lights - Replace	20	9	\$84,000	\$46,200	\$1,117.94
6965	Electrical Enclosure - Replace	5	1	\$13,000	\$10,400	\$692.06
Other GRF Facilities						
1000	Miscellaneous Projects	1	0	\$125,000	\$125,000	\$33,271.92
1005	Space Utilization - Building E	1	0	\$7,000,000	\$7,000,000	\$1,863,227.80
1010	Building E Upkeep/Maint	10	10	\$700,000	\$0	\$18,632.28
1020	(2024) CH 1 Renovations Project	1	0	\$2,000,000	\$2,000,000	\$532,350.80
1020	(2027) CH 1 Renovations Project	3	3	\$3,625,000	\$0	\$321,628.61
1020	(2028) CH 1 Renovations Project	4	4	\$3,625,000	\$0	\$241,221.46
4245	(2025) Broadband Fiber Upgrades	1	1	\$4,000,000	\$0	\$1,064,701.60
4245	(2026) Broadband Fiber Upgrades	2	2	\$2,000,000	\$0	\$266,175.40
4245	(2027) Broadband Fiber Upgrades	3	3	\$2,000,000	\$0	\$177,450.27
Walls, Fencing, Railings & Gates						
2340	Aluminum Fencing - Repaint	10	4	\$93,000	\$55,800	\$2,475.43
2340	Iron Fence, Rail & Gates - Repaint	5	2	\$89,500	\$53,700	\$4,764.54
5500	Block Wall - Repair	35	14	\$53,000	\$31,800	\$403.07
5505	Stucco Walls - Repair	1	1	\$21,000	\$0	\$5,589.68
5510	Metal Vehicle Gates - Replace	2	2	\$99,500	\$0	\$13,242.23
5515	Metal Pedestrian Gates - Replace	2	2	\$5,650	\$0	\$751.95
5520	Entry Areas, Iron Fencing - Replace	25	9	\$54,500	\$34,880	\$580.26
5525	Iron 3.5' Railings - Replace	10	4	\$39,000	\$23,400	\$1,038.08
5525	Shepherds Crook Top Rail - Replace	30	29	\$165,000	\$5,500	\$1,463.96
5535	Iron Flat/Steel Pipe Railing - Repl	10	4	\$33,500	\$20,100	\$891.69
5540	Aluminum Fencing - Replace	35	14	\$525,000	\$315,000	\$3,992.63
Grounds & Miscellaneous						

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
3236	Office Space Lease	1	0	\$230,000	\$230,000	\$61,220.34
4850	AED Defibrillators - Replace	10	2	\$27,000	\$21,600	\$718.67
5334	Repair Shop Electrical Upgrade	15	0	\$200,000	\$200,000	\$3,549.01
5710	Aliso Creek Restrooms - Refurbish	10	7	\$11,000	\$3,300	\$292.79
6105	Benches - Move & Replace	1	0	\$29,000	\$29,000	\$7,719.09
6265	Flag Poles - Replace	10	5	\$26,500	\$13,250	\$705.36
6570	Portable Stage Structure - Replace	20	14	\$98,000	\$29,400	\$1,304.26
6590	Speed Monitoring Units - Replace	10	7	\$12,000	\$3,600	\$319.41
6620	Concrete Pedestrian Bridge - Repair	20	9	\$53,000	\$29,150	\$705.36
6810	Monument Letters - Replace	20	9	\$101,500	\$55,825	\$1,350.84
6830	Entry Signage - Replace/Refurbish	5	2	\$11,000	\$6,600	\$585.59
7010	Gate Landscaping - Refurbish	10	0	\$250,000	\$250,000	\$6,654.38
7010	Landscape & Slopes - Refurbish	1	0	\$172,000	\$172,000	\$45,782.17
7012	CH6 Turf Reduction Project	1	0	\$35,000	\$35,000	\$9,316.14
7030	V-Ditch (Swales) - Repair	2	0	\$26,000	\$26,000	\$3,460.28
574 Total Funded Components					\$37,819,249	\$5,600,000



30-Year Reserve Plan Summary

Report # 43604-1
No-Site-Visit

Fiscal Year Start: 2024

Interest: 2.50 %

Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date					Projected Reserve Balance Changes			
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2024	\$24,815,178	\$37,819,249	65.6 %	Medium	\$5,600,000	\$0	\$547,655	\$11,917,700
2025	\$19,045,133	\$38,621,197	49.3 %	Medium	\$5,910,800	\$0	\$463,473	\$7,346,166
2026	\$18,073,240	\$40,270,561	44.9 %	Medium	\$6,238,849	\$0	\$410,635	\$9,909,283
2027	\$14,813,441	\$38,478,387	38.5 %	Medium	\$6,585,106	\$0	\$349,146	\$8,598,887
2028	\$13,148,805	\$36,088,015	36.4 %	Medium	\$6,950,579	\$0	\$289,664	\$10,339,430
2029	\$10,049,617	\$30,941,943	32.5 %	Medium	\$7,350,000	\$0	\$314,024	\$2,613,873
2030	\$15,099,768	\$33,731,441	44.8 %	Medium	\$7,350,000	\$0	\$416,721	\$4,592,146
2031	\$18,274,343	\$34,703,609	52.7 %	Medium	\$7,350,000	\$0	\$495,868	\$4,681,761
2032	\$21,438,450	\$35,753,342	60.0 %	Medium	\$7,350,000	\$0	\$594,310	\$3,224,437
2033	\$26,158,323	\$38,480,536	68.0 %	Medium	\$7,350,000	\$0	\$652,758	\$8,041,643
2034	\$26,119,438	\$36,477,097	71.6 %	Low	\$7,350,000	\$0	\$691,707	\$4,883,523
2035	\$29,277,622	\$37,820,168	77.4 %	Low	\$7,350,000	\$0	\$780,733	\$4,159,069
2036	\$33,249,285	\$40,108,084	82.9 %	Low	\$7,350,000	\$0	\$817,386	\$9,203,572
2037	\$32,213,100	\$37,431,913	86.1 %	Low	\$7,350,000	\$0	\$868,017	\$3,126,949
2038	\$37,304,168	\$41,102,387	90.8 %	Low	\$7,350,000	\$0	\$918,060	\$9,351,283
2039	\$36,220,944	\$38,644,959	93.7 %	Low	\$7,350,000	\$0	\$960,802	\$3,804,479
2040	\$40,727,268	\$42,005,257	97.0 %	Low	\$7,350,000	\$0	\$1,064,954	\$4,579,993
2041	\$44,562,230	\$44,851,171	99.4 %	Low	\$7,350,000	\$0	\$1,133,391	\$6,837,417
2042	\$46,208,204	\$45,646,410	101.2 %	Low	\$7,350,000	\$0	\$1,197,512	\$5,058,184
2043	\$49,697,532	\$48,492,883	102.5 %	Low	\$7,350,000	\$0	\$1,280,682	\$5,459,190
2044	\$52,869,023	\$51,212,324	103.2 %	Low	\$7,350,000	\$0	\$1,339,871	\$7,121,045
2045	\$54,437,849	\$52,508,267	103.7 %	Low	\$7,350,000	\$0	\$1,345,446	\$9,817,798
2046	\$53,315,497	\$51,278,260	104.0 %	Low	\$7,350,000	\$0	\$1,313,016	\$10,137,912
2047	\$51,840,602	\$49,900,848	103.9 %	Low	\$7,350,000	\$0	\$1,339,035	\$5,130,338
2048	\$55,399,298	\$53,865,704	102.8 %	Low	\$7,350,000	\$0	\$1,374,085	\$9,475,666
2049	\$54,647,717	\$53,706,379	101.8 %	Low	\$7,717,500	\$0	\$1,415,334	\$5,077,726
2050	\$58,702,826	\$58,311,692	100.7 %	Low	\$8,103,375	\$0	\$1,482,107	\$8,292,956
2051	\$59,995,352	\$59,990,203	100.0 %	Low	\$8,805,500	\$0	\$1,495,855	\$10,492,814
2052	\$59,803,893	\$59,707,343	100.2 %	Low	\$9,234,000	\$0	\$1,559,596	\$5,497,318
2053	\$65,100,170	\$64,823,108	100.4 %	Low	\$9,700,000	\$0	\$1,658,953	\$8,697,965



30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 43604-1
No-Site-Visit

Fiscal Year Start: 2024

Interest:

2.50 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded		Special Assmt Risk	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2024	\$24,815,178	\$37,819,249	65.6 %		Medium	\$4,723,000	\$0	\$536,566	\$11,917,700
2025	\$18,157,044	\$38,621,197	47.0 %		Medium	\$4,985,127	\$0	\$429,310	\$7,346,166
2026	\$16,225,315	\$40,270,561	40.3 %		Medium	\$5,261,801	\$0	\$351,549	\$9,909,283
2027	\$11,929,382	\$38,478,387	31.0 %		Medium	\$5,553,831	\$0	\$263,173	\$8,598,887
2028	\$9,147,499	\$36,088,015	25.3 %		High	\$5,862,069	\$0	\$174,713	\$10,339,430
2029	\$4,844,850	\$30,941,943	15.7 %		High	\$6,187,413	\$0	\$167,703	\$2,613,873
2030	\$8,586,094	\$33,731,441	25.5 %		High	\$6,311,162	\$0	\$238,865	\$4,592,146
2031	\$10,543,974	\$34,703,609	30.4 %		Medium	\$6,437,385	\$0	\$288,839	\$4,681,761
2032	\$12,588,438	\$35,753,342	35.2 %		Medium	\$6,566,133	\$0	\$360,595	\$3,224,437
2033	\$16,290,729	\$38,480,536	42.3 %		Medium	\$6,697,455	\$0	\$394,971	\$8,041,643
2034	\$15,341,512	\$36,477,097	42.1 %		Medium	\$6,831,404	\$0	\$412,593	\$4,883,523
2035	\$17,701,986	\$37,820,168	46.8 %		Medium	\$6,968,032	\$0	\$483,173	\$4,159,069
2036	\$20,994,122	\$40,108,084	52.3 %		Medium	\$7,107,393	\$0	\$504,404	\$9,203,572
2037	\$19,402,348	\$37,431,913	51.8 %		Medium	\$7,249,541	\$0	\$542,782	\$3,126,949
2038	\$24,067,722	\$41,102,387	58.6 %		Medium	\$7,350,000	\$0	\$583,331	\$9,351,283
2039	\$22,649,770	\$38,644,959	58.6 %		Medium	\$7,350,000	\$0	\$617,608	\$3,804,479
2040	\$26,812,899	\$42,005,257	63.8 %		Medium	\$7,350,000	\$0	\$713,081	\$4,579,993
2041	\$30,295,988	\$44,851,171	67.5 %		Medium	\$7,350,000	\$0	\$772,620	\$6,837,417
2042	\$31,581,191	\$45,646,410	69.2 %		Medium	\$7,350,000	\$0	\$827,618	\$5,058,184
2043	\$34,700,625	\$48,492,883	71.6 %		Low	\$7,350,000	\$0	\$901,433	\$5,459,190
2044	\$37,492,867	\$51,212,324	73.2 %		Low	\$7,350,000	\$0	\$951,032	\$7,121,045
2045	\$38,672,854	\$52,508,267	73.7 %		Low	\$7,350,000	\$0	\$946,773	\$9,817,798
2046	\$37,151,830	\$51,278,260	72.5 %		Low	\$7,350,000	\$0	\$904,261	\$10,137,912
2047	\$35,268,180	\$49,900,848	70.7 %		Low	\$7,350,000	\$0	\$919,944	\$5,130,338
2048	\$38,407,785	\$53,865,704	71.3 %		Low	\$7,350,000	\$0	\$944,396	\$9,475,666
2049	\$37,226,515	\$53,706,379	69.3 %		Medium	\$7,497,000	\$0	\$971,991	\$5,077,726
2050	\$40,617,781	\$58,311,692	69.7 %		Medium	\$7,646,940	\$0	\$1,018,993	\$8,292,956
2051	\$40,990,757	\$59,990,203	68.3 %		Medium	\$7,799,879	\$0	\$1,002,543	\$10,492,814
2052	\$39,300,365	\$59,707,343	65.8 %		Medium	\$7,955,876	\$0	\$1,024,932	\$5,497,318
2053	\$42,783,855	\$64,823,108	66.0 %		Medium	\$8,114,994	\$0	\$1,074,566	\$8,697,965

30-Year Income/Expense Detail

Report # 43604-1
No-Site-Visit

Fiscal Year	2024	2025	2026	2027	2028
Starting Reserve Balance	\$24,815,178	\$19,045,133	\$18,073,240	\$14,813,441	\$13,148,805
Annual Reserve Funding	\$5,600,000	\$5,910,800	\$6,238,849	\$6,585,106	\$6,950,579
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$547,655	\$463,473	\$410,635	\$349,146	\$289,664
Total Income	\$30,962,833	\$25,419,406	\$24,722,724	\$21,747,692	\$20,389,048
# Component					
Paving & Pavers					
2100 Concrete - Repair/Replace	\$200,000	\$206,000	\$212,180	\$218,545	\$225,102
2125 Garden Cntr #1 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2125 Garden Cntr #2 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2200 Street Pavers - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2024)	\$583,500	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2025)	\$0	\$648,900	\$0	\$0	\$0
2220 Asphalt - Resurface (2026)	\$0	\$0	\$625,931	\$0	\$0
2220 Asphalt - Resurface (2027)	\$0	\$0	\$0	\$611,927	\$0
2220 Asphalt - Resurface (2028)	\$0	\$0	\$0	\$0	\$742,836
2220 Asphalt - Resurface (2029)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2030)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2031)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2032)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2033)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2034)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2035)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2036)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2037)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2038)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2039)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2040)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2041)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2042)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2043)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2044)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2045)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2046)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2047)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2048)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2049)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2050)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2051)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2052)	\$0	\$0	\$0	\$0	\$0
2220 Equestrian Asphalt - Resurface	\$0	\$0	\$190,962	\$0	\$0
2220 Golf Parking Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2230 Asphalt - Repair/Seal	\$0	\$566,500	\$583,495	\$601,000	\$619,030
Roofing Projects					
2391 Tennis Cntr Skylight Roof - Replace	\$0	\$0	\$0	\$46,441	\$0
2400 2031 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2034 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2036 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2039 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2040-41 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2044 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2046 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2047 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2051 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 Golf Restrooms Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 Tennis Center Tile Roof - Replace	\$0	\$0	\$0	\$16,391	\$0
2420 CH7 Flat Roof - Replace	\$28,000	\$0	\$0	\$0	\$0
2420 Maint Bldg C, Flat Roof - Replace	\$19,500	\$0	\$0	\$0	\$0
2450 (2042) Garden Cntr #2 Shingle Roof	\$0	\$0	\$0	\$0	\$0
2450 2029 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 2030 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 2040 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2024	2025	2026	2027	2028
2450	2045 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450	2062 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	2025 BUR to PVC Cool Roof - Replace	\$0	\$98,880	\$0	\$0	\$0
2465	2026 BUR to PVC Cool Roof - Replace	\$0	\$0	\$275,834	\$0	\$0
2465	2027 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$104,902	\$0
2465	2028 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$7,316
2465	2035 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	2036 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	2037 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	2040 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	2041 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	2043 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	2044 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	2045 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2470	2040 Metal Louver Roof - Replace	\$0	\$0	\$0	\$0	\$0
2470	2046 Metal Louver Roof - Replace	\$0	\$0	\$0	\$0	\$0
6330	Club 6 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
HVAC Equipment						
4600	Broadband HVAC Systems -Replace	\$0	\$21,630	\$22,279	\$22,947	\$23,636
4600	CH1 Gym HVAC (2015) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH1 HVAC (2016) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH1 HVAC (2017) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH1 HVAC (2020) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH1 Lounge Air Handler - Replace	\$0	\$0	\$14,322	\$0	\$0
4600	CH2 HVAC (2007) - Replace	\$0	\$0	\$14,322	\$0	\$0
4600	CH2 HVAC (2010) - Replace	\$0	\$0	\$14,322	\$0	\$0
4600	CH2 HVAC (2017) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH2 HVAC (Old) - Replace	\$0	\$0	\$28,114	\$0	\$0
4600	CH3 HVAC (2015) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH3 HVAC (2021) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH4 Air Handlers (Old) - Replace	\$0	\$0	\$89,646	\$0	\$0
4600	CH4 HVAC (2017) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH4 HVAC (2018) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH4 HVAC (Old) - Replace	\$0	\$0	\$108,212	\$0	\$0
4600	CH5 HVAC - Replace	\$0	\$0	\$20,157	\$0	\$0
4600	CH5 HVAC (2017) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH6 HVAC (2004) - Replace	\$0	\$0	\$6,737	\$0	\$0
4600	CH6 HVAC (2017) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH6 HVAC (2020) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH7 HVAC - Replace	\$0	\$0	\$13,792	\$0	\$0
4600	CH7 HVAC (2007) - Replace	\$0	\$0	\$153,831	\$0	\$0
4600	Comm Center HVAC Systems - Replace	\$0	\$0	\$0	\$0	\$0
4600	Comm Center HVAC Systems - Replace	\$0	\$0	\$0	\$0	\$0
4600	Comm Center Large HVAC - Replace	\$0	\$0	\$0	\$0	\$0
4600	Gate 1 HVAC - Replace	\$0	\$0	\$0	\$0	\$0
4600	Gate 7 HVAC - Replace	\$0	\$0	\$0	\$0	\$0
4600	Library/History HVAC - Replace	\$0	\$0	\$0	\$0	\$0
4600	Village Green HVAC Systems -Replace	\$0	\$0	\$0	\$0	\$94,543
Gatehouses						
5300	Gate #1 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #10 - Remodel	\$0	\$54,590	\$0	\$0	\$0
5300	Gate #11 - Remodel	\$0	\$54,590	\$0	\$0	\$0
5300	Gate #12 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #14 - Remodel	\$0	\$0	\$56,228	\$0	\$0
5300	Gate #2 - Remodel	\$0	\$0	\$83,811	\$0	\$0
5300	Gate #3 - Remodel	\$0	\$0	\$83,811	\$0	\$0
5300	Gate #4 - Remodel	\$0	\$0	\$0	\$57,915	\$0
5300	Gate #5 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #6 - Remodel	\$0	\$0	\$0	\$57,915	\$0
5300	Gate #7 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #8 - Remodel	\$0	\$0	\$83,811	\$0	\$0
5300	Gate #9 - Remodel	\$0	\$0	\$0	\$57,915	\$0
Library & History Center						
2300	Stucco - Repaint	\$0	\$0	\$0	\$0	\$6,472
2330	Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$14,632
2600	Entry Doors - Replace	\$0	\$0	\$0	\$0	\$0
3020	Flooring, Rolled Carpet - Replace	\$0	\$0	\$0	\$0	\$12,943
3025	Flooring, Tile Carpet - Replace	\$0	\$0	\$0	\$0	\$180,081
3040	Flooring, Tile - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2024	2025	2026	2027	2028
3050 Flooring, Linoleum - Replace	\$0	\$0	\$0	\$0	\$27,012
3110 Interior Doors - Replace	\$0	\$0	\$0	\$0	\$0
3235 Office Cabinet/Counter - Replace	\$0	\$0	\$0	\$0	\$0
5054 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$21,385
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710 Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$25,887
5710 Small Restroom - Minor Refurbish	\$0	\$0	\$0	\$0	\$5,965
Community Center					
2300 Stucco - Repaint	\$0	\$0	\$42,436	\$0	\$0
2330 Interior Surfaces - Repaint	\$0	\$0	\$103,438	\$0	\$0
2500 Waterproof Decks - Resurface	\$0	\$0	\$0	\$0	\$0
2505 Waterproof Decks - Seal/Repair	\$0	\$6,850	\$0	\$0	\$0
2587 Stairway Stringers & Rails - Refurb	\$0	\$0	\$0	\$0	\$0
2600 Doors - Replace	\$0	\$0	\$0	\$0	\$18,008
2725 Building Signage	\$0	\$0	\$0	\$0	\$0
3000 TV Station Set - Remodel	\$0	\$0	\$16,974	\$0	\$0
3020 Carpet - Replace	\$0	\$0	\$339,488	\$0	\$0
3040 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
3050 Linoleum Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
3060 Laminate Flooring - Replace	\$0	\$0	\$0	\$0	\$0
3125 Fire Doors - Replace	\$0	\$0	\$0	\$0	\$0
3310 Cabinets & Counters - Replace	\$0	\$0	\$0	\$0	\$0
3510 Gym Floor Surface - Replace	\$0	\$0	\$0	\$0	\$70,344
4210 TV Station Equipment - Replace	\$0	\$0	\$562,277	\$0	\$0
4500 Elevator - Modernize & Door Pkg	\$0	\$0	\$265,225	\$0	\$0
4530 Elevator Cab - Remodel	\$0	\$0	\$45,088	\$0	\$0
4550 Domestic Boiler - Replace	\$0	\$0	\$0	\$0	\$0
5030 Wall Lights - Replace	\$0	\$0	\$9,230	\$0	\$0
5525 3'.5' Iron Railing - Replace	\$0	\$0	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710 Restrooms - Minor Refurbish	\$0	\$0	\$124,125	\$0	\$0
6300 Wood Trellis/Shade Structure	\$0	\$0	\$0	\$0	\$0
8010 EV Charging Station - Replace	\$0	\$0	\$0	\$0	\$0
CH 1 Facilities					
2300 Stucco - Repaint	\$0	\$0	\$46,680	\$0	\$0
2310 Wood/Metal Surfaces - Repaint	\$0	\$0	\$20,157	\$0	\$0
2330 Interior Surfaces - Repaint	\$0	\$0	\$71,611	\$0	\$0
2480 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$16,320
2520 Bocce Structures - Repair	\$0	\$0	\$0	\$0	\$5,965
2530 Tile Siding - Replace	\$0	\$0	\$28,114	\$0	\$0
2660 Door Opener (fitness) - Replace	\$0	\$0	\$0	\$0	\$0
3020 Carpet - Replace	\$0	\$0	\$45,619	\$0	\$0
3040 Exterior Tile Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
3040 Tile Floors - Replace	\$0	\$0	\$0	\$0	\$0
3041 Drive Court Fountain Pavers -Repair	\$0	\$0	\$0	\$0	\$0
3050 Linoleum Floors - Replace	\$0	\$0	\$51,454	\$0	\$0
3070 Hardwood Floor (Lounge) - Replace	\$0	\$0	\$0	\$0	\$87,790
3075 Hardwood Floor (Lounge) - Refinish	\$0	\$0	\$21,748	\$0	\$0
3160 Acoustic Wall Panels - Replace	\$0	\$0	\$122,004	\$0	\$0
3310 Cabinetry/Counters - Replace	\$0	\$0	\$0	\$0	\$0
3320 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
3510 Gym Floor Surface - Replace	\$0	\$0	\$0	\$0	\$0
4220 Sound System - Replace	\$36,000	\$0	\$0	\$0	\$0
4660 Emergency Generator - Replace	\$29,500	\$0	\$0	\$0	\$0
4680 Exhaust Fans - Replace	\$0	\$0	\$20,157	\$0	\$0
4800 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$7,710
5030 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
5520 Pool Iron Fence/Gates - Replace	\$0	\$0	\$0	\$0	\$0
5700 Locker Rooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710 Locker Rooms - Minor Refurbish	\$0	\$0	\$33,418	\$0	\$0
5710 Restrooms - Minor Refurbish	\$0	\$0	\$39,253	\$0	\$0
5730 Partition Door (Lounge)- Replace	\$0	\$0	\$11,352	\$0	\$0
5750 Pool Shower - Re-tile	\$0	\$0	\$10,291	\$0	\$0
5800 Pool Deck Concrete - Replace	\$0	\$0	\$0	\$0	\$0
5801 Pool Incidentals - Replace	\$0	\$11,330	\$11,670	\$12,020	\$12,381
5810 Pool - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$0
5812 Pool/Spa Filters - Replace	\$0	\$0	\$0	\$0	\$18,008
5815 Pool Boilers - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2024	2025	2026	2027	2028
5816	Pool Boiler Tank - Replace	\$0	\$0	\$0	\$0	\$0
5817	Pool/Spa Pumps - Replace	\$0	\$0	\$18,035	\$0	\$0
5820	Spa - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$24,198
5825	Spa Heater - Replace	\$0	\$0	\$0	\$0	\$9,454
5848	Chemical Controller - Replace	\$0	\$0	\$0	\$12,293	\$0
5900	ADA Pool Lift - Replace	\$0	\$0	\$0	\$0	\$0
5930	Pool Covers CH1, 2, 5 & 6 - Replace	\$0	\$0	\$0	\$20,762	\$0
5932	Pool Cover Reel - Replace	\$0	\$0	\$0	\$0	\$0
5990	Pool/Patio Furniture - Replace	\$0	\$53,045	\$0	\$0	\$0
6105	Vinyl/Composite Benches	\$0	\$0	\$0	\$0	\$0
6300	Wood Trellises - Rebuild	\$0	\$0	\$0	\$0	\$0
6315	Bench Shade Structures - Replace	\$0	\$0	\$0	\$0	\$0
6317	Bocce Retractable Shades - Replace	\$0	\$0	\$0	\$0	\$0
6525	Basketball Wood Court - Replace	\$0	\$0	\$0	\$0	\$0
6526	Basketball Court - Refinish	\$0	\$0	\$22,279	\$0	\$0
6540	Bocce Ball Backboards - Replace	\$0	\$0	\$18,566	\$0	\$0
6540	Bocce Court Rails - Replace	\$0	\$0	\$6,153	\$0	\$0
6541	Bocce Surface Carpet - Replace	\$0	\$0	\$9,389	\$0	\$0
6575	Shuffleboard Room - Refurbish	\$0	\$0	\$11,352	\$0	\$0
6576	Archery Room - Refurbish	\$0	\$0	\$0	\$0	\$15,194
6577	Gym Padded Walls - Replace	\$0	\$0	\$0	\$0	\$0
6680	Fountains - Refurbish	\$0	\$0	\$0	\$0	\$0
CH2 Facilities						
2140	Concrete Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
2145	Concrete Pool Deck - Seal/Repair	\$0	\$0	\$0	\$0	\$28,138
2300	Stucco - Repaint	\$0	\$0	\$21,748	\$0	\$0
2310	Wood/Metal Surfaces - Repaint	\$0	\$0	\$16,974	\$0	\$0
2330	Interior Surfaces - Repaint	\$0	\$0	\$46,149	\$0	\$0
2530	Exterior Tile Siding - Replace	\$0	\$0	\$0	\$0	\$0
2650	Metal Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
2660	Door Opener Systems - Replace	\$0	\$0	\$0	\$0	\$0
2670	Metal Roll-Up Door - Replace	\$0	\$0	\$0	\$0	\$0
3020	Carpet - Replace	\$0	\$0	\$33,418	\$0	\$0
3040	Exterior Tile Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
3050	Linoleum Floors - Replace	\$0	\$0	\$0	\$0	\$0
3060	Laminate Floorings - Replace	\$0	\$0	\$0	\$0	\$0
3070	Hardwood Floor - Replace	\$0	\$0	\$0	\$0	\$0
3075	Hardwood Floor - Refinish	\$0	\$0	\$44,027	\$0	\$0
3160	Wallcoverings - Replace	\$0	\$0	\$19,096	\$0	\$0
3200	Furnishings - Replace	\$0	\$0	\$102,907	\$0	\$0
3280	Wicker Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
3285	Wicker Furn Cushions - Replace	\$0	\$21,115	\$0	\$0	\$0
3310	Cabinetry/Counters - Replace	\$0	\$0	\$0	\$0	\$0
3310	Storage Cabinets - Refurbish	\$0	\$0	\$0	\$0	\$0
3320	Commercial Kitchen Appliances - Rep	\$0	\$0	\$0	\$0	\$0
3320	Residential Kitchen Appliances - R	\$0	\$0	\$0	\$0	\$0
3364	Air Curtain - Replace	\$0	\$0	\$0	\$0	\$0
4570	Water Heaters - Replace	\$0	\$0	\$0	\$0	\$22,510
4800	Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$7,710
5020	Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
5030	Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
5520	CH2 Lawn Bowling Iron Fence - Repl	\$0	\$0	\$0	\$0	\$0
5520	CH2 Pool Iron Fence/Gates - Replace	\$0	\$0	\$0	\$0	\$0
5550	CH2 & CH4, Wood Fences - Replace	\$0	\$0	\$0	\$0	\$0
5700	Locker Rooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5700	Restrooms (Club) - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Locker Rooms - Minor Refurbish	\$0	\$0	\$33,418	\$0	\$0
5710	Restrooms (Club) - Minor Refurbish	\$0	\$38,110	\$0	\$0	\$0
5710	Restrooms, Lawn Bowlg, Minor Refur	\$0	\$0	\$11,352	\$0	\$0
5750	Pool Shower - Re-tile	\$0	\$5,923	\$0	\$0	\$0
5801	Pool Incidentals - Replace	\$0	\$11,330	\$11,670	\$12,020	\$12,381
5810	Pool - Resurface & Re-tile	\$0	\$0	\$48,271	\$0	\$0
5812	Pool Filters - Replace	\$0	\$0	\$8,328	\$0	\$0
5815	Pool Boiler - Replace	\$0	\$0	\$0	\$0	\$0
5817	Large Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
5820	Spa - Resurface & Re-tile	\$0	\$0	\$7,798	\$0	\$0
5825	Spa Heater - Replace	\$0	\$0	\$0	\$0	\$20,259
5848	Chemical Controller - Replace	\$0	\$0	\$11,935	\$0	\$0
5900	ADA Pool Lift - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2024	2025	2026	2027	2028
5932	Pool Cover Reel - Replace	\$0	\$0	\$0	\$0	\$0
5990	Pool Furniture - Replace	\$0	\$72,615	\$0	\$0	\$0
5995	Courtyard Canopies - Replace	\$0	\$0	\$0	\$11,692	\$0
6105	Vinyl/Composite Benches	\$0	\$0	\$0	\$0	\$0
6300	Wood Trellis/Shade Structure	\$0	\$0	\$0	\$0	\$22,510
6305	Trex Trellis (L.B.) - Replace	\$0	\$0	\$0	\$0	\$0
6315	Fabric Shade Structures - Replace	\$0	\$0	\$0	\$0	\$0
6541	Lawn Bowling Surface - Replace	\$0	\$0	\$233,398	\$0	\$0
CH3 Facilities						
2300	Stucco - Repaint	\$0	\$18,025	\$0	\$0	\$0
2330	Interior Surfaces - Repaint	\$0	\$38,110	\$0	\$0	\$0
2610	Automatic Entry Doors - Replace	\$0	\$0	\$0	\$0	\$0
2690	Counter Door - Replace	\$0	\$0	\$0	\$0	\$0
3020	Carpet - Replace	\$0	\$89,095	\$0	\$0	\$0
3020	Carpet (2022) - Replace	\$0	\$0	\$0	\$0	\$0
3050	Linoleum Floors - Replace	\$0	\$0	\$0	\$0	\$0
3060	Laminate Flooring - Replace	\$0	\$0	\$0	\$0	\$0
3070	Wooden Stage - Refurbish	\$0	\$0	\$0	\$0	\$0
3160	Wallcoverings - Replace	\$0	\$0	\$0	\$0	\$0
3190	Stage Curtain Rigging System - Repl	\$0	\$0	\$0	\$0	\$326,398
3195	Stage Curtains - Replace	\$0	\$0	\$0	\$0	\$47,271
3197	Stage Controller System - Replace	\$0	\$0	\$0	\$0	\$174,454
3200	Furnishings - Replace	\$0	\$324,450	\$0	\$0	\$0
3310	Cabinetry/Counters - Replace	\$0	\$0	\$0	\$0	\$0
3320	Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
4220	Auditorium Sound System - Replace	\$600,000	\$0	\$0	\$0	\$0
4230	Dining Room Projectors - Replace	\$22,000	\$0	\$0	\$0	\$0
4525	ADA Wheelchair Lift - Replace	\$0	\$0	\$13,792	\$0	\$0
4570	Water Heater (2010) - Replace	\$0	\$0	\$14,853	\$0	\$0
4570	Water Heater (2020) - Replace	\$0	\$0	\$0	\$0	\$0
4800	Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$7,710
5030	Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
5700	Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Restrooms - Minor Refurbish	\$0	\$0	\$39,253	\$0	\$0
CH4 Facilities						
2300	Stucco - Repaint	\$0	\$0	\$26,523	\$0	\$0
2310	Wood/Metal Surfaces - Repaint	\$0	\$0	\$16,974	\$0	\$0
2330	Interior Surfaces - Repaint	\$0	\$32,445	\$0	\$0	\$0
2480	Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$9,454
2485	Skylights - Replace	\$0	\$0	\$0	\$0	\$0
2500	Waterproof Decks - Resurface	\$0	\$0	\$0	\$0	\$0
2505	Waterproof Decks - Seal/Repair	\$0	\$26,780	\$0	\$0	\$0
3020	Carpet - Replace	\$0	\$0	\$44,558	\$0	\$0
3050	Linoleum Floors - Replace	\$0	\$0	\$72,141	\$0	\$0
3160	Wallcoverings - Replace	\$0	\$0	\$10,344	\$0	\$0
3200	Furnishings - Replace	\$0	\$0	\$143,222	\$0	\$0
3280	Wicker Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
3310	Cabinetry/Counters - Replace	\$0	\$0	\$0	\$0	\$590,892
3810	Activities Equipment - Replace	\$0	\$59,225	\$0	\$0	\$0
4570	Water Heater - Replace	\$0	\$0	\$12,731	\$0	\$0
4800	Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$7,710
5030	Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
5520	CH4 Pool Iron Fence/Gates - Replace	\$0	\$0	\$0	\$0	\$0
5700	Locker Rooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5700	Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Locker Rooms - Minor Refurbish	\$0	\$0	\$33,418	\$0	\$0
5710	Restrooms - Minor Refurbish	\$0	\$0	\$39,253	\$0	\$0
5800	Pool Deck Concrete - Replace	\$0	\$0	\$0	\$0	\$0
5801	Pool Incidentals - Replace	\$0	\$11,330	\$11,670	\$12,020	\$12,381
5810	Pool - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$0
5812	Pool & Spa Filters - Replace	\$0	\$0	\$0	\$0	\$0
5815	Pool Boiler - Replace	\$0	\$0	\$64,184	\$0	\$0
5817	Large Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
5820	Spa - Resurface & Re-tile	\$0	\$0	\$14,853	\$0	\$0
5825	Spa Heater - Replace	\$0	\$0	\$19,096	\$0	\$0
5848	Chemical Controller - Replace	\$0	\$0	\$0	\$12,293	\$0
5900	ADA Pool Lift - Replace	\$0	\$0	\$0	\$0	\$0
5932	Pool Cover Reel - Replace	\$0	\$0	\$0	\$0	\$0
5932	Spa Cover Reel - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2024	2025	2026	2027	2028
5990	Pool Furniture - Replace	\$0	\$41,200	\$0	\$0	\$0
6300	Wood Deck Structure - Refurbish	\$0	\$0	\$0	\$0	\$0
6300	Wood Shade Structure - Refurbish	\$0	\$0	\$0	\$0	\$0
CH5 Facilities						
2300	Stucco - Repaint	\$0	\$0	\$28,114	\$0	\$0
2330	Interior Surfaces - Repaint	\$0	\$0	\$29,705	\$0	\$0
2485	Skylights - Replace	\$0	\$0	\$0	\$0	\$0
2730	Decor Tile Elements - Replace	\$0	\$0	\$0	\$0	\$0
3020	Carpet - Replace	\$0	\$0	\$28,644	\$0	\$0
3040	Tile Floors - Replace	\$0	\$0	\$13,261	\$0	\$0
3050	Linoleum Floors - Replace	\$0	\$0	\$11,299	\$0	\$0
3050	LVT Floors - Replace	\$0	\$0	\$0	\$0	\$0
3070	Hardwood Floors - Replace	\$0	\$0	\$0	\$0	\$202,592
3075	Hardwood Floors - Refinish	\$0	\$0	\$51,984	\$0	\$0
3160	Acoustic Wall Panels - Replace	\$0	\$0	\$57,289	\$0	\$0
3190	Stage Curtain Rigging System - Repl	\$0	\$0	\$0	\$0	\$59,089
3195	Stage Curtains - Replace	\$0	\$0	\$0	\$0	\$0
3200	Furnishings - Replace	\$0	\$0	\$89,646	\$0	\$0
3280	Wicker Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
3310	Cabinetry/Cabinets - Replace	\$0	\$0	\$0	\$0	\$0
3320	Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
4220	Sound System - Replace	\$23,500	\$0	\$0	\$0	\$0
4660	Emergency Generator - Replace	\$0	\$0	\$0	\$0	\$0
4800	Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$7,710
5520	CH5 Pool Iron Fence/Gate - Replace	\$0	\$0	\$0	\$0	\$0
5700	Locker Rooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5700	Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Locker Rooms - Minor Refurbish	\$0	\$32,445	\$0	\$0	\$0
5710	Restrooms - Minor Refurbish	\$0	\$24,720	\$0	\$0	\$0
5800	Pool Deck Concrete - Replace	\$0	\$0	\$175,049	\$0	\$0
5801	Pool Incidentals - Replace	\$0	\$11,330	\$11,670	\$12,020	\$12,381
5810	Pool - Resurface & Re-tile	\$0	\$0	\$106,090	\$0	\$0
5812	Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
5815	Pool Boiler - Replace	\$0	\$62,315	\$0	\$0	\$0
5815	Pool Boiler #2 - Replace	\$0	\$62,315	\$0	\$0	\$0
5820	Spa - Resurface & Re-tile	\$0	\$0	\$14,853	\$0	\$0
5822	Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
5825	Spa Heater - Replace	\$0	\$18,540	\$0	\$0	\$0
5827	Spa Pump - Replace	\$0	\$0	\$0	\$0	\$0
5848	Chemical Controllers - Replace	\$15,000	\$0	\$0	\$0	\$0
5850	Pool/Spa Salt Generator	\$0	\$0	\$0	\$0	\$0
5850	Salt Generator - Replace	\$25,000	\$0	\$0	\$0	\$0
5900	ADA Pool Lift - Replace	\$0	\$0	\$0	\$0	\$0
5932	Pool Cover Reel - Replace	\$0	\$0	\$0	\$0	\$14,632
5990	Pool Furniture - Replace	\$0	\$25,235	\$0	\$0	\$0
6100	Metal Park Benches - Replace	\$0	\$0	\$0	\$0	\$12,324
6300	Wood Trellis/Shade Structure	\$0	\$0	\$0	\$0	\$0
CH6 Facilities						
2280	Stamped Concrete - Repair	\$0	\$0	\$0	\$0	\$0
2300	Stucco - Repaint	\$0	\$0	\$0	\$0	\$6,641
2310	Wood/Metal Surfaces - Repaint	\$0	\$0	\$5,570	\$0	\$0
2330	Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$14,632
2480	Gutter/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
3040	Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
3050	Billiard Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
3050	LVT Floor - Replace	\$0	\$0	\$0	\$0	\$0
3060	Laminate Flooring - Replace	\$0	\$0	\$0	\$0	\$0
3160	Wallcoverings - Replace	\$0	\$0	\$0	\$0	\$0
3200	Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
3280	Wicker Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
3310	Cabinetry/Counters - Replace	\$0	\$0	\$0	\$0	\$0
3320	Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
4220	Dining Rm Sound System - Replace	\$0	\$0	\$0	\$0	\$0
4220	Sound System - Replace	\$0	\$0	\$0	\$0	\$0
4570	Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4800	Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$7,710
5015	Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
5520	CH6 Pool Iron Fence/Gate - Replace	\$0	\$0	\$0	\$0	\$0
5700	Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2024	2025	2026	2027	2028
5710	Restrooms - Minor Refurbish	\$0	\$0	\$19,627	\$0	\$0
5800	Pool Deck Concrete - Replace	\$0	\$0	\$0	\$0	\$0
5801	Pool Incidentals - Replace	\$0	\$11,330	\$11,670	\$12,020	\$12,381
5810	Pool - Resurface & Re-tile	\$0	\$0	\$0	\$31,143	\$0
5815	Pool Heater - Replace	\$0	\$9,476	\$0	\$0	\$0
5848	Chemical Controller - Replace	\$0	\$0	\$0	\$6,338	\$0
5900	ADA Pool Lift - Replace	\$0	\$0	\$0	\$0	\$8,892
5990	Pool Furniture - Replace	\$0	\$22,660	\$0	\$0	\$0
CH7 Facilities						
2300	Stucco - Repaint	\$0	\$0	\$0	\$0	\$10,130
2310	Wood/Metal Surfaces - Repaint	\$0	\$0	\$6,737	\$0	\$0
2330	Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$18,008
2660	Door Opener Systems - Replace	\$0	\$0	\$13,792	\$0	\$0
3020	Carpet - Replace	\$0	\$0	\$0	\$0	\$88,915
3040	Tile Floors - Replace	\$0	\$0	\$0	\$0	\$0
3050	Linoleum Floors - Replace	\$0	\$0	\$0	\$0	\$8,610
3070	Hardwood Floor - Replace	\$0	\$0	\$0	\$0	\$0
3075	Hardwood Floor - Refinish	\$0	\$0	\$14,322	\$0	\$0
3160	Wallcoverings - Replace	\$0	\$0	\$0	\$0	\$18,008
3200	Furnishings - Replace	\$0	\$0	\$0	\$0	\$59,089
3270	Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
3280	Wicker Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
3310	Cabinetry/Counters - Replace	\$0	\$0	\$0	\$0	\$0
3320	Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$111,988
3364	Air Curtain - Replace	\$0	\$2,730	\$0	\$0	\$0
4220	Sound System - Replace	\$11,700	\$0	\$0	\$0	\$0
4550	Boiler/Tank #1 - Replace	\$0	\$0	\$0	\$0	\$0
4570	Boiler/Tank #2 - Replace	\$0	\$0	\$0	\$0	\$0
4800	Fire Alarm System - Replace	\$0	\$0	\$7,267	\$0	\$0
5030	Interior Lights - Replace	\$150,000	\$0	\$0	\$0	\$0
5700	Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Restrooms - Minor Refurbish	\$0	\$0	\$22,279	\$0	\$0
6105	Vinyl/Composite Benches	\$0	\$0	\$0	\$0	\$0
6124	Composite Trash Receptacles - Repl	\$0	\$0	\$0	\$0	\$0
6320	Metal Trellis - Replace	\$0	\$0	\$0	\$0	\$0
6967	UPS (emergency power) - Replace	\$0	\$0	\$0	\$0	\$0
CH7 Tennis Center						
2306	Awnings/Canopies - Replace	\$0	\$0	\$0	\$0	\$0
2343	Building Interior/Exterior - Paint	\$0	\$0	\$0	\$5,791	\$0
2367	Doors - Replace	\$0	\$0	\$0	\$48,626	\$0
2522	HVAC - Replace	\$0	\$0	\$0	\$0	\$0
2741	Clubhouse - Remodel Allowance	\$0	\$0	\$0	\$14,752	\$0
2749	Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
2749	Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
2805	Court Furnishings - Replace	\$0	\$0	\$0	\$11,692	\$0
2809	Tennis Courts - Re-coat/Resurface	\$0	\$50,470	\$0	\$0	\$0
2813	Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2815	Tennis Court Windscreen - Replace	\$0	\$0	\$0	\$0	\$0
2817	Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
Village Green - Golf Building						
2110	Walkway Pavers - Repair	\$0	\$0	\$0	\$0	\$0
2300	Exterior - Repaint	\$0	\$0	\$24,401	\$0	\$0
2330	Interior Surfaces - Repaint	\$0	\$0	\$34,479	\$0	\$0
2600	Doors - Replace	\$0	\$0	\$0	\$0	\$12,324
3020	Carpet - Replace	\$0	\$0	\$0	\$0	\$0
3040	Exterior Tile - Replace	\$0	\$0	\$0	\$0	\$0
3040	Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
3120	Acoustic Room Dividers - Replace	\$0	\$0	\$0	\$0	\$0
3200	Furniture/Furnishings - Replace	\$0	\$0	\$0	\$0	\$88,915
3320	Bar Appliances - Replace	\$0	\$0	\$0	\$0	\$18,008
3320	Food Service - Replacements	\$0	\$0	\$20,157	\$0	\$0
3530	Clothes Lockers - Replace	\$0	\$0	\$0	\$0	\$20,822
3530	Golf Bag Lockers - Replace	\$0	\$0	\$0	\$0	\$0
4238	Starter PA System - Replace	\$22,000	\$0	\$0	\$0	\$0
4500	Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
4530	Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
4570	Water Heaters - Replace	\$0	\$0	\$0	\$0	\$0
4800	Fire Alarm System - Replace	\$0	\$7,056	\$0	\$0	\$0
5030	Exterior Lights/Fans - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2024	2025	2026	2027	2028
5050	Interior Hanging Lights - Replace	\$0	\$0	\$0	\$0	\$0
5700	Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$88,352
6205	Outdoor Heaters - Replace	\$0	\$0	\$0	\$0	\$55,713
6315	Par 3 Shade Structure - Replace	\$35,000	\$0	\$0	\$0	\$0
Village Green Golf Courses						
2836	Cart Paths - Repair/Maintain	\$0	\$0	\$36,071	\$0	\$0
2838	Tee Boxes - Restore/Replace	\$0	\$0	\$0	\$0	\$0
2840	Fairways/Rough - Restore/Replace	\$0	\$0	\$0	\$0	\$0
2842	Bunkers/Traps - Restore/Refurbish	\$0	\$0	\$0	\$0	\$664,050
2844	Greens - Restore/Re-Grass	\$0	\$0	\$0	\$0	\$0
2845	Greens - Reconstruction	\$0	\$0	\$0	\$0	\$0
2861	Golf Irrigation System - Replace 25%	\$0	\$0	\$0	\$0	\$0
2873	Restroom Bldg Windows/Drs - Replace	\$0	\$0	\$0	\$0	\$19,134
2877	Course Signs/Furnishings - Replace	\$0	\$0	\$0	\$0	\$91,729
5700	Restrooms - Major Refurbish	\$0	\$0	\$28,114	\$0	\$0
5710	Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
Village Green Pickleball Courts						
3270	Court Furniture - Replace	\$0	\$0	\$0	\$0	\$20,822
5090	Court Lights - Replace	\$0	\$0	\$0	\$0	\$0
5570	Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
6160	Concrete Drinking Fountain - Repl	\$0	\$0	\$0	\$0	\$0
6315	Fabric Shade Structure - Replace	\$0	\$0	\$0	\$0	\$0
6500	Paddle Courts - Resurface	\$0	\$0	\$0	\$12,020	\$0
6515	Court Windscreens - Replace	\$0	\$0	\$0	\$7,103	\$0
6565	Standing Bleachers - Replace	\$0	\$0	\$0	\$0	\$0
Equestrian Center						
2310	Wood Surfaces - Repaint	\$0	\$0	\$0	\$0	\$28,138
2360	Interior/Exterior Block - Repaint	\$0	\$0	\$0	\$0	\$0
2520	Wood Surfaces - Repair	\$0	\$6,489	\$6,684	\$6,884	\$7,091
2600	Doors - Replace	\$0	\$0	\$0	\$7,758	\$0
2715	Metal Shade Structures - Replace	\$0	\$0	\$0	\$0	\$0
3000	Office./Kitchen Facilities -Remodel	\$0	\$0	\$0	\$0	\$59,652
5005	Arena Lights - Replace	\$0	\$0	\$0	\$0	\$0
5050	Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
5570	Equestrian Security Fence - Replace	\$0	\$0	\$0	\$0	\$0
5595	Crib Wall - Repair	\$0	\$0	\$0	\$0	\$0
5620	Hot Walker Equipment - Replace	\$0	\$0	\$0	\$0	\$0
5640	Stall & Arena Pipe Railing - Repair	\$0	\$20,600	\$21,218	\$21,855	\$22,510
5700	Restrooms & Lounge - Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Restrooms - Minor Refurbish	\$0	\$0	\$0	\$12,020	\$0
6380	Storage Sheds - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
6390	Hopper Bin Feed Silo - Replace	\$0	\$0	\$0	\$0	\$0
6565	Bleachers/Shade Structure - Repair	\$0	\$0	\$8,381	\$0	\$0
Garden Center 1						
2143	Site Fencing (Chain Link) - Replace	\$0	\$0	\$0	\$0	\$0
2146	Arbor/Trellis - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2181	Outdoor/Site Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
2197	Shed Buildings - Replace	\$0	\$0	\$0	\$0	\$0
2343	Building Exteriors - Repair/Paint	\$25,000	\$0	\$0	\$0	\$0
2343	Restroom Bldg - Repair/Maintain	\$25,000	\$0	\$0	\$0	\$0
Garden Center 2						
2143	Fencing/Gates - Replace	\$0	\$0	\$0	\$0	\$0
2146	Arbor/Trellis - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2181	Outdoor/Site Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
2343	Building Exteriors - Repair/Paint	\$0	\$0	\$16,974	\$0	\$0
2509	Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
5700	Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
Maintenance Buildings						
2300	Exteriors - Repaint	\$0	\$5,459	\$0	\$5,791	\$0
2600	Doors - Replace	\$0	\$0	\$5,623	\$0	\$0
2610	Glass Storefront Doors - Replace	\$0	\$0	\$0	\$0	\$11,705
2690	Roll-Up Doors - Replace	\$0	\$0	\$0	\$0	\$0
2715	Auto Metal Shade Struct. - Replace	\$0	\$0	\$0	\$0	\$0
3020	Bldg B, Carpet - Replace	\$0	\$0	\$0	\$0	\$0
3020	Bldg E, Carpet - Replace	\$0	\$0	\$24,931	\$0	\$0
3025	Bldg A, Carpet - Replace	\$0	\$0	\$17,505	\$0	\$0
3040	Bldg B, Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2024	2025	2026	2027	2028
3050	Bldg A, Linoleum Floor - Replace	\$0	\$0	\$0	\$0	\$0
3050	Bldg B, Linoleum Floor - Replace	\$0	\$0	\$0	\$0	\$0
3200	Bldg E Work Stations - Replace	\$0	\$0	\$57,819	\$0	\$0
3310	Bldg A, Kitchen Cabinetry - Replace	\$0	\$0	\$0	\$0	\$0
5325	Intercom - Replace	\$0	\$0	\$0	\$0	\$0
5330	Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
5370	Access Camera System - Replace	\$0	\$0	\$0	\$0	\$0
5570	Maintenance Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
5700	Bldg A, Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5700	Bldg D, Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$75,972
5700	Bldg E, Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$27,012
Lighting & Electrical Projects						
2350	Light Poles/Fixtures - Repaint	\$0	\$0	\$28,114	\$0	\$0
5000	Concrete Street Lights - Replace	\$0	\$0	\$0	\$0	\$0
5005	"Bell" Pole Lights - Replace	\$0	\$0	\$33,418	\$0	\$0
5005	"Glass Globe" Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
5005	HIT Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
5005	LED Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
5005	Square Pole Lights - Replace	\$0	\$0	\$40,845	\$0	\$0
5010	"Flange" Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
5015	Post Lights - Replace	\$0	\$0	\$15,383	\$0	\$0
5020	Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
6965	Electrical Enclosure - Replace	\$0	\$13,390	\$0	\$0	\$0
Other GRF Facilities						
1000	Miscellaneous Projects	\$125,000	\$128,750	\$132,613	\$136,591	\$140,689
1005	Space Utilization - Building E	\$7,000,000	\$0	\$0	\$0	\$0
1010	Building E Upkeep/Maint	\$0	\$0	\$0	\$0	\$0
1020	(2024) CH 1 Renovations Project	\$2,000,000	\$0	\$0	\$0	\$0
1020	(2027) CH 1 Renovations Project	\$0	\$0	\$0	\$3,961,135	\$0
1020	(2028) CH 1 Renovations Project	\$0	\$0	\$0	\$0	\$4,079,969
4245	(2025) Broadband Fiber Upgrades	\$0	\$4,120,000	\$0	\$0	\$0
4245	(2026) Broadband Fiber Upgrades	\$0	\$0	\$2,121,800	\$0	\$0
4245	(2027) Broadband Fiber Upgrades	\$0	\$0	\$0	\$2,185,454	\$0
Walls, Fencing, Railings & Gates						
2340	Aluminum Fencing - Repaint	\$0	\$0	\$0	\$0	\$104,672
2340	Iron Fence, Rail & Gates - Repaint	\$0	\$0	\$94,951	\$0	\$0
5500	Block Wall - Repair	\$0	\$0	\$0	\$0	\$0
5505	Stucco Walls - Repair	\$0	\$21,630	\$22,279	\$22,947	\$23,636
5510	Metal Vehicle Gates - Replace	\$0	\$0	\$105,560	\$0	\$111,988
5515	Metal Pedestrian Gates - Replace	\$0	\$0	\$5,994	\$0	\$6,359
5520	Entry Areas, Iron Fencing - Replace	\$0	\$0	\$0	\$0	\$0
5525	Iron 3.5' Railings - Replace	\$0	\$0	\$0	\$0	\$43,895
5525	Shepherds Crook Top Rail - Replace	\$0	\$0	\$0	\$0	\$0
5535	Iron Flat/Steel Pipe Railing - Repl	\$0	\$0	\$0	\$0	\$37,705
5540	Aluminum Fencing - Replace	\$0	\$0	\$0	\$0	\$0
Grounds & Miscellaneous						
3236	Office Space Lease	\$230,000	\$0	\$0	\$0	\$0
4850	AED Defibrillators - Replace	\$0	\$0	\$28,644	\$0	\$0
5334	Repair Shop Electrical Upgrade	\$200,000	\$0	\$0	\$0	\$0
5710	Aliso Creek Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
6105	Benches - Move & Replace	\$29,000	\$0	\$0	\$0	\$0
6265	Flag Poles - Replace	\$0	\$0	\$0	\$0	\$0
6570	Portable Stage Structure - Replace	\$0	\$0	\$0	\$0	\$0
6590	Speed Monitoring Units - Replace	\$0	\$0	\$0	\$0	\$0
6620	Concrete Pedestrian Bridge - Repair	\$0	\$0	\$0	\$0	\$0
6810	Monument Letters - Replace	\$0	\$0	\$0	\$0	\$0
6830	Entry Signage - Replace/Refurbish	\$0	\$0	\$11,670	\$0	\$0
7010	Gate Landscaping - Refurbish	\$250,000	\$0	\$0	\$0	\$0
7010	Landscape & Slopes - Refurbish	\$172,000	\$177,160	\$182,475	\$187,949	\$193,588
7012	CH6 Turf Reduction Project	\$35,000	\$0	\$0	\$0	\$0
7030	V-Ditch (Swales) - Repair	\$26,000	\$0	\$27,583	\$0	\$29,263
Total Expenses		\$11,917,700	\$7,346,166	\$9,909,283	\$8,598,887	\$10,339,430
Ending Reserve Balance		\$19,045,133	\$18,073,240	\$14,813,441	\$13,148,805	\$10,049,617

Fiscal Year	2029	2030	2031	2032	2033
Starting Reserve Balance	\$10,049,617	\$15,099,768	\$18,274,343	\$21,438,450	\$26,158,323
Annual Reserve Funding	\$7,350,000	\$7,350,000	\$7,350,000	\$7,350,000	\$7,350,000
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$314,024	\$416,721	\$495,868	\$594,310	\$652,758
Total Income	\$17,713,641	\$22,866,489	\$26,120,211	\$29,382,760	\$34,161,081
# Component					
Paving & Pavers					
2100 Concrete - Repair/Replace	\$231,855	\$238,810	\$245,975	\$253,354	\$260,955
2125 Garden Cntr #1 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2125 Garden Cntr #2 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2200 Street Pavers - Repair/Replace	\$0	\$0	\$0	\$8,614	\$0
2220 Asphalt - Resurface (2024)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2025)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2026)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2027)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2028)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2029)	\$672,379	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2030)	\$0	\$561,205	\$0	\$0	\$0
2220 Asphalt - Resurface (2031)	\$0	\$0	\$885,509	\$0	\$0
2220 Asphalt - Resurface (2032)	\$0	\$0	\$0	\$646,053	\$0
2220 Asphalt - Resurface (2033)	\$0	\$0	\$0	\$0	\$534,957
2220 Asphalt - Resurface (2034)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2035)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2036)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2037)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2038)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2039)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2040)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2041)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2042)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2043)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2044)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2045)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2046)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2047)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2048)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2049)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2050)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2051)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2052)	\$0	\$0	\$0	\$0	\$0
2220 Equestrian Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 Golf Parking Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2230 Asphalt - Repair/Seal	\$637,601	\$656,729	\$676,431	\$696,724	\$717,625
Roofing Projects					
2391 Tennis Cntr Skylight Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2031 Tile Roof - Replace	\$0	\$0	\$147,585	\$0	\$0
2400 2034 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2036 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2039 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2040-41 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2044 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2046 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2047 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2051 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 Golf Restrooms Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 Tennis Center Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2420 CH7 Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
2420 Maint Bldg C, Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 (2042) Garden Cntr #2 Shingle Roof	\$0	\$0	\$0	\$0	\$0
2450 2029 Comp Shingle Roof - Replace	\$3,478	\$0	\$0	\$0	\$0
2450 2030 Comp Shingle Roof - Replace	\$0	\$8,836	\$0	\$0	\$0
2450 2040 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 2045 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 2062 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 2025 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 2026 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 2027 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 2028 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2029	2030	2031	2032	2033
2465	2035 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	2036 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	2037 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	2040 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	2041 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	2043 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	2044 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	2045 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2470	2040 Metal Louver Roof - Replace	\$0	\$0	\$0	\$0	\$0
2470	2046 Metal Louver Roof - Replace	\$0	\$0	\$0	\$0	\$0
6330	Club 6 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
HVAC Equipment						
4600	Broadband HVAC Systems -Replace	\$24,345	\$25,075	\$25,827	\$26,602	\$27,400
4600	CH1 Gym HVAC (2015) - Replace	\$0	\$0	\$64,568	\$0	\$0
4600	CH1 HVAC (2016) - Replace	\$0	\$0	\$0	\$66,505	\$0
4600	CH1 HVAC (2017) - Replace	\$0	\$0	\$0	\$30,402	\$0
4600	CH1 HVAC (2020) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH1 Lounge Air Handler - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH2 HVAC (2007) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH2 HVAC (2010) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH2 HVAC (2017) - Replace	\$0	\$0	\$0	\$148,845	\$0
4600	CH2 HVAC (Old) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH3 HVAC (2015) - Replace	\$0	\$334,335	\$0	\$0	\$0
4600	CH3 HVAC (2021) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH4 Air Handlers (Old) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH4 HVAC (2017) - Replace	\$0	\$0	\$0	\$36,736	\$0
4600	CH4 HVAC (2018) - Replace	\$0	\$0	\$0	\$0	\$61,977
4600	CH4 HVAC (Old) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH5 HVAC - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH5 HVAC (2017) - Replace	\$0	\$0	\$0	\$177,348	\$0
4600	CH6 HVAC (2004) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH6 HVAC (2017) - Replace	\$0	\$0	\$0	\$29,136	\$0
4600	CH6 HVAC (2020) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH7 HVAC - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH7 HVAC (2007) - Replace	\$0	\$0	\$0	\$0	\$0
4600	Comm Center HVAC Systems - Replace	\$0	\$0	\$0	\$0	\$0
4600	Comm Center HVAC Systems - Replace	\$0	\$0	\$0	\$0	\$0
4600	Comm Center Large HVAC - Replace	\$0	\$0	\$0	\$0	\$0
4600	Gate 1 HVAC - Replace	\$0	\$0	\$7,810	\$0	\$0
4600	Gate 7 HVAC - Replace	\$0	\$0	\$7,810	\$0	\$0
4600	Library/History HVAC - Replace	\$0	\$0	\$0	\$0	\$0
4600	Village Green HVAC Systems -Replace	\$0	\$0	\$0	\$0	\$0
Gatehouses						
5300	Gate #1 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #10 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #11 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #12 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #14 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #2 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #3 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #4 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #5 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #6 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #7 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #8 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #9 - Remodel	\$0	\$0	\$0	\$0	\$0
Library & History Center						
2300	Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
2330	Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2600	Entry Doors - Replace	\$0	\$0	\$0	\$0	\$0
3020	Flooring, Rolled Carpet - Replace	\$0	\$0	\$0	\$0	\$0
3025	Flooring, Tile Carpet - Replace	\$0	\$0	\$0	\$0	\$0
3040	Flooring, Tile - Replace	\$0	\$0	\$0	\$0	\$0
3050	Flooring, Linoleum - Replace	\$0	\$0	\$0	\$0	\$0
3110	Interior Doors - Replace	\$0	\$0	\$0	\$0	\$0
3235	Office Cabinet/Counter - Replace	\$0	\$0	\$0	\$0	\$0
5054	Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
5700	Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2029	2030	2031	2032	2033
5710 Small Restroom - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
Community Center					
2300 Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
2330 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2500 Waterproof Decks - Resurface	\$0	\$0	\$23,368	\$0	\$0
2505 Waterproof Decks - Seal/Repair	\$7,709	\$0	\$0	\$0	\$8,677
2587 Stairway Stringers & Rails - Refurb	\$0	\$0	\$0	\$0	\$11,286
2600 Doors - Replace	\$0	\$0	\$0	\$0	\$0
2725 Building Signage	\$0	\$0	\$0	\$0	\$7,829
3000 TV Station Set - Remodel	\$0	\$0	\$0	\$0	\$0
3020 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
3040 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$93,291
3050 Linoleum Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$50,234
3060 Laminate Flooring - Replace	\$0	\$0	\$0	\$0	\$495,814
3125 Fire Doors - Replace	\$0	\$0	\$0	\$0	\$0
3310 Cabinets & Counters - Replace	\$0	\$0	\$0	\$0	\$202,240
3510 Gym Floor Surface - Replace	\$0	\$0	\$0	\$0	\$0
4210 TV Station Equipment - Replace	\$0	\$0	\$0	\$0	\$0
4500 Elevator - Modernize & Door Pkg	\$0	\$0	\$0	\$0	\$0
4530 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
4550 Domestic Boiler - Replace	\$0	\$0	\$0	\$0	\$41,100
5030 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
5525 3'.5' Iron Railing - Replace	\$0	\$0	\$0	\$0	\$18,267
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710 Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
6300 Wood Trellis/Shade Structure	\$0	\$0	\$0	\$0	\$33,272
8010 EV Charging Station - Replace	\$0	\$0	\$0	\$0	\$0
CH 1 Facilities					
2300 Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
2310 Wood/Metal Surfaces - Repaint	\$0	\$0	\$23,368	\$0	\$0
2330 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2480 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
2520 Bocce Structures - Repair	\$0	\$0	\$0	\$0	\$0
2530 Tile Siding - Replace	\$0	\$0	\$0	\$0	\$0
2660 Door Opener (fitness) - Replace	\$0	\$7,582	\$0	\$0	\$0
3020 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
3040 Exterior Tile Deck - Repair/Replace	\$0	\$0	\$350,514	\$0	\$0
3040 Tile Floors - Replace	\$0	\$0	\$0	\$0	\$42,405
3041 Drive Court Fountain Pavers -Repair	\$0	\$0	\$0	\$0	\$7,568
3050 Linoleum Floors - Replace	\$0	\$0	\$0	\$0	\$0
3070 Hardwood Floor (Lounge) - Replace	\$0	\$0	\$0	\$0	\$0
3075 Hardwood Floor (Lounge) - Refinish	\$0	\$0	\$25,212	\$0	\$0
3160 Acoustic Wall Panels - Replace	\$0	\$0	\$0	\$0	\$0
3310 Cabinetry/Counters - Replace	\$0	\$0	\$0	\$0	\$156,573
3320 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$103,729
3510 Gym Floor Surface - Replace	\$0	\$0	\$0	\$0	\$99,815
4220 Sound System - Replace	\$0	\$0	\$0	\$0	\$0
4660 Emergency Generator - Replace	\$0	\$0	\$0	\$0	\$0
4680 Exhaust Fans - Replace	\$0	\$0	\$0	\$0	\$0
4800 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
5030 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$241,383
5520 Pool Iron Fence/Gates - Replace	\$0	\$0	\$0	\$0	\$0
5700 Locker Rooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710 Locker Rooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
5710 Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
5730 Partition Door (Lounge)- Replace	\$0	\$0	\$0	\$0	\$0
5750 Pool Shower - Re-tile	\$0	\$0	\$0	\$0	\$0
5800 Pool Deck Concrete - Replace	\$0	\$0	\$0	\$0	\$0
5801 Pool Incidentals - Replace	\$12,752	\$13,135	\$13,529	\$13,934	\$14,353
5810 Pool - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$0
5812 Pool/Spa Filters - Replace	\$0	\$0	\$0	\$0	\$0
5815 Pool Boilers - Replace	\$0	\$0	\$0	\$0	\$78,939
5816 Pool Boiler Tank - Replace	\$0	\$0	\$0	\$0	\$41,100
5817 Pool/Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$0
5820 Spa - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$0
5825 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
5848 Chemical Controller - Replace	\$0	\$0	\$0	\$0	\$0
5900 ADA Pool Lift - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2029	2030	2031	2032	2033
5930	Pool Covers CH1, 2, 5 & 6 - Replace	\$0	\$0	\$0	\$0	\$24,791
5932	Pool Cover Reel - Replace	\$0	\$0	\$0	\$0	\$16,962
5990	Pool/Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$67,196
6105	Vinyl/Composite Benches	\$0	\$0	\$0	\$0	\$0
6300	Wood Trellises - Rebuild	\$0	\$0	\$0	\$0	\$0
6315	Bench Shade Structures - Replace	\$0	\$0	\$0	\$0	\$6,915
6317	Bocce Retractable Shades - Replace	\$0	\$0	\$0	\$0	\$0
6525	Basketball Wood Court - Replace	\$0	\$0	\$0	\$0	\$482,766
6526	Basketball Court - Refinish	\$0	\$0	\$25,827	\$0	\$0
6540	Bocce Ball Backboards - Replace	\$0	\$0	\$0	\$0	\$0
6540	Bocce Court Rails - Replace	\$0	\$0	\$0	\$0	\$0
6541	Bocce Surface Carpet - Replace	\$0	\$0	\$10,884	\$0	\$0
6575	Shuffleboard Room - Refurbish	\$0	\$0	\$0	\$0	\$0
6576	Archery Room - Refurbish	\$0	\$0	\$0	\$0	\$0
6577	Gym Padded Walls - Replace	\$0	\$0	\$0	\$0	\$0
6680	Fountains - Refurbish	\$0	\$0	\$0	\$0	\$0
CH2 Facilities						
2140	Concrete Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
2145	Concrete Pool Deck - Seal/Repair	\$0	\$0	\$0	\$0	\$32,619
2300	Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
2310	Wood/Metal Surfaces - Repaint	\$0	\$0	\$19,678	\$0	\$0
2330	Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2530	Exterior Tile Siding - Replace	\$0	\$0	\$0	\$0	\$0
2650	Metal Utility Doors - Replace	\$0	\$0	\$0	\$0	\$14,483
2660	Door Opener Systems - Replace	\$0	\$29,851	\$0	\$0	\$0
2670	Metal Roll-Up Door - Replace	\$0	\$0	\$0	\$0	\$0
3020	Carpet - Replace	\$0	\$0	\$0	\$0	\$0
3040	Exterior Tile Deck - Repair/Replace	\$0	\$0	\$694,879	\$0	\$0
3050	Linoleum Floors - Replace	\$0	\$0	\$0	\$0	\$12,722
3060	Laminate Floorings - Replace	\$0	\$0	\$0	\$0	\$18,919
3070	Hardwood Floor - Replace	\$0	\$0	\$0	\$0	\$228,335
3075	Hardwood Floor - Refinish	\$0	\$0	\$51,040	\$0	\$0
3160	Wallcoverings - Replace	\$0	\$0	\$0	\$0	\$0
3200	Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
3280	Wicker Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$45,667
3285	Wicker Furn Cushions - Replace	\$23,765	\$0	\$0	\$0	\$26,748
3310	Cabinetry/Counters - Replace	\$0	\$0	\$0	\$0	\$0
3310	Storage Cabinets - Refurbish	\$0	\$0	\$0	\$0	\$0
3320	Commercial Kitchen Appliances - Rep	\$0	\$0	\$0	\$0	\$116,777
3320	Residential Kitchen Appliances - R	\$0	\$0	\$0	\$0	\$18,267
3364	Air Curtain - Replace	\$3,072	\$0	\$0	\$0	\$0
4570	Water Heaters - Replace	\$0	\$0	\$0	\$0	\$0
4800	Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
5020	Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$28,705
5030	Interior Lights - Replace	\$0	\$0	\$0	\$0	\$43,710
5520	CH2 Lawn Bowling Iron Fence - Repl	\$0	\$0	\$0	\$0	\$0
5520	CH2 Pool Iron Fence/Gates - Replace	\$0	\$0	\$0	\$0	\$0
5550	CH2 & CH4, Wood Fences - Replace	\$0	\$0	\$0	\$0	\$9,590
5700	Locker Rooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5700	Restrooms (Club) - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Locker Rooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Restrooms (Club) - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Restrooms, Lawn Bowlg, Minor Refur	\$0	\$0	\$0	\$0	\$0
5750	Pool Shower - Re-tile	\$0	\$0	\$0	\$0	\$0
5801	Pool Incidentals - Replace	\$12,752	\$13,135	\$13,529	\$13,934	\$14,353
5810	Pool - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$0
5812	Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
5815	Pool Boiler - Replace	\$0	\$0	\$0	\$0	\$0
5817	Large Pool Pump - Replace	\$0	\$0	\$0	\$0	\$12,004
5820	Spa - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$0
5825	Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
5848	Chemical Controller - Replace	\$0	\$0	\$0	\$0	\$0
5900	ADA Pool Lift - Replace	\$0	\$0	\$0	\$0	\$0
5932	Pool Cover Reel - Replace	\$0	\$0	\$0	\$0	\$16,962
5990	Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$91,987
5995	Courtyard Canopies - Replace	\$0	\$0	\$0	\$0	\$0
6105	Vinyl/Composite Benches	\$0	\$0	\$0	\$0	\$45,667
6300	Wood Trellis/Shade Structure	\$0	\$0	\$0	\$0	\$0
6305	Trex Trellis (L.B.) - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2029	2030	2031	2032	2033
6315	Fabric Shade Structures - Replace	\$0	\$0	\$0	\$0	\$0
6541	Lawn Bowling Surface - Replace	\$0	\$0	\$270,572	\$0	\$0
CH3 Facilities						
2300	Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
2330	Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2610	Automatic Entry Doors - Replace	\$0	\$0	\$0	\$0	\$34,576
2690	Counter Door - Replace	\$0	\$0	\$0	\$0	\$0
3020	Carpet - Replace	\$0	\$0	\$0	\$0	\$0
3020	Carpet (2022) - Replace	\$0	\$0	\$0	\$19,635	\$0
3050	Linoleum Floors - Replace	\$0	\$0	\$0	\$17,101	\$0
3060	Laminate Flooring - Replace	\$0	\$0	\$0	\$0	\$0
3070	Wooden Stage - Refurbish	\$0	\$0	\$0	\$0	\$182,668
3160	Wallcoverings - Replace	\$0	\$0	\$0	\$0	\$0
3190	Stage Curtain Rigging System - Repl	\$0	\$0	\$0	\$0	\$0
3195	Stage Curtains - Replace	\$0	\$0	\$0	\$0	\$0
3197	Stage Controller System - Replace	\$0	\$0	\$0	\$0	\$0
3200	Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
3310	Cabinetry/Counters - Replace	\$0	\$0	\$0	\$0	\$195,716
3320	Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$102,425
4220	Auditorium Sound System - Replace	\$0	\$0	\$0	\$0	\$0
4230	Dining Room Projectors - Replace	\$0	\$0	\$0	\$0	\$0
4525	ADA Wheelchair Lift - Replace	\$0	\$0	\$0	\$0	\$0
4570	Water Heater (2010) - Replace	\$0	\$0	\$0	\$0	\$0
4570	Water Heater (2020) - Replace	\$0	\$0	\$0	\$17,735	\$0
4800	Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
5030	Interior Lights - Replace	\$0	\$0	\$0	\$0	\$68,501
5700	Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
CH4 Facilities						
2300	Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
2310	Wood/Metal Surfaces - Repaint	\$0	\$0	\$19,678	\$0	\$0
2330	Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2480	Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
2485	Skylights - Replace	\$0	\$0	\$0	\$0	\$32,619
2500	Waterproof Decks - Resurface	\$0	\$0	\$0	\$0	\$0
2505	Waterproof Decks - Seal/Repair	\$30,141	\$0	\$0	\$0	\$33,924
3020	Carpet - Replace	\$0	\$0	\$0	\$0	\$0
3050	Linoleum Floors - Replace	\$0	\$0	\$0	\$0	\$0
3160	Wallcoverings - Replace	\$0	\$0	\$0	\$0	\$0
3200	Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
3280	Wicker Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$44,362
3310	Cabinetry/Counters - Replace	\$0	\$0	\$0	\$0	\$0
3810	Activities Equipment - Replace	\$0	\$68,658	\$0	\$0	\$0
4570	Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4800	Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
5030	Interior Lights - Replace	\$0	\$0	\$0	\$0	\$88,072
5520	CH4 Pool Iron Fence/Gates - Replace	\$0	\$0	\$0	\$0	\$0
5700	Locker Rooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5700	Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Locker Rooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
5800	Pool Deck Concrete - Replace	\$0	\$0	\$0	\$0	\$0
5801	Pool Incidentals - Replace	\$12,752	\$13,135	\$13,529	\$13,934	\$14,353
5810	Pool - Resurface & Re-tile	\$67,238	\$0	\$0	\$0	\$0
5812	Pool & Spa Filters - Replace	\$15,650	\$0	\$0	\$0	\$0
5815	Pool Boiler - Replace	\$0	\$0	\$0	\$0	\$0
5817	Large Pool Pump - Replace	\$0	\$0	\$0	\$0	\$12,004
5820	Spa - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$0
5825	Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
5848	Chemical Controller - Replace	\$0	\$0	\$0	\$0	\$0
5900	ADA Pool Lift - Replace	\$0	\$0	\$0	\$0	\$0
5932	Pool Cover Reel - Replace	\$0	\$0	\$0	\$0	\$16,962
5932	Spa Cover Reel - Replace	\$0	\$0	\$0	\$0	\$12,656
5990	Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$52,191
6300	Wood Deck Structure - Refurbish	\$0	\$0	\$0	\$0	\$0
6300	Wood Shade Structure - Refurbish	\$0	\$0	\$0	\$0	\$0
CH5 Facilities						
2300	Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
2330	Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2029	2030	2031	2032	2033
2485 Skylights - Replace	\$0	\$0	\$0	\$0	\$58,062
2730 Decor Tile Elements - Replace	\$0	\$0	\$0	\$0	\$14,679
3020 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
3040 Tile Floors - Replace	\$0	\$0	\$0	\$0	\$0
3050 Linoleum Floors - Replace	\$0	\$0	\$0	\$0	\$0
3050 LVT Floors - Replace	\$0	\$0	\$0	\$0	\$0
3070 Hardwood Floors - Replace	\$0	\$0	\$0	\$0	\$0
3075 Hardwood Floors - Refinish	\$0	\$0	\$60,264	\$0	\$0
3160 Acoustic Wall Panels - Replace	\$0	\$0	\$0	\$0	\$0
3190 Stage Curtain Rigging System - Repl	\$0	\$0	\$0	\$0	\$0
3195 Stage Curtains - Replace	\$0	\$0	\$0	\$0	\$0
3200 Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
3280 Wicker Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$35,229
3310 Cabinetry/Cabinets - Replace	\$0	\$0	\$0	\$0	\$146,787
3320 Kitchen Appliances - Replace	\$103,755	\$0	\$0	\$0	\$0
4220 Sound System - Replace	\$0	\$0	\$0	\$0	\$0
4660 Emergency Generator - Replace	\$85,207	\$0	\$0	\$0	\$0
4800 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
5520 CH5 Pool Iron Fence/Gate - Replace	\$0	\$0	\$0	\$0	\$0
5700 Locker Rooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710 Locker Rooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
5710 Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
5800 Pool Deck Concrete - Replace	\$0	\$0	\$0	\$0	\$0
5801 Pool Incidentals - Replace	\$12,752	\$13,135	\$13,529	\$13,934	\$14,353
5810 Pool - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$0
5812 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
5815 Pool Boiler - Replace	\$0	\$0	\$0	\$0	\$0
5815 Pool Boiler #2 - Replace	\$0	\$0	\$0	\$0	\$0
5820 Spa - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$0
5822 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
5825 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
5827 Spa Pump - Replace	\$0	\$0	\$13,160	\$0	\$0
5848 Chemical Controllers - Replace	\$0	\$0	\$0	\$19,002	\$0
5850 Pool/Spa Salt Generator	\$0	\$0	\$0	\$0	\$32,619
5850 Salt Generator - Replace	\$0	\$0	\$0	\$0	\$0
5900 ADA Pool Lift - Replace	\$0	\$0	\$0	\$0	\$0
5932 Pool Cover Reel - Replace	\$0	\$0	\$0	\$0	\$0
5990 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$31,967
6100 Metal Park Benches - Replace	\$0	\$0	\$0	\$0	\$0
6300 Wood Trellis/Shade Structure	\$0	\$0	\$0	\$0	\$67,848
CH6 Facilities					
2280 Stamped Concrete - Repair	\$0	\$0	\$0	\$0	\$41,753
2300 Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
2310 Wood/Metal Surfaces - Repaint	\$0	\$0	\$6,457	\$0	\$0
2330 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2480 Gutter/Downspouts - Replace	\$0	\$0	\$0	\$0	\$6,785
3040 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
3050 Billiard Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
3050 LVT Floor - Replace	\$0	\$0	\$0	\$9,564	\$0
3060 Laminate Flooring - Replace	\$0	\$0	\$0	\$108,309	\$0
3160 Wallcoverings - Replace	\$0	\$0	\$0	\$11,021	\$0
3200 Furnishings - Replace	\$0	\$0	\$0	\$39,903	\$0
3280 Wicker Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$32,619
3310 Cabinetry/Counters - Replace	\$0	\$0	\$0	\$0	\$0
3320 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$102,425
4220 Dining Rm Sound System - Replace	\$0	\$0	\$0	\$22,802	\$0
4220 Sound System - Replace	\$0	\$0	\$0	\$0	\$0
4570 Water Heater - Replace	\$0	\$16,717	\$0	\$0	\$0
4800 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
5015 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$15,657
5520 CH6 Pool Iron Fence/Gate - Replace	\$0	\$0	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710 Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
5800 Pool Deck Concrete - Replace	\$0	\$0	\$0	\$0	\$189,192
5801 Pool Incidentals - Replace	\$12,752	\$13,135	\$13,529	\$13,934	\$14,353
5810 Pool - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$0
5815 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
5848 Chemical Controller - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2029	2030	2031	2032	2033
5900	ADA Pool Lift - Replace	\$0	\$0	\$0	\$0	\$0
5990	Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$28,705
CH7 Facilities						
2300	Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
2310	Wood/Metal Surfaces - Repaint	\$0	\$0	\$7,810	\$0	\$0
2330	Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2660	Door Opener Systems - Replace	\$0	\$0	\$0	\$0	\$0
3020	Carpet - Replace	\$0	\$0	\$0	\$0	\$0
3040	Tile Floors - Replace	\$0	\$0	\$0	\$0	\$0
3050	Linoleum Floors - Replace	\$0	\$0	\$0	\$0	\$0
3070	Hardwood Floor - Replace	\$0	\$0	\$0	\$0	\$0
3075	Hardwood Floor - Refinish	\$0	\$0	\$16,603	\$0	\$0
3160	Wallcoverings - Replace	\$0	\$0	\$0	\$0	\$0
3200	Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
3270	Patio Furniture - Replace	\$0	\$0	\$18,448	\$0	\$0
3280	Wicker Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$14,353
3310	Cabinetry/Counters - Replace	\$0	\$0	\$0	\$0	\$182,668
3320	Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
3364	Air Curtain - Replace	\$0	\$0	\$0	\$0	\$0
4220	Sound System - Replace	\$0	\$0	\$0	\$0	\$0
4550	Boiler/Tank #1 - Replace	\$0	\$0	\$0	\$0	\$0
4570	Boiler/Tank #2 - Replace	\$0	\$0	\$0	\$0	\$0
4800	Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
5030	Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
5700	Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$112,863
5710	Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
6105	Vinyl/Composite Benches	\$0	\$0	\$0	\$0	\$11,025
6124	Composite Trash Receptacles - Repl	\$0	\$0	\$0	\$0	\$7,111
6320	Metal Trellis - Replace	\$56,804	\$0	\$0	\$0	\$0
6967	UPS (emergency power) - Replace	\$0	\$0	\$0	\$0	\$0
CH7 Tennis Center						
2306	Awnings/Canopies - Replace	\$0	\$0	\$10,946	\$0	\$0
2343	Building Interior/Exterior - Paint	\$0	\$0	\$0	\$0	\$0
2367	Doors - Replace	\$0	\$0	\$0	\$0	\$0
2522	HVAC - Replace	\$0	\$0	\$0	\$0	\$0
2741	Clubhouse - Remodel Allowance	\$0	\$0	\$0	\$0	\$0
2749	Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
2749	Restrooms - Minor Refurbish	\$0	\$0	\$9,716	\$0	\$0
2805	Court Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
2809	Tennis Courts - Re-coat/Resurface	\$56,804	\$0	\$0	\$0	\$63,934
2813	Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2815	Tennis Court Windscreen - Replace	\$0	\$0	\$13,590	\$0	\$0
2817	Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
Village Green - Golf Building						
2110	Walkway Pavers - Repair	\$0	\$0	\$0	\$0	\$0
2300	Exterior - Repaint	\$0	\$0	\$0	\$0	\$0
2330	Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2600	Doors - Replace	\$0	\$0	\$0	\$0	\$0
3020	Carpet - Replace	\$0	\$0	\$38,741	\$0	\$0
3040	Exterior Tile - Replace	\$0	\$0	\$0	\$0	\$0
3040	Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
3120	Acoustic Room Dividers - Replace	\$0	\$0	\$0	\$0	\$9,721
3200	Furniture/Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
3320	Bar Appliances - Replace	\$0	\$0	\$0	\$0	\$0
3320	Food Service - Replacements	\$22,026	\$0	\$0	\$24,069	\$0
3530	Clothes Lockers - Replace	\$0	\$0	\$0	\$0	\$0
3530	Golf Bag Lockers - Replace	\$0	\$0	\$0	\$0	\$43,058
4238	Starter PA System - Replace	\$0	\$0	\$0	\$0	\$0
4500	Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
4530	Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
4570	Water Heaters - Replace	\$0	\$0	\$11,930	\$0	\$0
4800	Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
5030	Exterior Lights/Fans - Replace	\$0	\$0	\$0	\$0	\$18,267
5050	Interior Hanging Lights - Replace	\$0	\$0	\$0	\$0	\$10,373
5700	Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
6205	Outdoor Heaters - Replace	\$0	\$0	\$0	\$0	\$0
6315	Par 3 Shade Structure - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2029	2030	2031	2032	2033
Village Green Golf Courses					
2836 Cart Paths - Repair/Maintain	\$39,415	\$0	\$0	\$43,070	\$0
2838 Tee Boxes - Restore/Replace	\$0	\$537,324	\$0	\$0	\$0
2840 Fairways/Rough - Restore/Replace	\$0	\$128,361	\$0	\$0	\$0
2842 Bunkers/Traps - Restore/Refurbish	\$0	\$0	\$0	\$0	\$0
2844 Greens - Restore/Re-Grass	\$0	\$537,324	\$0	\$0	\$0
2845 Greens - Reconstruction	\$0	\$0	\$0	\$0	\$0
2861 Golf Irrigation System -Replace 25%	\$0	\$758,223	\$0	\$0	\$0
2873 Restroom Bldg Windows/Drs - Replace	\$0	\$0	\$0	\$0	\$0
2877 Course Signs/Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710 Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
Village Green Pickleball Courts					
3270 Court Furniture - Replace	\$0	\$0	\$0	\$0	\$0
5090 Court Lights - Replace	\$0	\$0	\$0	\$0	\$0
5570 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
6160 Concrete Drinking Fountain - Repl	\$0	\$0	\$0	\$0	\$0
6315 Fabric Shade Structure - Replace	\$8,521	\$0	\$0	\$0	\$0
6500 Paddle Courts - Resurface	\$0	\$0	\$0	\$0	\$14,353
6515 Court Windscreens - Replace	\$0	\$0	\$0	\$0	\$8,481
6565 Standing Bleachers - Replace	\$0	\$0	\$0	\$0	\$0
Equestrian Center					
2310 Wood Surfaces - Repaint	\$0	\$0	\$0	\$0	\$32,619
2360 Interior/Exterior Block - Repaint	\$0	\$0	\$0	\$36,736	\$0
2520 Wood Surfaces - Repair	\$7,303	\$7,523	\$7,748	\$7,981	\$8,220
2600 Doors - Replace	\$0	\$0	\$0	\$8,994	\$0
2715 Metal Shade Structures - Replace	\$0	\$0	\$0	\$0	\$0
3000 Office./Kitchen Facilities -Remodel	\$0	\$0	\$0	\$0	\$0
5005 Arena Lights - Replace	\$0	\$0	\$0	\$0	\$0
5050 Exterior Lights - Replace	\$0	\$0	\$0	\$12,731	\$0
5570 Equestrian Security Fence - Replace	\$0	\$0	\$0	\$0	\$0
5595 Crib Wall - Repair	\$0	\$0	\$0	\$0	\$0
5620 Hot Walker Equipment - Replace	\$0	\$0	\$0	\$0	\$26,095
5640 Stall & Arena Pipe Railing - Repair	\$23,185	\$23,881	\$24,597	\$25,335	\$26,095
5700 Restrooms & Lounge - Refurbish	\$0	\$0	\$0	\$0	\$0
5710 Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
6380 Storage Sheds - Refurbish/Replace	\$0	\$9,732	\$0	\$0	\$0
6390 Hopper Bin Feed Silo - Replace	\$0	\$0	\$0	\$0	\$43,058
6565 Bleachers/Shade Structure - Repair	\$0	\$0	\$0	\$0	\$0
Garden Center 1					
2143 Site Fencing (Chain Link) - Replace	\$0	\$0	\$0	\$0	\$0
2146 Arbor/Trellis - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furnishings - Replace	\$0	\$0	\$0	\$19,635	\$0
2197 Shed Buildings - Replace	\$0	\$0	\$0	\$0	\$26,095
2343 Building Exteriors - Repair/Paint	\$0	\$0	\$0	\$0	\$0
2343 Restroom Bldg - Repair/Maintain	\$0	\$0	\$0	\$0	\$0
Garden Center 2					
2143 Fencing/Gates - Replace	\$0	\$0	\$0	\$0	\$0
2146 Arbor/Trellis - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furnishings - Replace	\$0	\$0	\$0	\$13,048	\$0
2343 Building Exteriors - Repair/Paint	\$0	\$0	\$19,678	\$0	\$0
2509 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$13,961
Maintenance Buildings					
2300 Exteriors - Repaint	\$6,144	\$0	\$6,518	\$0	\$6,915
2600 Doors - Replace	\$0	\$0	\$0	\$0	\$0
2610 Glass Storefront Doors - Replace	\$0	\$0	\$0	\$0	\$0
2690 Roll-Up Doors - Replace	\$0	\$0	\$0	\$0	\$30,662
2715 Auto Metal Shade Struct. - Replace	\$0	\$0	\$0	\$0	\$0
3020 Bldg B, Carpet - Replace	\$0	\$0	\$11,315	\$0	\$0
3020 Bldg E, Carpet - Replace	\$0	\$0	\$0	\$0	\$0
3025 Bldg A, Carpet - Replace	\$0	\$0	\$0	\$0	\$0
3040 Bldg B, Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
3050 Bldg A, Linoleum Floor - Replace	\$0	\$0	\$0	\$0	\$16,962
3050 Bldg B, Linoleum Floor - Replace	\$0	\$0	\$20,908	\$0	\$0
3200 Bldg E Work Stations - Replace	\$0	\$0	\$67,028	\$0	\$0
3310 Bldg A, Kitchen Cabinetry - Replace	\$0	\$0	\$0	\$0	\$0
5325 Intercom - Replace	\$0	\$0	\$0	\$8,804	\$0

Fiscal Year	2029	2030	2031	2032	2033
5330 Gate Operators - Replace	\$0	\$24,478	\$0	\$0	\$0
5370 Access Camera System - Replace	\$24,345	\$0	\$0	\$0	\$0
5570 Maintenance Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
5700 Bldg A, Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$45,667
5700 Bldg D, Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5700 Bldg E, Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
Lighting & Electrical Projects					
2350 Light Poles/Fixtures - Repaint	\$0	\$0	\$0	\$0	\$0
5000 Concrete Street Lights - Replace	\$0	\$0	\$0	\$0	\$0
5005 "Bell" Pole Lights - Replace	\$0	\$0	\$38,741	\$0	\$0
5005 "Glass Globe" Pole Lights - Replace	\$0	\$0	\$0	\$0	\$20,876
5005 HIT Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
5005 LED Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
5005 Square Pole Lights - Replace	\$0	\$0	\$47,350	\$0	\$0
5010 "Flange" Pole Lights - Replace	\$0	\$0	\$43,046	\$0	\$0
5015 Post Lights - Replace	\$0	\$0	\$0	\$0	\$0
5020 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$109,601
6965 Electrical Enclosure - Replace	\$0	\$15,523	\$0	\$0	\$0
Other GRF Facilities					
1000 Miscellaneous Projects	\$144,909	\$149,257	\$153,734	\$158,346	\$163,097
1005 Space Utilization - Building E	\$0	\$0	\$0	\$0	\$0
1010 Building E Upkeep/Maint	\$0	\$0	\$0	\$0	\$0
1020 (2024) CH 1 Renovations Project	\$0	\$0	\$0	\$0	\$0
1020 (2027) CH 1 Renovations Project	\$0	\$0	\$0	\$0	\$0
1020 (2028) CH 1 Renovations Project	\$0	\$0	\$0	\$0	\$0
4245 (2025) Broadband Fiber Upgrades	\$0	\$0	\$0	\$0	\$0
4245 (2026) Broadband Fiber Upgrades	\$0	\$0	\$0	\$0	\$0
4245 (2027) Broadband Fiber Upgrades	\$0	\$0	\$0	\$0	\$0
Walls, Fencing, Railings & Gates					
2340 Aluminum Fencing - Repaint	\$0	\$0	\$0	\$0	\$0
2340 Iron Fence, Rail & Gates - Repaint	\$0	\$0	\$110,074	\$0	\$0
5500 Block Wall - Repair	\$0	\$0	\$0	\$0	\$0
5505 Stucco Walls - Repair	\$24,345	\$25,075	\$25,827	\$26,602	\$27,400
5510 Metal Vehicle Gates - Replace	\$0	\$118,808	\$0	\$126,044	\$0
5515 Metal Pedestrian Gates - Replace	\$0	\$6,746	\$0	\$7,157	\$0
5520 Entry Areas, Iron Fencing - Replace	\$0	\$0	\$0	\$0	\$71,110
5525 Iron 3.5' Railings - Replace	\$0	\$0	\$0	\$0	\$0
5525 Shepherds Crook Top Rail - Replace	\$0	\$0	\$0	\$0	\$0
5535 Iron Flat/Steel Pipe Railing - Repl	\$0	\$0	\$0	\$0	\$0
5540 Aluminum Fencing - Replace	\$0	\$0	\$0	\$0	\$0
Grounds & Miscellaneous					
3236 Office Space Lease	\$0	\$0	\$0	\$0	\$0
4850 AED Defibrillators - Replace	\$0	\$0	\$0	\$0	\$0
5334 Repair Shop Electrical Upgrade	\$0	\$0	\$0	\$0	\$0
5710 Aliso Creek Restrooms - Refurbish	\$0	\$0	\$13,529	\$0	\$0
6105 Benches - Move & Replace	\$0	\$0	\$0	\$0	\$0
6265 Flag Poles - Replace	\$30,721	\$0	\$0	\$0	\$0
6570 Portable Stage Structure - Replace	\$0	\$0	\$0	\$0	\$0
6590 Speed Monitoring Units - Replace	\$0	\$0	\$14,758	\$0	\$0
6620 Concrete Pedestrian Bridge - Repair	\$0	\$0	\$0	\$0	\$69,153
6810 Monument Letters - Replace	\$0	\$0	\$0	\$0	\$132,434
6830 Entry Signage - Replace/Refurbish	\$0	\$0	\$13,529	\$0	\$0
7010 Gate Landscaping - Refurbish	\$0	\$0	\$0	\$0	\$0
7010 Landscape & Slopes - Refurbish	\$199,395	\$205,377	\$211,538	\$217,884	\$224,421
7012 CH6 Turf Reduction Project	\$0	\$0	\$0	\$0	\$0
7030 V-Ditch (Swales) - Repair	\$0	\$31,045	\$0	\$32,936	\$0
Total Expenses	\$2,613,873	\$4,592,146	\$4,681,761	\$3,224,437	\$8,041,643
Ending Reserve Balance	\$15,099,768	\$18,274,343	\$21,438,450	\$26,158,323	\$26,119,438

Fiscal Year	2034	2035	2036	2037	2038
Starting Reserve Balance	\$26,119,438	\$29,277,622	\$33,249,285	\$32,213,100	\$37,304,168
Annual Reserve Funding	\$7,350,000	\$7,350,000	\$7,350,000	\$7,350,000	\$7,350,000
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$691,707	\$780,733	\$817,386	\$868,017	\$918,060
Total Income	\$34,161,145	\$37,408,354	\$41,416,671	\$40,431,117	\$45,572,228
# Component					
Paving & Pavers					
2100 Concrete - Repair/Replace	\$268,783	\$276,847	\$285,152	\$293,707	\$302,518
2125 Garden Cntr #1 Asphalt - Resurface	\$87,355	\$0	\$0	\$0	\$0
2125 Garden Cntr #2 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2200 Street Pavers - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2024)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2025)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2026)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2027)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2028)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2029)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2030)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2031)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2032)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2033)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2034)	\$604,762	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2035)	\$0	\$595,221	\$0	\$0	\$0
2220 Asphalt - Resurface (2036)	\$0	\$0	\$826,941	\$0	\$0
2220 Asphalt - Resurface (2037)	\$0	\$0	\$0	\$646,155	\$0
2220 Asphalt - Resurface (2038)	\$0	\$0	\$0	\$0	\$907,554
2220 Asphalt - Resurface (2039)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2040)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2041)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2042)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2043)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2044)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2045)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2046)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2047)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2048)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2049)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2050)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2051)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2052)	\$0	\$0	\$0	\$0	\$0
2220 Equestrian Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 Golf Parking Asphalt - Resurface	\$0	\$92,744	\$0	\$0	\$0
2230 Asphalt - Repair/Seal	\$739,154	\$761,329	\$784,168	\$807,694	\$831,924
Roofing Projects					
2391 Tennis Cntr Skylight Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2031 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2034 Tile Roof - Replace	\$6,048	\$0	\$0	\$0	\$0
2400 2036 Tile Roof - Replace	\$0	\$0	\$18,535	\$0	\$0
2400 2039 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2040-41 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2044 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2046 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2047 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2051 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 Golf Restrooms Tile Roof - Replace	\$0	\$0	\$0	\$0	\$7,941
2400 Tennis Center Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2420 CH7 Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
2420 Maint Bldg C, Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 (2042) Garden Cntr #2 Shingle Roof	\$0	\$0	\$0	\$0	\$0
2450 2029 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 2030 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 2040 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 2045 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 2062 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 2025 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 2026 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 2027 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 2028 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2034	2035	2036	2037	2038
2465	2035 BUR to PVC Cool Roof - Replace	\$0	\$15,227	\$0	\$0	\$0
2465	2036 BUR to PVC Cool Roof - Replace	\$0	\$0	\$256,637	\$0	\$0
2465	2037 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$136,574	\$0
2465	2040 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	2041 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	2043 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	2044 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	2045 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2470	2040 Metal Louver Roof - Replace	\$0	\$0	\$0	\$0	\$0
2470	2046 Metal Louver Roof - Replace	\$0	\$0	\$0	\$0	\$0
6330	Club 6 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
HVAC Equipment						
4600	Broadband HVAC Systems -Replace	\$28,222	\$29,069	\$29,941	\$30,839	\$31,764
4600	CH1 Gym HVAC (2015) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH1 HVAC (2016) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH1 HVAC (2017) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH1 HVAC (2020) - Replace	\$0	\$23,532	\$0	\$0	\$0
4600	CH1 Lounge Air Handler - Replace	\$0	\$0	\$19,248	\$0	\$0
4600	CH2 HVAC (2007) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH2 HVAC (2010) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH2 HVAC (2017) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH2 HVAC (Old) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH3 HVAC (2015) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH3 HVAC (2021) - Replace	\$0	\$0	\$834,070	\$0	\$0
4600	CH4 Air Handlers (Old) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH4 HVAC (2017) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH4 HVAC (2018) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH4 HVAC (Old) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH5 HVAC - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH5 HVAC (2017) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH6 HVAC (2004) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH6 HVAC (2017) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH6 HVAC (2020) - Replace	\$0	\$58,138	\$0	\$0	\$0
4600	CH7 HVAC - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH7 HVAC (2007) - Replace	\$0	\$0	\$0	\$0	\$0
4600	Comm Center HVAC Systems - Replace	\$0	\$0	\$89,823	\$0	\$0
4600	Comm Center HVAC Systems - Replace	\$0	\$0	\$156,834	\$0	\$0
4600	Comm Center Large HVAC - Replace	\$0	\$0	\$0	\$0	\$0
4600	Gate 1 HVAC - Replace	\$0	\$0	\$0	\$0	\$0
4600	Gate 7 HVAC - Replace	\$0	\$0	\$0	\$0	\$0
4600	Library/History HVAC - Replace	\$0	\$0	\$105,506	\$0	\$0
4600	Village Green HVAC Systems -Replace	\$0	\$0	\$0	\$0	\$0
Gatehouses						
5300	Gate #1 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #10 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #11 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #12 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #14 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #2 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #3 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #4 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #5 - Remodel	\$0	\$0	\$0	\$77,832	\$0
5300	Gate #6 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #7 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #8 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #9 - Remodel	\$0	\$0	\$0	\$0	\$0
Library & History Center						
2300	Stucco - Repaint	\$0	\$0	\$0	\$0	\$8,697
2330	Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$19,664
2600	Entry Doors - Replace	\$0	\$0	\$0	\$0	\$59,747
3020	Flooring, Rolled Carpet - Replace	\$0	\$0	\$0	\$0	\$17,395
3025	Flooring, Tile Carpet - Replace	\$0	\$0	\$0	\$0	\$242,014
3040	Flooring, Tile - Replace	\$0	\$0	\$0	\$0	\$13,084
3050	Flooring, Linoleum - Replace	\$0	\$0	\$0	\$0	\$0
3110	Interior Doors - Replace	\$0	\$0	\$0	\$0	\$12,857
3235	Office Cabinet/Counter - Replace	\$0	\$0	\$0	\$0	\$54,453
5054	Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
5700	Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$105,125
5710	Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2034	2035	2036	2037	2038
5710 Small Restroom - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
Community Center					
2300 Stucco - Repaint	\$0	\$0	\$57,030	\$0	\$0
2330 Interior Surfaces - Repaint	\$0	\$0	\$139,012	\$0	\$0
2500 Waterproof Decks - Resurface	\$0	\$0	\$0	\$0	\$0
2505 Waterproof Decks - Seal/Repair	\$0	\$0	\$0	\$9,766	\$0
2587 Stairway Stringers & Rails - Refurb	\$0	\$0	\$0	\$0	\$0
2600 Doors - Replace	\$0	\$0	\$0	\$0	\$24,201
2725 Building Signage	\$0	\$0	\$0	\$0	\$0
3000 TV Station Set - Remodel	\$21,503	\$0	\$0	\$0	\$0
3020 Carpet - Replace	\$0	\$0	\$456,243	\$0	\$0
3040 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
3050 Linoleum Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
3060 Laminate Flooring - Replace	\$0	\$0	\$0	\$0	\$0
3125 Fire Doors - Replace	\$0	\$0	\$0	\$0	\$0
3310 Cabinets & Counters - Replace	\$0	\$0	\$0	\$0	\$0
3510 Gym Floor Surface - Replace	\$0	\$0	\$89,110	\$0	\$0
4210 TV Station Equipment - Replace	\$712,276	\$0	\$0	\$0	\$0
4500 Elevator - Modernize & Door Pkg	\$0	\$0	\$0	\$0	\$0
4530 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
4550 Domestic Boiler - Replace	\$0	\$0	\$0	\$0	\$0
5030 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
5525 3'.5' Iron Railing - Replace	\$0	\$0	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$491,888	\$0	\$0
5710 Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
6300 Wood Trellis/Shade Structure	\$0	\$0	\$0	\$0	\$0
8010 EV Charging Station - Replace	\$93,402	\$0	\$0	\$0	\$0
CH 1 Facilities					
2300 Stucco - Repaint	\$0	\$0	\$62,733	\$0	\$0
2310 Wood/Metal Surfaces - Repaint	\$0	\$0	\$27,089	\$0	\$0
2330 Interior Surfaces - Repaint	\$0	\$0	\$96,239	\$0	\$0
2480 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
2520 Bocce Structures - Repair	\$0	\$0	\$0	\$0	\$8,017
2530 Tile Siding - Replace	\$0	\$0	\$0	\$0	\$0
2660 Door Opener (fitness) - Replace	\$0	\$0	\$0	\$0	\$0
3020 Carpet - Replace	\$0	\$0	\$61,308	\$0	\$0
3040 Exterior Tile Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
3040 Tile Floors - Replace	\$0	\$0	\$0	\$0	\$0
3041 Drive Court Fountain Pavers -Repair	\$0	\$0	\$0	\$0	\$0
3050 Linoleum Floors - Replace	\$0	\$0	\$0	\$0	\$0
3070 Hardwood Floor (Lounge) - Replace	\$0	\$0	\$0	\$0	\$0
3075 Hardwood Floor (Lounge) - Refinish	\$0	\$0	\$29,228	\$0	\$0
3160 Acoustic Wall Panels - Replace	\$0	\$0	\$0	\$0	\$0
3310 Cabinetry/Counters - Replace	\$0	\$0	\$0	\$0	\$0
3320 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
3510 Gym Floor Surface - Replace	\$0	\$0	\$0	\$0	\$0
4220 Sound System - Replace	\$0	\$0	\$0	\$0	\$0
4660 Emergency Generator - Replace	\$0	\$0	\$0	\$0	\$0
4680 Exhaust Fans - Replace	\$0	\$0	\$0	\$0	\$0
4800 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
5030 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
5520 Pool Iron Fence/Gates - Replace	\$0	\$26,993	\$0	\$0	\$0
5700 Locker Rooms - Major Refurbish	\$0	\$0	\$90,536	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$145,428	\$0	\$0
5710 Locker Rooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
5710 Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
5730 Partition Door (Lounge)- Replace	\$0	\$0	\$0	\$0	\$0
5750 Pool Shower - Re-tile	\$0	\$0	\$0	\$0	\$0
5800 Pool Deck Concrete - Replace	\$0	\$0	\$0	\$0	\$453,777
5801 Pool Incidentals - Replace	\$14,783	\$15,227	\$15,683	\$16,154	\$16,638
5810 Pool - Resurface & Re-tile	\$0	\$138,423	\$0	\$0	\$0
5812 Pool/Spa Filters - Replace	\$0	\$0	\$0	\$0	\$24,201
5815 Pool Boilers - Replace	\$0	\$0	\$0	\$0	\$0
5816 Pool Boiler Tank - Replace	\$0	\$0	\$0	\$0	\$0
5817 Pool/Spa Pumps - Replace	\$0	\$0	\$24,238	\$0	\$0
5820 Spa - Resurface & Re-tile	\$0	\$0	\$30,654	\$0	\$0
5825 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$12,706
5848 Chemical Controller - Replace	\$0	\$0	\$0	\$16,521	\$0
5900 ADA Pool Lift - Replace	\$0	\$0	\$8,982	\$0	\$0

Fiscal Year		2034	2035	2036	2037	2038
5930	Pool Covers CH1, 2, 5 & 6 - Replace	\$0	\$0	\$0	\$0	\$0
5932	Pool Cover Reel - Replace	\$0	\$0	\$0	\$0	\$0
5990	Pool/Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
6105	Vinyl/Composite Benches	\$0	\$0	\$0	\$0	\$9,605
6300	Wood Trellises - Rebuild	\$0	\$0	\$0	\$0	\$165,629
6315	Bench Shade Structures - Replace	\$0	\$0	\$0	\$0	\$0
6317	Bocce Retractable Shades - Replace	\$0	\$0	\$36,357	\$0	\$0
6525	Basketball Wood Court - Replace	\$0	\$0	\$0	\$0	\$0
6526	Basketball Court - Refinish	\$0	\$0	\$29,941	\$0	\$0
6540	Bocce Ball Backboards - Replace	\$0	\$0	\$24,951	\$0	\$0
6540	Bocce Court Rails - Replace	\$0	\$0	\$8,269	\$0	\$0
6541	Bocce Surface Carpet - Replace	\$0	\$0	\$12,618	\$0	\$0
6575	Shuffleboard Room - Refurbish	\$0	\$0	\$15,256	\$0	\$0
6576	Archery Room - Refurbish	\$0	\$0	\$0	\$0	\$20,420
6577	Gym Padded Walls - Replace	\$0	\$0	\$0	\$66,084	\$0
6680	Fountains - Refurbish	\$0	\$34,606	\$0	\$0	\$0
CH2 Facilities						
2140	Concrete Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$37,815
2145	Concrete Pool Deck - Seal/Repair	\$0	\$0	\$0	\$0	\$37,815
2300	Stucco - Repaint	\$0	\$0	\$29,228	\$0	\$0
2310	Wood/Metal Surfaces - Repaint	\$0	\$0	\$22,812	\$0	\$0
2330	Interior Surfaces - Repaint	\$0	\$0	\$62,021	\$0	\$0
2530	Exterior Tile Siding - Replace	\$0	\$0	\$0	\$0	\$50,672
2650	Metal Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
2660	Door Opener Systems - Replace	\$0	\$0	\$0	\$0	\$0
2670	Metal Roll-Up Door - Replace	\$0	\$0	\$0	\$0	\$11,874
3020	Carpet - Replace	\$0	\$0	\$44,911	\$0	\$0
3040	Exterior Tile Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
3050	Linoleum Floors - Replace	\$0	\$0	\$0	\$0	\$0
3060	Laminate Floorings - Replace	\$0	\$0	\$0	\$0	\$0
3070	Hardwood Floor - Replace	\$0	\$0	\$0	\$0	\$0
3075	Hardwood Floor - Refinish	\$0	\$0	\$59,169	\$0	\$0
3160	Wallcoverings - Replace	\$0	\$0	\$0	\$0	\$0
3200	Furnishings - Replace	\$0	\$0	\$138,299	\$0	\$0
3280	Wicker Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
3285	Wicker Furn Cushions - Replace	\$0	\$0	\$0	\$30,105	\$0
3310	Cabinetry/Counters - Replace	\$0	\$0	\$0	\$0	\$211,763
3310	Storage Cabinets - Refurbish	\$0	\$0	\$0	\$0	\$37,815
3320	Commercial Kitchen Appliances - Rep	\$0	\$0	\$0	\$0	\$0
3320	Residential Kitchen Appliances - R	\$0	\$0	\$0	\$0	\$0
3364	Air Curtain - Replace	\$0	\$0	\$0	\$0	\$0
4570	Water Heaters - Replace	\$0	\$0	\$0	\$0	\$0
4800	Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
5020	Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
5030	Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
5520	CH2 Lawn Bowling Iron Fence - Repl	\$0	\$33,222	\$0	\$0	\$0
5520	CH2 Pool Iron Fence/Gates - Replace	\$0	\$69,904	\$0	\$0	\$0
5550	CH2 & CH4, Wood Fences - Replace	\$0	\$0	\$0	\$0	\$0
5700	Locker Rooms - Major Refurbish	\$0	\$0	\$220,993	\$0	\$0
5700	Restrooms (Club) - Major Refurbish	\$0	\$101,741	\$0	\$0	\$0
5710	Locker Rooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Restrooms (Club) - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Restrooms, Lawn Bowlg, Minor Refur	\$0	\$0	\$15,256	\$0	\$0
5750	Pool Shower - Re-tile	\$0	\$0	\$0	\$0	\$0
5801	Pool Incidentals - Replace	\$14,783	\$15,227	\$15,683	\$16,154	\$16,638
5810	Pool - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$68,823
5812	Pool Filters - Replace	\$0	\$0	\$11,192	\$0	\$0
5815	Pool Boiler - Replace	\$0	\$83,746	\$0	\$0	\$0
5817	Large Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
5820	Spa - Resurface & Re-tile	\$9,878	\$0	\$0	\$0	\$0
5825	Spa Heater - Replace	\$0	\$0	\$0	\$0	\$27,227
5848	Chemical Controller - Replace	\$0	\$0	\$16,040	\$0	\$0
5900	ADA Pool Lift - Replace	\$0	\$0	\$8,982	\$0	\$0
5932	Pool Cover Reel - Replace	\$0	\$0	\$0	\$0	\$0
5990	Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
5995	Courtyard Canopies - Replace	\$0	\$14,811	\$0	\$0	\$0
6105	Vinyl/Composite Benches	\$0	\$0	\$0	\$0	\$0
6300	Wood Trellis/Shade Structure	\$0	\$0	\$0	\$0	\$0
6305	Trex Trellis (L.B.) - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2034	2035	2036	2037	2038
6315	Fabric Shade Structures - Replace	\$0	\$0	\$306,539	\$0	\$0
6541	Lawn Bowling Surface - Replace	\$0	\$0	\$313,667	\$0	\$0
CH3 Facilities						
2300	Stucco - Repaint	\$0	\$24,224	\$0	\$0	\$0
2330	Interior Surfaces - Repaint	\$0	\$51,217	\$0	\$0	\$0
2610	Automatic Entry Doors - Replace	\$0	\$0	\$0	\$0	\$0
2690	Counter Door - Replace	\$0	\$0	\$0	\$0	\$0
3020	Carpet - Replace	\$0	\$119,736	\$0	\$0	\$0
3020	Carpet (2022) - Replace	\$0	\$0	\$0	\$0	\$0
3050	Linoleum Floors - Replace	\$0	\$0	\$0	\$0	\$0
3060	Laminate Flooring - Replace	\$0	\$0	\$0	\$0	\$0
3070	Wooden Stage - Refurbish	\$0	\$0	\$0	\$0	\$0
3160	Wallcoverings - Replace	\$0	\$0	\$0	\$0	\$44,621
3190	Stage Curtain Rigging System - Repl	\$0	\$0	\$0	\$0	\$0
3195	Stage Curtains - Replace	\$0	\$0	\$0	\$0	\$0
3197	Stage Controller System - Replace	\$0	\$0	\$0	\$0	\$0
3200	Furnishings - Replace	\$0	\$436,034	\$0	\$0	\$0
3310	Cabinetry/Counters - Replace	\$0	\$0	\$0	\$0	\$0
3320	Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
4220	Auditorium Sound System - Replace	\$0	\$0	\$0	\$0	\$0
4230	Dining Room Projectors - Replace	\$0	\$0	\$0	\$0	\$0
4525	ADA Wheelchair Lift - Replace	\$0	\$0	\$0	\$0	\$0
4570	Water Heater (2010) - Replace	\$0	\$0	\$0	\$0	\$21,176
4570	Water Heater (2020) - Replace	\$0	\$0	\$0	\$0	\$0
4800	Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
5030	Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
5700	Restrooms - Major Refurbish	\$0	\$0	\$138,299	\$0	\$0
5710	Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
CH4 Facilities						
2300	Stucco - Repaint	\$0	\$0	\$35,644	\$0	\$0
2310	Wood/Metal Surfaces - Repaint	\$0	\$0	\$22,812	\$0	\$0
2330	Interior Surfaces - Repaint	\$0	\$43,603	\$0	\$0	\$0
2480	Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
2485	Skylights - Replace	\$0	\$0	\$0	\$0	\$0
2500	Waterproof Decks - Resurface	\$0	\$0	\$0	\$109,406	\$0
2505	Waterproof Decks - Seal/Repair	\$0	\$0	\$0	\$38,182	\$0
3020	Carpet - Replace	\$0	\$0	\$59,882	\$0	\$0
3050	Linoleum Floors - Replace	\$0	\$0	\$0	\$0	\$0
3160	Wallcoverings - Replace	\$0	\$0	\$0	\$0	\$0
3200	Furnishings - Replace	\$0	\$0	\$192,478	\$0	\$0
3280	Wicker Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
3310	Cabinetry/Counters - Replace	\$0	\$0	\$0	\$0	\$0
3810	Activities Equipment - Replace	\$0	\$79,593	\$0	\$0	\$0
4570	Water Heater - Replace	\$0	\$0	\$0	\$0	\$18,151
4800	Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
5030	Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
5520	CH4 Pool Iron Fence/Gates - Replace	\$0	\$29,761	\$0	\$0	\$0
5700	Locker Rooms - Major Refurbish	\$0	\$0	\$90,536	\$0	\$0
5700	Restrooms - Major Refurbish	\$0	\$0	\$104,793	\$0	\$0
5710	Locker Rooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
5800	Pool Deck Concrete - Replace	\$0	\$0	\$0	\$0	\$0
5801	Pool Incidentals - Replace	\$14,783	\$15,227	\$15,683	\$16,154	\$16,638
5810	Pool - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$0
5812	Pool & Spa Filters - Replace	\$0	\$0	\$0	\$0	\$0
5815	Pool Boiler - Replace	\$0	\$0	\$0	\$0	\$0
5817	Large Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
5820	Spa - Resurface & Re-tile	\$18,815	\$0	\$0	\$0	\$0
5825	Spa Heater - Replace	\$0	\$0	\$25,664	\$0	\$0
5848	Chemical Controller - Replace	\$0	\$0	\$0	\$16,521	\$0
5900	ADA Pool Lift - Replace	\$0	\$0	\$8,982	\$0	\$0
5932	Pool Cover Reel - Replace	\$0	\$0	\$0	\$0	\$0
5932	Spa Cover Reel - Replace	\$0	\$0	\$0	\$0	\$0
5990	Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
6300	Wood Deck Structure - Refurbish	\$0	\$0	\$0	\$0	\$0
6300	Wood Shade Structure - Refurbish	\$0	\$0	\$0	\$0	\$78,655
CH5 Facilities						
2300	Stucco - Repaint	\$0	\$0	\$37,783	\$0	\$0
2330	Interior Surfaces - Repaint	\$0	\$0	\$39,921	\$0	\$0

Fiscal Year	2034	2035	2036	2037	2038
2485 Skylights - Replace	\$0	\$0	\$0	\$0	\$0
2730 Decor Tile Elements - Replace	\$0	\$0	\$0	\$0	\$0
3020 Carpet - Replace	\$0	\$0	\$38,496	\$0	\$0
3040 Tile Floors - Replace	\$0	\$0	\$0	\$0	\$0
3050 Linoleum Floors - Replace	\$0	\$0	\$0	\$0	\$0
3050 LVT Floors - Replace	\$0	\$0	\$0	\$0	\$0
3070 Hardwood Floors - Replace	\$0	\$0	\$0	\$0	\$0
3075 Hardwood Floors - Refinish	\$0	\$0	\$69,862	\$0	\$0
3160 Acoustic Wall Panels - Replace	\$0	\$0	\$0	\$0	\$0
3190 Stage Curtain Rigging System - Repl	\$0	\$0	\$0	\$0	\$0
3195 Stage Curtains - Replace	\$0	\$0	\$0	\$41,119	\$0
3200 Furnishings - Replace	\$0	\$0	\$120,477	\$0	\$0
3280 Wicker Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
3310 Cabinetry/Cabinets - Replace	\$0	\$0	\$0	\$0	\$0
3320 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
4220 Sound System - Replace	\$0	\$0	\$0	\$0	\$0
4660 Emergency Generator - Replace	\$0	\$0	\$0	\$0	\$0
4800 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
5520 CH5 Pool Iron Fence/Gate - Replace	\$0	\$38,066	\$0	\$0	\$0
5700 Locker Rooms - Major Refurbish	\$0	\$87,899	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$100,357	\$0	\$0	\$0
5710 Locker Rooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
5710 Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
5800 Pool Deck Concrete - Replace	\$0	\$0	\$0	\$0	\$0
5801 Pool Incidentals - Replace	\$14,783	\$15,227	\$15,683	\$16,154	\$16,638
5810 Pool - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$151,259
5812 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$21,176
5815 Pool Boiler - Replace	\$0	\$0	\$0	\$0	\$0
5815 Pool Boiler #2 - Replace	\$0	\$0	\$0	\$0	\$0
5820 Spa - Resurface & Re-tile	\$18,815	\$0	\$0	\$0	\$0
5822 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$21,933
5825 Spa Heater - Replace	\$0	\$24,916	\$0	\$0	\$0
5827 Spa Pump - Replace	\$0	\$0	\$0	\$0	\$0
5848 Chemical Controllers - Replace	\$0	\$0	\$0	\$0	\$0
5850 Pool/Spa Salt Generator	\$0	\$0	\$0	\$0	\$0
5850 Salt Generator - Replace	\$33,598	\$0	\$0	\$0	\$0
5900 ADA Pool Lift - Replace	\$0	\$0	\$8,982	\$0	\$0
5932 Pool Cover Reel - Replace	\$0	\$0	\$0	\$0	\$0
5990 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
6100 Metal Park Benches - Replace	\$0	\$0	\$0	\$0	\$16,563
6300 Wood Trellis/Shade Structure	\$0	\$0	\$0	\$0	\$0
CH6 Facilities					
2280 Stamped Concrete - Repair	\$0	\$0	\$0	\$0	\$0
2300 Stucco - Repaint	\$0	\$0	\$0	\$0	\$8,924
2310 Wood/Metal Surfaces - Repaint	\$0	\$0	\$7,485	\$0	\$0
2330 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$19,664
2480 Gutter/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
3040 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$92,268
3050 Billiard Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
3050 LVT Floor - Replace	\$0	\$0	\$0	\$0	\$0
3060 Laminate Flooring - Replace	\$0	\$0	\$0	\$0	\$0
3160 Wallcoverings - Replace	\$0	\$0	\$0	\$0	\$0
3200 Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
3280 Wicker Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
3310 Cabinetry/Counters - Replace	\$0	\$0	\$0	\$0	\$0
3320 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
4220 Dining Rm Sound System - Replace	\$0	\$0	\$0	\$0	\$0
4220 Sound System - Replace	\$0	\$0	\$12,761	\$0	\$0
4570 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4800 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
5015 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
5520 CH6 Pool Iron Fence/Gate - Replace	\$0	\$56,061	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$52,753	\$0	\$0
5710 Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
5800 Pool Deck Concrete - Replace	\$0	\$0	\$0	\$0	\$0
5801 Pool Incidentals - Replace	\$14,783	\$15,227	\$15,683	\$16,154	\$16,638
5810 Pool - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$0
5815 Pool Heater - Replace	\$0	\$12,735	\$0	\$0	\$0
5848 Chemical Controller - Replace	\$0	\$0	\$0	\$8,517	\$0

Fiscal Year		2034	2035	2036	2037	2038
5900	ADA Pool Lift - Replace	\$0	\$0	\$0	\$0	\$0
5990	Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
CH7 Facilities						
2300	Stucco - Repaint	\$0	\$0	\$0	\$0	\$13,613
2310	Wood/Metal Surfaces - Repaint	\$0	\$0	\$9,054	\$0	\$0
2330	Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$24,201
2660	Door Opener Systems - Replace	\$0	\$0	\$0	\$0	\$0
3020	Carpet - Replace	\$0	\$0	\$0	\$0	\$119,495
3040	Tile Floors - Replace	\$0	\$0	\$0	\$0	\$104,369
3050	Linoleum Floors - Replace	\$0	\$0	\$0	\$0	\$0
3070	Hardwood Floor - Replace	\$0	\$0	\$0	\$0	\$0
3075	Hardwood Floor - Refinish	\$0	\$0	\$19,248	\$0	\$0
3160	Wallcoverings - Replace	\$0	\$0	\$0	\$0	\$0
3200	Furnishings - Replace	\$0	\$0	\$0	\$0	\$79,411
3270	Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
3280	Wicker Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
3310	Cabinetry/Counters - Replace	\$0	\$0	\$0	\$0	\$0
3320	Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
3364	Air Curtain - Replace	\$0	\$0	\$0	\$0	\$0
4220	Sound System - Replace	\$0	\$0	\$0	\$0	\$0
4550	Boiler/Tank #1 - Replace	\$0	\$0	\$0	\$0	\$0
4570	Boiler/Tank #2 - Replace	\$0	\$0	\$0	\$0	\$21,176
4800	Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
5030	Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
5700	Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
6105	Vinyl/Composite Benches	\$0	\$0	\$0	\$0	\$0
6124	Composite Trash Receptacles - Repl	\$0	\$0	\$0	\$0	\$0
6320	Metal Trellis - Replace	\$0	\$0	\$0	\$0	\$0
6967	UPS (emergency power) - Replace	\$188,148	\$0	\$0	\$0	\$0
CH7 Tennis Center						
2306	Awnings/Canopies - Replace	\$0	\$0	\$0	\$0	\$0
2343	Building Interior/Exterior - Paint	\$0	\$0	\$0	\$7,783	\$0
2367	Doors - Replace	\$0	\$0	\$0	\$0	\$0
2522	HVAC - Replace	\$0	\$9,136	\$0	\$0	\$0
2741	Clubhouse - Remodel Allowance	\$0	\$0	\$0	\$19,825	\$0
2749	Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
2749	Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
2805	Court Furnishings - Replace	\$0	\$0	\$0	\$15,713	\$0
2809	Tennis Courts - Re-coat/Resurface	\$0	\$0	\$0	\$71,958	\$0
2813	Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2815	Tennis Court Windscreen - Replace	\$0	\$0	\$0	\$0	\$0
2817	Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
Village Green - Golf Building						
2110	Walkway Pavers - Repair	\$0	\$0	\$0	\$0	\$0
2300	Exterior - Repaint	\$0	\$0	\$32,793	\$0	\$0
2330	Interior Surfaces - Repaint	\$0	\$0	\$46,337	\$0	\$0
2600	Doors - Replace	\$0	\$0	\$0	\$0	\$16,563
3020	Carpet - Replace	\$0	\$0	\$0	\$0	\$0
3040	Exterior Tile - Replace	\$0	\$0	\$0	\$0	\$665,539
3040	Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
3120	Acoustic Room Dividers - Replace	\$0	\$0	\$0	\$0	\$0
3200	Furniture/Furnishings - Replace	\$0	\$0	\$0	\$0	\$119,495
3320	Bar Appliances - Replace	\$0	\$0	\$0	\$0	\$24,201
3320	Food Service - Replacements	\$0	\$26,300	\$0	\$0	\$28,739
3530	Clothes Lockers - Replace	\$0	\$0	\$0	\$0	\$0
3530	Golf Bag Lockers - Replace	\$0	\$0	\$0	\$0	\$0
4238	Starter PA System - Replace	\$29,566	\$0	\$0	\$0	\$0
4500	Elevator - Modernize	\$0	\$0	\$0	\$0	\$181,511
4530	Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$31,764
4570	Water Heaters - Replace	\$0	\$0	\$0	\$0	\$0
4800	Fire Alarm System - Replace	\$0	\$0	\$0	\$10,059	\$0
5030	Exterior Lights/Fans - Replace	\$0	\$0	\$0	\$0	\$0
5050	Interior Hanging Lights - Replace	\$0	\$0	\$0	\$0	\$0
5700	Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$408,399
5710	Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
6205	Outdoor Heaters - Replace	\$0	\$0	\$0	\$0	\$0
6315	Par 3 Shade Structure - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2034	2035	2036	2037	2038
Village Green Golf Courses					
2836 Cart Paths - Repair/Maintain	\$0	\$47,064	\$0	\$0	\$51,428
2838 Tee Boxes - Restore/Replace	\$0	\$0	\$0	\$0	\$0
2840 Fairways/Rough - Restore/Replace	\$0	\$0	\$0	\$0	\$0
2842 Bunkers/Traps - Restore/Refurbish	\$0	\$0	\$0	\$0	\$892,428
2844 Greens - Restore/Re-Grass	\$0	\$0	\$0	\$0	\$0
2845 Greens - Reconstruction	\$0	\$0	\$0	\$0	\$0
2861 Golf Irrigation System -Replace 25%	\$0	\$0	\$0	\$0	\$0
2873 Restroom Bldg Windows/Drs - Replace	\$0	\$0	\$0	\$0	\$0
2877 Course Signs/Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710 Restrooms - Minor Refurbish	\$0	\$0	\$11,620	\$0	\$0
Village Green Pickleball Courts					
3270 Court Furniture - Replace	\$0	\$0	\$0	\$0	\$27,983
5090 Court Lights - Replace	\$0	\$0	\$0	\$0	\$0
5570 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
6160 Concrete Drinking Fountain - Repl	\$0	\$0	\$0	\$0	\$0
6315 Fabric Shade Structure - Replace	\$0	\$0	\$0	\$0	\$0
6500 Paddle Courts - Resurface	\$0	\$0	\$0	\$0	\$0
6515 Court Windscreens - Replace	\$0	\$0	\$0	\$0	\$0
6565 Standing Bleachers - Replace	\$0	\$0	\$0	\$0	\$0
Equestrian Center					
2310 Wood Surfaces - Repaint	\$0	\$0	\$0	\$0	\$37,815
2360 Interior/Exterior Block - Repaint	\$0	\$0	\$0	\$0	\$0
2520 Wood Surfaces - Repair	\$8,467	\$8,721	\$8,982	\$9,252	\$9,529
2600 Doors - Replace	\$0	\$0	\$0	\$10,427	\$0
2715 Metal Shade Structures - Replace	\$0	\$38,759	\$0	\$0	\$0
3000 Office./Kitchen Facilities -Remodel	\$0	\$0	\$0	\$0	\$0
5005 Arena Lights - Replace	\$0	\$0	\$0	\$0	\$0
5050 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
5570 Equestrian Security Fence - Replace	\$0	\$0	\$0	\$0	\$0
5595 Crib Wall - Repair	\$0	\$0	\$0	\$0	\$0
5620 Hot Walker Equipment - Replace	\$0	\$0	\$0	\$0	\$0
5640 Stall & Arena Pipe Railing - Repair	\$26,878	\$27,685	\$28,515	\$29,371	\$30,252
5700 Restrooms & Lounge - Refurbish	\$0	\$0	\$0	\$0	\$0
5710 Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
6380 Storage Sheds - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
6390 Hopper Bin Feed Silo - Replace	\$0	\$0	\$0	\$0	\$0
6565 Bleachers/Shade Structure - Repair	\$0	\$0	\$11,264	\$0	\$0
Garden Center 1					
2143 Site Fencing (Chain Link) - Replace	\$0	\$0	\$0	\$0	\$0
2146 Arbor/Trellis - Repair/Replace	\$0	\$0	\$0	\$24,965	\$0
2181 Outdoor/Site Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
2197 Shed Buildings - Replace	\$0	\$0	\$0	\$0	\$0
2343 Building Exteriors - Repair/Paint	\$33,598	\$0	\$0	\$0	\$0
2343 Restroom Bldg - Repair/Maintain	\$0	\$0	\$0	\$0	\$0
Garden Center 2					
2143 Fencing/Gates - Replace	\$0	\$0	\$0	\$0	\$0
2146 Arbor/Trellis - Repair/Replace	\$0	\$0	\$0	\$12,189	\$0
2181 Outdoor/Site Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
2343 Building Exteriors - Repair/Paint	\$0	\$0	\$22,812	\$0	\$0
2509 Gate Operators - Replace	\$0	\$0	\$18,535	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
Maintenance Buildings					
2300 Exteriors - Repaint	\$0	\$7,336	\$0	\$7,783	\$0
2600 Doors - Replace	\$0	\$0	\$7,557	\$0	\$0
2610 Glass Storefront Doors - Replace	\$0	\$0	\$0	\$0	\$0
2690 Roll-Up Doors - Replace	\$0	\$0	\$0	\$0	\$0
2715 Auto Metal Shade Struct. - Replace	\$0	\$0	\$0	\$0	\$0
3020 Bldg B, Carpet - Replace	\$0	\$0	\$0	\$0	\$0
3020 Bldg E, Carpet - Replace	\$0	\$0	\$33,505	\$0	\$0
3025 Bldg A, Carpet - Replace	\$0	\$0	\$23,525	\$0	\$0
3040 Bldg B, Tile Floor - Replace	\$0	\$0	\$153,269	\$0	\$0
3050 Bldg A, Linoleum Floor - Replace	\$0	\$0	\$0	\$0	\$0
3050 Bldg B, Linoleum Floor - Replace	\$0	\$0	\$0	\$0	\$0
3200 Bldg E Work Stations - Replace	\$0	\$0	\$77,704	\$0	\$0
3310 Bldg A, Kitchen Cabinetry - Replace	\$0	\$0	\$0	\$0	\$0
5325 Intercom - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2034	2035	2036	2037	2038
5330 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
5370 Access Camera System - Replace	\$0	\$0	\$0	\$30,839	\$0
5570 Maintenance Chain Link - Replace	\$0	\$0	\$0	\$0	\$87,730
5700 Bldg A, Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5700 Bldg D, Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5700 Bldg E, Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
Lighting & Electrical Projects					
2350 Light Poles/Fixtures - Repaint	\$0	\$0	\$37,783	\$0	\$0
5000 Concrete Street Lights - Replace	\$0	\$0	\$0	\$0	\$0
5005 "Bell" Pole Lights - Replace	\$0	\$0	\$44,911	\$0	\$0
5005 "Glass Globe" Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
5005 HIT Pole Lights - Replace	\$0	\$0	\$0	\$0	\$28,739
5005 LED Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
5005 Square Pole Lights - Replace	\$0	\$0	\$54,892	\$0	\$0
5010 "Flange" Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
5015 Post Lights - Replace	\$0	\$0	\$0	\$0	\$0
5020 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
6965 Electrical Enclosure - Replace	\$0	\$17,995	\$0	\$0	\$0
Other GRF Facilities					
1000 Miscellaneous Projects	\$167,990	\$173,029	\$178,220	\$183,567	\$189,074
1005 Space Utilization - Building E	\$0	\$0	\$0	\$0	\$0
1010 Building E Upkeep/Maint	\$940,741	\$0	\$0	\$0	\$0
1020 (2024) CH 1 Renovations Project	\$0	\$0	\$0	\$0	\$0
1020 (2027) CH 1 Renovations Project	\$0	\$0	\$0	\$0	\$0
1020 (2028) CH 1 Renovations Project	\$0	\$0	\$0	\$0	\$0
4245 (2025) Broadband Fiber Upgrades	\$0	\$0	\$0	\$0	\$0
4245 (2026) Broadband Fiber Upgrades	\$0	\$0	\$0	\$0	\$0
4245 (2027) Broadband Fiber Upgrades	\$0	\$0	\$0	\$0	\$0
Walls, Fencing, Railings & Gates					
2340 Aluminum Fencing - Repaint	\$0	\$0	\$0	\$0	\$140,671
2340 Iron Fence, Rail & Gates - Repaint	\$0	\$0	\$127,606	\$0	\$0
5500 Block Wall - Repair	\$0	\$0	\$0	\$0	\$80,167
5505 Stucco Walls - Repair	\$28,222	\$29,069	\$29,941	\$30,839	\$31,764
5510 Metal Vehicle Gates - Replace	\$133,720	\$0	\$141,863	\$0	\$150,503
5515 Metal Pedestrian Gates - Replace	\$7,593	\$0	\$8,056	\$0	\$8,546
5520 Entry Areas, Iron Fencing - Replace	\$0	\$0	\$0	\$0	\$0
5525 Iron 3.5' Railings - Replace	\$0	\$0	\$0	\$0	\$58,991
5525 Shepherds Crook Top Rail - Replace	\$0	\$0	\$0	\$0	\$0
5535 Iron Flat/Steel Pipe Railing - Repl	\$0	\$0	\$0	\$0	\$50,672
5540 Aluminum Fencing - Replace	\$0	\$0	\$0	\$0	\$794,110
Grounds & Miscellaneous					
3236 Office Space Lease	\$0	\$0	\$0	\$0	\$0
4850 AED Defibrillators - Replace	\$0	\$0	\$38,496	\$0	\$0
5334 Repair Shop Electrical Upgrade	\$0	\$0	\$0	\$0	\$0
5710 Aliso Creek Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
6105 Benches - Move & Replace	\$0	\$0	\$0	\$0	\$0
6265 Flag Poles - Replace	\$0	\$0	\$0	\$0	\$0
6570 Portable Stage Structure - Replace	\$0	\$0	\$0	\$0	\$148,234
6590 Speed Monitoring Units - Replace	\$0	\$0	\$0	\$0	\$0
6620 Concrete Pedestrian Bridge - Repair	\$0	\$0	\$0	\$0	\$0
6810 Monument Letters - Replace	\$0	\$0	\$0	\$0	\$0
6830 Entry Signage - Replace/Refurbish	\$0	\$0	\$15,683	\$0	\$0
7010 Gate Landscaping - Refurbish	\$335,979	\$0	\$0	\$0	\$0
7010 Landscape & Slopes - Refurbish	\$231,154	\$238,088	\$245,231	\$252,588	\$260,165
7012 CH6 Turf Reduction Project	\$0	\$0	\$0	\$0	\$0
7030 V-Ditch (Swales) - Repair	\$34,942	\$0	\$37,070	\$0	\$39,327
Total Expenses	\$4,883,523	\$4,159,069	\$9,203,572	\$3,126,949	\$9,351,283
Ending Reserve Balance	\$29,277,622	\$33,249,285	\$32,213,100	\$37,304,168	\$36,220,944

Fiscal Year	2039	2040	2041	2042	2043
Starting Reserve Balance	\$36,220,944	\$40,727,268	\$44,562,230	\$46,208,204	\$49,697,532
Annual Reserve Funding	\$7,350,000	\$7,350,000	\$7,350,000	\$7,350,000	\$7,350,000
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$960,802	\$1,064,954	\$1,133,391	\$1,197,512	\$1,280,682
Total Income	\$44,531,747	\$49,142,222	\$53,045,621	\$54,755,716	\$58,328,214
# Component					
Paving & Pavers					
2100 Concrete - Repair/Replace	\$311,593	\$320,941	\$330,570	\$340,487	\$350,701
2125 Garden Cntr #1 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2125 Garden Cntr #2 Asphalt - Resurface	\$133,985	\$0	\$0	\$0	\$0
2200 Street Pavers - Repair/Replace	\$0	\$0	\$0	\$11,577	\$0
2220 Asphalt - Resurface (2024)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2025)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2026)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2027)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2028)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2029)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2030)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2031)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2032)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2033)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2034)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2035)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2036)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2037)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2038)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2039)	\$560,868	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2040)	\$0	\$513,506	\$0	\$0	\$0
2220 Asphalt - Resurface (2041)	\$0	\$0	\$776,838	\$0	\$0
2220 Asphalt - Resurface (2042)	\$0	\$0	\$0	\$783,119	\$0
2220 Asphalt - Resurface (2043)	\$0	\$0	\$0	\$0	\$789,078
2220 Asphalt - Resurface (2044)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2045)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2046)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2047)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2048)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2049)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2050)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2051)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2052)	\$0	\$0	\$0	\$0	\$0
2220 Equestrian Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 Golf Parking Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2230 Asphalt - Repair/Seal	\$856,882	\$882,589	\$909,066	\$936,338	\$964,428
Roofing Projects					
2391 Tennis Cntr Skylight Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2031 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2034 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2036 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2039 Tile Roof - Replace	\$498,550	\$0	\$0	\$0	\$0
2400 2040-41 Tile Roof - Replace	\$0	\$147,633	\$0	\$0	\$0
2400 2044 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2046 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2047 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2051 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 Golf Restrooms Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 Tennis Center Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2420 CH7 Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
2420 Maint Bldg C, Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 (2042) Garden Cntr #2 Shingle Roof	\$0	\$0	\$0	\$32,346	\$0
2450 2029 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 2030 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 2040 Comp Shingle Roof - Replace	\$0	\$57,769	\$0	\$0	\$0
2450 2045 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 2062 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 2025 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 2026 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 2027 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 2028 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2039	2040	2041	2042	2043
2465	2035 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	2036 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	2037 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	2040 BUR to PVC Cool Roof - Replace	\$0	\$224,659	\$0	\$0	\$0
2465	2041 BUR to PVC Cool Roof - Replace	\$0	\$0	\$57,850	\$0	\$0
2465	2043 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$210,421
2465	2044 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	2045 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2470	2040 Metal Louver Roof - Replace	\$0	\$128,377	\$0	\$0	\$0
2470	2046 Metal Louver Roof - Replace	\$0	\$0	\$0	\$0	\$0
6330	Club 6 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$32,440
HVAC Equipment						
4600	Broadband HVAC Systems -Replace	\$32,717	\$33,699	\$34,710	\$35,751	\$36,824
4600	CH1 Gym HVAC (2015) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH1 HVAC (2016) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH1 HVAC (2017) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH1 HVAC (2020) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH1 Lounge Air Handler - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH2 HVAC (2007) - Replace	\$0	\$0	\$22,313	\$0	\$0
4600	CH2 HVAC (2010) - Replace	\$0	\$0	\$22,313	\$0	\$0
4600	CH2 HVAC (2017) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH2 HVAC (Old) - Replace	\$0	\$0	\$43,800	\$0	\$0
4600	CH3 HVAC (2015) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH3 HVAC (2021) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH4 Air Handlers (Old) - Replace	\$0	\$0	\$139,666	\$0	\$0
4600	CH4 HVAC (2017) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH4 HVAC (2018) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH4 HVAC (Old) - Replace	\$0	\$0	\$168,590	\$0	\$0
4600	CH5 HVAC - Replace	\$0	\$0	\$31,404	\$0	\$0
4600	CH5 HVAC (2017) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH6 HVAC (2004) - Replace	\$0	\$0	\$10,496	\$0	\$0
4600	CH6 HVAC (2017) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH6 HVAC (2020) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH7 HVAC - Replace	\$0	\$0	\$21,487	\$0	\$0
4600	CH7 HVAC (2007) - Replace	\$0	\$0	\$239,663	\$0	\$0
4600	Comm Center HVAC Systems - Replace	\$0	\$0	\$0	\$0	\$0
4600	Comm Center HVAC Systems - Replace	\$0	\$0	\$0	\$0	\$0
4600	Comm Center Large HVAC - Replace	\$0	\$0	\$876,009	\$0	\$0
4600	Gate 1 HVAC - Replace	\$0	\$0	\$10,496	\$0	\$0
4600	Gate 7 HVAC - Replace	\$0	\$0	\$10,496	\$0	\$0
4600	Library/History HVAC - Replace	\$0	\$0	\$0	\$0	\$0
4600	Village Green HVAC Systems -Replace	\$0	\$0	\$0	\$0	\$147,295
Gatehouses						
5300	Gate #1 - Remodel	\$0	\$0	\$0	\$187,268	\$0
5300	Gate #10 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #11 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #12 - Remodel	\$0	\$0	\$0	\$47,668	\$0
5300	Gate #14 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #2 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #3 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #4 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #5 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #6 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #7 - Remodel	\$0	\$0	\$0	\$187,268	\$0
5300	Gate #8 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #9 - Remodel	\$0	\$0	\$0	\$0	\$0
Library & History Center						
2300	Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
2330	Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2600	Entry Doors - Replace	\$0	\$0	\$0	\$0	\$0
3020	Flooring, Rolled Carpet - Replace	\$0	\$0	\$0	\$0	\$0
3025	Flooring, Tile Carpet - Replace	\$0	\$0	\$0	\$0	\$0
3040	Flooring, Tile - Replace	\$0	\$0	\$0	\$0	\$0
3050	Flooring, Linoleum - Replace	\$0	\$0	\$0	\$0	\$0
3110	Interior Doors - Replace	\$0	\$0	\$0	\$0	\$0
3235	Office Cabinet/Counter - Replace	\$0	\$0	\$0	\$0	\$0
5054	Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
5700	Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2039	2040	2041	2042	2043
5710 Small Restroom - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
Community Center					
2300 Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
2330 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2500 Waterproof Decks - Resurface	\$0	\$0	\$0	\$0	\$0
2505 Waterproof Decks - Seal/Repair	\$0	\$0	\$10,991	\$0	\$0
2587 Stairway Stringers & Rails - Refurb	\$0	\$0	\$0	\$0	\$0
2600 Doors - Replace	\$0	\$0	\$0	\$0	\$0
2725 Building Signage	\$0	\$0	\$0	\$0	\$0
3000 TV Station Set - Remodel	\$0	\$0	\$0	\$27,239	\$0
3020 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
3040 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
3050 Linoleum Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
3060 Laminate Flooring - Replace	\$0	\$0	\$0	\$0	\$0
3125 Fire Doors - Replace	\$0	\$0	\$0	\$0	\$0
3310 Cabinets & Counters - Replace	\$0	\$0	\$0	\$0	\$0
3510 Gym Floor Surface - Replace	\$0	\$0	\$0	\$0	\$0
4210 TV Station Equipment - Replace	\$0	\$0	\$0	\$902,290	\$0
4500 Elevator - Modernize & Door Pkg	\$0	\$0	\$0	\$0	\$0
4530 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
4550 Domestic Boiler - Replace	\$0	\$0	\$0	\$0	\$0
5030 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
5525 3'.5' Iron Railing - Replace	\$0	\$0	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710 Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
6300 Wood Trellis/Shade Structure	\$0	\$0	\$0	\$0	\$0
8010 EV Charging Station - Replace	\$0	\$0	\$0	\$0	\$0
CH 1 Facilities					
2300 Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
2310 Wood/Metal Surfaces - Repaint	\$0	\$0	\$31,404	\$0	\$0
2330 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2480 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
2520 Bocce Structures - Repair	\$0	\$0	\$0	\$0	\$0
2530 Tile Siding - Replace	\$0	\$0	\$0	\$0	\$0
2660 Door Opener (fitness) - Replace	\$0	\$0	\$0	\$0	\$0
3020 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
3040 Exterior Tile Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
3040 Tile Floors - Replace	\$0	\$0	\$0	\$0	\$0
3041 Drive Court Fountain Pavers -Repair	\$0	\$0	\$0	\$0	\$0
3050 Linoleum Floors - Replace	\$0	\$0	\$0	\$0	\$0
3070 Hardwood Floor (Lounge) - Replace	\$0	\$0	\$0	\$0	\$0
3075 Hardwood Floor (Lounge) - Refinish	\$0	\$0	\$33,883	\$0	\$0
3160 Acoustic Wall Panels - Replace	\$0	\$0	\$0	\$0	\$0
3310 Cabinetry/Counters - Replace	\$0	\$0	\$0	\$0	\$0
3320 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
3510 Gym Floor Surface - Replace	\$0	\$0	\$0	\$0	\$0
4220 Sound System - Replace	\$0	\$0	\$0	\$0	\$0
4660 Emergency Generator - Replace	\$0	\$0	\$0	\$0	\$0
4680 Exhaust Fans - Replace	\$0	\$0	\$0	\$0	\$0
4800 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
5030 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
5520 Pool Iron Fence/Gates - Replace	\$0	\$0	\$0	\$0	\$0
5700 Locker Rooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710 Locker Rooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
5710 Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
5730 Partition Door (Lounge)- Replace	\$0	\$0	\$0	\$0	\$0
5750 Pool Shower - Re-tile	\$0	\$0	\$0	\$0	\$0
5800 Pool Deck Concrete - Replace	\$0	\$0	\$0	\$0	\$0
5801 Pool Incidentals - Replace	\$17,138	\$17,652	\$18,181	\$18,727	\$19,289
5810 Pool - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$0
5812 Pool/Spa Filters - Replace	\$0	\$0	\$0	\$0	\$0
5815 Pool Boilers - Replace	\$0	\$0	\$0	\$0	\$0
5816 Pool Boiler Tank - Replace	\$0	\$0	\$0	\$0	\$0
5817 Pool/Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$0
5820 Spa - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$0
5825 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
5848 Chemical Controller - Replace	\$0	\$0	\$0	\$0	\$0
5900 ADA Pool Lift - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2039	2040	2041	2042	2043
5930	Pool Covers CH1, 2, 5 & 6 - Replace	\$29,601	\$0	\$0	\$0	\$0
5932	Pool Cover Reel - Replace	\$0	\$0	\$0	\$0	\$0
5990	Pool/Patio Furniture - Replace	\$0	\$0	\$85,122	\$0	\$0
6105	Vinyl/Composite Benches	\$0	\$0	\$0	\$0	\$0
6300	Wood Trellises - Rebuild	\$0	\$0	\$0	\$0	\$0
6315	Bench Shade Structures - Replace	\$0	\$0	\$0	\$0	\$0
6317	Bocce Retractable Shades - Replace	\$0	\$0	\$0	\$0	\$0
6525	Basketball Wood Court - Replace	\$0	\$0	\$0	\$0	\$0
6526	Basketball Court - Refinish	\$0	\$0	\$34,710	\$0	\$0
6540	Bocce Ball Backboards - Replace	\$0	\$0	\$0	\$0	\$0
6540	Bocce Court Rails - Replace	\$0	\$0	\$0	\$0	\$0
6541	Bocce Surface Carpet - Replace	\$0	\$0	\$14,628	\$0	\$0
6575	Shuffleboard Room - Refurbish	\$0	\$0	\$0	\$0	\$0
6576	Archery Room - Refurbish	\$0	\$0	\$0	\$0	\$0
6577	Gym Padded Walls - Replace	\$0	\$0	\$0	\$0	\$0
6680	Fountains - Refurbish	\$0	\$0	\$0	\$0	\$0
CH2 Facilities						
2140	Concrete Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
2145	Concrete Pool Deck - Seal/Repair	\$0	\$0	\$0	\$0	\$43,838
2300	Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
2310	Wood/Metal Surfaces - Repaint	\$0	\$0	\$26,446	\$0	\$0
2330	Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2530	Exterior Tile Siding - Replace	\$0	\$0	\$0	\$0	\$0
2650	Metal Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
2660	Door Opener Systems - Replace	\$0	\$0	\$0	\$0	\$0
2670	Metal Roll-Up Door - Replace	\$0	\$0	\$0	\$0	\$0
3020	Carpet - Replace	\$0	\$0	\$0	\$0	\$0
3040	Exterior Tile Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
3050	Linoleum Floors - Replace	\$0	\$0	\$0	\$0	\$0
3060	Laminate Floorings - Replace	\$0	\$0	\$0	\$0	\$0
3070	Hardwood Floor - Replace	\$0	\$0	\$0	\$0	\$0
3075	Hardwood Floor - Refinish	\$0	\$0	\$68,593	\$0	\$0
3160	Wallcoverings - Replace	\$0	\$0	\$0	\$0	\$0
3200	Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
3280	Wicker Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
3285	Wicker Furn Cushions - Replace	\$0	\$0	\$33,883	\$0	\$0
3310	Cabinetry/Counters - Replace	\$0	\$0	\$0	\$0	\$0
3310	Storage Cabinets - Refurbish	\$0	\$0	\$0	\$0	\$0
3320	Commercial Kitchen Appliances - Rep	\$0	\$0	\$0	\$0	\$0
3320	Residential Kitchen Appliances - R	\$0	\$0	\$0	\$0	\$0
3364	Air Curtain - Replace	\$0	\$0	\$0	\$0	\$0
4570	Water Heaters - Replace	\$0	\$32,094	\$0	\$0	\$0
4800	Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
5020	Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
5030	Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
5520	CH2 Lawn Bowling Iron Fence - Repl	\$0	\$0	\$0	\$0	\$0
5520	CH2 Pool Iron Fence/Gates - Replace	\$0	\$0	\$0	\$0	\$0
5550	CH2 & CH4, Wood Fences - Replace	\$0	\$0	\$0	\$0	\$0
5700	Locker Rooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5700	Restrooms (Club) - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Locker Rooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Restrooms (Club) - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Restrooms, Lawn Bowlg, Minor Refur	\$0	\$0	\$0	\$0	\$0
5750	Pool Shower - Re-tile	\$0	\$0	\$0	\$0	\$0
5801	Pool Incidentals - Replace	\$17,138	\$17,652	\$18,181	\$18,727	\$19,289
5810	Pool - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$0
5812	Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
5815	Pool Boiler - Replace	\$0	\$0	\$0	\$0	\$0
5817	Large Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
5820	Spa - Resurface & Re-tile	\$0	\$0	\$0	\$12,513	\$0
5825	Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
5848	Chemical Controller - Replace	\$0	\$0	\$0	\$0	\$0
5900	ADA Pool Lift - Replace	\$0	\$0	\$0	\$0	\$0
5932	Pool Cover Reel - Replace	\$0	\$0	\$0	\$0	\$0
5990	Pool Furniture - Replace	\$0	\$0	\$116,526	\$0	\$0
5995	Courtyard Canopies - Replace	\$0	\$0	\$0	\$0	\$18,763
6105	Vinyl/Composite Benches	\$0	\$0	\$0	\$0	\$0
6300	Wood Trellis/Shade Structure	\$0	\$0	\$0	\$0	\$0
6305	Trex Trellis (L.B.) - Replace	\$0	\$0	\$0	\$0	\$9,206

Fiscal Year		2039	2040	2041	2042	2043
6315	Fabric Shade Structures - Replace	\$0	\$0	\$0	\$0	\$0
6541	Lawn Bowling Surface - Replace	\$0	\$0	\$363,626	\$0	\$0
CH3 Facilities						
2300	Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
2330	Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2610	Automatic Entry Doors - Replace	\$0	\$0	\$0	\$0	\$0
2690	Counter Door - Replace	\$0	\$0	\$0	\$0	\$7,452
3020	Carpet - Replace	\$0	\$0	\$0	\$0	\$0
3020	Carpet (2022) - Replace	\$0	\$0	\$0	\$26,388	\$0
3050	Linoleum Floors - Replace	\$0	\$0	\$0	\$0	\$0
3060	Laminate Flooring - Replace	\$0	\$0	\$198,342	\$0	\$0
3070	Wooden Stage - Refurbish	\$0	\$0	\$0	\$0	\$0
3160	Wallcoverings - Replace	\$0	\$0	\$0	\$0	\$0
3190	Stage Curtain Rigging System - Repl	\$0	\$0	\$0	\$0	\$508,517
3195	Stage Curtains - Replace	\$0	\$0	\$0	\$0	\$73,647
3197	Stage Controller System - Replace	\$0	\$0	\$0	\$0	\$271,793
3200	Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
3310	Cabinetry/Counters - Replace	\$0	\$0	\$0	\$0	\$0
3320	Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
4220	Auditorium Sound System - Replace	\$0	\$0	\$0	\$0	\$0
4230	Dining Room Projectors - Replace	\$34,275	\$0	\$0	\$0	\$0
4525	ADA Wheelchair Lift - Replace	\$0	\$0	\$0	\$0	\$0
4570	Water Heater (2010) - Replace	\$0	\$0	\$0	\$0	\$0
4570	Water Heater (2020) - Replace	\$0	\$0	\$0	\$0	\$0
4800	Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
5030	Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
5700	Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
CH4 Facilities						
2300	Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
2310	Wood/Metal Surfaces - Repaint	\$0	\$0	\$26,446	\$0	\$0
2330	Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2480	Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
2485	Skylights - Replace	\$0	\$0	\$0	\$0	\$0
2500	Waterproof Decks - Resurface	\$0	\$0	\$0	\$0	\$0
2505	Waterproof Decks - Seal/Repair	\$0	\$0	\$42,974	\$0	\$0
3020	Carpet - Replace	\$0	\$0	\$0	\$0	\$0
3050	Linoleum Floors - Replace	\$0	\$0	\$0	\$0	\$0
3160	Wallcoverings - Replace	\$0	\$0	\$0	\$0	\$0
3200	Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
3280	Wicker Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
3310	Cabinetry/Counters - Replace	\$0	\$0	\$0	\$0	\$0
3810	Activities Equipment - Replace	\$0	\$92,271	\$0	\$0	\$0
4570	Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4800	Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
5030	Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
5520	CH4 Pool Iron Fence/Gates - Replace	\$0	\$0	\$0	\$0	\$0
5700	Locker Rooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5700	Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Locker Rooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
5800	Pool Deck Concrete - Replace	\$0	\$0	\$0	\$0	\$0
5801	Pool Incidentals - Replace	\$17,138	\$17,652	\$18,181	\$18,727	\$19,289
5810	Pool - Resurface & Re-tile	\$0	\$0	\$95,865	\$0	\$0
5812	Pool & Spa Filters - Replace	\$21,033	\$0	\$0	\$0	\$0
5815	Pool Boiler - Replace	\$0	\$0	\$99,997	\$0	\$0
5817	Large Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
5820	Spa - Resurface & Re-tile	\$0	\$0	\$0	\$23,834	\$0
5825	Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
5848	Chemical Controller - Replace	\$0	\$0	\$0	\$0	\$0
5900	ADA Pool Lift - Replace	\$0	\$0	\$0	\$0	\$0
5932	Pool Cover Reel - Replace	\$0	\$0	\$0	\$0	\$0
5932	Spa Cover Reel - Replace	\$0	\$0	\$0	\$0	\$0
5990	Pool Furniture - Replace	\$0	\$0	\$66,114	\$0	\$0
6300	Wood Deck Structure - Refurbish	\$0	\$0	\$0	\$0	\$0
6300	Wood Shade Structure - Refurbish	\$0	\$0	\$0	\$0	\$0
CH5 Facilities						
2300	Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
2330	Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2039	2040	2041	2042	2043
2485 Skylights - Replace	\$0	\$0	\$0	\$0	\$0
2730 Decor Tile Elements - Replace	\$0	\$0	\$0	\$0	\$0
3020 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
3040 Tile Floors - Replace	\$0	\$0	\$0	\$0	\$0
3050 Linoleum Floors - Replace	\$0	\$0	\$0	\$0	\$0
3050 LVT Floors - Replace	\$28,043	\$0	\$0	\$0	\$0
3070 Hardwood Floors - Replace	\$0	\$0	\$0	\$0	\$0
3075 Hardwood Floors - Refinish	\$0	\$0	\$80,990	\$0	\$0
3160 Acoustic Wall Panels - Replace	\$0	\$0	\$0	\$0	\$0
3190 Stage Curtain Rigging System - Repl	\$0	\$0	\$0	\$0	\$92,059
3195 Stage Curtains - Replace	\$0	\$0	\$0	\$0	\$0
3200 Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
3280 Wicker Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
3310 Cabinetry/Cabinets - Replace	\$0	\$0	\$0	\$0	\$0
3320 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
4220 Sound System - Replace	\$0	\$0	\$0	\$0	\$0
4660 Emergency Generator - Replace	\$0	\$0	\$0	\$0	\$0
4800 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
5520 CH5 Pool Iron Fence/Gate - Replace	\$0	\$0	\$0	\$0	\$0
5700 Locker Rooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710 Locker Rooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
5710 Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
5800 Pool Deck Concrete - Replace	\$0	\$0	\$0	\$0	\$0
5801 Pool Incidentals - Replace	\$17,138	\$17,652	\$18,181	\$18,727	\$19,289
5810 Pool - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$0
5812 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
5815 Pool Boiler - Replace	\$0	\$97,085	\$0	\$0	\$0
5815 Pool Boiler #2 - Replace	\$0	\$97,085	\$0	\$0	\$0
5820 Spa - Resurface & Re-tile	\$0	\$0	\$0	\$23,834	\$0
5822 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
5825 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
5827 Spa Pump - Replace	\$0	\$0	\$0	\$0	\$0
5848 Chemical Controllers - Replace	\$0	\$24,071	\$0	\$0	\$0
5850 Pool/Spa Salt Generator	\$0	\$0	\$0	\$0	\$43,838
5850 Salt Generator - Replace	\$0	\$0	\$0	\$0	\$0
5900 ADA Pool Lift - Replace	\$0	\$0	\$0	\$0	\$0
5932 Pool Cover Reel - Replace	\$0	\$0	\$0	\$0	\$0
5990 Pool Furniture - Replace	\$0	\$0	\$40,495	\$0	\$0
6100 Metal Park Benches - Replace	\$0	\$0	\$0	\$0	\$0
6300 Wood Trellis/Shade Structure	\$0	\$0	\$0	\$0	\$0
CH6 Facilities					
2280 Stamped Concrete - Repair	\$0	\$0	\$0	\$0	\$0
2300 Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
2310 Wood/Metal Surfaces - Repaint	\$0	\$0	\$8,677	\$0	\$0
2330 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2480 Gutter/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
3040 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
3050 Billiard Vinyl Floor - Replace	\$0	\$0	\$23,140	\$0	\$0
3050 LVT Floor - Replace	\$0	\$0	\$0	\$0	\$0
3060 Laminate Flooring - Replace	\$0	\$0	\$0	\$0	\$0
3160 Wallcoverings - Replace	\$0	\$0	\$0	\$0	\$0
3200 Furnishings - Replace	\$0	\$0	\$0	\$53,627	\$0
3280 Wicker Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
3310 Cabinetry/Counters - Replace	\$0	\$0	\$0	\$133,641	\$0
3320 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
4220 Dining Rm Sound System - Replace	\$0	\$0	\$0	\$0	\$0
4220 Sound System - Replace	\$0	\$0	\$0	\$0	\$0
4570 Water Heater - Replace	\$0	\$0	\$0	\$23,834	\$0
4800 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
5015 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
5520 CH6 Pool Iron Fence/Gate - Replace	\$0	\$0	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710 Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
5800 Pool Deck Concrete - Replace	\$0	\$0	\$0	\$0	\$0
5801 Pool Incidentals - Replace	\$17,138	\$17,652	\$18,181	\$18,727	\$19,289
5810 Pool - Resurface & Re-tile	\$44,402	\$0	\$0	\$0	\$0
5815 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
5848 Chemical Controller - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2039	2040	2041	2042	2043
5900	ADA Pool Lift - Replace	\$0	\$0	\$0	\$0	\$13,853
5990	Pool Furniture - Replace	\$0	\$0	\$36,363	\$0	\$0
CH7 Facilities						
2300	Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
2310	Wood/Metal Surfaces - Repaint	\$0	\$0	\$10,496	\$0	\$0
2330	Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2660	Door Opener Systems - Replace	\$0	\$0	\$21,487	\$0	\$0
3020	Carpet - Replace	\$0	\$0	\$0	\$0	\$0
3040	Tile Floors - Replace	\$0	\$0	\$0	\$0	\$0
3050	Linoleum Floors - Replace	\$0	\$0	\$0	\$0	\$0
3070	Hardwood Floor - Replace	\$0	\$0	\$0	\$0	\$89,429
3075	Hardwood Floor - Refinish	\$0	\$0	\$22,313	\$0	\$0
3160	Wallcoverings - Replace	\$0	\$0	\$0	\$0	\$0
3200	Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
3270	Patio Furniture - Replace	\$0	\$0	\$24,793	\$0	\$0
3280	Wicker Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
3310	Cabinetry/Counters - Replace	\$0	\$0	\$0	\$0	\$0
3320	Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
3364	Air Curtain - Replace	\$0	\$4,252	\$0	\$0	\$0
4220	Sound System - Replace	\$0	\$0	\$0	\$0	\$0
4550	Boiler/Tank #1 - Replace	\$38,170	\$0	\$0	\$0	\$0
4570	Boiler/Tank #2 - Replace	\$0	\$0	\$0	\$0	\$0
4800	Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
5030	Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
5700	Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
6105	Vinyl/Composite Benches	\$0	\$0	\$0	\$0	\$0
6124	Composite Trash Receptacles - Repl	\$0	\$0	\$0	\$0	\$0
6320	Metal Trellis - Replace	\$0	\$0	\$0	\$0	\$0
6967	UPS (emergency power) - Replace	\$0	\$0	\$0	\$0	\$0
CH7 Tennis Center						
2306	Awnings/Canopies - Replace	\$0	\$0	\$14,710	\$0	\$0
2343	Building Interior/Exterior - Paint	\$0	\$0	\$0	\$0	\$0
2367	Doors - Replace	\$0	\$0	\$0	\$0	\$0
2522	HVAC - Replace	\$0	\$0	\$0	\$0	\$0
2741	Clubhouse - Remodel Allowance	\$0	\$0	\$0	\$0	\$0
2749	Restrooms - Major Refurbish	\$0	\$0	\$39,668	\$0	\$0
2749	Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
2805	Court Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
2809	Tennis Courts - Re-coat/Resurface	\$0	\$0	\$80,990	\$0	\$0
2813	Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$170,090
2815	Tennis Court Windscreen - Replace	\$0	\$0	\$18,264	\$0	\$0
2817	Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$114,855
Village Green - Golf Building						
2110	Walkway Pavers - Repair	\$0	\$0	\$0	\$0	\$10,784
2300	Exterior - Repaint	\$0	\$0	\$0	\$0	\$0
2330	Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2600	Doors - Replace	\$0	\$0	\$0	\$0	\$0
3020	Carpet - Replace	\$0	\$0	\$52,065	\$0	\$0
3040	Exterior Tile - Replace	\$0	\$0	\$0	\$0	\$0
3040	Tile Floor - Replace	\$0	\$0	\$0	\$0	\$306,864
3120	Acoustic Room Dividers - Replace	\$0	\$0	\$0	\$0	\$0
3200	Furniture/Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
3320	Bar Appliances - Replace	\$0	\$0	\$0	\$0	\$0
3320	Food Service - Replacements	\$0	\$0	\$31,404	\$0	\$0
3530	Clothes Lockers - Replace	\$0	\$0	\$0	\$0	\$32,440
3530	Golf Bag Lockers - Replace	\$0	\$0	\$0	\$0	\$0
4238	Starter PA System - Replace	\$0	\$0	\$0	\$0	\$0
4500	Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
4530	Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
4570	Water Heaters - Replace	\$0	\$0	\$0	\$0	\$0
4800	Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
5030	Exterior Lights/Fans - Replace	\$0	\$0	\$0	\$0	\$0
5050	Interior Hanging Lights - Replace	\$0	\$0	\$0	\$0	\$0
5700	Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
6205	Outdoor Heaters - Replace	\$0	\$0	\$0	\$0	\$86,799
6315	Par 3 Shade Structure - Replace	\$54,529	\$0	\$0	\$0	\$0

Fiscal Year	2039	2040	2041	2042	2043
Village Green Golf Courses					
2836 Cart Paths - Repair/Maintain	\$0	\$0	\$56,197	\$0	\$0
2838 Tee Boxes - Restore/Replace	\$0	\$0	\$0	\$0	\$0
2840 Fairways/Rough - Restore/Replace	\$0	\$0	\$0	\$0	\$0
2842 Bunkers/Traps - Restore/Refurbish	\$0	\$0	\$0	\$0	\$0
2844 Greens - Restore/Re-Grass	\$0	\$0	\$0	\$0	\$0
2845 Greens - Reconstruction	\$0	\$0	\$0	\$0	\$0
2861 Golf Irrigation System -Replace 25%	\$0	\$1,018,989	\$0	\$0	\$0
2873 Restroom Bldg Windows/Drs - Replace	\$0	\$0	\$0	\$0	\$0
2877 Course Signs/Furnishings - Replace	\$0	\$0	\$0	\$0	\$142,911
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710 Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
Village Green Pickleball Courts					
3270 Court Furniture - Replace	\$0	\$0	\$0	\$0	\$0
5090 Court Lights - Replace	\$0	\$0	\$58,676	\$0	\$0
5570 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
6160 Concrete Drinking Fountain - Repl	\$0	\$0	\$0	\$0	\$0
6315 Fabric Shade Structure - Replace	\$11,451	\$0	\$0	\$0	\$0
6500 Paddle Courts - Resurface	\$17,138	\$0	\$0	\$0	\$0
6515 Court Windscreens - Replace	\$10,127	\$0	\$0	\$0	\$0
6565 Standing Bleachers - Replace	\$0	\$0	\$12,975	\$0	\$0
Equestrian Center					
2310 Wood Surfaces - Repaint	\$0	\$0	\$0	\$0	\$43,838
2360 Interior/Exterior Block - Repaint	\$0	\$0	\$0	\$49,371	\$0
2520 Wood Surfaces - Repair	\$9,815	\$10,110	\$10,413	\$10,725	\$11,047
2600 Doors - Replace	\$0	\$0	\$0	\$12,087	\$0
2715 Metal Shade Structures - Replace	\$0	\$0	\$0	\$0	\$0
3000 Office./Kitchen Facilities -Remodel	\$0	\$0	\$0	\$0	\$0
5005 Arena Lights - Replace	\$0	\$0	\$0	\$0	\$0
5050 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
5570 Equestrian Security Fence - Replace	\$0	\$0	\$0	\$0	\$0
5595 Crib Wall - Repair	\$0	\$0	\$0	\$0	\$36,824
5620 Hot Walker Equipment - Replace	\$0	\$0	\$0	\$0	\$0
5640 Stall & Arena Pipe Railing - Repair	\$31,159	\$32,094	\$33,057	\$34,049	\$35,070
5700 Restrooms & Lounge - Refurbish	\$0	\$0	\$0	\$246,853	\$0
5710 Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
6380 Storage Sheds - Refurbish/Replace	\$0	\$0	\$0	\$13,875	\$0
6390 Hopper Bin Feed Silo - Replace	\$0	\$0	\$0	\$0	\$0
6565 Bleachers/Shade Structure - Repair	\$0	\$0	\$0	\$0	\$0
Garden Center 1					
2143 Site Fencing (Chain Link) - Replace	\$0	\$0	\$0	\$0	\$19,201
2146 Arbor/Trellis - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furnishings - Replace	\$0	\$0	\$0	\$26,388	\$0
2197 Shed Buildings - Replace	\$0	\$0	\$0	\$0	\$0
2343 Building Exteriors - Repair/Paint	\$0	\$0	\$0	\$0	\$0
2343 Restroom Bldg - Repair/Maintain	\$38,949	\$0	\$0	\$0	\$0
Garden Center 2					
2143 Fencing/Gates - Replace	\$0	\$0	\$0	\$0	\$0
2146 Arbor/Trellis - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furnishings - Replace	\$0	\$0	\$0	\$17,535	\$0
2343 Building Exteriors - Repair/Paint	\$0	\$0	\$26,446	\$0	\$0
2509 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
Maintenance Buildings					
2300 Exteriors - Repaint	\$8,257	\$0	\$8,760	\$0	\$9,294
2600 Doors - Replace	\$0	\$0	\$0	\$0	\$0
2610 Glass Storefront Doors - Replace	\$0	\$0	\$0	\$0	\$0
2690 Roll-Up Doors - Replace	\$0	\$0	\$0	\$0	\$0
2715 Auto Metal Shade Struct. - Replace	\$0	\$0	\$0	\$0	\$0
3020 Bldg B, Carpet - Replace	\$0	\$0	\$15,206	\$0	\$0
3020 Bldg E, Carpet - Replace	\$0	\$0	\$0	\$0	\$0
3025 Bldg A, Carpet - Replace	\$0	\$0	\$0	\$0	\$0
3040 Bldg B, Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
3050 Bldg A, Linoleum Floor - Replace	\$0	\$0	\$0	\$0	\$0
3050 Bldg B, Linoleum Floor - Replace	\$0	\$0	\$28,098	\$0	\$0
3200 Bldg E Work Stations - Replace	\$0	\$0	\$90,080	\$0	\$0
3310 Bldg A, Kitchen Cabinetry - Replace	\$0	\$0	\$0	\$0	\$35,070
5325 Intercom - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2039	2040	2041	2042	2043
5330 Gate Operators - Replace	\$0	\$32,896	\$0	\$0	\$0
5370 Access Camera System - Replace	\$0	\$0	\$0	\$0	\$0
5570 Maintenance Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
5700 Bldg A, Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5700 Bldg D, Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5700 Bldg E, Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
Lighting & Electrical Projects					
2350 Light Poles/Fixtures - Repaint	\$0	\$0	\$0	\$0	\$0
5000 Concrete Street Lights - Replace	\$0	\$0	\$0	\$0	\$46,468
5005 "Bell" Pole Lights - Replace	\$0	\$0	\$52,065	\$0	\$0
5005 "Glass Globe" Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
5005 HIT Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
5005 LED Pole Lights - Replace	\$98,931	\$0	\$0	\$0	\$0
5005 Square Pole Lights - Replace	\$0	\$0	\$63,635	\$0	\$0
5010 "Flange" Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
5015 Post Lights - Replace	\$0	\$0	\$0	\$0	\$0
5020 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
6965 Electrical Enclosure - Replace	\$0	\$20,861	\$0	\$0	\$0
Other GRF Facilities					
1000 Miscellaneous Projects	\$194,746	\$200,588	\$206,606	\$212,804	\$219,188
1005 Space Utilization - Building E	\$0	\$0	\$0	\$0	\$0
1010 Building E Upkeep/Maint	\$0	\$0	\$0	\$0	\$0
1020 (2024) CH 1 Renovations Project	\$0	\$0	\$0	\$0	\$0
1020 (2027) CH 1 Renovations Project	\$0	\$0	\$0	\$0	\$0
1020 (2028) CH 1 Renovations Project	\$0	\$0	\$0	\$0	\$0
4245 (2025) Broadband Fiber Upgrades	\$0	\$0	\$0	\$0	\$0
4245 (2026) Broadband Fiber Upgrades	\$0	\$0	\$0	\$0	\$0
4245 (2027) Broadband Fiber Upgrades	\$0	\$0	\$0	\$0	\$0
Walls, Fencing, Railings & Gates					
2340 Aluminum Fencing - Repaint	\$0	\$0	\$0	\$0	\$0
2340 Iron Fence, Rail & Gates - Repaint	\$0	\$0	\$147,930	\$0	\$0
5500 Block Wall - Repair	\$0	\$0	\$0	\$0	\$0
5505 Stucco Walls - Repair	\$32,717	\$33,699	\$34,710	\$35,751	\$36,824
5510 Metal Vehicle Gates - Replace	\$0	\$159,668	\$0	\$169,392	\$0
5515 Metal Pedestrian Gates - Replace	\$0	\$9,067	\$0	\$9,619	\$0
5520 Entry Areas, Iron Fencing - Replace	\$0	\$0	\$0	\$0	\$0
5525 Iron 3.5' Railings - Replace	\$0	\$0	\$0	\$0	\$0
5525 Shepherds Crook Top Rail - Replace	\$0	\$0	\$0	\$0	\$0
5535 Iron Flat/Steel Pipe Railing - Repl	\$0	\$0	\$0	\$0	\$0
5540 Aluminum Fencing - Replace	\$0	\$0	\$0	\$0	\$0
Grounds & Miscellaneous					
3236 Office Space Lease	\$0	\$0	\$0	\$0	\$0
4850 AED Defibrillators - Replace	\$0	\$0	\$0	\$0	\$0
5334 Repair Shop Electrical Upgrade	\$311,593	\$0	\$0	\$0	\$0
5710 Aliso Creek Restrooms - Refurbish	\$0	\$0	\$18,181	\$0	\$0
6105 Benches - Move & Replace	\$0	\$0	\$0	\$0	\$0
6265 Flag Poles - Replace	\$41,286	\$0	\$0	\$0	\$0
6570 Portable Stage Structure - Replace	\$0	\$0	\$0	\$0	\$0
6590 Speed Monitoring Units - Replace	\$0	\$0	\$19,834	\$0	\$0
6620 Concrete Pedestrian Bridge - Repair	\$0	\$0	\$0	\$0	\$0
6810 Monument Letters - Replace	\$0	\$0	\$0	\$0	\$0
6830 Entry Signage - Replace/Refurbish	\$0	\$0	\$18,181	\$0	\$0
7010 Gate Landscaping - Refurbish	\$0	\$0	\$0	\$0	\$0
7010 Landscape & Slopes - Refurbish	\$267,970	\$276,010	\$284,290	\$292,818	\$301,603
7012 CH6 Turf Reduction Project	\$0	\$0	\$0	\$0	\$0
7030 V-Ditch (Swales) - Repair	\$0	\$41,722	\$0	\$44,263	\$0
Total Expenses	\$3,804,479	\$4,579,993	\$6,837,417	\$5,058,184	\$5,459,190
Ending Reserve Balance	\$40,727,268	\$44,562,230	\$46,208,204	\$49,697,532	\$52,869,023

Fiscal Year	2044	2045	2046	2047	2048
Starting Reserve Balance	\$52,869,023	\$54,437,849	\$53,315,497	\$51,840,602	\$55,399,298
Annual Reserve Funding	\$7,350,000	\$7,350,000	\$7,350,000	\$7,350,000	\$7,350,000
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,339,871	\$1,345,446	\$1,313,016	\$1,339,035	\$1,374,085
Total Income	\$61,558,894	\$63,133,295	\$61,978,513	\$60,529,636	\$64,123,384
# Component					
Paving & Pavers					
2100 Concrete - Repair/Replace	\$361,222	\$372,059	\$383,221	\$394,717	\$406,559
2125 Garden Cntr #1 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2125 Garden Cntr #2 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2200 Street Pavers - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2024)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2025)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2026)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2027)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2028)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2029)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2030)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2031)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2032)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2033)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2034)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2035)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2036)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2037)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2038)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2039)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2040)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2041)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2042)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2043)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2044)	\$848,872	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2045)	\$0	\$874,338	\$0	\$0	\$0
2220 Asphalt - Resurface (2046)	\$0	\$0	\$1,073,018	\$0	\$0
2220 Asphalt - Resurface (2047)	\$0	\$0	\$0	\$947,322	\$0
2220 Asphalt - Resurface (2048)	\$0	\$0	\$0	\$0	\$1,992,138
2220 Asphalt - Resurface (2049)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2050)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2051)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2052)	\$0	\$0	\$0	\$0	\$0
2220 Equestrian Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 Golf Parking Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2230 Asphalt - Repair/Seal	\$993,361	\$1,023,162	\$1,053,857	\$1,085,473	\$1,118,037
Roofing Projects					
2391 Tennis Cntr Skylight Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2031 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2034 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2036 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2039 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2040-41 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2044 Tile Roof - Replace	\$270,917	\$0	\$0	\$0	\$0
2400 2046 Tile Roof - Replace	\$0	\$0	\$28,742	\$0	\$0
2400 2047 Tile Roof - Replace	\$0	\$0	\$0	\$59,208	\$0
2400 2051 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 Golf Restrooms Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 Tennis Center Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2420 CH7 Flat Roof - Replace	\$50,571	\$0	\$0	\$0	\$0
2420 Maint Bldg C, Flat Roof - Replace	\$35,219	\$0	\$0	\$0	\$0
2450 (2042) Garden Cntr #2 Shingle Roof	\$0	\$0	\$0	\$0	\$0
2450 2029 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 2030 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 2040 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 2045 Comp Shingle Roof - Replace	\$0	\$223,235	\$0	\$0	\$0
2450 2062 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 2025 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 2026 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 2027 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$189,464	\$0
2465 2028 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2044	2045	2046	2047	2048
2465	2035 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	2036 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	2037 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	2040 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	2041 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	2043 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	2044 BUR to PVC Cool Roof - Replace	\$216,733	\$0	\$0	\$0	\$0
2465	2045 BUR to PVC Cool Roof - Replace	\$0	\$50,228	\$0	\$0	\$0
2470	2040 Metal Louver Roof - Replace	\$0	\$0	\$0	\$0	\$0
2470	2046 Metal Louver Roof - Replace	\$0	\$0	\$613,153	\$0	\$0
6330	Club 6 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
HVAC Equipment						
4600	Broadband HVAC Systems -Replace	\$37,928	\$39,066	\$40,238	\$41,445	\$42,689
4600	CH1 Gym HVAC (2015) - Replace	\$0	\$0	\$100,595	\$0	\$0
4600	CH1 HVAC (2016) - Replace	\$0	\$0	\$0	\$103,613	\$0
4600	CH1 HVAC (2017) - Replace	\$0	\$0	\$0	\$47,366	\$0
4600	CH1 HVAC (2020) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH1 Lounge Air Handler - Replace	\$0	\$0	\$25,867	\$0	\$0
4600	CH2 HVAC (2007) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH2 HVAC (2010) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH2 HVAC (2017) - Replace	\$0	\$0	\$0	\$231,896	\$0
4600	CH2 HVAC (Old) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH3 HVAC (2015) - Replace	\$0	\$520,882	\$0	\$0	\$0
4600	CH3 HVAC (2021) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH4 Air Handlers (Old) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH4 HVAC (2017) - Replace	\$0	\$0	\$0	\$57,234	\$0
4600	CH4 HVAC (2018) - Replace	\$0	\$0	\$0	\$0	\$96,558
4600	CH4 HVAC (Old) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH5 HVAC - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH5 HVAC (2017) - Replace	\$0	\$0	\$0	\$276,302	\$0
4600	CH6 HVAC (2004) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH6 HVAC (2017) - Replace	\$0	\$0	\$0	\$45,392	\$0
4600	CH6 HVAC (2020) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH7 HVAC - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH7 HVAC (2007) - Replace	\$0	\$0	\$0	\$0	\$0
4600	Comm Center HVAC Systems - Replace	\$0	\$0	\$0	\$0	\$0
4600	Comm Center HVAC Systems - Replace	\$0	\$0	\$0	\$0	\$0
4600	Comm Center Large HVAC - Replace	\$0	\$0	\$0	\$0	\$0
4600	Gate 1 HVAC - Replace	\$0	\$0	\$0	\$0	\$0
4600	Gate 7 HVAC - Replace	\$0	\$0	\$0	\$0	\$0
4600	Library/History HVAC - Replace	\$0	\$0	\$0	\$0	\$0
4600	Village Green HVAC Systems -Replace	\$0	\$0	\$0	\$0	\$0
Gatehouses						
5300	Gate #1 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #10 - Remodel	\$0	\$98,596	\$0	\$0	\$0
5300	Gate #11 - Remodel	\$0	\$98,596	\$0	\$0	\$0
5300	Gate #12 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #14 - Remodel	\$0	\$0	\$101,553	\$0	\$0
5300	Gate #2 - Remodel	\$0	\$0	\$151,372	\$0	\$0
5300	Gate #3 - Remodel	\$0	\$0	\$151,372	\$0	\$0
5300	Gate #4 - Remodel	\$0	\$0	\$0	\$104,600	\$0
5300	Gate #5 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #6 - Remodel	\$0	\$0	\$0	\$104,600	\$0
5300	Gate #7 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #8 - Remodel	\$0	\$0	\$151,372	\$0	\$0
5300	Gate #9 - Remodel	\$0	\$0	\$0	\$104,600	\$0
Library & History Center						
2300	Stucco - Repaint	\$0	\$0	\$0	\$0	\$11,689
2330	Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$26,426
2600	Entry Doors - Replace	\$0	\$0	\$0	\$0	\$0
3020	Flooring, Rolled Carpet - Replace	\$0	\$0	\$0	\$0	\$23,377
3025	Flooring, Tile Carpet - Replace	\$0	\$0	\$0	\$0	\$325,247
3040	Flooring, Tile - Replace	\$0	\$0	\$0	\$0	\$0
3050	Flooring, Linoleum - Replace	\$0	\$0	\$0	\$0	\$0
3110	Interior Doors - Replace	\$0	\$0	\$0	\$0	\$0
3235	Office Cabinet/Counter - Replace	\$0	\$0	\$0	\$0	\$0
5054	Interior Lights - Replace	\$0	\$0	\$0	\$0	\$38,623
5700	Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$46,754

Fiscal Year	2044	2045	2046	2047	2048
5710 Small Restroom - Minor Refurbish	\$0	\$0	\$0	\$0	\$10,774
Community Center					
2300 Stucco - Repaint	\$0	\$0	\$76,644	\$0	\$0
2330 Interior Surfaces - Repaint	\$0	\$0	\$186,820	\$0	\$0
2500 Waterproof Decks - Resurface	\$0	\$0	\$0	\$37,498	\$0
2505 Waterproof Decks - Seal/Repair	\$0	\$12,371	\$0	\$0	\$0
2587 Stairway Stringers & Rails - Refurb	\$0	\$0	\$0	\$0	\$0
2600 Doors - Replace	\$0	\$0	\$0	\$0	\$32,525
2725 Building Signage	\$0	\$0	\$0	\$0	\$0
3000 TV Station Set - Remodel	\$0	\$0	\$0	\$0	\$0
3020 Carpet - Replace	\$0	\$0	\$613,153	\$0	\$0
3040 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
3050 Linoleum Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
3060 Laminate Flooring - Replace	\$0	\$0	\$0	\$0	\$0
3125 Fire Doors - Replace	\$0	\$0	\$60,357	\$0	\$0
3310 Cabinets & Counters - Replace	\$0	\$0	\$0	\$0	\$0
3510 Gym Floor Surface - Replace	\$112,882	\$0	\$0	\$0	\$0
4210 TV Station Equipment - Replace	\$0	\$0	\$0	\$0	\$0
4500 Elevator - Modernize & Door Pkg	\$0	\$0	\$0	\$0	\$0
4530 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
4550 Domestic Boiler - Replace	\$0	\$0	\$0	\$0	\$0
5030 Wall Lights - Replace	\$0	\$0	\$16,670	\$0	\$0
5525 3'.5' Iron Railing - Replace	\$0	\$0	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710 Restrooms - Minor Refurbish	\$0	\$0	\$224,184	\$0	\$0
6300 Wood Trellis/Shade Structure	\$0	\$0	\$0	\$0	\$0
8010 EV Charging Station - Replace	\$0	\$0	\$0	\$0	\$0
CH 1 Facilities					
2300 Stucco - Repaint	\$0	\$0	\$84,309	\$0	\$0
2310 Wood/Metal Surfaces - Repaint	\$0	\$0	\$36,406	\$0	\$0
2330 Interior Surfaces - Repaint	\$0	\$0	\$129,337	\$0	\$0
2480 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
2520 Bocce Structures - Repair	\$0	\$0	\$0	\$0	\$10,774
2530 Tile Siding - Replace	\$0	\$0	\$0	\$0	\$0
2660 Door Opener (fitness) - Replace	\$0	\$11,813	\$0	\$0	\$0
3020 Carpet - Replace	\$0	\$0	\$82,392	\$0	\$0
3040 Exterior Tile Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
3040 Tile Floors - Replace	\$0	\$0	\$0	\$0	\$0
3041 Drive Court Fountain Pavers -Repair	\$0	\$0	\$0	\$0	\$0
3050 Linoleum Floors - Replace	\$0	\$0	\$92,931	\$0	\$0
3070 Hardwood Floor (Lounge) - Replace	\$0	\$0	\$0	\$0	\$0
3075 Hardwood Floor (Lounge) - Refinish	\$0	\$0	\$39,280	\$0	\$0
3160 Acoustic Wall Panels - Replace	\$0	\$0	\$0	\$0	\$0
3310 Cabinetry/Counters - Replace	\$0	\$0	\$0	\$0	\$0
3320 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
3510 Gym Floor Surface - Replace	\$0	\$0	\$0	\$0	\$155,509
4220 Sound System - Replace	\$65,020	\$0	\$0	\$0	\$0
4660 Emergency Generator - Replace	\$0	\$0	\$0	\$0	\$0
4680 Exhaust Fans - Replace	\$0	\$0	\$0	\$0	\$0
4800 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$13,925
5030 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
5520 Pool Iron Fence/Gates - Replace	\$0	\$0	\$0	\$0	\$0
5700 Locker Rooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710 Locker Rooms - Minor Refurbish	\$0	\$0	\$60,357	\$0	\$0
5710 Restrooms - Minor Refurbish	\$0	\$0	\$70,896	\$0	\$0
5730 Partition Door (Lounge)- Replace	\$0	\$0	\$0	\$0	\$0
5750 Pool Shower - Re-tile	\$0	\$0	\$18,586	\$0	\$0
5800 Pool Deck Concrete - Replace	\$0	\$0	\$0	\$0	\$0
5801 Pool Incidentals - Replace	\$19,867	\$20,463	\$21,077	\$21,709	\$22,361
5810 Pool - Resurface & Re-tile	\$0	\$0	\$0	\$197,359	\$0
5812 Pool/Spa Filters - Replace	\$0	\$0	\$0	\$0	\$32,525
5815 Pool Boilers - Replace	\$0	\$0	\$0	\$0	\$122,984
5816 Pool Boiler Tank - Replace	\$0	\$0	\$0	\$0	\$64,033
5817 Pool/Spa Pumps - Replace	\$0	\$0	\$32,574	\$0	\$0
5820 Spa - Resurface & Re-tile	\$38,831	\$0	\$0	\$0	\$0
5825 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$17,075
5848 Chemical Controller - Replace	\$0	\$0	\$0	\$22,203	\$0
5900 ADA Pool Lift - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2044	2045	2046	2047	2048
5930	Pool Covers CH1, 2, 5 & 6 - Replace	\$0	\$35,346	\$0	\$0	\$0
5932	Pool Cover Reel - Replace	\$0	\$0	\$0	\$0	\$0
5990	Pool/Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
6105	Vinyl/Composite Benches	\$0	\$0	\$0	\$0	\$0
6300	Wood Trellises - Rebuild	\$0	\$0	\$0	\$0	\$0
6315	Bench Shade Structures - Replace	\$0	\$0	\$0	\$0	\$10,774
6317	Bocce Retractable Shades - Replace	\$0	\$0	\$0	\$0	\$0
6525	Basketball Wood Court - Replace	\$0	\$0	\$0	\$0	\$0
6526	Basketball Court - Refinish	\$0	\$0	\$40,238	\$0	\$0
6540	Bocce Ball Backboards - Replace	\$0	\$0	\$33,532	\$0	\$0
6540	Bocce Court Rails - Replace	\$0	\$0	\$11,113	\$0	\$0
6541	Bocce Surface Carpet - Replace	\$0	\$0	\$16,958	\$0	\$0
6575	Shuffleboard Room - Refurbish	\$0	\$0	\$20,502	\$0	\$0
6576	Archery Room - Refurbish	\$0	\$0	\$0	\$0	\$27,443
6577	Gym Padded Walls - Replace	\$0	\$0	\$0	\$0	\$0
6680	Fountains - Refurbish	\$0	\$0	\$0	\$49,340	\$0
CH2 Facilities						
2140	Concrete Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
2145	Concrete Pool Deck - Seal/Repair	\$0	\$0	\$0	\$0	\$50,820
2300	Stucco - Repaint	\$0	\$0	\$39,280	\$0	\$0
2310	Wood/Metal Surfaces - Repaint	\$0	\$0	\$30,658	\$0	\$0
2330	Interior Surfaces - Repaint	\$0	\$0	\$83,350	\$0	\$0
2530	Exterior Tile Siding - Replace	\$0	\$0	\$0	\$0	\$0
2650	Metal Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
2660	Door Opener Systems - Replace	\$0	\$46,507	\$0	\$0	\$0
2670	Metal Roll-Up Door - Replace	\$0	\$0	\$0	\$0	\$0
3020	Carpet - Replace	\$0	\$0	\$60,357	\$0	\$0
3040	Exterior Tile Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
3050	Linoleum Floors - Replace	\$0	\$0	\$0	\$0	\$0
3060	Laminate Floorings - Replace	\$0	\$0	\$0	\$0	\$0
3070	Hardwood Floor - Replace	\$0	\$0	\$0	\$0	\$0
3075	Hardwood Floor - Refinish	\$0	\$0	\$79,518	\$0	\$0
3160	Wallcoverings - Replace	\$0	\$0	\$34,490	\$0	\$0
3200	Furnishings - Replace	\$0	\$0	\$185,862	\$0	\$0
3280	Wicker Patio Furniture - Replace	\$0	\$65,110	\$0	\$0	\$0
3285	Wicker Furn Cushions - Replace	\$0	\$38,136	\$0	\$0	\$0
3310	Cabinetry/Counters - Replace	\$0	\$0	\$0	\$0	\$0
3310	Storage Cabinets - Refurbish	\$0	\$0	\$0	\$0	\$0
3320	Commercial Kitchen Appliances - Rep	\$0	\$0	\$0	\$0	\$0
3320	Residential Kitchen Appliances - R	\$0	\$0	\$0	\$0	\$0
3364	Air Curtain - Replace	\$4,786	\$0	\$0	\$0	\$0
4570	Water Heaters - Replace	\$0	\$0	\$0	\$0	\$0
4800	Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$13,925
5020	Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
5030	Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
5520	CH2 Lawn Bowling Iron Fence - Repl	\$0	\$0	\$0	\$0	\$0
5520	CH2 Pool Iron Fence/Gates - Replace	\$0	\$0	\$0	\$0	\$0
5550	CH2 & CH4, Wood Fences - Replace	\$0	\$0	\$0	\$0	\$0
5700	Locker Rooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5700	Restrooms (Club) - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Locker Rooms - Minor Refurbish	\$0	\$0	\$60,357	\$0	\$0
5710	Restrooms (Club) - Minor Refurbish	\$0	\$68,831	\$0	\$0	\$0
5710	Restrooms, Lawn Bowlg, Minor Refur	\$0	\$0	\$20,502	\$0	\$0
5750	Pool Shower - Re-tile	\$0	\$10,697	\$0	\$0	\$0
5801	Pool Incidentals - Replace	\$19,867	\$20,463	\$21,077	\$21,709	\$22,361
5810	Pool - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$0
5812	Pool Filters - Replace	\$0	\$0	\$15,041	\$0	\$0
5815	Pool Boiler - Replace	\$0	\$0	\$0	\$0	\$0
5817	Large Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
5820	Spa - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$0
5825	Spa Heater - Replace	\$0	\$0	\$0	\$0	\$36,590
5848	Chemical Controller - Replace	\$0	\$0	\$21,556	\$0	\$0
5900	ADA Pool Lift - Replace	\$0	\$0	\$0	\$0	\$0
5932	Pool Cover Reel - Replace	\$0	\$0	\$0	\$0	\$0
5990	Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
5995	Courtyard Canopies - Replace	\$0	\$0	\$0	\$0	\$0
6105	Vinyl/Composite Benches	\$0	\$0	\$0	\$0	\$0
6300	Wood Trellis/Shade Structure	\$0	\$0	\$0	\$0	\$0
6305	Trex Trellis (L.B.) - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2044	2045	2046	2047	2048
6315	Fabric Shade Structures - Replace	\$0	\$0	\$0	\$0	\$0
6541	Lawn Bowling Surface - Replace	\$0	\$0	\$421,543	\$0	\$0
CH3 Facilities						
2300	Stucco - Repaint	\$0	\$32,555	\$0	\$0	\$0
2330	Interior Surfaces - Repaint	\$0	\$68,831	\$0	\$0	\$0
2610	Automatic Entry Doors - Replace	\$0	\$0	\$0	\$0	\$0
2690	Counter Door - Replace	\$0	\$0	\$0	\$0	\$0
3020	Carpet - Replace	\$0	\$160,915	\$0	\$0	\$0
3020	Carpet (2022) - Replace	\$0	\$0	\$0	\$0	\$0
3050	Linoleum Floors - Replace	\$0	\$0	\$0	\$0	\$0
3060	Laminate Flooring - Replace	\$0	\$0	\$0	\$0	\$0
3070	Wooden Stage - Refurbish	\$0	\$0	\$0	\$0	\$0
3160	Wallcoverings - Replace	\$0	\$0	\$0	\$0	\$0
3190	Stage Curtain Rigging System - Repl	\$0	\$0	\$0	\$0	\$0
3195	Stage Curtains - Replace	\$0	\$0	\$0	\$0	\$0
3197	Stage Controller System - Replace	\$0	\$0	\$0	\$0	\$0
3200	Furnishings - Replace	\$0	\$585,993	\$0	\$0	\$0
3310	Cabinetry/Counters - Replace	\$0	\$0	\$0	\$0	\$0
3320	Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
4220	Auditorium Sound System - Replace	\$1,083,667	\$0	\$0	\$0	\$0
4230	Dining Room Projectors - Replace	\$0	\$0	\$0	\$0	\$0
4525	ADA Wheelchair Lift - Replace	\$0	\$0	\$0	\$0	\$0
4570	Water Heater (2010) - Replace	\$0	\$0	\$0	\$0	\$0
4570	Water Heater (2020) - Replace	\$25,286	\$0	\$0	\$0	\$0
4800	Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$13,925
5030	Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
5700	Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Restrooms - Minor Refurbish	\$0	\$0	\$70,896	\$0	\$0
CH4 Facilities						
2300	Stucco - Repaint	\$0	\$0	\$47,903	\$0	\$0
2310	Wood/Metal Surfaces - Repaint	\$0	\$0	\$30,658	\$0	\$0
2330	Interior Surfaces - Repaint	\$0	\$58,599	\$0	\$0	\$0
2480	Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
2485	Skylights - Replace	\$0	\$0	\$0	\$0	\$0
2500	Waterproof Decks - Resurface	\$0	\$0	\$0	\$0	\$0
2505	Waterproof Decks - Seal/Repair	\$0	\$48,368	\$0	\$0	\$0
3020	Carpet - Replace	\$0	\$0	\$80,476	\$0	\$0
3050	Linoleum Floors - Replace	\$0	\$0	\$130,295	\$0	\$0
3160	Wallcoverings - Replace	\$0	\$0	\$18,682	\$0	\$0
3200	Furnishings - Replace	\$0	\$0	\$258,674	\$0	\$0
3280	Wicker Patio Furniture - Replace	\$0	\$63,250	\$0	\$0	\$0
3310	Cabinetry/Counters - Replace	\$0	\$0	\$0	\$0	\$0
3810	Activities Equipment - Replace	\$0	\$106,967	\$0	\$0	\$0
4570	Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4800	Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$13,925
5030	Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
5520	CH4 Pool Iron Fence/Gates - Replace	\$0	\$0	\$0	\$0	\$0
5700	Locker Rooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5700	Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Locker Rooms - Minor Refurbish	\$0	\$0	\$60,357	\$0	\$0
5710	Restrooms - Minor Refurbish	\$0	\$0	\$70,896	\$0	\$0
5800	Pool Deck Concrete - Replace	\$0	\$0	\$0	\$0	\$294,755
5801	Pool Incidentals - Replace	\$19,867	\$20,463	\$21,077	\$21,709	\$22,361
5810	Pool - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$0
5812	Pool & Spa Filters - Replace	\$0	\$0	\$0	\$0	\$0
5815	Pool Boiler - Replace	\$0	\$0	\$0	\$0	\$0
5817	Large Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
5820	Spa - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$0
5825	Spa Heater - Replace	\$0	\$0	\$34,490	\$0	\$0
5848	Chemical Controller - Replace	\$0	\$0	\$0	\$22,203	\$0
5900	ADA Pool Lift - Replace	\$0	\$0	\$0	\$0	\$0
5932	Pool Cover Reel - Replace	\$0	\$0	\$0	\$0	\$0
5932	Spa Cover Reel - Replace	\$0	\$0	\$0	\$0	\$0
5990	Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
6300	Wood Deck Structure - Refurbish	\$0	\$437,169	\$0	\$0	\$0
6300	Wood Shade Structure - Refurbish	\$0	\$0	\$0	\$0	\$0
CH5 Facilities						
2300	Stucco - Repaint	\$0	\$0	\$50,777	\$0	\$0
2330	Interior Surfaces - Repaint	\$0	\$0	\$53,651	\$0	\$0

Fiscal Year	2044	2045	2046	2047	2048
2485 Skylights - Replace	\$0	\$0	\$0	\$0	\$0
2730 Decor Tile Elements - Replace	\$0	\$0	\$0	\$0	\$0
3020 Carpet - Replace	\$0	\$0	\$51,735	\$0	\$0
3040 Tile Floors - Replace	\$0	\$0	\$23,951	\$0	\$0
3050 Linoleum Floors - Replace	\$0	\$0	\$20,407	\$0	\$0
3050 LVT Floors - Replace	\$0	\$0	\$0	\$0	\$0
3070 Hardwood Floors - Replace	\$0	\$0	\$0	\$0	\$0
3075 Hardwood Floors - Refinish	\$0	\$0	\$93,889	\$0	\$0
3160 Acoustic Wall Panels - Replace	\$0	\$0	\$0	\$0	\$0
3190 Stage Curtain Rigging System - Repl	\$0	\$0	\$0	\$0	\$0
3195 Stage Curtains - Replace	\$0	\$0	\$0	\$0	\$0
3200 Furnishings - Replace	\$0	\$0	\$161,911	\$0	\$0
3280 Wicker Patio Furniture - Replace	\$0	\$50,228	\$0	\$0	\$0
3310 Cabinetry/Cabinets - Replace	\$0	\$0	\$0	\$0	\$0
3320 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
4220 Sound System - Replace	\$42,444	\$0	\$0	\$0	\$0
4660 Emergency Generator - Replace	\$0	\$0	\$0	\$0	\$0
4800 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$13,925
5520 CH5 Pool Iron Fence/Gate - Replace	\$0	\$0	\$0	\$0	\$0
5700 Locker Rooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710 Locker Rooms - Minor Refurbish	\$0	\$58,599	\$0	\$0	\$0
5710 Restrooms - Minor Refurbish	\$0	\$44,647	\$0	\$0	\$0
5800 Pool Deck Concrete - Replace	\$0	\$0	\$0	\$0	\$0
5801 Pool Incidentals - Replace	\$19,867	\$20,463	\$21,077	\$21,709	\$22,361
5810 Pool - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$0
5812 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
5815 Pool Boiler - Replace	\$0	\$0	\$0	\$0	\$0
5815 Pool Boiler #2 - Replace	\$0	\$0	\$0	\$0	\$0
5820 Spa - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$0
5822 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
5825 Spa Heater - Replace	\$0	\$33,485	\$0	\$0	\$0
5827 Spa Pump - Replace	\$0	\$0	\$20,502	\$0	\$0
5848 Chemical Controllers - Replace	\$0	\$0	\$0	\$0	\$30,492
5850 Pool/Spa Salt Generator	\$0	\$0	\$0	\$0	\$0
5850 Salt Generator - Replace	\$45,153	\$0	\$0	\$0	\$0
5900 ADA Pool Lift - Replace	\$0	\$0	\$0	\$0	\$0
5932 Pool Cover Reel - Replace	\$0	\$0	\$0	\$0	\$26,426
5990 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
6100 Metal Park Benches - Replace	\$0	\$0	\$0	\$0	\$22,259
6300 Wood Trellis/Shade Structure	\$0	\$0	\$0	\$0	\$0
CH6 Facilities					
2280 Stamped Concrete - Repair	\$0	\$0	\$0	\$0	\$0
2300 Stucco - Repaint	\$0	\$0	\$0	\$0	\$11,993
2310 Wood/Metal Surfaces - Repaint	\$0	\$0	\$10,060	\$0	\$0
2330 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$26,426
2480 Gutter/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
3040 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
3050 Billiard Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
3050 LVT Floor - Replace	\$0	\$0	\$0	\$0	\$0
3060 Laminate Flooring - Replace	\$0	\$0	\$0	\$0	\$0
3160 Wallcoverings - Replace	\$0	\$0	\$0	\$0	\$0
3200 Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
3280 Wicker Patio Furniture - Replace	\$0	\$46,507	\$0	\$0	\$0
3310 Cabinetry/Counters - Replace	\$0	\$0	\$0	\$0	\$0
3320 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
4220 Dining Rm Sound System - Replace	\$0	\$0	\$0	\$0	\$0
4220 Sound System - Replace	\$0	\$0	\$0	\$0	\$0
4570 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4800 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$13,925
5015 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
5520 CH6 Pool Iron Fence/Gate - Replace	\$0	\$0	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710 Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
5800 Pool Deck Concrete - Replace	\$0	\$0	\$0	\$0	\$0
5801 Pool Incidentals - Replace	\$19,867	\$20,463	\$21,077	\$21,709	\$22,361
5810 Pool - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$0
5815 Pool Heater - Replace	\$0	\$17,115	\$0	\$0	\$0
5848 Chemical Controller - Replace	\$0	\$0	\$0	\$11,447	\$0

Fiscal Year		2044	2045	2046	2047	2048
5900	ADA Pool Lift - Replace	\$0	\$0	\$0	\$0	\$0
5990	Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
CH7 Facilities						
2300	Stucco - Repaint	\$0	\$0	\$0	\$0	\$18,295
2310	Wood/Metal Surfaces - Repaint	\$0	\$0	\$12,167	\$0	\$0
2330	Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$32,525
2660	Door Opener Systems - Replace	\$0	\$0	\$0	\$0	\$0
3020	Carpet - Replace	\$0	\$0	\$0	\$0	\$160,591
3040	Tile Floors - Replace	\$0	\$0	\$0	\$0	\$0
3050	Linoleum Floors - Replace	\$0	\$0	\$14,658	\$0	\$0
3070	Hardwood Floor - Replace	\$0	\$0	\$0	\$0	\$0
3075	Hardwood Floor - Refinish	\$0	\$0	\$25,867	\$0	\$0
3160	Wallcoverings - Replace	\$0	\$0	\$0	\$0	\$32,525
3200	Furnishings - Replace	\$0	\$0	\$0	\$0	\$106,722
3270	Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
3280	Wicker Patio Furniture - Replace	\$0	\$20,463	\$0	\$0	\$0
3310	Cabinetry/Counters - Replace	\$0	\$0	\$0	\$0	\$0
3320	Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$202,263
3364	Air Curtain - Replace	\$0	\$0	\$0	\$0	\$0
4220	Sound System - Replace	\$21,132	\$0	\$0	\$0	\$0
4550	Boiler/Tank #1 - Replace	\$0	\$0	\$0	\$0	\$0
4570	Boiler/Tank #2 - Replace	\$0	\$0	\$0	\$0	\$0
4800	Fire Alarm System - Replace	\$0	\$0	\$13,125	\$0	\$0
5030	Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
5700	Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Restrooms - Minor Refurbish	\$0	\$0	\$40,238	\$0	\$0
6105	Vinyl/Composite Benches	\$0	\$0	\$0	\$0	\$0
6124	Composite Trash Receptacles - Repl	\$0	\$0	\$0	\$0	\$0
6320	Metal Trellis - Replace	\$0	\$0	\$0	\$0	\$0
6967	UPS (emergency power) - Replace	\$0	\$0	\$0	\$0	\$0
CH7 Tennis Center						
2306	Awnings/Canopies - Replace	\$0	\$0	\$0	\$0	\$0
2343	Building Interior/Exterior - Paint	\$0	\$0	\$0	\$10,460	\$0
2367	Doors - Replace	\$0	\$0	\$0	\$0	\$0
2522	HVAC - Replace	\$0	\$0	\$0	\$0	\$0
2741	Clubhouse - Remodel Allowance	\$0	\$0	\$0	\$26,643	\$0
2749	Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
2749	Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
2805	Court Furnishings - Replace	\$0	\$0	\$0	\$21,117	\$0
2809	Tennis Courts - Re-coat/Resurface	\$0	\$91,154	\$0	\$0	\$0
2813	Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2815	Tennis Court Windscreen - Replace	\$0	\$0	\$0	\$0	\$0
2817	Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
Village Green - Golf Building						
2110	Walkway Pavers - Repair	\$0	\$0	\$0	\$0	\$0
2300	Exterior - Repaint	\$0	\$0	\$44,070	\$0	\$0
2330	Interior Surfaces - Repaint	\$0	\$0	\$62,273	\$0	\$0
2600	Doors - Replace	\$0	\$0	\$0	\$0	\$22,259
3020	Carpet - Replace	\$0	\$0	\$0	\$0	\$0
3040	Exterior Tile - Replace	\$0	\$0	\$0	\$0	\$0
3040	Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
3120	Acoustic Room Dividers - Replace	\$0	\$0	\$0	\$0	\$0
3200	Furniture/Furnishings - Replace	\$0	\$0	\$0	\$0	\$160,591
3320	Bar Appliances - Replace	\$0	\$0	\$0	\$0	\$32,525
3320	Food Service - Replacements	\$34,316	\$0	\$0	\$37,498	\$0
3530	Clothes Lockers - Replace	\$0	\$0	\$0	\$0	\$0
3530	Golf Bag Lockers - Replace	\$0	\$0	\$0	\$0	\$0
4238	Starter PA System - Replace	\$39,734	\$0	\$0	\$0	\$0
4500	Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
4530	Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
4570	Water Heaters - Replace	\$0	\$0	\$0	\$0	\$0
4800	Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
5030	Exterior Lights/Fans - Replace	\$0	\$0	\$0	\$0	\$0
5050	Interior Hanging Lights - Replace	\$0	\$0	\$0	\$0	\$0
5700	Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$159,574
6205	Outdoor Heaters - Replace	\$0	\$0	\$0	\$0	\$0
6315	Par 3 Shade Structure - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2044	2045	2046	2047	2048
Village Green Golf Courses					
2836 Cart Paths - Repair/Maintain	\$61,408	\$0	\$0	\$67,102	\$0
2838 Tee Boxes - Restore/Replace	\$0	\$837,133	\$0	\$0	\$0
2840 Fairways/Rough - Restore/Replace	\$0	\$199,982	\$0	\$0	\$0
2842 Bunkers/Traps - Restore/Refurbish	\$0	\$0	\$0	\$0	\$1,199,349
2844 Greens - Restore/Re-Grass	\$0	\$0	\$0	\$0	\$0
2845 Greens - Reconstruction	\$0	\$2,418,383	\$0	\$0	\$0
2861 Golf Irrigation System -Replace 25%	\$0	\$0	\$0	\$0	\$0
2873 Restroom Bldg Windows/Drs - Replace	\$0	\$0	\$0	\$0	\$0
2877 Course Signs/Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$50,777	\$0	\$0
5710 Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
Village Green Pickleball Courts					
3270 Court Furniture - Replace	\$0	\$0	\$0	\$0	\$37,607
5090 Court Lights - Replace	\$0	\$0	\$0	\$0	\$0
5570 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
6160 Concrete Drinking Fountain - Repl	\$0	\$0	\$0	\$0	\$0
6315 Fabric Shade Structure - Replace	\$0	\$0	\$0	\$0	\$0
6500 Paddle Courts - Resurface	\$0	\$20,463	\$0	\$0	\$0
6515 Court Windscreens - Replace	\$0	\$12,092	\$0	\$0	\$0
6565 Standing Bleachers - Replace	\$0	\$0	\$0	\$0	\$0
Equestrian Center					
2310 Wood Surfaces - Repaint	\$0	\$0	\$0	\$0	\$50,820
2360 Interior/Exterior Block - Repaint	\$0	\$0	\$0	\$0	\$0
2520 Wood Surfaces - Repair	\$11,379	\$11,720	\$12,071	\$12,434	\$12,807
2600 Doors - Replace	\$0	\$0	\$0	\$14,012	\$0
2715 Metal Shade Structures - Replace	\$0	\$0	\$0	\$0	\$0
3000 Office./Kitchen Facilities -Remodel	\$0	\$0	\$0	\$0	\$107,738
5005 Arena Lights - Replace	\$0	\$0	\$0	\$0	\$203,279
5050 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
5570 Equestrian Security Fence - Replace	\$0	\$0	\$0	\$0	\$152,460
5595 Crib Wall - Repair	\$0	\$0	\$0	\$0	\$0
5620 Hot Walker Equipment - Replace	\$0	\$0	\$0	\$0	\$0
5640 Stall & Arena Pipe Railing - Repair	\$36,122	\$37,206	\$38,322	\$39,472	\$40,656
5700 Restrooms & Lounge - Refurbish	\$0	\$0	\$0	\$0	\$0
5710 Restrooms - Minor Refurbish	\$0	\$0	\$0	\$21,709	\$0
6380 Storage Sheds - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
6390 Hopper Bin Feed Silo - Replace	\$0	\$0	\$0	\$0	\$0
6565 Bleachers/Shade Structure - Repair	\$0	\$0	\$15,137	\$0	\$0
Garden Center 1					
2143 Site Fencing (Chain Link) - Replace	\$0	\$0	\$0	\$0	\$0
2146 Arbor/Trellis - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
2197 Shed Buildings - Replace	\$0	\$0	\$0	\$0	\$0
2343 Building Exteriors - Repair/Paint	\$45,153	\$0	\$0	\$0	\$0
2343 Restroom Bldg - Repair/Maintain	\$0	\$0	\$0	\$0	\$0
Garden Center 2					
2143 Fencing/Gates - Replace	\$0	\$0	\$0	\$0	\$0
2146 Arbor/Trellis - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
2343 Building Exteriors - Repair/Paint	\$0	\$0	\$30,658	\$0	\$0
2509 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
Maintenance Buildings					
2300 Exteriors - Repaint	\$0	\$9,860	\$0	\$10,460	\$0
2600 Doors - Replace	\$0	\$0	\$10,155	\$0	\$0
2610 Glass Storefront Doors - Replace	\$0	\$0	\$0	\$0	\$0
2690 Roll-Up Doors - Replace	\$0	\$0	\$0	\$0	\$0
2715 Auto Metal Shade Struct. - Replace	\$0	\$0	\$0	\$0	\$0
3020 Bldg B, Carpet - Replace	\$0	\$0	\$0	\$0	\$0
3020 Bldg E, Carpet - Replace	\$0	\$0	\$45,028	\$0	\$0
3025 Bldg A, Carpet - Replace	\$0	\$0	\$31,616	\$0	\$0
3040 Bldg B, Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
3050 Bldg A, Linoleum Floor - Replace	\$0	\$0	\$0	\$0	\$0
3050 Bldg B, Linoleum Floor - Replace	\$0	\$0	\$0	\$0	\$0
3200 Bldg E Work Stations - Replace	\$0	\$0	\$104,428	\$0	\$0
3310 Bldg A, Kitchen Cabinetry - Replace	\$0	\$0	\$0	\$0	\$0
5325 Intercom - Replace	\$12,552	\$0	\$0	\$0	\$0

Fiscal Year	2044	2045	2046	2047	2048
5330 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
5370 Access Camera System - Replace	\$0	\$39,066	\$0	\$0	\$0
5570 Maintenance Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
5700 Bldg A, Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5700 Bldg D, Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$137,214
5700 Bldg E, Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$48,787
Lighting & Electrical Projects					
2350 Light Poles/Fixtures - Repaint	\$0	\$0	\$50,777	\$0	\$0
5000 Concrete Street Lights - Replace	\$0	\$0	\$0	\$0	\$0
5005 "Bell" Pole Lights - Replace	\$0	\$0	\$60,357	\$0	\$0
5005 "Glass Globe" Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
5005 HIT Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
5005 LED Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
5005 Square Pole Lights - Replace	\$0	\$0	\$73,770	\$0	\$0
5010 "Flange" Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
5015 Post Lights - Replace	\$0	\$0	\$27,783	\$0	\$0
5020 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
6965 Electrical Enclosure - Replace	\$0	\$24,184	\$0	\$0	\$0
Other GRF Facilities					
1000 Miscellaneous Projects	\$225,764	\$232,537	\$239,513	\$246,698	\$254,099
1005 Space Utilization - Building E	\$0	\$0	\$0	\$0	\$0
1010 Building E Upkeep/Maint	\$1,264,278	\$0	\$0	\$0	\$0
1020 (2024) CH 1 Renovations Project	\$0	\$0	\$0	\$0	\$0
1020 (2027) CH 1 Renovations Project	\$0	\$0	\$0	\$0	\$0
1020 (2028) CH 1 Renovations Project	\$0	\$0	\$0	\$0	\$0
4245 (2025) Broadband Fiber Upgrades	\$0	\$0	\$0	\$0	\$0
4245 (2026) Broadband Fiber Upgrades	\$0	\$0	\$0	\$0	\$0
4245 (2027) Broadband Fiber Upgrades	\$0	\$0	\$0	\$0	\$0
Walls, Fencing, Railings & Gates					
2340 Aluminum Fencing - Repaint	\$0	\$0	\$0	\$0	\$189,050
2340 Iron Fence, Rail & Gates - Repaint	\$0	\$0	\$171,491	\$0	\$0
5500 Block Wall - Repair	\$0	\$0	\$0	\$0	\$0
5505 Stucco Walls - Repair	\$37,928	\$39,066	\$40,238	\$41,445	\$42,689
5510 Metal Vehicle Gates - Replace	\$179,708	\$0	\$190,652	\$0	\$202,263
5515 Metal Pedestrian Gates - Replace	\$10,205	\$0	\$10,826	\$0	\$11,485
5520 Entry Areas, Iron Fencing - Replace	\$0	\$0	\$0	\$0	\$0
5525 Iron 3.5' Railings - Replace	\$0	\$0	\$0	\$0	\$79,279
5525 Shepherds Crook Top Rail - Replace	\$0	\$0	\$0	\$0	\$0
5535 Iron Flat/Steel Pipe Railing - Repl	\$0	\$0	\$0	\$0	\$68,099
5540 Aluminum Fencing - Replace	\$0	\$0	\$0	\$0	\$0
Grounds & Miscellaneous					
3236 Office Space Lease	\$0	\$0	\$0	\$0	\$0
4850 AED Defibrillators - Replace	\$0	\$0	\$51,735	\$0	\$0
5334 Repair Shop Electrical Upgrade	\$0	\$0	\$0	\$0	\$0
5710 Aliso Creek Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
6105 Benches - Move & Replace	\$0	\$0	\$0	\$0	\$0
6265 Flag Poles - Replace	\$0	\$0	\$0	\$0	\$0
6570 Portable Stage Structure - Replace	\$0	\$0	\$0	\$0	\$0
6590 Speed Monitoring Units - Replace	\$0	\$0	\$0	\$0	\$0
6620 Concrete Pedestrian Bridge - Repair	\$0	\$0	\$0	\$0	\$0
6810 Monument Letters - Replace	\$0	\$0	\$0	\$0	\$0
6830 Entry Signage - Replace/Refurbish	\$0	\$0	\$21,077	\$0	\$0
7010 Gate Landscaping - Refurbish	\$451,528	\$0	\$0	\$0	\$0
7010 Landscape & Slopes - Refurbish	\$310,651	\$319,971	\$329,570	\$339,457	\$349,641
7012 CH6 Turf Reduction Project	\$0	\$0	\$0	\$0	\$0
7030 V-Ditch (Swales) - Repair	\$46,959	\$0	\$49,819	\$0	\$52,853
Total Expenses	\$7,121,045	\$9,817,798	\$10,137,912	\$5,130,338	\$9,475,666
Ending Reserve Balance	\$54,437,849	\$53,315,497	\$51,840,602	\$55,399,298	\$54,647,717

Fiscal Year	2049	2050	2051	2052	2053
Starting Reserve Balance	\$54,647,717	\$58,702,826	\$59,995,352	\$59,803,893	\$65,100,170
Annual Reserve Funding	\$7,717,500	\$8,103,375	\$8,805,500	\$9,234,000	\$9,700,000
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,415,334	\$1,482,107	\$1,495,855	\$1,559,596	\$1,658,953
Total Income	\$63,780,551	\$68,288,308	\$70,296,707	\$70,597,488	\$76,459,123

Component

Paving & Pavers

2100 Concrete - Repair/Replace	\$418,756	\$431,318	\$444,258	\$457,586	\$471,313
2125 Garden Cntr #1 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2125 Garden Cntr #2 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2200 Street Pavers - Repair/Replace	\$0	\$0	\$0	\$15,558	\$0
2220 Asphalt - Resurface (2024)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2025)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2026)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2027)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2028)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2029)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2030)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2031)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2032)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2033)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2034)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2035)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2036)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2037)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2038)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2039)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2040)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2041)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2042)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2043)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2044)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2045)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2046)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2047)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2048)	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2049)	\$1,172,516	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface (2050)	\$0	\$1,703,707	\$0	\$0	\$0
2220 Asphalt - Resurface (2051)	\$0	\$0	\$1,688,180	\$0	\$0
2220 Asphalt - Resurface (2052)	\$0	\$0	\$0	\$1,464,274	\$0
2220 Equestrian Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 Golf Parking Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2230 Asphalt - Repair/Seal	\$1,151,578	\$1,186,125	\$1,221,709	\$1,258,360	\$1,296,111

Roofing Projects

2391 Tennis Cntr Skylight Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2031 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2034 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2036 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2039 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2040-41 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2044 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2046 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2047 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 2051 Tile Roof - Replace	\$0	\$0	\$577,535	\$0	\$0
2400 Golf Restrooms Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 Tennis Center Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2420 CH7 Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
2420 Maint Bldg C, Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 (2042) Garden Cntr #2 Shingle Roof	\$0	\$0	\$0	\$0	\$0
2450 2029 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 2030 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 2040 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 2045 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 2062 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 2025 BUR to PVC Cool Roof - Replace	\$0	\$207,033	\$0	\$0	\$0
2465 2026 BUR to PVC Cool Roof - Replace	\$0	\$0	\$577,535	\$0	\$0
2465 2027 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 2028 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$15,318

Fiscal Year		2049	2050	2051	2052	2053
2465	2035 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	2036 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	2037 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	2040 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	2041 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	2043 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	2044 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	2045 BUR to PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2470	2040 Metal Louver Roof - Replace	\$0	\$0	\$0	\$0	\$0
2470	2046 Metal Louver Roof - Replace	\$0	\$0	\$0	\$0	\$0
6330	Club 6 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
HVAC Equipment						
4600	Broadband HVAC Systems -Replace	\$43,969	\$45,288	\$46,647	\$48,046	\$49,488
4600	CH1 Gym HVAC (2015) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH1 HVAC (2016) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH1 HVAC (2017) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH1 HVAC (2020) - Replace	\$0	\$36,662	\$0	\$0	\$0
4600	CH1 Lounge Air Handler - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH2 HVAC (2007) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH2 HVAC (2010) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH2 HVAC (2017) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH2 HVAC (Old) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH3 HVAC (2015) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH3 HVAC (2021) - Replace	\$0	\$0	\$1,299,454	\$0	\$0
4600	CH4 Air Handlers (Old) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH4 HVAC (2017) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH4 HVAC (2018) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH4 HVAC (Old) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH5 HVAC - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH5 HVAC (2017) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH6 HVAC (2004) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH6 HVAC (2017) - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH6 HVAC (2020) - Replace	\$0	\$90,577	\$0	\$0	\$0
4600	CH7 HVAC - Replace	\$0	\$0	\$0	\$0	\$0
4600	CH7 HVAC (2007) - Replace	\$0	\$0	\$0	\$0	\$0
4600	Comm Center HVAC Systems - Replace	\$0	\$0	\$139,941	\$0	\$0
4600	Comm Center HVAC Systems - Replace	\$0	\$0	\$244,342	\$0	\$0
4600	Comm Center Large HVAC - Replace	\$0	\$0	\$0	\$0	\$0
4600	Gate 1 HVAC - Replace	\$0	\$0	\$14,105	\$0	\$0
4600	Gate 7 HVAC - Replace	\$0	\$0	\$14,105	\$0	\$0
4600	Library/History HVAC - Replace	\$0	\$0	\$164,375	\$0	\$0
4600	Village Green HVAC Systems -Replace	\$0	\$0	\$0	\$0	\$0
Gatehouses						
5300	Gate #1 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #10 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #11 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #12 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #14 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #2 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #3 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #4 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #5 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #6 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #7 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #8 - Remodel	\$0	\$0	\$0	\$0	\$0
5300	Gate #9 - Remodel	\$0	\$0	\$0	\$0	\$0
Library & History Center						
2300	Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
2330	Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2600	Entry Doors - Replace	\$0	\$0	\$0	\$0	\$0
3020	Flooring, Rolled Carpet - Replace	\$0	\$0	\$0	\$0	\$0
3025	Flooring, Tile Carpet - Replace	\$0	\$0	\$0	\$0	\$0
3040	Flooring, Tile - Replace	\$0	\$0	\$0	\$0	\$0
3050	Flooring, Linoleum - Replace	\$0	\$0	\$0	\$0	\$0
3110	Interior Doors - Replace	\$0	\$0	\$0	\$0	\$0
3235	Office Cabinet/Counter - Replace	\$0	\$0	\$0	\$0	\$0
5054	Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
5700	Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2049	2050	2051	2052	2053
5710	Small Restroom - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
Community Center						
2300	Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
2330	Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2500	Waterproof Decks - Resurface	\$0	\$0	\$0	\$0	\$0
2505	Waterproof Decks - Seal/Repair	\$13,924	\$0	\$0	\$0	\$15,671
2587	Stairway Stringers & Rails - Refurb	\$0	\$0	\$0	\$0	\$0
2600	Doors - Replace	\$0	\$0	\$0	\$0	\$0
2725	Building Signage	\$0	\$0	\$0	\$0	\$14,139
3000	TV Station Set - Remodel	\$0	\$34,505	\$0	\$0	\$0
3020	Carpet - Replace	\$0	\$0	\$0	\$0	\$0
3040	Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
3050	Linoleum Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$90,728
3060	Laminate Flooring - Replace	\$0	\$0	\$0	\$0	\$895,495
3125	Fire Doors - Replace	\$0	\$0	\$0	\$0	\$0
3310	Cabinets & Counters - Replace	\$0	\$0	\$0	\$0	\$0
3510	Gym Floor Surface - Replace	\$0	\$0	\$0	\$142,995	\$0
4210	TV Station Equipment - Replace	\$0	\$1,142,993	\$0	\$0	\$0
4500	Elevator - Modernize & Door Pkg	\$0	\$0	\$555,322	\$0	\$0
4530	Elevator Cab - Remodel	\$0	\$0	\$94,405	\$0	\$0
4550	Domestic Boiler - Replace	\$0	\$0	\$0	\$0	\$74,232
5030	Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
5525	3'.5' Iron Railing - Replace	\$0	\$0	\$0	\$0	\$0
5700	Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
6300	Wood Trellis/Shade Structure	\$0	\$0	\$0	\$0	\$60,092
8010	EV Charging Station - Replace	\$145,518	\$0	\$0	\$0	\$0
CH 1 Facilities						
2300	Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
2310	Wood/Metal Surfaces - Repaint	\$0	\$0	\$42,204	\$0	\$0
2330	Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2480	Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
2520	Bocce Structures - Repair	\$0	\$0	\$0	\$0	\$0
2530	Tile Siding - Replace	\$0	\$0	\$0	\$0	\$0
2660	Door Opener (fitness) - Replace	\$0	\$0	\$0	\$0	\$0
3020	Carpet - Replace	\$0	\$0	\$0	\$0	\$0
3040	Exterior Tile Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
3040	Tile Floors - Replace	\$0	\$0	\$0	\$0	\$0
3041	Drive Court Fountain Pavers -Repair	\$0	\$0	\$0	\$0	\$0
3050	Linoleum Floors - Replace	\$0	\$0	\$0	\$0	\$0
3070	Hardwood Floor (Lounge) - Replace	\$0	\$0	\$0	\$0	\$0
3075	Hardwood Floor (Lounge) - Refinish	\$0	\$0	\$45,536	\$0	\$0
3160	Acoustic Wall Panels - Replace	\$0	\$0	\$0	\$0	\$0
3310	Cabinetry/Counters - Replace	\$0	\$0	\$0	\$0	\$0
3320	Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$187,347
3510	Gym Floor Surface - Replace	\$0	\$0	\$0	\$0	\$0
4220	Sound System - Replace	\$0	\$0	\$0	\$0	\$0
4660	Emergency Generator - Replace	\$0	\$0	\$0	\$0	\$0
4680	Exhaust Fans - Replace	\$0	\$0	\$42,204	\$0	\$0
4800	Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
5030	Interior Lights - Replace	\$0	\$0	\$0	\$0	\$435,965
5520	Pool Iron Fence/Gates - Replace	\$0	\$0	\$0	\$0	\$0
5700	Locker Rooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5700	Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Locker Rooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
5730	Partition Door (Lounge)- Replace	\$0	\$0	\$23,768	\$0	\$0
5750	Pool Shower - Re-tile	\$0	\$0	\$0	\$0	\$0
5800	Pool Deck Concrete - Replace	\$0	\$0	\$0	\$0	\$0
5801	Pool Incidentals - Replace	\$23,032	\$23,723	\$24,434	\$25,167	\$25,922
5810	Pool - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$0
5812	Pool/Spa Filters - Replace	\$0	\$0	\$0	\$0	\$0
5815	Pool Boilers - Replace	\$0	\$0	\$0	\$0	\$0
5816	Pool Boiler Tank - Replace	\$0	\$0	\$0	\$0	\$0
5817	Pool/Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$0
5820	Spa - Resurface & Re-tile	\$0	\$0	\$0	\$49,190	\$0
5825	Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
5848	Chemical Controller - Replace	\$0	\$0	\$0	\$0	\$0
5900	ADA Pool Lift - Replace	\$0	\$0	\$13,994	\$0	\$0

Fiscal Year		2049	2050	2051	2052	2053
5930	Pool Covers CH1, 2, 5 & 6 - Replace	\$0	\$0	\$42,204	\$0	\$0
5932	Pool Cover Reel - Replace	\$0	\$0	\$0	\$0	\$30,635
5990	Pool/Patio Furniture - Replace	\$107,830	\$0	\$0	\$0	\$0
6105	Vinyl/Composite Benches	\$0	\$0	\$0	\$0	\$0
6300	Wood Trellises - Rebuild	\$0	\$0	\$0	\$0	\$0
6315	Bench Shade Structures - Replace	\$0	\$0	\$0	\$0	\$0
6317	Bocce Retractable Shades - Replace	\$0	\$0	\$56,643	\$0	\$0
6525	Basketball Wood Court - Replace	\$0	\$0	\$0	\$0	\$0
6526	Basketball Court - Refinish	\$0	\$0	\$46,647	\$0	\$0
6540	Bocce Ball Backboards - Replace	\$0	\$0	\$0	\$0	\$0
6540	Bocce Court Rails - Replace	\$0	\$0	\$0	\$0	\$0
6541	Bocce Surface Carpet - Replace	\$0	\$0	\$19,658	\$0	\$0
6575	Shuffleboard Room - Refurbish	\$0	\$0	\$0	\$0	\$0
6576	Archery Room - Refurbish	\$0	\$0	\$0	\$0	\$0
6577	Gym Padded Walls - Replace	\$0	\$0	\$0	\$102,957	\$0
6680	Fountains - Refurbish	\$0	\$0	\$0	\$0	\$0
CH2 Facilities						
2140	Concrete Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$58,914
2145	Concrete Pool Deck - Seal/Repair	\$0	\$0	\$0	\$0	\$58,914
2300	Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
2310	Wood/Metal Surfaces - Repaint	\$0	\$0	\$35,541	\$0	\$0
2330	Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2530	Exterior Tile Siding - Replace	\$0	\$0	\$0	\$0	\$0
2650	Metal Utility Doors - Replace	\$0	\$0	\$0	\$0	\$26,158
2660	Door Opener Systems - Replace	\$0	\$0	\$0	\$0	\$0
2670	Metal Roll-Up Door - Replace	\$0	\$0	\$0	\$0	\$0
3020	Carpet - Replace	\$0	\$0	\$0	\$0	\$0
3040	Exterior Tile Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
3050	Linoleum Floors - Replace	\$0	\$0	\$0	\$0	\$22,977
3060	Laminate Floorings - Replace	\$0	\$0	\$0	\$0	\$34,170
3070	Hardwood Floor - Replace	\$0	\$0	\$0	\$0	\$0
3075	Hardwood Floor - Refinish	\$0	\$0	\$92,183	\$0	\$0
3160	Wallcoverings - Replace	\$0	\$0	\$0	\$0	\$0
3200	Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
3280	Wicker Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
3285	Wicker Furn Cushions - Replace	\$42,922	\$0	\$0	\$0	\$48,310
3310	Cabinetry/Counters - Replace	\$0	\$0	\$0	\$0	\$0
3310	Storage Cabinets - Refurbish	\$0	\$0	\$0	\$0	\$0
3320	Commercial Kitchen Appliances - Rep	\$0	\$0	\$0	\$0	\$210,913
3320	Residential Kitchen Appliances - R	\$0	\$0	\$0	\$0	\$32,992
3364	Air Curtain - Replace	\$0	\$0	\$0	\$0	\$0
4570	Water Heaters - Replace	\$0	\$0	\$0	\$45,759	\$0
4800	Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
5020	Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$51,844
5030	Interior Lights - Replace	\$0	\$0	\$0	\$0	\$78,945
5520	CH2 Lawn Bowling Iron Fence - Repl	\$0	\$0	\$0	\$0	\$0
5520	CH2 Pool Iron Fence/Gates - Replace	\$0	\$0	\$0	\$0	\$0
5550	CH2 & CH4, Wood Fences - Replace	\$0	\$0	\$0	\$0	\$17,321
5700	Locker Rooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5700	Restrooms (Club) - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Locker Rooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Restrooms (Club) - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Restrooms, Lawn Bowlg, Minor Refur	\$0	\$0	\$0	\$0	\$0
5750	Pool Shower - Re-tile	\$0	\$0	\$0	\$0	\$0
5801	Pool Incidentals - Replace	\$23,032	\$23,723	\$24,434	\$25,167	\$25,922
5810	Pool - Resurface & Re-tile	\$0	\$98,125	\$0	\$0	\$0
5812	Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
5815	Pool Boiler - Replace	\$0	\$130,474	\$0	\$0	\$0
5817	Large Pool Pump - Replace	\$0	\$0	\$0	\$0	\$21,680
5820	Spa - Resurface & Re-tile	\$0	\$15,851	\$0	\$0	\$0
5825	Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
5848	Chemical Controller - Replace	\$0	\$0	\$0	\$0	\$0
5900	ADA Pool Lift - Replace	\$0	\$0	\$13,994	\$0	\$0
5932	Pool Cover Reel - Replace	\$0	\$0	\$0	\$0	\$30,635
5990	Pool Furniture - Replace	\$147,611	\$0	\$0	\$0	\$0
5995	Courtyard Canopies - Replace	\$0	\$0	\$23,768	\$0	\$0
6105	Vinyl/Composite Benches	\$0	\$0	\$0	\$0	\$82,480
6300	Wood Trellis/Shade Structure	\$0	\$0	\$0	\$0	\$47,131
6305	Trex Trellis (L.B.) - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2049	2050	2051	2052	2053
6315	Fabric Shade Structures - Replace	\$0	\$0	\$0	\$0	\$0
6541	Lawn Bowling Surface - Replace	\$0	\$0	\$488,684	\$0	\$0
CH3 Facilities						
2300	Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
2330	Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2610	Automatic Entry Doors - Replace	\$0	\$0	\$0	\$0	\$62,449
2690	Counter Door - Replace	\$0	\$0	\$0	\$0	\$0
3020	Carpet - Replace	\$0	\$0	\$0	\$0	\$0
3020	Carpet (2022) - Replace	\$0	\$0	\$0	\$35,463	\$0
3050	Linoleum Floors - Replace	\$0	\$0	\$0	\$30,887	\$0
3060	Laminate Flooring - Replace	\$0	\$0	\$0	\$0	\$0
3070	Wooden Stage - Refurbish	\$0	\$0	\$0	\$0	\$0
3160	Wallcoverings - Replace	\$0	\$0	\$0	\$0	\$0
3190	Stage Curtain Rigging System - Repl	\$0	\$0	\$0	\$0	\$0
3195	Stage Curtains - Replace	\$0	\$0	\$0	\$0	\$0
3197	Stage Controller System - Replace	\$0	\$0	\$0	\$0	\$0
3200	Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
3310	Cabinetry/Counters - Replace	\$0	\$0	\$0	\$0	\$0
3320	Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$184,990
4220	Auditorium Sound System - Replace	\$0	\$0	\$0	\$0	\$0
4230	Dining Room Projectors - Replace	\$0	\$0	\$0	\$0	\$0
4525	ADA Wheelchair Lift - Replace	\$0	\$0	\$28,877	\$0	\$0
4570	Water Heater (2010) - Replace	\$0	\$30,192	\$0	\$0	\$0
4570	Water Heater (2020) - Replace	\$0	\$0	\$0	\$0	\$0
4800	Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
5030	Interior Lights - Replace	\$0	\$0	\$0	\$0	\$123,720
5700	Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
CH4 Facilities						
2300	Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
2310	Wood/Metal Surfaces - Repaint	\$0	\$0	\$35,541	\$0	\$0
2330	Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2480	Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
2485	Skylights - Replace	\$0	\$0	\$0	\$0	\$0
2500	Waterproof Decks - Resurface	\$0	\$0	\$0	\$0	\$175,564
2505	Waterproof Decks - Seal/Repair	\$54,438	\$0	\$0	\$0	\$61,271
3020	Carpet - Replace	\$0	\$0	\$0	\$0	\$0
3050	Linoleum Floors - Replace	\$0	\$0	\$0	\$0	\$0
3160	Wallcoverings - Replace	\$0	\$0	\$0	\$0	\$0
3200	Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
3280	Wicker Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
3310	Cabinetry/Counters - Replace	\$0	\$0	\$0	\$0	\$0
3810	Activities Equipment - Replace	\$0	\$124,004	\$0	\$0	\$0
4570	Water Heater - Replace	\$0	\$25,879	\$0	\$0	\$0
4800	Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
5030	Interior Lights - Replace	\$0	\$0	\$0	\$0	\$159,068
5520	CH4 Pool Iron Fence/Gates - Replace	\$0	\$0	\$0	\$0	\$0
5700	Locker Rooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5700	Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Locker Rooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
5800	Pool Deck Concrete - Replace	\$0	\$0	\$0	\$0	\$0
5801	Pool Incidentals - Replace	\$23,032	\$23,723	\$24,434	\$25,167	\$25,922
5810	Pool - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$136,681
5812	Pool & Spa Filters - Replace	\$28,266	\$0	\$0	\$0	\$0
5815	Pool Boiler - Replace	\$0	\$0	\$0	\$0	\$0
5817	Large Pool Pump - Replace	\$0	\$0	\$0	\$0	\$21,680
5820	Spa - Resurface & Re-tile	\$0	\$30,192	\$0	\$0	\$0
5825	Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
5848	Chemical Controller - Replace	\$0	\$0	\$0	\$0	\$0
5900	ADA Pool Lift - Replace	\$0	\$0	\$13,994	\$0	\$0
5932	Pool Cover Reel - Replace	\$0	\$0	\$0	\$0	\$30,635
5932	Spa Cover Reel - Replace	\$0	\$0	\$0	\$0	\$22,859
5990	Pool Furniture - Replace	\$83,751	\$0	\$0	\$0	\$0
6300	Wood Deck Structure - Refurbish	\$0	\$0	\$0	\$0	\$0
6300	Wood Shade Structure - Refurbish	\$0	\$0	\$0	\$0	\$0
CH5 Facilities						
2300	Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
2330	Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2049	2050	2051	2052	2053
2485 Skylights - Replace	\$0	\$0	\$0	\$0	\$0
2730 Decor Tile Elements - Replace	\$0	\$0	\$0	\$0	\$0
3020 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
3040 Tile Floors - Replace	\$0	\$0	\$0	\$0	\$0
3050 Linoleum Floors - Replace	\$0	\$0	\$0	\$0	\$0
3050 LVT Floors - Replace	\$0	\$0	\$0	\$0	\$0
3070 Hardwood Floors - Replace	\$0	\$0	\$0	\$0	\$0
3075 Hardwood Floors - Refinish	\$0	\$0	\$108,843	\$0	\$0
3160 Acoustic Wall Panels - Replace	\$0	\$0	\$0	\$0	\$0
3190 Stage Curtain Rigging System - Repl	\$0	\$0	\$0	\$0	\$0
3195 Stage Curtains - Replace	\$0	\$0	\$0	\$64,062	\$0
3200 Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
3280 Wicker Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
3310 Cabinetry/Cabinets - Replace	\$0	\$0	\$0	\$0	\$0
3320 Kitchen Appliances - Replace	\$187,393	\$0	\$0	\$0	\$0
4220 Sound System - Replace	\$0	\$0	\$0	\$0	\$0
4660 Emergency Generator - Replace	\$0	\$0	\$0	\$0	\$0
4800 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
5520 CH5 Pool Iron Fence/Gate - Replace	\$0	\$0	\$0	\$0	\$0
5700 Locker Rooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710 Locker Rooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
5710 Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
5800 Pool Deck Concrete - Replace	\$0	\$0	\$0	\$0	\$0
5801 Pool Incidentals - Replace	\$23,032	\$23,723	\$24,434	\$25,167	\$25,922
5810 Pool - Resurface & Re-tile	\$0	\$215,659	\$0	\$0	\$0
5812 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
5815 Pool Boiler - Replace	\$0	\$0	\$0	\$0	\$0
5815 Pool Boiler #2 - Replace	\$0	\$0	\$0	\$0	\$0
5820 Spa - Resurface & Re-tile	\$0	\$30,192	\$0	\$0	\$0
5822 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
5825 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
5827 Spa Pump - Replace	\$0	\$0	\$0	\$0	\$0
5848 Chemical Controllers - Replace	\$0	\$0	\$0	\$0	\$0
5850 Pool/Spa Salt Generator	\$0	\$0	\$0	\$0	\$58,914
5850 Salt Generator - Replace	\$0	\$0	\$0	\$0	\$0
5900 ADA Pool Lift - Replace	\$0	\$0	\$13,994	\$0	\$0
5932 Pool Cover Reel - Replace	\$0	\$0	\$0	\$0	\$0
5990 Pool Furniture - Replace	\$51,298	\$0	\$0	\$0	\$0
6100 Metal Park Benches - Replace	\$0	\$0	\$0	\$0	\$0
6300 Wood Trellis/Shade Structure	\$0	\$0	\$0	\$0	\$0
CH6 Facilities					
2280 Stamped Concrete - Repair	\$0	\$0	\$0	\$0	\$0
2300 Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
2310 Wood/Metal Surfaces - Repaint	\$0	\$0	\$11,662	\$0	\$0
2330 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2480 Gutter/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
3040 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
3050 Billiard Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
3050 LVT Floor - Replace	\$0	\$0	\$0	\$17,274	\$0
3060 Laminate Flooring - Replace	\$0	\$0	\$0	\$195,618	\$0
3160 Wallcoverings - Replace	\$0	\$0	\$0	\$19,905	\$0
3200 Furnishings - Replace	\$0	\$0	\$0	\$72,070	\$0
3280 Wicker Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
3310 Cabinetry/Counters - Replace	\$0	\$0	\$0	\$0	\$0
3320 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$184,990
4220 Dining Rm Sound System - Replace	\$0	\$0	\$0	\$41,183	\$0
4220 Sound System - Replace	\$0	\$0	\$0	\$0	\$0
4570 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4800 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
5015 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$28,279
5520 CH6 Pool Iron Fence/Gate - Replace	\$0	\$0	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710 Restrooms - Minor Refurbish	\$0	\$0	\$41,094	\$0	\$0
5800 Pool Deck Concrete - Replace	\$0	\$0	\$0	\$0	\$0
5801 Pool Incidentals - Replace	\$23,032	\$23,723	\$24,434	\$25,167	\$25,922
5810 Pool - Resurface & Re-tile	\$0	\$0	\$63,307	\$0	\$0
5815 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
5848 Chemical Controller - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2049	2050	2051	2052	2053
5900	ADA Pool Lift - Replace	\$0	\$0	\$0	\$0	\$0
5990	Pool Furniture - Replace	\$46,063	\$0	\$0	\$0	\$0
CH7 Facilities						
2300	Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
2310	Wood/Metal Surfaces - Repaint	\$0	\$0	\$14,105	\$0	\$0
2330	Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2660	Door Opener Systems - Replace	\$0	\$0	\$0	\$0	\$0
3020	Carpet - Replace	\$0	\$0	\$0	\$0	\$0
3040	Tile Floors - Replace	\$0	\$0	\$0	\$0	\$0
3050	Linoleum Floors - Replace	\$0	\$0	\$0	\$0	\$0
3070	Hardwood Floor - Replace	\$0	\$0	\$0	\$0	\$0
3075	Hardwood Floor - Refinish	\$0	\$0	\$29,987	\$0	\$0
3160	Wallcoverings - Replace	\$0	\$0	\$0	\$0	\$0
3200	Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
3270	Patio Furniture - Replace	\$0	\$0	\$33,319	\$0	\$0
3280	Wicker Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
3310	Cabinetry/Counters - Replace	\$0	\$0	\$0	\$0	\$0
3320	Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
3364	Air Curtain - Replace	\$0	\$0	\$0	\$0	\$0
4220	Sound System - Replace	\$0	\$0	\$0	\$0	\$0
4550	Boiler/Tank #1 - Replace	\$0	\$0	\$0	\$0	\$0
4570	Boiler/Tank #2 - Replace	\$0	\$0	\$0	\$0	\$0
4800	Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
5030	Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
5700	Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$203,843
5710	Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
6105	Vinyl/Composite Benches	\$0	\$0	\$0	\$0	\$19,913
6124	Composite Trash Receptacles - Repl	\$0	\$0	\$0	\$0	\$12,843
6320	Metal Trellis - Replace	\$0	\$0	\$0	\$0	\$0
6967	UPS (emergency power) - Replace	\$293,129	\$0	\$0	\$0	\$0
CH7 Tennis Center						
2306	Awnings/Canopies - Replace	\$0	\$0	\$19,769	\$0	\$0
2343	Building Interior/Exterior - Paint	\$0	\$0	\$0	\$0	\$0
2367	Doors - Replace	\$0	\$0	\$0	\$0	\$0
2522	HVAC - Replace	\$0	\$14,234	\$0	\$0	\$0
2741	Clubhouse - Remodel Allowance	\$0	\$0	\$0	\$0	\$0
2749	Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
2749	Restrooms - Minor Refurbish	\$0	\$0	\$17,548	\$0	\$0
2805	Court Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
2809	Tennis Courts - Re-coat/Resurface	\$102,595	\$0	\$0	\$0	\$115,472
2813	Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2815	Tennis Court Windscreen - Replace	\$0	\$0	\$24,545	\$0	\$0
2817	Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
Village Green - Golf Building						
2110	Walkway Pavers - Repair	\$0	\$0	\$0	\$0	\$0
2300	Exterior - Repaint	\$0	\$0	\$0	\$0	\$0
2330	Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2600	Doors - Replace	\$0	\$0	\$0	\$0	\$0
3020	Carpet - Replace	\$0	\$0	\$69,971	\$0	\$0
3040	Exterior Tile - Replace	\$0	\$0	\$0	\$0	\$0
3040	Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
3120	Acoustic Room Dividers - Replace	\$0	\$0	\$0	\$0	\$17,556
3200	Furniture/Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
3320	Bar Appliances - Replace	\$0	\$0	\$0	\$0	\$0
3320	Food Service - Replacements	\$0	\$40,975	\$0	\$0	\$44,775
3530	Clothes Lockers - Replace	\$0	\$0	\$0	\$0	\$0
3530	Golf Bag Lockers - Replace	\$0	\$0	\$0	\$0	\$77,767
4238	Starter PA System - Replace	\$0	\$0	\$0	\$0	\$0
4500	Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
4530	Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
4570	Water Heaters - Replace	\$20,310	\$0	\$0	\$0	\$0
4800	Fire Alarm System - Replace	\$14,342	\$0	\$0	\$0	\$0
5030	Exterior Lights/Fans - Replace	\$0	\$0	\$0	\$0	\$32,992
5050	Interior Hanging Lights - Replace	\$0	\$0	\$0	\$0	\$18,735
5700	Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710	Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
6205	Outdoor Heaters - Replace	\$0	\$0	\$0	\$0	\$0
6315	Par 3 Shade Structure - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2049	2050	2051	2052	2053
Village Green Golf Courses					
2836 Cart Paths - Repair/Maintain	\$0	\$73,324	\$0	\$0	\$80,123
2838 Tee Boxes - Restore/Replace	\$0	\$0	\$0	\$0	\$0
2840 Fairways/Rough - Restore/Replace	\$0	\$0	\$0	\$0	\$0
2842 Bunkers/Traps - Restore/Refurbish	\$0	\$0	\$0	\$0	\$0
2844 Greens - Restore/Re-Grass	\$0	\$0	\$0	\$0	\$0
2845 Greens - Reconstruction	\$0	\$0	\$0	\$0	\$0
2861 Golf Irrigation System -Replace 25%	\$0	\$1,369,435	\$0	\$0	\$0
2873 Restroom Bldg Windows/Drs - Replace	\$0	\$0	\$0	\$0	\$0
2877 Course Signs/Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5710 Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
Village Green Pickleball Courts					
3270 Court Furniture - Replace	\$0	\$0	\$0	\$0	\$0
5090 Court Lights - Replace	\$0	\$0	\$0	\$0	\$0
5570 Chain Link Fence - Replace	\$0	\$0	\$53,311	\$0	\$0
6160 Concrete Drinking Fountain - Repl	\$0	\$0	\$16,326	\$0	\$0
6315 Fabric Shade Structure - Replace	\$15,389	\$0	\$0	\$0	\$0
6500 Paddle Courts - Resurface	\$0	\$0	\$24,434	\$0	\$0
6515 Court Windscreens - Replace	\$0	\$0	\$14,438	\$0	\$0
6565 Standing Bleachers - Replace	\$0	\$0	\$0	\$0	\$0
Equestrian Center					
2310 Wood Surfaces - Repaint	\$0	\$0	\$0	\$0	\$58,914
2360 Interior/Exterior Block - Repaint	\$0	\$0	\$0	\$66,350	\$0
2520 Wood Surfaces - Repair	\$13,191	\$13,587	\$13,994	\$14,414	\$14,846
2600 Doors - Replace	\$0	\$0	\$0	\$16,244	\$0
2715 Metal Shade Structures - Replace	\$0	\$0	\$0	\$0	\$0
3000 Office./Kitchen Facilities -Remodel	\$0	\$0	\$0	\$0	\$0
5005 Arena Lights - Replace	\$0	\$0	\$0	\$0	\$0
5050 Exterior Lights - Replace	\$0	\$0	\$0	\$22,994	\$0
5570 Equestrian Security Fence - Replace	\$0	\$0	\$0	\$0	\$0
5595 Crib Wall - Repair	\$0	\$0	\$0	\$0	\$0
5620 Hot Walker Equipment - Replace	\$0	\$0	\$0	\$0	\$47,131
5640 Stall & Arena Pipe Railing - Repair	\$41,876	\$43,132	\$44,426	\$45,759	\$47,131
5700 Restrooms & Lounge - Refurbish	\$0	\$0	\$0	\$0	\$0
5710 Restrooms - Minor Refurbish	\$0	\$0	\$0	\$0	\$0
6380 Storage Sheds - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
6390 Hopper Bin Feed Silo - Replace	\$0	\$0	\$0	\$0	\$0
6565 Bleachers/Shade Structure - Repair	\$0	\$0	\$0	\$0	\$0
Garden Center 1					
2143 Site Fencing (Chain Link) - Replace	\$0	\$0	\$0	\$0	\$0
2146 Arbor/Trellis - Repair/Replace	\$0	\$0	\$0	\$38,895	\$0
2181 Outdoor/Site Furnishings - Replace	\$0	\$0	\$0	\$35,463	\$0
2197 Shed Buildings - Replace	\$0	\$0	\$0	\$0	\$47,131
2343 Building Exteriors - Repair/Paint	\$0	\$0	\$0	\$0	\$0
2343 Restroom Bldg - Repair/Maintain	\$0	\$0	\$0	\$0	\$0
Garden Center 2					
2143 Fencing/Gates - Replace	\$0	\$0	\$138,831	\$0	\$0
2146 Arbor/Trellis - Repair/Replace	\$0	\$0	\$0	\$18,990	\$0
2181 Outdoor/Site Furnishings - Replace	\$0	\$0	\$0	\$23,566	\$0
2343 Building Exteriors - Repair/Paint	\$0	\$0	\$35,541	\$0	\$0
2509 Gate Operators - Replace	\$0	\$0	\$28,877	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$25,215
Maintenance Buildings					
2300 Exteriors - Repaint	\$11,097	\$0	\$11,773	\$0	\$12,490
2600 Doors - Replace	\$0	\$0	\$0	\$0	\$0
2610 Glass Storefront Doors - Replace	\$0	\$0	\$0	\$0	\$24,508
2690 Roll-Up Doors - Replace	\$0	\$0	\$0	\$0	\$55,379
2715 Auto Metal Shade Struct. - Replace	\$33,500	\$0	\$0	\$0	\$0
3020 Bldg B, Carpet - Replace	\$0	\$0	\$20,436	\$0	\$0
3020 Bldg E, Carpet - Replace	\$0	\$0	\$0	\$0	\$0
3025 Bldg A, Carpet - Replace	\$0	\$0	\$0	\$0	\$0
3040 Bldg B, Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
3050 Bldg A, Linoleum Floor - Replace	\$0	\$0	\$0	\$0	\$30,635
3050 Bldg B, Linoleum Floor - Replace	\$0	\$0	\$37,762	\$0	\$0
3200 Bldg E Work Stations - Replace	\$0	\$0	\$121,060	\$0	\$0
3310 Bldg A, Kitchen Cabinetry - Replace	\$0	\$0	\$0	\$0	\$0
5325 Intercom - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2049	2050	2051	2052	2053
5330 Gate Operators - Replace	\$0	\$44,210	\$0	\$0	\$0
5370 Access Camera System - Replace	\$0	\$0	\$0	\$0	\$49,488
5570 Maintenance Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
5700 Bldg A, Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$82,480
5700 Bldg D, Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5700 Bldg E, Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
Lighting & Electrical Projects					
2350 Light Poles/Fixtures - Repaint	\$0	\$0	\$0	\$0	\$0
5000 Concrete Street Lights - Replace	\$0	\$0	\$0	\$0	\$0
5005 "Bell" Pole Lights - Replace	\$0	\$0	\$69,971	\$0	\$0
5005 "Glass Globe" Pole Lights - Replace	\$0	\$0	\$0	\$0	\$37,705
5005 HIT Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
5005 LED Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
5005 Square Pole Lights - Replace	\$0	\$0	\$85,520	\$0	\$0
5010 "Flange" Pole Lights - Replace	\$0	\$0	\$77,745	\$0	\$0
5015 Post Lights - Replace	\$0	\$0	\$0	\$0	\$0
5020 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$197,952
6965 Electrical Enclosure - Replace	\$0	\$28,036	\$0	\$0	\$0
Other GRF Facilities					
1000 Miscellaneous Projects	\$261,722	\$269,574	\$277,661	\$285,991	\$294,571
1005 Space Utilization - Building E	\$0	\$0	\$0	\$0	\$0
1010 Building E Upkeep/Maint	\$0	\$0	\$0	\$0	\$0
1020 (2024) CH 1 Renovations Project	\$0	\$0	\$0	\$0	\$0
1020 (2027) CH 1 Renovations Project	\$0	\$0	\$0	\$0	\$0
1020 (2028) CH 1 Renovations Project	\$0	\$0	\$0	\$0	\$0
4245 (2025) Broadband Fiber Upgrades	\$0	\$0	\$0	\$0	\$0
4245 (2026) Broadband Fiber Upgrades	\$0	\$0	\$0	\$0	\$0
4245 (2027) Broadband Fiber Upgrades	\$0	\$0	\$0	\$0	\$0
Walls, Fencing, Railings & Gates					
2340 Aluminum Fencing - Repaint	\$0	\$0	\$0	\$0	\$0
2340 Iron Fence, Rail & Gates - Repaint	\$0	\$0	\$198,805	\$0	\$0
5500 Block Wall - Repair	\$0	\$0	\$0	\$0	\$0
5505 Stucco Walls - Repair	\$43,969	\$45,288	\$46,647	\$48,046	\$49,488
5510 Metal Vehicle Gates - Replace	\$0	\$214,581	\$0	\$227,649	\$0
5515 Metal Pedestrian Gates - Replace	\$0	\$12,185	\$0	\$12,927	\$0
5520 Entry Areas, Iron Fencing - Replace	\$0	\$0	\$0	\$0	\$0
5525 Iron 3.5' Railings - Replace	\$0	\$0	\$0	\$0	\$0
5525 Shepherds Crook Top Rail - Replace	\$0	\$0	\$0	\$0	\$388,833
5535 Iron Flat/Steel Pipe Railing - Repl	\$0	\$0	\$0	\$0	\$0
5540 Aluminum Fencing - Replace	\$0	\$0	\$0	\$0	\$0
Grounds & Miscellaneous					
3236 Office Space Lease	\$0	\$0	\$0	\$0	\$0
4850 AED Defibrillators - Replace	\$0	\$0	\$0	\$0	\$0
5334 Repair Shop Electrical Upgrade	\$0	\$0	\$0	\$0	\$0
5710 Aliso Creek Restrooms - Refurbish	\$0	\$0	\$24,434	\$0	\$0
6105 Benches - Move & Replace	\$0	\$0	\$0	\$0	\$0
6265 Flag Poles - Replace	\$55,485	\$0	\$0	\$0	\$0
6570 Portable Stage Structure - Replace	\$0	\$0	\$0	\$0	\$0
6590 Speed Monitoring Units - Replace	\$0	\$0	\$26,655	\$0	\$0
6620 Concrete Pedestrian Bridge - Repair	\$0	\$0	\$0	\$0	\$124,898
6810 Monument Letters - Replace	\$0	\$0	\$0	\$0	\$239,191
6830 Entry Signage - Replace/Refurbish	\$0	\$0	\$24,434	\$0	\$0
7010 Gate Landscaping - Refurbish	\$0	\$0	\$0	\$0	\$0
7010 Landscape & Slopes - Refurbish	\$360,130	\$370,934	\$382,062	\$393,524	\$405,329
7012 CH6 Turf Reduction Project	\$0	\$0	\$0	\$0	\$0
7030 V-Ditch (Swales) - Repair	\$0	\$56,071	\$0	\$59,486	\$0
Total Expenses	\$5,077,726	\$8,292,956	\$10,492,814	\$5,497,318	\$8,697,965
Ending Reserve Balance	\$58,702,826	\$59,995,352	\$59,803,893	\$65,100,170	\$67,761,158



Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Sean Erik Andersen, R.S., company President is a credentialed Reserve Specialist (#68). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

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

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

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

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

The Reserve Study was prepared in accordance with National Reserve Study Standards and California's Davis-Stirling Act body of law.

Our inspections do not include code compliance to existing and added components.



Terms and Definitions

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



Component Details

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

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

Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed “Best Cost” and “Worst Cost”. There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur.

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

Paving & Pavers

Comp #: 2100 Concrete - Repair/Replace

Quantity: Extensive GSF

Location: Throughout community

Funded?: Yes.

History: 2019: \$140,460. 2020: \$271,527. 2021: \$199,702. 2023, planned \$200K. Planned 2024, \$200,000.

Comments: Generally a lifetime component, however, sectional repair or replacement will be required over time. Monitor for cracking, shifting and uneven surfaces which may cause trip hazards.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 200,000

Worst Case: \$200,000

Cost Source: Estimate Provided by Client

Comp #: 2123 Garden Cntr #1Asphalt - Seal/Repair

Quantity: Approx 23,900 GSF

Location: Garden Center 1 Parking lot

Funded?: No. This should be added to the annual seal allowance.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2123 Garden Cntr #2Asphalt - Seal/Repair

Quantity: Approx 31,400 GSF

Location: Garden Center #2 Parking lots

Funded?: No. This should be added to the annual seal and repair projects.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2125 Garden Cntr #1 Asphalt - Resurface

Quantity: Approx 23,900 GSF

Location: Garden Center 1 Parking lot

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 10 years

Best Case: \$ 65,000

Worst Case: \$65,000

Cost Source: AR Cost Database

Comp #: 2125 Garden Cntr #2 Asphalt - Resurface

Quantity: Approx 31,400 GSF

Location: Garden Center #2 Parking lots

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 15 years

Best Case: \$ 86,000

Worst Case: \$86,000

Cost Source: AR Cost Database

Comp #: 2200 Street Pavers - Repair/Replace

Quantity: Approx 1,800 GSF

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 8 years

Best Case: \$ 6,800

Worst Case: \$6,800

Cost Source: ARI Cost Database

Comp #: 2220 Asphalt - Resurface (2024)**Quantity: Approx 210,914 GSF**

Location: Algarrobo, Belmez, Duenas, Maintenance Center/RV Lot B, Paseo Del Lago E., Punta Alta, and Tero

Funded?: Yes.

History: Resurfaced in 1993

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 30 years

Remaining Life: 0 years

Best Case: \$ 583,500

Worst Case: \$583,500

Cost Source: Estimate Provided by Client

Comp #: 2220 Asphalt - Resurface (2025)**Quantity: Approx 232,414 GSF**

Location: Aliso Creek Service Rd, Ave Sosiega, Cantante, Del Sol, Despacio, and Jardin

Funded?: Yes.

History: Resurfaced in 1995

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 30 years

Remaining Life: 1 years

Best Case: \$ 630,000

Worst Case: \$630,000

Cost Source: Client Cost History

Comp #: 2220 Asphalt - Resurface (2026)**Quantity: Approx 216,220 GSF**

Location: Calle Sonora Este and Calle Sonora Oeste

Funded?: Yes.

History: Resurfaced in 1996

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 30 years

Remaining Life: 2 years

Best Case: \$ 590,000

Worst Case: \$590,000

Cost Source: Client Cost History

Comp #: 2220 Asphalt - Resurface (2027)**Quantity: Approx 205,827 GSF**

Location: Cabildo, Calle Sonora, Clubhouse 4, Paseo del Lago W., Punta Alta, Via Puerta, and Via Vista

Funded?: Yes.

History: Resurfaced in 1997

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 30 years

Remaining Life: 3 years

Best Case: \$ 560,000

Worst Case: \$560,000

Cost Source: Client Cost History

Comp #: 2220 Asphalt - Resurface (2028)**Quantity: Approx 242,400 GSF**

Location: Ave Sevilla, Bahia Blanca W 2, Calle Sonora, Clubhouse 1, Via Estrada, and Via Vista

Funded?: Yes.

History: Resurfaced in 1998

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 30 years

Remaining Life: 4 years

Best Case: \$ 660,000

Worst Case: \$660,000

Cost Source: Client Cost History

Comp #: 2220 Asphalt - Resurface (2029)**Quantity: Approx 212,476 GSF**

Location: Calzado, Maintenance Center, and Via Serena N

Funded?: Yes.

History: Resurfaced in 1999

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 30 years

Remaining Life: 5 years

Best Case: \$ 580,000

Worst Case: \$580,000

Cost Source: Client Cost History

Comp #: 2220 Asphalt - Resurface (2030)**Quantity: Approx 170,766 GSF**

Location: Ave. Sevilla, Calle Aragon, Clubhouse 7 - Gate 12 West, and Maintenance Center

Funded?: Yes.

History: Resurfaced in 2000

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 30 years

Remaining Life: 6 years

Best Case: \$ 470,000

Worst Case: \$470,000

Cost Source: Client Cost History

Comp #: 2220 Asphalt - Resurface (2031)**Quantity: Approx 265,296 GSF**

Location: Ave Sevilla, Calle Aragon, Clubhouse 1, and Clubhouse 3

Funded?: Yes.

History: Resurfaced in 2001

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 30 years

Remaining Life: 7 years

Best Case: \$ 720,000

Worst Case: \$720,000

Cost Source: Client Cost History

Comp #: 2220 Asphalt - Resurface (2032)**Quantity: Approx 187,578 GSF**

Location: Ave Sevilla, Calle Aragon, Calle Corta, Moya, Ronda Mendoza, Ronda Sevilla, and Via Mendoza

Funded?: Yes.

History: Resurfaced in 2002

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 30 years

Remaining Life: 8 years

Best Case: \$ 510,000

Worst Case: \$510,000

Cost Source: Client Cost History

Comp #: 2220 Asphalt - Resurface (2033)**Quantity: Approx 148,505 GSF**

Location: Ave Sosiega, Bahia Blanca W 4, Belmez, Duenas, Elvira, and Via Serena S

Funded?: Yes.

History: Resurfaced in 2003

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 30 years

Remaining Life: 9 years

Best Case: \$ 410,000

Worst Case: \$410,000

Cost Source: Client Cost History

Comp #: 2220 Asphalt - Resurface (2034)**Quantity: Approx 165,845 GSF**

Location: Ave Sevilla, Clubhouse 2, Ronda Granada, Via Castilla, and Via Mariposa West

Funded?: Yes.

History: Resurfaced in 2004

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 30 years

Remaining Life: 10 years

Best Case: \$ 450,000

Worst Case: \$450,000

Cost Source: Client Cost History

Comp #: 2220 Asphalt - Resurface (2035)**Quantity: Approx 156,037 GSF**

Location: Clubhouse 1, Clubhouse 7 - Gate 12 West, Maintenance Center, Via Estrada, and Via Puerta

Funded?: Yes.

History: Resurfaced in 2005

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 30 years

Remaining Life: 11 years

Best Case: \$ 430,000

Worst Case: \$430,000

Cost Source: Client Cost History

Comp #: 2220 Asphalt - Resurface (2036)**Quantity: Approx 213,884 GSF**

Location: Maintenance Center, Via Mariposa West, Via Mariposa East, and Via Vista

Funded?: Yes.

History: Resurfaced in 2006

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 30 years

Remaining Life: 12 years

Best Case: \$ 580,000

Worst Case: \$580,000

Cost Source: Client Cost History

Comp #: 2220 Asphalt - Resurface (2037)**Quantity: Approx 160,601 GSF**

Location: Clubhouse 3, Clubhouse 5, Maintenance Center, and Via Los Altos

Funded?: Yes.

History: Resurfaced in 2007

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 30 years

Remaining Life: 13 years

Best Case: \$ 440,000

Worst Case: \$440,000

Cost Source: Client Cost History

Comp #: 2220 Asphalt - Resurface (2038)**Quantity: Approx 218,280 GSF**

Location: Ave Carmel, Calle Aragon, Clubhouse 1/ Library, Clubhouse 5, and Maintenance Center

Funded?: Yes.

History: Resurfaced in 2008

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 30 years

Remaining Life: 14 years

Best Case: \$ 600,000

Worst Case: \$600,000

Cost Source: Client Cost History

Comp #: 2220 Asphalt - Resurface (2039)**Quantity: Approx 132,450 GSF**

Location: Ave Sevilla and Maintenance Center

Funded?: Yes.

History: Resurfaced in 2009

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 30 years

Remaining Life: 15 years

Best Case: \$ 360,000

Worst Case: \$360,000

Cost Source: Client Cost History

Comp #: 2220 Asphalt - Resurface (2040)**Quantity: Approx 115,550 GSF**

Location: Maintenance Center

Funded?: Yes.

History: Resurfaced in 2010

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 30 years

Remaining Life: 16 years

Best Case: \$ 320,000

Worst Case: \$320,000

Cost Source: Client Cost History

Comp #: 2220 Asphalt - Resurface (2041)**Quantity: Approx 173,383 GSF**

Location: Clubhouse 2, Clubhouse 7 - Gate 12 West, Maintenance Center, San Amadeo, and Via Alhambra

Funded?: Yes.

History: Resurfaced in 2011

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 30 years

Remaining Life: 17 years

Best Case: \$ 470,000

Worst Case: \$470,000

Cost Source: Client Cost History

Comp #: 2220 Asphalt - Resurface (2042)**Quantity: Approx 168,706 GSF**

Location: San Amadeo, and Via Campo Verde

Funded?: Yes.

History: Resurfaced in 2012

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 30 years

Remaining Life: 18 years

Best Case: \$ 460,000

Worst Case: \$460,000

Cost Source: Client Cost History

Comp #: 2220 Asphalt - Resurface (2043)**Quantity: Approx 164,815 GSF**

Location: Ave Majorca, and Ronda Granada

Funded?: Yes.

History: Resurfaced in 2013

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 30 years

Remaining Life: 19 years

Best Case: \$ 450,000

Worst Case: \$450,000

Cost Source: Client Cost History

Comp #: 2220 Asphalt - Resurface (2044)**Quantity: Approx 171,352 GSF**

Location: Ave Sosiega, and W Garden Center 1 Parking Lot

Funded?: Yes.

History: Resurfaced in 2014

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 30 years

Remaining Life: 20 years

Best Case: \$ 470,000

Worst Case: \$470,000

Cost Source: Client Cost History

Comp #: 2220 Asphalt - Resurface (2045)**Quantity: Approx 173,192 GSF**

Location: Alta Vista, Golf Maint.Yard, Golf Maint/RV Lot A Access Rd, Monte Hermoso, Via Puerta

Funded?: Yes.

History: Resurfaced in 2015

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 30 years

Remaining Life: 21 years

Best Case: \$ 470,000

Worst Case: \$470,000

Cost Source: Client Cost History

Comp #: 2220 Asphalt - Resurface (2046)**Quantity: Approx 206,312 GSF**

Location: Ave Majorca, Ave Sevilla, Calle Sonora, Garden Center 2 Loop Road, and Miembro

Funded?: Yes.

History: Resurfaced in 2016

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 30 years

Remaining Life: 22 years

Best Case: \$ 560,000

Worst Case: \$560,000

Cost Source: Client Cost History

Comp #: 2220 Asphalt - Resurface (2047)**Quantity: Approx 177,082 GSF**

Location: Ave Sosiega, Bahia Blanca W 3, Brazo, Miembro, and Via Del Faro

Funded?: Yes.

History: Resurfaced in 2017

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 30 years

Remaining Life: 23 years

Best Case: \$ 480,000

Worst Case: \$480,000

Cost Source: Client Cost History

Comp #: 2220 Asphalt - Resurface (2048)**Quantity: Approx 359,756 GSF**

Location: Maintenance Center/RV Lot A

Funded?: Yes.

History: Resurfaced in 2018

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 30 years

Remaining Life: 24 years

Best Case: \$ 980,000

Worst Case: \$980,000

Cost Source: Client Cost History

Comp #: 2220 Asphalt - Resurface (2049)**Quantity: Approx 203,612 GSF**

Location: Ave Sosiega W, Bahia Blanca W 5, Bahia Blanca E 1, Ovalo and Via Mariposa East

Funded?: Yes.

History: Resurfaced in 2019

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 30 years

Remaining Life: 25 years

Best Case: \$ 560,000

Worst Case: \$560,000

Cost Source: Client Cost History

Comp #: 2220 Asphalt - Resurface (2050)**Quantity: Approx 289,430 GSF**

Location: Calle Cadiz, Calle Sonora, Duverney ,Via Buena Vista, and Via Carrizo

Funded?: Yes.

History: Resurfaced in 2020

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 30 years

Remaining Life: 26 years

Best Case: \$ 790,000

Worst Case: \$790,000

Cost Source: Client Cost History

Comp #: 2220 Asphalt - Resurface (2051)**Quantity: Approx 276,854 GSF**

Location: Ave Sosiega, Calle Aragon, Pina, and Via Carrizo

Funded?: Yes.

History: Resurfaced in 2021

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 30 years

Remaining Life: 27 years

Best Case: \$ 760,000

Worst Case: \$760,000

Cost Source: Client Cost History

Comp #: 2220 Asphalt - Resurface (2052)**Quantity: Approx 233,667 GSF**

Location: Algarrobo, Belmez, Cabildo, Calle Sonora Oeste, Duenas, Elvira, Jardin, Tero and RV Lot B

Funded?: Yes.

History: Resurfaced in 2022

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 30 years

Remaining Life: 28 years

Best Case: \$ 640,000

Worst Case: \$640,000

Cost Source: Client Cost History

Comp #: 2220 Equestrian Asphalt - Resurface**Quantity: Approx 65,000 GSF**

Location: Equestrian Center Facility and parking lot

Funded?: Yes.

History:

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 30 years

Remaining Life: 2 years

Best Case: \$ 180,000

Worst Case: \$180,000

Cost Source: Client Cost History

Comp #: 2220 Golf Parking Asphalt - Resurface**Quantity: Approx 24,500 GSF**

Location: Parking lot

Funded?: Yes.

History: Repoted to have been resurfaced around 2013-2015

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 30 years

Remaining Life: 11 years

Best Case: \$ 67,000

Worst Case: \$67,000

Cost Source: Client Cost History

Comp #: 2230 Asphalt - Repair/Seal**Quantity: Approx 6,045,649 GSF**

Location: Throughout community, client has list of locations each cycle

Funded?: Yes.

History: Planned 2023, \$630,390. Planned 2024, \$583,500.

Comments: Keep surface well sealed on a 4 year routine cycle to protect base from premature deterioration. Perform remedial repair projects recommended by a licensed asphalt contractor with each seal cycle. This is a petroleum based product subject to significant cost fluctuations. This cost includes re-striping cost.

Useful Life: 1 years

Remaining Life: 1 years

Best Case: \$ 550,000

Worst Case: \$550,000

Cost Source: Estimate Provided by Client

Comp #: 2230 Equestrian Asphalt - Repair/Seal**Quantity: 65,000 GSF (1) Comment**

Location: Equestrian center and parking lot

Funded?: No. Seal should be added to the client's routine seal program not currently listed.

History:

Comments: Keep surface well sealed on a 4 year routine cycle to protect base from premature deterioration. Perform remedial repair projects recommended by a licensed asphalt contractor with each seal cycle. This is a petroleum based product subject to significant cost fluctuations. This cost includes re-striping cost.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2230 Golf Parking Asphalt - Repair/Seal**Quantity: Approx 24,500**

Location: Parking lot and cart path entry

Funded?: No. Seal should be added to the client's routine seal program.

History:

Comments: Keep surface well sealed on a 4 year routine cycle to protect base from premature deterioration. Perform remedial repair projects recommended by a licensed asphalt contractor with each seal cycle. This is a petroleum based product subject to significant cost fluctuations. This cost includes re-striping cost.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Roofing Projects

Comp #: 2391 Tennis Cntr Skylight Roof - Replace

Quantity: (1) Skylight Roof

Location: Building rooftop

Funded?: Yes.

History:

Comments:

Useful Life: 40 years

Remaining Life: 3 years

Best Case: \$ 32,000

Worst Case: \$53,000

Cost Source: AR Cost Database

Comp #: 2400 2031 Tile Roof - Replace

Quantity: Approx 16,297 GSF

Location: Clubhs #1 Fitness & Mini-Gym, 7,317 gsf; Clubhs #2 Aux Mtg Rm, 8,980 gsf

Funded?: Yes.

History: Last re-roof about 1991.

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 40 years

Remaining Life: 7 years

Best Case: \$ 120,000

Worst Case: \$120,000

Cost Source: Client Cost History

Comp #: 2400 2034 Tile Roof - Replace

Quantity: Approx 600 GSF

Location: Clubhouse #1, Clock Tower, 600 gsf.

Funded?: Yes.

History: Last re-roof 1994.

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 40 years

Remaining Life: 10 years

Best Case: \$ 4,500

Worst Case: \$4,500

Cost Source: Client Cost History

Comp #: 2400 2036 Tile Roof - Replace

Quantity: Approx 1,700 GSF

Location: 9 Hole Golf Bldg Main Roof & Storage, 1,700 gsf.

Funded?: Yes.

History: Last re-roof 1996.

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 40 years

Remaining Life: 12 years

Best Case: \$ 13,000

Worst Case: \$13,000

Cost Source: Client Cost History

Comp #: 2400 2039 Tile Roof - Replace

Quantity: Approx 42,480 GSF

Location: Clubhs #4 Main Roof, 24,800 gsf; Clubhs #5 Main Roof, 17,680 gsf.

Funded?: Yes.

History: Last re-roof 1999.

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 40 years

Remaining Life: 15 years

Best Case: \$ 320,000

Worst Case: \$320,000

Cost Source: Client Cost History

Comp #: 2400 2040-41 Tile Roof - Replace

Quantity: Approx 12,104 GSF

Location: Community Center Mansard, 10,404 gsf; Aliso Creek Restroom, 200 gsf; Tennis 1,400 gsf; Clubhs #1 life guard booth, 100 gsf.

Funded?: Yes.

History: Last re-roof 2000 -2001.

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 40 years

Remaining Life: 16 years

Best Case: \$ 92,000

Worst Case: \$92,000

Cost Source: Client Cost History

Comp #: 2400 2044 Tile Roof - Replace**Quantity: Approx 19,144 GSF**

Location: Clubhs #7, 18,694 gsf; Driving Range Bldg, 450 gsf.

Funded?: Yes.

History: Last re-roof 2004.

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 40 years

Remaining Life: 20 years

Best Case: \$ 150,000

Worst Case: \$150,000

Cost Source: Client Cost History

Comp #: 2400 2046 Tile Roof - Replace**Quantity: Approx 2,000 GSF**

Location: Gatehouses #5, #6, #7, #8, #9, #11, & #14, 240 gsf each & #10, 320 gsf.

Funded?: Yes.

History: Last re-roof 2006

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 40 years

Remaining Life: 22 years

Best Case: \$ 15,000

Worst Case: \$15,000

Cost Source: Client Cost History

Comp #: 2400 2047 Tile Roof - Replace**Quantity: Approx 3,897 GSF**

Location: Clubhouse #3, 3897 gsf.

Funded?: Yes.

History: Last re-roof 2007.

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 40 years

Remaining Life: 23 years

Best Case: \$ 30,000

Worst Case: \$30,000

Cost Source: Client Cost History

Comp #: 2400 2051 Tile Roof - Replace**Quantity: Approx 34,518 GSF**

Location: Clubhs #1 Main Roof & Bocce Court, 24,518 gsf; Village Greens Main Roof, 10,000 gsf.

Funded?: Yes.

History: Last re-roof 2011.

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 40 years

Remaining Life: 27 years

Best Case: \$ 260,000

Worst Case: \$260,000

Cost Source: Client Cost History

Comp #: 2400 Golf Restrooms Tile Roof - Replace**Quantity: (2) Buildings**

Location: Bathroom buildings on golf course (hole 5 @ course 1, hole 4 at course 2)

Funded?: Yes.

History:

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 40 years

Remaining Life: 14 years

Best Case: \$ 4,700

Worst Case: \$5,800

Cost Source: ARI Cost Database

Comp #: 2400 Tennis Center Tile Roof - Replace**Quantity: Approx 1,470 GSF**

Location: Building rooftop

Funded?: Yes.

History:

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 40 years

Remaining Life: 3 years

Best Case: \$ 12,000

Worst Case: \$18,000

Cost Source: ARI Cost Database

Comp #: 2420 CH7 Flat Roof - Replace**Quantity: (1) Provision**

Location: Roof of CH7

Funded?: Yes.

History: Planned for 2024.

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 28,000

Worst Case: \$28,000

Cost Source: Estimate Provided by Client

Comp #: 2420 Maint Bldg C, Flat Roof - Replace**Quantity: (1) Provision**

Location: Maintenance Center, Building C

Funded?: Yes.

History: Planned for 2024.

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 19,500

Worst Case: \$19,500

Cost Source: Estimate Provided by Client

Comp #: 2450 (2042) Garden Cntr #2 Shingle Roof**Quantity: Approx 2,530 GSF**

Location: Building rooftop

Funded?: Yes.

History: Shingle roofs were in the process of being replaced at time of inspection.

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 20 years

Remaining Life: 18 years

Best Case: \$ 19,000

Worst Case: \$19,000

Cost Source: ARI Cost Database

Comp #: 2450 2029 Comp Shingle Roof - Replace**Quantity: Approx 430 GSF**

Location: Vehicle Maint. Storage Shed, 430 gsf.

Funded?: Yes.

History: Last re-roof, 1999.

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 40 years

Remaining Life: 5 years

Best Case: \$ 3,000

Worst Case: \$3,000

Cost Source: Client Cost History

Comp #: 2450 2030 Comp Shingle Roof - Replace**Quantity: Approx 1,050 GSF**

Location: Golf Maint Storage, 150 gsf; 5th Tee Storage, 300 gsf; 13th Tee Storage, 300 gsf; RV Lots 1 & 2 Restrooms, 300 gsf.

Funded?: Yes.

History: Last re-roof 2000.

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 40 years

Remaining Life: 6 years

Best Case: \$ 7,400

Worst Case: \$7,400

Cost Source: Client Cost History

Comp #: 2450 2040 Comp Shingle Roof - Replace**Quantity: Approx 5,153 GSF**

Location: Community Center Parapet Walls, 5,153 gsf.

Funded?: Yes.

History: Last re-roof 2000.

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 40 years

Remaining Life: 16 years

Best Case: \$ 36,000

Worst Case: \$36,000

Cost Source: Client Cost History

Comp #: 2450 2045 Comp Shingle Roof - Replace**Quantity: Approx 16,650 GSF**

Location: Stables Main Roof 16,500 gsf. Announcer's booth 150 gsf

Funded?: Yes.

History: Last re-roof 2005.

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 40 years

Remaining Life: 21 years

Best Case: \$ 120,000

Worst Case: \$120,000

Cost Source: Client Cost History

Comp #: 2450 2062 Comp Shingle Roof - Replace**Quantity: Approx 2700 GSF**

Location: Garden Center #2 Main roofs, 5-bldgs, office, baths and storage, 2,700 gsf.

Funded?: Yes.

History: Last re-roof planned 2022

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 40 years

Remaining Life: 38 years

Best Case: \$ 19,000

Worst Case: \$19,000

Cost Source: Client Cost History

Comp #: 2465 2025 BUR to PVC Cool Roof - Replace**Quantity: Approx 12,187 GSF**

Location: Kitchen alcove, 760 gsf; Vehicle Maint Shop, 6955 gsf; Vehicle Maint Office 4,472 gsf;

Funded?: Yes.

History: Last re-roof 2007.

Comments:

Useful Life: 25 years

Remaining Life: 1 years

Best Case: \$ 96,000

Worst Case: \$96,000

Cost Source: Client Cost History

Comp #: 2465 2026 BUR to PVC Cool Roof - Replace**Quantity: Approx 33,055 GSF**

Location: Clubhs #3 Main Roof & Drive thru canopy, 30,111 gsf; Clubhs #7 Alcove, equip rm & trash, 2,944 gsf

Funded?: Yes.

History: Last re-roof 2004.

Comments:

Useful Life: 25 years

Remaining Life: 2 years

Best Case: \$ 260,000

Worst Case: \$260,000

Cost Source: Client Cost History

Comp #: 2465 2027 BUR to PVC Cool Roof - Replace**Quantity: Approx 12,185 GSF**

Location: Bldg E Maint Main Roof, 5,900 gsf; Broadband Bldg, 4,700 gsf; Bldg C Fert Storage 1,400 gsf; Garden Cntr #1, 185 gsf.

Funded?: Yes.

History: Last re-roof 2000.

Comments:

Useful Life: 20 years

Remaining Life: 3 years

Best Case: \$ 96,000

Worst Case: \$96,000

Cost Source: Client Cost History

Comp #: 2465 2028 BUR to PVC Cool Roof - Replace**Quantity: Approx 826 GSF**

Location: Gatehouses #2, #3 and #4 = 826 gsf.

Funded?: Yes.

History: Last re-roof 2008.

Comments:

Useful Life: 25 years

Remaining Life: 4 years

Best Case: \$ 6,500

Worst Case: \$6,500

Cost Source: Client Cost History

Comp #: 2465 2035 BUR to PVC Cool Roof - Replace**Quantity: Approx 1,400 GSF**

Location: Head End Bldg Main Roof, 1,400 gsf.

Funded?: Yes.

History: Last re-roof 2010.

Comments:

Useful Life: 25 years

Remaining Life: 11 years

Best Case: \$ 11,000

Worst Case: \$11,000

Cost Source: Client Cost History

Comp #: 2465 2036 BUR to PVC Cool Roof - Replace**Quantity: Approx 23,190 GSF**

Location: Clubhs #1Main Roof, Aquatic Office, Shuffle Board 23,190 gsf.

Funded?: Yes.

History: Last re-roof 2011.

Comments:

Useful Life: 25 years

Remaining Life: 12 years

Best Case: \$ 180,000

Worst Case: \$180,000

Cost Source: Client Cost History

Comp #: 2465 2037 BUR to PVC Cool Roof - Replace**Quantity: Approx 11,830 GSF**

Location: Clubhs #1Fitness Alcove 2,030 gsf; Library Main Roof 9,800 gsf.

Funded?: Yes.

History: Last re-roof 2012.

Comments:

Useful Life: 25 years

Remaining Life: 13 years

Best Case: \$ 93,000

Worst Case: \$93,000

Cost Source: Client Cost History

Comp #: 2465 2040 BUR to PVC Cool Roof - Replace**Quantity: Approx 17,680 GSF**

Location: Clubhs #5 Main Roof 17,680 gsf.

Funded?: Yes.

History: Last re-roof 2015

Comments:

Useful Life: 25 years

Remaining Life: 16 years

Best Case: \$ 140,000

Worst Case: \$140,000

Cost Source: Client Cost History

Comp #: 2465 2041 BUR to PVC Cool Roof - Replace**Quantity: Approx 4,474 GSF**

Location: Historical Center Main Roof 4,474 gsf.

Funded?: Yes.

History: Last re-roof 2016.

Comments:

Useful Life: 25 years

Remaining Life: 17 years

Best Case: \$ 35,000

Worst Case: \$35,000

Cost Source: Client Cost History

Comp #: 2465 2043 BUR to PVC Cool Roof - Replace**Quantity: Approx 14,744 GSF**

Location: Clubhs #4 Main Roof 14,744 gsf.

Funded?: Yes.

History: Last re-roof 2018.

Comments:

Useful Life: 25 years

Remaining Life: 19 years

Best Case: \$ 120,000

Worst Case: \$120,000

Cost Source: Client Cost History

Comp #: 2465 2044 BUR to PVC Cool Roof - Replace**Quantity: Approx 15,662 GSF**

Location: Community Center Main Roof 15,662 gsf.

Funded?: Yes.

History: Last re-roof 2019.

Comments:

Useful Life: 25 years

Remaining Life: 20 years

Best Case: \$ 120,000

Worst Case: \$120,000

Cost Source: Client Cost History

Comp #: 2465 2045 BUR to PVC Cool Roof - Replace**Quantity: Approx 3,416 GSF**

Location: Lawn Bowling & Aux. 3,416 gsf;

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 21 years

Best Case: \$ 27,000

Worst Case: \$27,000

Cost Source: Client Cost History

Comp #: 2470 2040 Metal Louver Roof - Replace**Quantity: Approx 7,400 GSF**

Location: Golf Maint Bldg, 5,150 gsf; Golf Maint. Carport 2,250 gsf;

Funded?: Yes.

History: Last re-roof 2000.

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 40 years

Remaining Life: 16 years

Best Case: \$ 80,000

Worst Case: \$80,000

Cost Source: Client Cost History

Comp #: 2470 2046 Metal Louver Roof - Replace**Quantity: Approx 30,000 GSF**

Location: Warehouse, 30,000 gsf.

Funded?: Yes.

History: Last re-roof 2006.

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 40 years

Remaining Life: 22 years

Best Case: \$ 320,000

Worst Case: \$320,000

Cost Source: Client Cost History

Comp #: 6330 Club 6 Metal Roof - Replace**Quantity: Approx 700 GSF**

Location: Clubhouse 6

Funded?: Yes.

History:

Comments:

Useful Life: 40 years

Remaining Life: 19 years

Best Case: \$ 15,000

Worst Case: \$22,000

Cost Source: ARI Cost Database

HVAC Equipment

Comp #: 4600 Broadband HVAC Systems -Replace**Quantity: (11) Various Units**

Location: Broadband

Funded?: Yes.

History:

Comments: As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs.

Useful Life: 1 years

Remaining Life: 1 years

Best Case: \$ 21,000

Worst Case: \$21,000

Cost Source: ARI Cost Database

Comp #: 4600 CH1 Gym HVAC (2015) - Replace**Quantity: (1) Trane, 20 Ton**

Location: Gymnasium roof

Funded?: Yes.

History:

Comments: As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs.

Useful Life: 15 years

Remaining Life: 7 years

Best Case: \$ 42,000

Worst Case: \$63,000

Cost Source: ARI Cost Database

Comp #: 4600 CH1 HVAC (2016) - Replace**Quantity: (6) Units**

Location: Throughout common areas

Funded?: Yes.

History:

Comments: As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs.

Useful Life: 15 years

Remaining Life: 8 years

Best Case: \$ 42,000

Worst Case: \$63,000

Cost Source: ARI Cost Database

Comp #: 4600 CH1 HVAC (2017) - Replace**Quantity: (2) 7 Ton Trane**

Location: Throughout common areas

Funded?: Yes.

History:

Comments: As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs.

Useful Life: 15 years

Remaining Life: 8 years

Best Case: \$ 21,000

Worst Case: \$27,000

Cost Source: ARI Cost Database

Comp #: 4600 CH1 HVAC (2020) - Replace**Quantity: (4) 2.5 Ton Units**

Location: Throughout common areas

Funded?: Yes.

History:

Comments: As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs.

Useful Life: 15 years

Remaining Life: 11 years

Best Case: \$ 15,000

Worst Case: \$19,000

Cost Source: ARI Cost Database

Comp #: 4600 CH1 Lounge Air Handler - Replace**Quantity: (1) Trane AHU**

Location: Main Lounge attic

Funded?: Yes.

History: 2000

Comments: As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs.

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 11,000

Worst Case: \$16,000

Cost Source: ARI Cost Database

Comp #: 4600 CH2 HVAC (2007) - Replace**Quantity: (2) Fujitsu Units**

Location: Throughout Clubhouse, including Lawn Bowling Building

Funded?: Yes.

History:

Comments: As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs.

Useful Life: 15 years

Remaining Life: 2 years

Best Case: \$ 13,500

Worst Case: \$13,500

Cost Source: ARI Cost Database

Comp #: 4600 CH2 HVAC (2010) - Replace**Quantity: (2) Trane Units**

Location: Throughout Clubhouse, including Lawn Bowling Building

Funded?: Yes.

History:

Comments: As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs.

Useful Life: 15 years

Remaining Life: 2 years

Best Case: \$ 11,000

Worst Case: \$16,000

Cost Source: ARI Cost Database

Comp #: 4600 CH2 HVAC (2017) - Replace**Quantity: (9) Units**

Location: Throughout Clubhouse, including Lawn Bowling Building

Funded?: Yes.

History:

Comments: As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs.

Useful Life: 15 years

Remaining Life: 8 years

Best Case: \$ 95,000

Worst Case: \$140,000

Cost Source: ARI Cost Database

Comp #: 4600 CH2 HVAC (Old) - Replace**Quantity: (4) Units**

Location: Throughout Clubhouse, including Lawn Bowling Building

Funded?: Yes.

History:

Comments: As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs.

Useful Life: 15 years

Remaining Life: 2 years

Best Case: \$ 26,500

Worst Case: \$26,500

Cost Source: ARI Cost Database

Comp #: 4600 CH3 HVAC (2015) - Replace**Quantity: (15) Units**

Location: Throughout common areas

Funded?: Yes.

History:

Comments: As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs.

Useful Life: 15 years

Remaining Life: 6 years

Best Case: \$ 240,000

Worst Case: \$320,000

Cost Source: ARI Cost Database

Comp #: 4600 CH3 HVAC (2021) - Replace**Quantity: (23) Systems**

Location: Building rooftop

Funded?: Yes.

History: 2021

Comments: As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs.

Useful Life: 15 years

Remaining Life: 12 years

Best Case: \$ 570,000

Worst Case: \$600,000

Cost Source: Client Cost History, Plus Inflation

Comp #: 4600 CH4 Air Handlers (Old) - Replace**Quantity: (2) AHUs**

Location: Bridge Room rooftop

Funded?: Yes.

History:

Comments: As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs.

Useful Life: 15 years

Remaining Life: 2 years

Best Case: \$ 74,000

Worst Case: \$95,000

Cost Source: ARI Cost Database

Comp #: 4600 CH4 HVAC (2017) - Replace**Quantity: (1) Trane, 15 Ton**

Location: Clubhouse 4 rooftop

Funded?: Yes.

History: 2017

Comments: As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs.

Useful Life: 15 years

Remaining Life: 8 years

Best Case: \$ 26,000

Worst Case: \$32,000

Cost Source: ARI Cost Database

Comp #: 4600 CH4 HVAC (2018) - Replace**Quantity: (4) Trane, 7.5 Ton**

Location: Clubhouse 4 roof

Funded?: Yes.

History: 2018

Comments: As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs.

Useful Life: 15 years

Remaining Life: 9 years

Best Case: \$ 42,000

Worst Case: \$53,000

Cost Source: ARI Cost Database

Comp #: 4600 CH4 HVAC (Old) - Replace**Quantity: (10) Trane Units**

Location: Clubhouse 4

Funded?: Yes.

History:

Comments: As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs.

Useful Life: 15 years

Remaining Life: 2 years

Best Case: \$ 84,000

Worst Case: \$120,000

Cost Source: ARI Cost Database

Comp #: 4600 CH5 HVAC - Replace**Quantity: (2) Reznor**

Location: Rooftop of building

Funded?: Yes.

History:

Comments: As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs.

Useful Life: 15 years

Remaining Life: 2 years

Best Case: \$ 16,000

Worst Case: \$22,000

Cost Source: ARI Cost Database

Comp #: 4600 CH5 HVAC (2017) - Replace**Quantity: (7) Trane Units**

Location: Rooftop of building

Funded?: Yes.

History:

Comments: As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs.

Useful Life: 15 years

Remaining Life: 8 years

Best Case: \$ 110,000

Worst Case: \$170,000

Cost Source: ARI Cost Database

Comp #: 4600 CH6 HVAC (2004) - Replace**Quantity: (1) York**

Location: Throughout common areas

Funded?: Yes.

History:

Comments: As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs.

Useful Life: 15 years

Remaining Life: 2 years

Best Case: \$ 6,350

Worst Case: \$6,350

Cost Source: ARI Cost Database

Comp #: 4600 CH6 HVAC (2017) - Replace**Quantity: (3) York Units**

Location: Throughout common areas

Funded?: Yes.

History:

Comments: As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs.

Useful Life: 15 years

Remaining Life: 8 years

Best Case: \$ 20,000

Worst Case: \$26,000

Cost Source: ARI Cost Database

Comp #: 4600 CH6 HVAC (2020) - Replace**Quantity: (5) York Units**

Location: Throughout common areas

Funded?: Yes.

History:

Comments: As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs.

Useful Life: 15 years

Remaining Life: 11 years

Best Case: \$ 37,000

Worst Case: \$47,000

Cost Source: ARI Cost Database

Comp #: 4600 CH7 HVAC - Replace**Quantity: (2) Units**

Location: Throughout common areas

Funded?: Yes.

History:

Comments: As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs.

Useful Life: 15 years

Remaining Life: 2 years

Best Case: \$ 11,000

Worst Case: \$15,000

Cost Source: ARI Cost Database

Comp #: 4600 CH7 HVAC (2007) - Replace**Quantity: (1) Trane 80 Ton**

Location: Rooftop

Funded?: Yes.

History:

Comments: As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs.

Useful Life: 15 years

Remaining Life: 2 years

Best Case: \$ 130,000

Worst Case: \$160,000

Cost Source: ARI Cost Database

Comp #: 4600 Comm Center HVAC Systems - Replace**Quantity: (3) Alliance 4NS-57.2**

Location: Roof of building

Funded?: Yes.

History:

Comments: As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs.

Useful Life: 15 years

Remaining Life: 12 years

Best Case: \$ 63,000

Worst Case: \$63,000

Cost Source: ARI Cost Database

Comp #: 4600 Comm Center HVAC Systems - Replace**Quantity: (9) Units**

Location:

Funded?: Yes.

History:

Comments: As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs.

Useful Life: 15 years

Remaining Life: 12 years

Best Case: \$ 110,000

Worst Case: \$110,000

Cost Source: ARI Cost Database

Comp #: 4600 Comm Center Large HVAC - Replace**Quantity: (3) Units**

Location: Community Center

Funded?: Yes.

History: 2020, EMS Controllers \$79,921.

Comments: As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs.

Useful Life: 20 years

Remaining Life: 17 years

Best Case: \$ 530,000

Worst Case: \$530,000

Cost Source: ARI Cost Database

Comp #: 4600 Gate 1 HVAC - Replace**Quantity: (1) Trane YSLB-1108B003**

Location: Gate 1 outside concrete pad

Funded?: Yes.

History:

Comments: As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs.

Useful Life: 10 years

Remaining Life: 7 years

Best Case: \$ 5,300

Worst Case: \$7,400

Cost Source: ARI Cost Database

Comp #: 4600 Gate 7 HVAC - Replace**Quantity: (1) Trane**

Location: Gate 7

Funded?: Yes.

History:

Comments: As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs.

Useful Life: 10 years

Remaining Life: 7 years

Best Case: \$ 5,300

Worst Case: \$7,400

Cost Source: ARI Cost Database

Comp #: 4600 Library/History HVAC - Replace**Quantity: (7) Units**

Location: Library & History Center

Funded?: Yes.

History:

Comments: As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs.

Useful Life: 15 years

Remaining Life: 12 years

Best Case: \$ 74,000

Worst Case: \$74,000

Cost Source: ARI Cost Database

Comp #: 4600 Village Green HVAC Systems -Replace**Quantity: (8) Various Units**

Location: Village Green

Funded?: Yes.

History:

Comments: As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs.

Useful Life: 15 years

Remaining Life: 4 years

Best Case: \$ 84,000

Worst Case: \$84,000

Cost Source: ARI Cost Database

Comp #: 4600 Window HVAC Units - Replace

Quantity: (16) Various Units

Location: Gatehouses & Equestrian Center

Funded?: No. The cost to replace these individual units is below the reserve threshold. Plan to replace with other smaller wall units for cost savings. Replace as needed using operating funds.

History:

Comments: As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Gatehouses

Comp #: 5300 Gate #1 - Remodel

Quantity: (1) Provision

Location: Ave. Sevilla & El Toro Road (South Side)

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 18 years

Best Case: \$ 110,000

Worst Case: \$110,000

Cost Source: ARI Cost Database

Comp #: 5300 Gate #10 - Remodel

Quantity: (1) Provision (2) Bldgs

Location: South Side Ave. Sociega and El Toro Road

Funded?: Yes.

History: Completed 2022

Comments:

Useful Life: 20 years

Remaining Life: 1 years

Best Case: \$ 53,000

Worst Case: \$53,000

Cost Source: ARI Cost Database

Comp #: 5300 Gate #11 - Remodel

Quantity: (1) Provision

Location: Via Vista and Santa Maria

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 1 years

Best Case: \$ 53,000

Worst Case: \$53,000

Cost Source: ARI Cost Database

Comp #: 5300 Gate #12 - Remodel

Quantity: (1) Provision

Location: Clubhouse 2 parking lot off Moulton Parkway

Funded?: Yes.

History: 2022 Remodel, \$26,575

Comments:

Useful Life: 20 years

Remaining Life: 18 years

Best Case: \$ 28,000

Worst Case: \$28,000

Cost Source: Client Cost History

Comp #: 5300 Gate #14 - Remodel

Quantity: (1) Provision

Location: South Side of Calle Sonora and El Toro Road

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 53,000

Worst Case: \$53,000

Cost Source: ARI Cost Database

Comp #: 5300 Gate #16 - Unfunded

Quantity: (1) Comment

Location: Entry to Golf Club

Funded?: No. This remodel of this gatehouse is the responsibility of the Golf Club. No funding required.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 5300 Gate #2 - Remodel

Quantity: (1) Provision

Location: Via Estrada and Paseo Valencia

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 79,000

Worst Case: \$79,000

Cost Source: ARI Cost Database

Comp #: 5300 Gate #3 - Remodel**Quantity: (1) Provision**

Location: Calle Argon and Moulton Parkway

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 79,000

Worst Case: \$79,000

Cost Source: ARI Cost Database

Comp #: 5300 Gate #4 - Remodel**Quantity: (1) Provision**

Location: This is an "Exit Only" gate at Ave. Sivilla and Paseo de Valencia

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 3 years

Best Case: \$ 53,000

Worst Case: \$53,000

Cost Source: ARI Cost Database

Comp #: 5300 Gate #5 - Remodel**Quantity: (1) Provision**

Location: Ave. Sevilla and El Toro Road, North Side

Funded?: Yes.

History: Gate 5 & 6 2017 \$312,607.

Comments:

Useful Life: 20 years

Remaining Life: 13 years

Best Case: \$ 53,000

Worst Case: \$53,000

Cost Source: Client Cost History

Comp #: 5300 Gate #6 - Remodel**Quantity: (1) Provision**

Location: Via Puerta and Ave de la Carlota

Funded?: Yes.

History: Gate 5 & 6 2017 \$312,607.

Comments:

Useful Life: 20 years

Remaining Life: 3 years

Best Case: \$ 53,000

Worst Case: \$53,000

Cost Source: Client Cost History

Comp #: 5300 Gate #7 - Remodel**Quantity: (1) Provision**

Location: North side of Calle Sonora and El Toro Road

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 18 years

Best Case: \$ 110,000

Worst Case: \$110,000

Cost Source: ARI Cost Database

Comp #: 5300 Gate #8 - Remodel**Quantity: (1) Provision**

Location: Via Vista and Santa Maria

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 79,000

Worst Case: \$79,000

Cost Source: ARI Cost Database

Comp #: 5300 Gate #9 - Remodel**Quantity: (1) Provision**

Location: Calle Corta and El Toro Road

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 3 years

Best Case: \$ 53,000

Worst Case: \$53,000

Cost Source: ARI Cost Database

Library & History Center

Comp #: 2300 Stucco - Repaint**Quantity: Approx 5,470 GSF**

Location: Exterior building surfaces

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 4,700

Worst Case: \$6,800

Cost Source: ARI Cost Database

Comp #: 2330 Interior Surfaces - Repaint**Quantity: 9,600 GSF**

Location: Interior room surfaces

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 11,000

Worst Case: \$15,000

Cost Source: ARI Cost Database

Comp #: 2600 Entry Doors - Replace**Quantity: (3) Sliding Doors**

Location: Library

Funded?: Yes.

History:

Comments: Keep well painted to avoid rust and corrosion causing premature replacement. Monitor for mounting failure or failure to latch, repair as needed using Operating Funds.

Useful Life: 25 years

Remaining Life: 14 years

Best Case: \$ 32,000

Worst Case: \$47,000

Cost Source: ARI Cost Database

Comp #: 3020 Flooring, Rolled Carpet - Replace**Quantity: Approx 240 GSY**

Location: Offices

Funded?: Yes.

History:

Comments: We recommend periodic cleaning to maintain an attractive appearance. We recommend cycling carpet replacement with interior paint project.

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 10,000

Worst Case: \$13,000

Cost Source: ARI Cost Database

Comp #: 3025 Flooring, Tile Carpet - Replace**Quantity: Approx 5,050 GSF**

Location: Floor of Library and History Center

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 130,000

Worst Case: \$190,000

Cost Source: ARI Cost Database

Comp #: 3040 Flooring, Tile - Replace**Quantity: Approx 240 GSF**

Location: Entry to Library

Funded?: Yes.

History:

Comments: As part of ongoing maintenance program, inspect regularly, repairing or replacing damaged sections as needed.

Useful Life: 30 years

Remaining Life: 14 years

Best Case: \$ 7,600

Worst Case: \$9,700

Cost Source: ARI Cost Database

Comp #: 3050 Flooring, Linoleum - Replace**Quantity: Approx 2,380 GSF**

Location: Library facilities

Funded?: Yes.

History:

Comments: As part of ongoing maintenance program, professionally clean as needed.

Useful Life: 30 years

Remaining Life: 4 years

Best Case: \$ 22,000

Worst Case: \$26,000

Cost Source: ARI Cost Database

Comp #: 3110 Interior Doors - Replace**Quantity: (14) Various Doors**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 14 years

Best Case: \$ 7,400

Worst Case: \$9,600

Cost Source: ARI Cost Database

Comp #: 3235 Office Cabinet/Counter - Replace**Quantity: 74' Cab & 20' Counter**

Location: Library & History Center

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 14 years

Best Case: \$ 31,000

Worst Case: \$41,000

Cost Source: ARI Cost Database

Comp #: 3315 Granite Counter Tops - Replace**Quantity: Approx 41' LF**

Location: Library

Funded?: No. These are long life components if properly treated and not abused. No replacement funding required.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 5054 Interior Lights - Replace**Quantity: (145) Various Fixtures**

Location: Library and History Center

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 4 years

Best Case: \$ 17,000

Worst Case: \$21,000

Cost Source: ARI Cost Database

Comp #: 5535 Hand Railing - Repair/Replace**Quantity: Approx 65' LF Tube Steel**

Location: Grounds

Funded?: No. The cost to replace this is below the reserve threshold. This has a very extensive and unpredictable life if properly maintained.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 5700 Restrooms - Major Refurbish**Quantity: (2) Multi-use Facilities**

Location: Library & History Center

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 14 years

Best Case: \$ 59,000

Worst Case: \$80,000

Cost Source: ARI Cost Database

Comp #: 5710 Restrooms - Minor Refurbish**Quantity: (2) Multi-Use Facilities**

Location: Library & History Center

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 4 years

Best Case: \$ 19,000

Worst Case: \$27,000

Cost Source: ARI Cost Database

Comp #: 5710 Small Restroom - Minor Refurbish**Quantity: (1) Single Use Facility**

Location: Library

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 4 years

Best Case: \$ 5,300

Worst Case: \$5,300

Cost Source: ARI Cost Database

Comp #: 6160 Drinking Fountains - Replace**Quantity: (2) Elkay Wall Mounted**

Location:

Funded?: No. The cost to replace these is minimal and below the reserve threshold. Replace when necessary using Operating funds or with other refurbishing projects.

History:

Comments: Should be cleaned and inspected regularly as an Operating expense to ensure safe/sanitary conditions and proper function.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Community Center

Comp #: 2300 Stucco - Repaint**Quantity: Approx 26,400 GSF**

Location: Exterior of building

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 35,000

Worst Case: \$45,000

Cost Source: ARI Cost Database

Comp #: 2330 Interior Surfaces - Repaint**Quantity: Approx 72,700 GSF**

Location: Community Center

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 85,000

Worst Case: \$110,000

Cost Source: ARI Cost Database

Comp #: 2500 Waterproof Decks - Resurface**Quantity: Approx 1,660 GSF**

Location: Community Center

Funded?: Yes.

History:

Comments: It is beyond the scope of the reserve study to determine the extent of any resurface needs. Consult with a qualified waterproofing contractor for resurface or seal requirements. The decks should be inspected at least every 3-4 years to determine the need for seal or resurfacing. Good quality resurface and routine seal will prevent water penetration into the structure which may cause major remedial repairs. This study does not evaluate the structural integrity or performance of your decking system.

Useful Life: 16 years

Remaining Life: 7 years

Best Case: \$ 17,000

Worst Case: \$21,000

Cost Source: ARI Cost Database

Comp #: 2505 Waterproof Decks - Seal/Repair**Quantity: Approx 1,660 GSF**

Location: Surface of decks at Community Center

Funded?: Yes.

History:

Comments: It is beyond the scope of the reserve study to determine the extent of any repair needs. Consult with a qualified waterproofing contractor for resurface or seal requirements and follow product manufacturer's maintenance recommendations. Typically seal application is every 4-5 years. Good quality resurface and routine seal will prevent water penetration into the structure which may cause major remedial repairs and accelerate deterioration. This study does not evaluate the structural integrity or performance of your decking system.

Useful Life: 4 years

Remaining Life: 1 years

Best Case: \$ 5,600

Worst Case: \$7,700

Cost Source: ARI Cost Database

Comp #: 2587 Stairway Stringers & Rails - Refurb**Quantity: (2) 2-Level Stairways**

Location: Interior Community Center

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 9 years

Best Case: \$ 6,300

Worst Case: \$11,000

Cost Source: ARI Cost Database

Comp #: 2600 Doors - Replace**Quantity: (1) Provision**

Location: Community Center

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 16,000

Worst Case: \$16,000

Cost Source: ARI Cost Database

Comp #: 2725 Building Signage**Quantity: (38) Letters**

Location: Monuments

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 5,500

Worst Case: \$6,500

Cost Source: ARI Cost Database

Comp #: 3000 TV Station Set - Remodel**Quantity: (1) Provision**

Location: TV Station

Funded?: Yes.

History: New 2019, \$13,307

Comments:

Useful Life: 8 years

Remaining Life: 2 years

Best Case: \$ 16,000

Worst Case: \$16,000

Cost Source: Client Cost History With Inflation

Comp #: 3020 Carpet - Replace**Quantity: Approx 5,500 GSY**

Location: Carpet throughout Community Center

Funded?: Yes.

History:

Comments: We recommend periodic cleaning to maintain an attractive appearance. We recommend cycling carpet replacement with interior paint project.

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 260,000

Worst Case: \$380,000

Cost Source: ARI Cost Database

Comp #: 3040 Tile Flooring - Replace**Quantity: Approx 2,000 GSF**

Location: Entry and hallway (Excludes bathrooms)

Funded?: Yes.

History:

Comments: As part of ongoing maintenance program, inspect regularly, repairing or replacing damaged sections as needed.

Useful Life: 30 years

Remaining Life: 9 years

Best Case: \$ 63,000

Worst Case: \$80,000

Cost Source: ARI Cost Database

Comp #: 3050 Linoleum Tile Flooring - Replace**Quantity: Approx 3,900 GSF**

Location: Throughout Community Center

Funded?: Yes.

History:

Comments: As part of ongoing maintenance program, professionally clean as needed.

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 33,000

Worst Case: \$44,000

Cost Source: ARI Cost Database

Comp #: 3060 Laminate Flooring - Replace**Quantity: Approx 12,500 GSF**

Location: Flooring of Community Center

Funded?: Yes.

History:

Comments: Laminate flooring should eventually be replaced due to wear and deterioration, as well as for aesthetic changes in the common areas.

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 340,000

Worst Case: \$420,000

Cost Source: ARI Cost Database

Comp #: 3125 Fire Doors - Replace**Quantity: (3) 20' Doors**

Location:

Funded?: Yes.

History: 2021, Air Lock \$27,513.

Comments:

Useful Life: 25 years

Remaining Life: 22 years

Best Case: \$ 29,000

Worst Case: \$34,000

Cost Source: Client cost history with inflation

Comp #: 3310 Cabinets & Counters - Replace**Quantity: Approx 330' LF**

Location: Community Center

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Best Case: \$ 140,000

Cost Source: ARI Cost Database

Remaining Life: 9 years

Worst Case: \$170,000

Comp #: 3510 Gym Floor Surface - Replace**Quantity: Approx 3,060 GSF**

Location: Gym room

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Best Case: \$ 52,000

Cost Source: ARI Cost Database

Remaining Life: 4 years

Worst Case: \$73,000

Comp #: 3525 Gym Equip (Cardio) - Replace**Quantity: (35) Various Machines**

Location: Gym

Funded?: No. The client advised they plan to lease the equipment in the future. Currently only 20% is leased. No funding required.

History:

Comments:

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

Comp #: 3527 Gym Equip (Weights) - Replace**Quantity: (15) Machines (4) Benches**

Location: Gym

Funded?: No. The client advised they plan to lease the equipment in the future. Currently only 20% is leased. No funding required.

History:

Comments:

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

Comp #: 4210 TV Station Equipment - Replace**Quantity: (1) Provision**

Location: TV Station

Funded?: Yes.

History: 2018 Antenna \$301,205 & HD Conversion \$196,560

Comments:

Useful Life: 8 years

Best Case: \$ 530,000

Cost Source: Client Cost History

Remaining Life: 2 years

Worst Case: \$530,000

Comp #: 4500 Elevator - Modernize & Door Pkg**Quantity: (2) 3-Stop Hydraulic**

Location: Community Center

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Best Case: \$ 240,000

Cost Source: Client's Maintenance Vendor

Remaining Life: 2 years

Worst Case: \$260,000

Comp #: 4530 Elevator Cab - Remodel**Quantity: (2) Cabs**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Best Case: \$ 32,000

Cost Source: Client's Maintenance Vendor

Remaining Life: 2 years

Worst Case: \$53,000

Comp #: 4550 Domestic Boiler - Replace**Quantity: (1) 1.75M BTU Raypak**

Location: Roof of Community Center

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Best Case: \$ 26,000

Cost Source: ARI Cost Database

Remaining Life: 9 years

Worst Case: \$37,000

Comp #: 5030 Wall Lights - Replace**Quantity: (30) Lantern Lights**

Location: Exterior building locations

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Best Case: \$ 7,900

Cost Source: ARI Cost Database

Remaining Life: 2 years

Worst Case: \$9,500

Comp #: 5525 3'.5' Iron Railing - Replace**Quantity: Approx 210' LF**

Location: Grounds

Funded?: Yes.

History:

Comments: Keep well painted to protect against rust and corrosion. Monitor for structural integrity.

Useful Life: 30 years

Best Case: \$ 12,000

Cost Source: ARI Cost Database

Remaining Life: 9 years

Worst Case: \$16,000

Comp #: 5585 Metal Trash Gates - Replace**Quantity: (2) 10' H & (2) 6' H Gate**

Location: Community Center

Funded?: No. These should be replaced individually as needed using Operating funds. This is for inventory purposes only.

History:

Comments:

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

Comp #: 5700 Restrooms - Major Refurbish**Quantity: (6) Multi-use (3) Sgl-use**

Location: Community Center

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Best Case: \$ 290,000

Cost Source: ARI Cost Database

Remaining Life: 12 years

Worst Case: \$400,000

Comp #: 5710 Restrooms - Minor Refurbish**Quantity: (6) Multi-use (3) Sgl-use**

Location: Community Center

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Best Case: \$ 84,000

Cost Source: ARI Cost Database

Remaining Life: 2 years

Worst Case: \$150,000

Comp #: 6160 Drinking Fountains - Replace**Quantity: (7) Various Size**

Location: (2) SS at the Gym (one has bottle fill option; (2) 1st floor bathrooms; (2) 2nd floor; and (1) 3rd Floor

Funded?: No. Individual location replacements are below the reserve threshold. Plan to replace using Operating funds or with other major refurbishing projects. This is for inventory purposes only.

History:

Comments: Should be cleaned and inspected regularly as an Operating expense to ensure safe/sanitary conditions and proper function.

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

Comp #: 6300 Wood Trellis/Shade Structure

Location: Right side of entry

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Best Case: \$ 23,000

Cost Source: ARI Cost Database

Quantity: Approx 600 GSF

Remaining Life: 9 years

Worst Case: \$28,000

Comp #: 8010 EV Charging Station - Replace

Location: Community Center

Funded?: Yes.

History: 2019, added station \$61,074

Comments:

Useful Life: 15 years

Best Case: \$ 63,000

Cost Source: Client cost history with inflation

Quantity: (1) Comment

Remaining Life: 10 years

Worst Case: \$76,000

CH 1 Facilities

Comp #: 2300 Stucco - Repaint**Quantity: Approx 29,600 GSF**

Location: Clubhouse exteriors

Funded?: Yes.

History: 2015.

Comments:

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 39,000

Worst Case: \$49,000

Cost Source: ARI Cost Database

Comp #: 2310 Wood/Metal Surfaces - Repaint**Quantity: Approx 11,800 GSF**

Location: Clubhouse & Bocce facility

Funded?: Yes.

History: 2015.

Comments:

Useful Life: 5 years

Remaining Life: 2 years

Best Case: \$ 16,000

Worst Case: \$22,000

Cost Source: ARI Cost Database

Comp #: 2330 Interior Surfaces - Repaint**Quantity: Approx 51,500 GSF**

Location: Interior room surfaces

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 57,000

Worst Case: \$78,000

Cost Source:

Comp #: 2480 Gutters/Downspouts - Replace**Quantity: Approx 1,545 LF**

Location: Attached to building sides

Funded?: Yes.

History:

Comments: The gutters should be cleaned and free flowing annually to avoid premature repair or replacement needs. Monitor for mounting failures or dents in the flow lines and plan sectional repairs between replacement cycles. The gutter system is typically a very long life component if properly maintained and repaired. Anticipate replacement with the roof replacement projects for cost savings.

Useful Life: 30 years

Remaining Life: 4 years

Best Case: \$ 13,000

Worst Case: \$16,000

Cost Source: ARI Cost Database

Comp #: 2520 Bocce Structures - Repair**Quantity: Approx 4,000 GSF**

Location: All wood surfaces

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 5,300

Worst Case: \$5,300

Cost Source: ARI Cost Database

Comp #: 2530 Tile Siding - Replace**Quantity: Approx 1,015 GSF**

Location: Bell tower & building exteriors

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 2 years

Best Case: \$ 21,000

Worst Case: \$32,000

Cost Source: ARI Cost Database

Comp #: 2660 Door Opener (fitness) - Replace**Quantity: (1) Door System**

Location: Fitness center entry door

Funded?: Yes.

History:

Comments: Clean frequently and repair promptly when needed to maintain good appearance.

Useful Life: 15 years

Remaining Life: 6 years

Best Case: \$ 5,300

Worst Case: \$7,400

Cost Source: ARI Cost Database

Comp #: 2740 Windows - Replace**Quantity: (150) Windows**

Location: Building exteriors

Funded?: No. Plan to replace windows as needed using Operating funds. No expectation to replace all at one time.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 3020 Carpet - Replace**Quantity: Approx 816 GSY**

Location: Clubhouse interiors

Funded?: Yes.

History: New 2012-13, \$44,732

Comments: We recommend periodic cleaning to maintain an attractive appearance. We recommend cycling carpet replacement with interior paint project.

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 39,000

Worst Case: \$47,000

Cost Source: ARI Cost Database

Comp #: 3040 Exterior Tile Deck - Repair/Replace**Quantity: Approx 8,000 GSF**

Location: Clubhouse 1

Funded?: Yes.

History:

Comments: As part of ongoing maintenance program, inspect regularly, repairing or replacing damaged sections as needed.

Useful Life: 50 years

Remaining Life: 7 years

Best Case: \$ 250,000

Worst Case: \$320,000

Cost Source: ARI Cost Database

Comp #: 3040 Tile Floors - Replace**Quantity: Approx 915 GSF**

Location: Clubhouse interiors (excluding restrooms & locker rooms)

Funded?: Yes.

History:

Comments: As part of ongoing maintenance program, inspect regularly, repairing or replacing damaged sections as needed.

Useful Life: 25 years

Remaining Life: 9 years

Best Case: \$ 28,000

Worst Case: \$37,000

Cost Source: ARI Cost Database

Comp #: 3041 Drive Court Fountain Pavers -Repair**Quantity: Approx 1,900 GSF**

Location: Around fountain in circle drive court

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 9 years

Best Case: \$ 5,800

Worst Case: \$5,800

Cost Source: ARI Cost Database

Comp #: 3050 Linoleum Floors - Replace**Quantity: Approx 5,120 GSF**

Location: Clubhouse interiors

Funded?: Yes.

History:

Comments: As part of ongoing maintenance program, professionally clean as needed.

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 43,000

Worst Case: \$54,000

Cost Source: ARI Cost Database

Comp #: 3070 Hardwood Floor (Lounge) - Replace**Quantity: Approx 3,315 GSF**

Location: Main Lounge

Funded?: Yes.

History:

Comments:

Useful Life: 40 years

Best Case: \$ 69,000

Cost Source: ARI Cost Database

Remaining Life: 4 years

Worst Case: \$87,000

Comp #: 3075 Hardwood Floor (Lounge) - Refinish**Quantity: Approx 3,315 GSF**

Location: Main Lounge

Funded?: Yes.

History:

Comments:

Useful Life: 5 years

Best Case: \$ 17,000

Cost Source: ARI Cost Database

Remaining Life: 2 years

Worst Case: \$24,000

Comp #: 3160 Acoustic Wall Panels - Replace**Quantity: Approx 12,000 GSF**

Location: Clubhouse interiors

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Best Case: \$ 100,000

Cost Source: ARI Cost Database

Remaining Life: 2 years

Worst Case: \$130,000

Comp #: 3200 Furnishings - Replace**Quantity: Assorted Pieces**

Location: Throughout building interiors

Funded?: No.

History:

Comments:

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

Comp #: 3310 Cabinetry/Counters - Replace**Quantity: Approx 325 LF**

Location: Clubhouse interiors

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Best Case: \$ 110,000

Cost Source: Reserve Allowance

Remaining Life: 9 years

Worst Case: \$130,000

Comp #: 3320 Kitchen Appliances - Replace**Quantity: (13) Assorted Pieces**

Location: Throughout building interiors

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Best Case: \$ 69,000

Cost Source: ARI Cost Database

Remaining Life: 9 years

Worst Case: \$90,000

Comp #: 3510 Gym Floor Surface - Replace**Quantity: Approx 4,300 GSF**

Location: Fitness center

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Best Case: \$ 72,000

Cost Source: ARI Cost Database

Remaining Life: 9 years

Worst Case: \$81,000

Comp #: 3525 Gym Equip (Cardio) - Replace**Quantity: (48) Assorted Pieces**

Location: Gym

Funded?: No. The client advised they plan to lease the equipment in the future. Currently only 20% is leased. No funding required.

History: 2021, \$39,789.

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 3527 Gym Equip (Weights) - Replace**Quantity: (25) Assorted Pieces**

Location: Gym

Funded?: No. The client advised they plan to lease the equipment in the future. Currently only 20% is leased. No funding required.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 4220 Sound System - Replace**Quantity: (1) Provision**

Location: CH1 Main Lounge

Funded?: Yes.

History: Planned 2024 Capital Plan proposals

Comments:

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 36,000

Worst Case: \$36,000

Cost Source: Estimate Provided by Client

Comp #: 4660 Emergency Generator - Replace**Quantity: (1) Generac Generator**

Location: Clubhouse 5

Funded?: Yes.

History: 1999

Comments: We recommend periodic inspections by a licensed professional to ensure the unit continues to age properly.

Useful Life: 30 years

Remaining Life: 0 years

Best Case: \$ 29,500

Worst Case: \$29,500

Cost Source: Estimate Provided by Client

Comp #: 4680 Exhaust Fans - Replace**Quantity: (3) Systems**

Location: Main Lounge attic

Funded?: Yes.

History:

Comments: Fans should be inspected and serviced regularly by HVAC vendor or maintenance staff to ensure proper function and to help attain full life expectancy.

Useful Life: 25 years

Remaining Life: 2 years

Best Case: \$ 16,000

Worst Case: \$22,000

Cost Source: ARI Cost Database

Comp #: 4800 Fire Alarm System - Replace**Quantity: (1) System**

Location: Throughout building interiors

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 4 years

Best Case: \$ 5,300

Worst Case: \$8,400

Cost Source: ARI Cost Database

Comp #: 5030 Interior Lights - Replace**Quantity: Assorted Fixtures**

Location: Throughout building interiors

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 130,000

Worst Case: \$240,000

Cost Source: ARI Cost Database

Comp #: 5520 Pool Iron Fence/Gates - Replace**Quantity: Approx 126' LF (6) Gates**

Location: CH1, Pool perimeter

Funded?: Yes.

History:

Comments: Keep well painted to protect against rust and corrosion. Monitor for structural integrity.

Useful Life: 28 years

Remaining Life: 11 years

Best Case: \$ 17,000

Worst Case: \$22,000

Cost Source: ARI Cost Database

Comp #: 5700 Locker Rooms - Major Refurbish**Quantity: (2) Locker Rooms**

Location: Adjacent to pool area

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 12 years

Best Case: \$ 53,000

Worst Case: \$74,000

Cost Source: Reserve Allowance

Comp #: 5700 Restrooms - Major Refurbish**Quantity: (4) Restrooms**

Location: Clubhouse interiors

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 12 years

Best Case: \$ 84,000

Worst Case: \$120,000

Cost Source: Reserve Allowance

Comp #: 5710 Locker Rooms - Minor Refurbish**Quantity: (2) Locker Rooms**

Location: Adjacent to pool area

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 26,000

Worst Case: \$37,000

Cost Source: Reserve Allowance

Comp #: 5710 Restrooms - Minor Refurbish**Quantity: (4) Restrooms**

Location: Adjacent dining rooms

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 32,000

Worst Case: \$42,000

Cost Source: Reserve Allowance

Comp #: 5730 Partition Door (Lounge)- Replace**Quantity: (1) 39 LF Partition**

Location: Main Lounge

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 2 years

Best Case: \$ 8,400

Worst Case: \$13,000

Cost Source: ARI Cost Database

Comp #: 5750 Pool Shower - Re-tile**Quantity: Approx 200 GSF**

Location: Pool area

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 8,400

Worst Case: \$11,000

Cost Source: ARI Cost Database

Comp #: 5800 Pool Deck Concrete - Replace**Quantity: Approx 12,000 GSF**

Location: Pool deck

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Best Case: \$ 250,000

Cost Source: ARI Cost Database

Remaining Life: 14 years

Worst Case: \$350,000

Comp #: 5801 Pool Incidentals - Replace**Quantity: (1) Comment**

Location: CH1 and Pool Area

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Best Case: \$ 11,000

Cost Source: ARI Cost Database

Remaining Life: 1 years

Worst Case: \$11,000

Comp #: 5810 Pool - Resurface & Re-tile**Quantity: Approx 3,800 GSF**

Location: Pool

Funded?: Yes.

History: 2014: \$56,939. Planned 2023, \$100K

Comments:

Useful Life: 12 years

Best Case: \$ 100,000

Cost Source: Estimate Provided by Client

Remaining Life: 11 years

Worst Case: \$100,000

Comp #: 5812 Pool/Spa Filters - Replace**Quantity: (6) Pentair Triton II**

Location: Pool equipment area

Funded?: Yes.

History: 2017: (3) Pentair II. 2018: (3) Pentair.

Comments:

Useful Life: 10 years

Best Case: \$ 14,000

Cost Source: ARI Cost Database

Remaining Life: 4 years

Worst Case: \$18,000

Comp #: 5815 Pool Boilers - Replace**Quantity: (1) Laars (1) Pentair Max**

Location: Pool equipment room

Funded?: Yes.

History: 9/2017, Boiler \$49,900. 2018, (1) New \$24,712.

Comments:

Useful Life: 15 years

Best Case: \$ 55,000

Cost Source: Client Cost History With Inflation

Remaining Life: 9 years

Worst Case: \$66,000

Comp #: 5816 Pool Boiler Tank - Replace**Quantity: (1) Large 100 gal tank**

Location: Pool equipment room

Funded?: Yes.

History: 9/2018, new \$24,795.

Comments:

Useful Life: 15 years

Best Case: \$ 26,000

Cost Source: Client Cost History With Inflation

Remaining Life: 9 years

Worst Case: \$37,000

Comp #: 5817 Pool/Spa Pumps - Replace**Quantity: (6) Pumps**

Location: Pool equipment room

Funded?: Yes.

History: 2015 - 7.5 HP Pool Pump

Comments:

Useful Life: 10 years

Best Case: \$ 15,000

Cost Source: ARI Cost Database

Remaining Life: 2 years

Worst Case: \$19,000

Comp #: 5820 Spa - Resurface & Re-tile**Quantity: (1) Spa approx 340 GSF**

Location: CH1 Pool area

Funded?: Yes.

History: 2020: \$19,236

Comments:

Useful Life: 8 years

Best Case: \$ 20,000

Cost Source: ARI Cost Database

Remaining Life: 4 years

Worst Case: \$23,000

Comp #: 5825 Spa Heater - Replace**Quantity: (1) Raypak**

Location: Pool equipment room

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Best Case: \$ 7,900

Cost Source: ARI Cost Database

Remaining Life: 4 years

Worst Case: \$8,900

Comp #: 5848 Chemical Controller - Replace**Quantity: (1) Controller**

Location: Pool equipment area

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Best Case: \$ 9,500

Cost Source: ARI Cost Database

Remaining Life: 3 years

Worst Case: \$13,000

Comp #: 5900 ADA Pool Lift - Replace**Quantity: (1) Aqua Creek Patriot**

Location:

Funded?: Yes.

History: 2021: \$5,500.

Comments:

Useful Life: 15 years

Best Case: \$ 6,300

Cost Source: Client Cost History With Inflation

Remaining Life: 12 years

Worst Case: \$6,300

Comp #: 5930 Pool Covers CH1, 2, 5 & 6 - Replace**Quantity: (4) Pools**

Location: Pools

Funded?: Yes.

History: 2021 covers (CH 1, 2, 5 & 6) \$16,596.

Comments:

Useful Life: 6 years

Best Case: \$ 17,000

Cost Source: Client Cost History With Inflation

Remaining Life: 3 years

Worst Case: \$21,000

Comp #: 5932 Pool Cover Reel - Replace**Quantity: (1) Reel**

Location: Pool area

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Best Case: \$ 12,000

Cost Source: ARI Cost Database

Remaining Life: 9 years

Worst Case: \$14,000

Comp #: 5990 Pool/Patio Furniture - Replace**Quantity: (122) Various Pieces**

Location: Clubhouse #1 pool area and courtyard

Funded?: Yes.

History: 2019: new \$42,033.

Comments:

Useful Life: 8 years

Best Case: \$ 46,000

Cost Source: ARI Cost Database & Client Cost

History

Remaining Life: 1 years

Worst Case: \$57,000

Comp #: 6105 Vinyl/Composite Benches**Quantity: (4) 8' Surface Mount**

Location: Bocce ball court area

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 14 years

Best Case: \$ 5,300

Worst Case: \$7,400

Cost Source: ARI Cost Database

Comp #: 6300 Wood Trellises - Rebuild**Quantity: Approx 2,550 GSF**

Location: Clubhouse exteriors

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 14 years

Best Case: \$ 99,000

Worst Case: \$120,000

Cost Source: ARI Cost Database

Comp #: 6315 Bench Shade Structures - Replace**Quantity: (3) Canvas Structures**

Location: Bocce ball court area

Funded?: Yes.

History: 2019, \$5,000

Comments:

Useful Life: 15 years

Remaining Life: 9 years

Best Case: \$ 5,300

Worst Case: \$5,300

Cost Source: Client Cost History With Inflation

Comp #: 6317 Bocce Retractable Shades - Replace**Quantity: (3) 12' Electric Units**

Location: Bocce ball court

Funded?: Yes.

History: 2021: \$22,400.

Comments:

Useful Life: 15 years

Remaining Life: 12 years

Best Case: \$ 23,000

Worst Case: \$28,000

Cost Source: Client cost history with inflation

Comp #: 6320 Metal Shade Structure**Quantity: Approx 90' x 65'**

Location: Over pool

Funded?: No. This is a permanent structure with an extensive and unpredictable useful life. Plan for routine maintenance and painting.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 6525 Basketball Wood Court - Replace**Quantity: (1) Court, 4125 GSF**

Location: Gym

Funded?: Yes.

History:

Comments:

Useful Life: 40 years

Remaining Life: 9 years

Best Case: \$ 320,000

Worst Case: \$420,000

Cost Source: ARI Cost Database

Comp #: 6526 Basketball Court - Refinish**Quantity: (1) Court, 4125 GSF**

Location: Gym

Funded?: Yes.

History:

Comments:

Useful Life: 5 years

Remaining Life: 2 years

Best Case: \$ 19,000

Worst Case: \$23,000

Cost Source: ARI Cost Database

Comp #: 6540 Bocce Ball Backboards - Replace**Quantity: (1) Provision**

Location: Bocce ball court area

Funded?: Yes.

History: New 2012, \$12,764.

Comments:

Useful Life: 10 years

Best Case: \$ 16,000

Cost Source: Client Cost History With Inflation

Remaining Life: 2 years

Worst Case: \$19,000

Comp #: 6540 Bocce Court Rails - Replace**Quantity: (3) Approx 10' x 72'**

Location: Bocce ball court area

Funded?: Yes.

History: New 2015, \$4,775

Comments:

Useful Life: 10 years

Best Case: \$ 5,300

Cost Source: Client Cost History With Inflation

Remaining Life: 2 years

Worst Case: \$6,300

Comp #: 6541 Bocce Surface Carpet - Replace**Quantity: Approx 240 GSY**

Location: (3) Bocce Ball Courts

Funded?: Yes.

History: 5/2019, \$7,432.

Comments: We recommend periodic cleaning to maintain an attractive appearance. We recommend cycling carpet replacement with interior paint project.

Useful Life: 5 years

Best Case: \$ 7,800

Cost Source: Client Cost History With Inflation

Remaining Life: 2 years

Worst Case: \$9,900

Comp #: 6575 Shuffleboard Room - Refurbish**Quantity: (6) 6'x37' Courts**

Location: Shuffleboard building interiors

Funded?: Yes.

History: 2014, Resurface \$8,268

Comments:

Useful Life: 10 years

Best Case: \$ 8,400

Cost Source: Client Cost History With Inflation

Remaining Life: 2 years

Worst Case: \$13,000

Comp #: 6576 Archery Room - Refurbish**Quantity: (7) Targets**

Location: Archery building interiors

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Best Case: \$ 11,000

Cost Source: ARI Cost Database

Remaining Life: 4 years

Worst Case: \$16,000

Comp #: 6577 Gym Padded Walls - Replace**Quantity: Approx 1,230 GSF**

Location: Basketball gym

Funded?: Yes.

History: 2021, New \$39,954.

Comments:

Useful Life: 15 years

Best Case: \$ 40,000

Cost Source: Client Cost History With Inflation

Remaining Life: 13 years

Worst Case: \$50,000

Comp #: 6680 Fountains - Refurbish**Quantity: (2) Large Fountains**

Location: Clubhouse 1, entry area

Funded?: Yes.

History: Planned 2023, \$25,000

Comments:

Useful Life: 12 years

Best Case: \$ 25,000

Cost Source: Estimate Provided by Client

Remaining Life: 11 years

Worst Case: \$25,000

Comp #: 6685 Fountain Equipment - Replace

Quantity: (1) Filter, (1) Pump

Location: Pool equipment room

Funded?: No. These are typically reserve components, however, the cost to replace these individually is below the reserve threshold. Plan to replace when necessary using the #1000 Incidentals or Operating funds.

History:

Comments:

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

CH2 Facilities

Comp #: 2140 Concrete Pool Deck - Resurface**Quantity: Approx 12,000 GSF**

Location: Pool deck

Funded?: Yes.

History: Planned 2023, \$25,000.

Comments: Resurfacing includes removing the entire non-slip coating and the application of a new base coat. Expect to resurface when product begins to crack, peel or lift from concrete base. Consult with a qualified contractor for full resurface or sectional repair needs.

Useful Life: 15 years

Remaining Life: 14 years

Best Case: \$ 25,000

Worst Case: \$25,000

Cost Source: Estimate Provided by Client

Comp #: 2145 Concrete Pool Deck - Seal/Repair**Quantity: Approx 12,000 GSF**

Location: CH2 Pool 2

Funded?: Yes.

History: 2014: (seal) \$13,480.

Comments: We recommend sealing these surfaces every 5-6 years to protect against cracking, peeling and lifting. Water intrusion under the surface, abuse and other factors can accelerate deterioration. Consult with a qualified contractor for frequency of seal. Follow the product manufacturer's recommendations.

Useful Life: 5 years

Remaining Life: 4 years

Best Case: \$ 25,000

Worst Case: \$25,000

Cost Source: ARI Cost Database

Comp #: 2300 Stucco - Repaint**Quantity: Approx 17,200 GSF**

Location: Exterior CH2

Funded?: Yes.

History: 2008

Comments:

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 18,000

Worst Case: \$23,000

Cost Source: ARI Cost Database

Comp #: 2310 Wood/Metal Surfaces - Repaint**Quantity: Approx 4,300 GSF**

Location: Exterior building surfaces

Funded?: Yes.

History:

Comments:

Useful Life: 5 years

Remaining Life: 2 years

Best Case: \$ 13,000

Worst Case: \$19,000

Cost Source: ARI Cost Database

Comp #: 2330 Interior Surfaces - Repaint**Quantity: Approx 33,200 GSF**

Location: Interior room surfaces

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 33,000

Worst Case: \$54,000

Cost Source: ARI Cost Database

Comp #: 2480 Gutters/Downspouts - Replace**Quantity: Approx 120 LF**

Location: Attached to building sides

Funded?: No. The cost to replace this is below the reserve threshold. This is for inventory purposes only.

History:

Comments: The gutters should be cleaned and free flowing annually to avoid premature repair or replacement needs. Monitor for mounting failures or dents in the flow lines and plan sectional repairs between replacement cycles. The gutter system is typically a very long life component if properly maintained and repaired. Anticipate replacement with the roof replacement projects for cost savings.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2530 Exterior Tile Siding - Replace**Quantity: Approx 1,280 GSF**

Location: Clubhouse exteriors

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Best Case: \$ 27,000

Cost Source: ARI Cost Database

Remaining Life: 14 years

Worst Case: \$40,000

Comp #: 2650 Metal Utility Doors - Replace**Quantity: (9) Metal Doors**

Location: CH2 Pool and Lawn Bowling

Funded?: Yes.

History:

Comments: Keep well painted to avoid rust and corrosion causing premature replacement. Monitor for mounting failure or failure to latch, repair as needed using Operating Funds.

Useful Life: 20 years

Best Case: \$ 9,200

Cost Source: ARI Cost Database

Remaining Life: 9 years

Worst Case: \$13,000

Comp #: 2660 Door Opener Systems - Replace**Quantity: (4) Hager Door Systems**

Location: Restrooms

Funded?: Yes.

History:

Comments: Clean frequently and repair promptly when needed to maintain good appearance.

Useful Life: 15 years

Best Case: \$ 21,000

Cost Source: ARI Cost Database

Remaining Life: 6 years

Worst Case: \$29,000

Comp #: 2670 Metal Roll-Up Door - Replace**Quantity: (1) 8'x8' Door**

Location: Ballroom storage room

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Best Case: \$ 6,800

Cost Source: ARI Cost Database

Remaining Life: 14 years

Worst Case: \$8,900

Comp #: 2740 Windows - Replace**Quantity: (80) Windows**

Location: Main clubhouse & adjacent structures

Funded?: No. Plan to replace individually as needed using Operating funds. No funding required.

History:

Comments:

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

Comp #: 3020 Carpet - Replace**Quantity: Approx 609 GSY**

Location: Clubhouse 2 & Lawn Bowling building interiors

Funded?: Yes.

History: 2015.

Comments: We recommend periodic cleaning to maintain an attractive appearance. We recommend cycling carpet replacement with interior paint project.

Useful Life: 10 years

Best Case: \$ 28,000

Cost Source: ARI Cost Database

Remaining Life: 2 years

Worst Case: \$35,000

Comp #: 3040 Exterior Tile Deck - Repair/Replace**Quantity: Approx 15,900 GSF**

Location: Clubhouse 2 (both structures)

Funded?: Yes.

History:

Comments: As part of ongoing maintenance program, inspect regularly, repairing or replacing damaged sections as needed.

Useful Life: 50 years

Best Case: \$ 500,000

Cost Source: ARI Cost Database

Remaining Life: 7 years

Worst Case: \$630,000

Comp #: 3050 Linoleum Floors - Replace**Quantity: Approx 1,015 GSF**

Location: Clubhouse 2 & Lawn Bowling building interiors

Funded?: Yes.

History: New 2012 w/Laminate \$14,850

Comments: As part of ongoing maintenance program, professionally clean as needed.

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 8,500

Worst Case: \$11,000

Cost Source: ARI Cost Database

Comp #: 3060 Laminate Floorings - Replace**Quantity: Approx 460 GSF**

Location: Admin office, The Grevillea Room, Los Olivos Room, & Lawn Bowling interiors (tile floor)

Funded?: Yes.

History: 2012: \$14,850

Comments: Laminate flooring should eventually be replaced due to wear and deterioration, as well as for aesthetic changes in the common areas.

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 12,000

Worst Case: \$17,000

Cost Source: ARI Cost Database

Comp #: 3070 Hardwood Floor - Replace**Quantity: Approx 6,570 GSF**

Location: Sequoia Ballroom

Funded?: Yes.

History: 2015 - Repair

Comments:

Useful Life: 40 years

Remaining Life: 9 years

Best Case: \$ 140,000

Worst Case: \$210,000

Cost Source: ARI Cost Database

Comp #: 3075 Hardwood Floor - Refinish**Quantity: Approx 6,570 GSF**

Location: Sequoia Ballroom

Funded?: Yes.

History: 2015

Comments:

Useful Life: 5 years

Remaining Life: 2 years

Best Case: \$ 35,000

Worst Case: \$48,000

Cost Source: ARI Cost Database

Comp #: 3160 Wallcoverings - Replace**Quantity: Approx 1,940 GSF**

Location: Classrooms

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 16,000

Worst Case: \$20,000

Cost Source: ARI Cost Database

Comp #: 3200 Furnishings - Replace**Quantity: (854) Pieces**

Location: Throughout building interiors

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 84,000

Worst Case: \$110,000

Cost Source: ARI Cost Database

Comp #: 3280 Wicker Patio Furniture - Replace**Quantity: (57) Various Pieces**

Location: Clubhouse 2 facilities

Funded?: Yes.

History: 2021: \$31,798

Comments:

Useful Life: 12 years

Remaining Life: 9 years

Best Case: \$ 35,000

Worst Case: \$35,000

Cost Source: Client Cost History With Inflation

Comp #: 3285 Wicker Furn Cushions - Replace**Quantity: (125) Cushions**

Location: CH2 & CH4

Funded?: Yes.

History:

Comments:

Useful Life: 4 years

Best Case: \$ 17,000

Cost Source: ARI Cost Database

Remaining Life: 1 years

Worst Case: \$24,000

Comp #: 3310 Cabinetry/Counters - Replace**Quantity: Approx 350 LF**

Location: Clubhouse & Lawn Bowling building interiors

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Best Case: \$ 120,000

Cost Source: Reserve Allowance

Remaining Life: 14 years

Worst Case: \$160,000

Comp #: 3310 Storage Cabinets - Refurbish**Quantity: (48) Cabinets**

Location: Storage lockers adjacent to ballroom

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Best Case: \$ 21,000

Cost Source: Reserve Allowance

Remaining Life: 14 years

Worst Case: \$29,000

Comp #: 3320 Commercial Kitchen Appliances - Rep**Quantity: (17) Assorted Pieces**

Location: Throughout building interiors

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Best Case: \$ 79,000

Cost Source: ARI Cost Database

Remaining Life: 9 years

Worst Case: \$100,000

Comp #: 3320 Residential Kitchen Appliances - R**Quantity: (15) Assorted Appliances**

Location: Throughout building interiors

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Best Case: \$ 12,000

Cost Source: Reserve Allowance

Remaining Life: 9 years

Worst Case: \$16,000

Comp #: 3364 Air Curtain - Replace**Quantity: (1) Mars Air Curtain**

Location: Ballroom service door

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Best Case: \$ 2,100

Cost Source: ARI Cost Database

Remaining Life: 5 years

Worst Case: \$3,200

Comp #: 4570 Water Heaters - Replace**Quantity: (2) AO Smith, Gas**

Location: Utility rooms adjacent to ballroom kitchen & Grevillea Room

Funded?: Yes.

History: 2016

Comments: Regular inspections and maintenance is recommended. Flush tanks and inspect pressure relief valve each year. Funding includes removal and disposal of the old tank and replacement with a similar size and quality by a qualified plumbing contractor. Plan for replacement when the unit no longer functions reliably.

Useful Life: 12 years

Best Case: \$ 18,000

Cost Source: ARI Cost Database

Remaining Life: 4 years

Worst Case: \$22,000

Comp #: 4800 Fire Alarm System - Replace**Quantity: (1) Honeywell**

Location: Throughout building interiors

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 4 years

Best Case: \$ 5,300

Worst Case: \$8,400

Cost Source: ARI Cost Database

Comp #: 5020 Exterior Lights - Replace**Quantity: Assorted Fixtures**

Location: Building exteriors

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 17,000

Worst Case: \$27,000

Cost Source: ARI Cost Database

Comp #: 5030 Interior Lights - Replace**Quantity: (255) Fixtures**

Location: Throughout building interiors

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 27,000

Worst Case: \$40,000

Cost Source: ARI Cost Database

Comp #: 5520 CH2 Lawn Bowling Iron Fence - Repl**Quantity: Approx 355' LF**

Location: North side of Lawn Bowling at the slope

Funded?: Yes.

History:

Comments: Keep well painted to protect against rust and corrosion. Monitor for structural integrity.

Useful Life: 28 years

Remaining Life: 11 years

Best Case: \$ 19,000

Worst Case: \$29,000

Cost Source: ARI Cost Database

Comp #: 5520 CH2 Pool Iron Fence/Gates - Replace**Quantity: Approx 520' LF (2) Gates**

Location: Pool perimeter

Funded?: Yes.

History:

Comments: Keep well painted to protect against rust and corrosion. Monitor for structural integrity.

Useful Life: 28 years

Remaining Life: 11 years

Best Case: \$ 46,000

Worst Case: \$55,000

Cost Source: ARI Cost Database

Comp #: 5550 CH2 & CH4, Wood Fences - Replace**Quantity: Approx 155 LF Solid Board**

Location: CH2 Pool area 70' x 6'; CH4 85' x 4';

Funded?: Yes.

History:

Comments: Keep well painted to protect against wood rot and premature deterioration. Monitor for structural integrity.

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 6,300

Worst Case: \$8,400

Cost Source: ARI Cost Database

Comp #: 5700 Locker Rooms - Major Refurbish**Quantity: (2) Locker Rooms**

Location: Adjacent to pool area

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 12 years

Best Case: \$ 130,000

Worst Case: \$180,000

Cost Source: ARI Cost Database

Comp #: 5700 Restrooms (Club) - Major Refurbish**Quantity: (4) Restrooms**

Location: Clubhouse 2

Funded?: Yes.

History: 2015.

Comments:

Useful Life: 20 years

Best Case: \$ 63,000

Cost Source: Reserve Allowance

Remaining Life: 11 years

Worst Case: \$84,000

Comp #: 5710 Locker Rooms - Minor Refurbish**Quantity: (2) Locker Rooms**

Location: Adjacent to pool area

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Best Case: \$ 26,000

Cost Source: Reserve Allowance

Remaining Life: 2 years

Worst Case: \$37,000

Comp #: 5710 Restrooms (Club) - Minor Refurbish**Quantity: (4) Restrooms**

Location: Clubhouse 2

Funded?: Yes.

History: 2015

Comments:

Useful Life: 20 years

Best Case: \$ 32,000

Cost Source: Reserve Allowance

Remaining Life: 1 years

Worst Case: \$42,000

Comp #: 5710 Restrooms, Lawn Bowlg, Minor Refur**Quantity: (2) Restrooms**

Location: Lawn Bowling interiors

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Best Case: \$ 8,400

Cost Source: Reserve Allowance

Remaining Life: 2 years

Worst Case: \$13,000

Comp #: 5750 Pool Shower - Re-tile**Quantity: Approx 110 GSF**

Location: CH2 Pool area

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Best Case: \$ 4,600

Cost Source: ARI Cost Database

Remaining Life: 1 years

Worst Case: \$6,900

Comp #: 5801 Pool Incidentals - Replace**Quantity: (1) Comment**

Location: CH2 and Pool Area

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Best Case: \$ 11,000

Cost Source: ARI Cost Database

Remaining Life: 1 years

Worst Case: \$11,000

Comp #: 5810 Pool - Resurface & Re-tile**Quantity: (1) Approx 2,750 GSF**

Location: Pool

Funded?: Yes.

History:

Comments:

Useful Life: 12 years

Best Case: \$ 40,000

Cost Source: ARI Cost Database

Remaining Life: 2 years

Worst Case: \$51,000

Comp #: 5812 Pool Filters - Replace**Quantity: (3) Pentair Sand Filters**

Location: Pool equipment area

Funded?: Yes.

History: 2015, (3) Pentair.

Comments:

Useful Life: 10 years

Best Case: \$ 6,900

Cost Source: ARI Cost Database

Remaining Life: 2 years

Worst Case: \$8,800

Comp #: 5815 Pool Boiler - Replace**Quantity: (1) Pentair Max 849 BTU**

Location: Pool equipment room

Funded?: Yes.

History: 2019: (new) \$45,657.

Comments:

Useful Life: 15 years

Best Case: \$ 55,000

Cost Source: Client cost history with inflation

Remaining Life: 11 years

Worst Case: \$66,000

Comp #: 5817 Large Pool Pump - Replace**Quantity: (1) 5hp+ Pump**

Location: Pool equipment room

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Best Case: \$ 7,400

Cost Source: ARI Cost Database

Remaining Life: 9 years

Worst Case: \$11,000

Comp #: 5820 Spa - Resurface & Re-tile**Quantity: (1) About 400 GSF**

Location: CH2

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Best Case: \$ 6,300

Cost Source: ARI Cost Database

Remaining Life: 2 years

Worst Case: \$8,400

Comp #: 5822 Spa Filter - Replace**Quantity: (1) Pentair Triton II**

Location: Pool equipment room

Funded?: No. The cost to replace this is below the reserve threshold. Funding is included in #1000, Incidentals. This is for inventory purposes only.

History: New 2017

Comments:

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

Comp #: 5825 Spa Heater - Replace**Quantity: (2) Raypak**

Location: Pool equipment room

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Best Case: \$ 15,000

Cost Source: ARI Cost Database

Remaining Life: 4 years

Worst Case: \$21,000

Comp #: 5840 Pool & Spa Pumps - Replace**Quantity: (6) Pumps**

Location: Pool equipment room, enclosed

Funded?: No. The cost to replace these individually is below the reserve threshold and should be replaced as needed under #5801 Incidentals.

History:

Comments:

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

Comp #: 5848 Chemical Controller - Replace**Quantity: (1) Control Units**

Location: Pool equipment area

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Best Case: \$ 9,500

Cost Source: ARI Cost Database

Remaining Life: 2 years

Worst Case: \$13,000

Comp #: 5900 ADA Pool Lift - Replace**Quantity: (1) Aqua Creek Patriot**

Location:

Funded?: Yes.

History: 2021: (new) \$5,500.

Comments:

Useful Life: 15 years

Best Case: \$ 6,300

Cost Source: Client Cost History With Inflation

Remaining Life: 12 years

Worst Case: \$6,300

Comp #: 5932 Pool Cover Reel - Replace**Quantity: (1) Triple Tube Reel**

Location: Pool area

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Best Case: \$ 12,000

Cost Source: ARI Cost Database

Remaining Life: 9 years

Worst Case: \$14,000

Comp #: 5990 Pool Furniture - Replace**Quantity: (122) Various Pieces**

Location: Clubhouse #1 pool area and courtyard

Funded?: Yes.

History: 2019: (new) \$42,033.

Comments:

Useful Life: 8 years

Best Case: \$ 65,000

Cost Source: ARI Cost Database & Client Cost

History

Remaining Life: 1 years

Worst Case: \$76,000

Comp #: 5995 Courtyard Canopies - Replace**Quantity: (15) Fabric Canopies**

Location: Pool area

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Best Case: \$ 8,400

Cost Source: ARI Cost Database

Remaining Life: 3 years

Worst Case: \$13,000

Comp #: 6105 Vinyl/Composite Benches**Quantity: (29) Surface Mount**

Location: Lawn bowling area

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Best Case: \$ 24,000

Cost Source: ARI Cost Database

Remaining Life: 9 years

Worst Case: \$46,000

Comp #: 6300 Wood Trellis/Shade Structure**Quantity: Approx 460 GSF**

Location: CH2 Pool area

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Best Case: \$ 18,000

Cost Source: ARI Cost Database

Remaining Life: 4 years

Worst Case: \$22,000

Comp #: 6305 Trex Trellis (L.B.) - Replace**Quantity: 70 GSF Trellis**

Location: Lawn Bowling patio

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 19 years

Best Case: \$ 4,200

Worst Case: \$6,300

Cost Source: Reserve Allowance

Comp #: 6315 Fabric Shade Structures - Replace**Quantity: (27) Fabric Shades 15'x6'**

Location: Lawn bowling area

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 12 years

Best Case: \$ 200,000

Worst Case: \$230,000

Cost Source: ARI Cost Database

Comp #: 6541 Lawn Bowling Surface - Replace**Quantity: Approx 28,800 GSF**

Location: (2) Lawn Bowling Courts

Funded?: Yes.

History: 2013: (install) \$300,796. 2018: (resurface) \$179,975.

Comments: We recommend periodic cleaning to maintain an attractive appearance. We recommend cycling carpet replacement with interior paint project.

Useful Life: 5 years

Remaining Life: 2 years

Best Case: \$ 200,000

Worst Case: \$240,000

Cost Source: Client Cost History With Inflation

CH3 Facilities

Comp #: 2300 Stucco - Repaint**Quantity: Approx 13,500 GSF**

Location: Building exteriors

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 14,000

Worst Case: \$21,000

Cost Source: ARI Cost Database

Comp #: 2330 Interior Surfaces - Repaint**Quantity: Approx 28,000 GSF**

Location: Interior room surfaces

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 32,000

Worst Case: \$42,000

Cost Source: ARI Cost Database

Comp #: 2480 Gutter/Downspouts - Replace**Quantity: Approx 140 LF**

Location: Attached to building sides

Funded?: No. The cost to replace the components is below the reserve threshold. Expect to replace as necessary using Operating Funds.

History:

Comments: The gutters should be cleaned and free flowing annually to avoid premature repair or replacement needs. Monitor for mounting failures or dents in the flow lines and plan sectional repairs between replacement cycles. The gutter system is typically a very long life component if properly maintained and repaired. Anticipate replacement with the roof replacement projects for cost savings.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2610 Automatic Entry Doors - Replace**Quantity: (2) Sliding Glass Sets**

Location: Lobby

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 21,000

Worst Case: \$32,000

Cost Source: ARI Cost Database

Comp #: 2690 Counter Door - Replace**Quantity: (1) Metal Door**

Location: Lobby

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 19 years

Best Case: \$ 3,200

Worst Case: \$5,300

Cost Source: ARI Cost Database

Comp #: 2740 Windows - Replace**Quantity: (65) Windows**

Location: Building exteriors

Funded?: No. Plan to replace windows as needed using Operating funds. No expectation to replace all at one time.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 3020 Carpet - Replace**Quantity: Approx 1,644 GSY**

Location: Lobby, corridors, auditorium, & dressing rooms

Funded?: Yes.

History:

Comments: We recommend periodic cleaning to maintain an attractive appearance. We recommend cycling carpet replacement with interior paint project.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 78,000

Worst Case: \$95,000

Cost Source: ARI Cost Database

Comp #: 3020 Carpet (2022) - Replace**Quantity: Approx 288 GSY**

Location: Billiards & banquet rooms

Funded?: Yes.

History: 2022.

Comments: We recommend periodic cleaning to maintain an attractive appearance. We recommend cycling carpet replacement with interior paint project.

Useful Life: 10 years

Remaining Life: 8 years

Best Case: \$ 14,000

Worst Case: \$17,000

Cost Source: ARI Cost Database

Comp #: 3050 Linoleum Floors - Replace**Quantity: Approx 1,460 GSF**

Location: Dining Room kitchens & stage dressing rooms

Funded?: Yes.

History:

Comments: As part of ongoing maintenance program, professionally clean as needed.

Useful Life: 20 years

Remaining Life: 8 years

Best Case: \$ 12,000

Worst Case: \$15,000

Cost Source: ARI Cost Database

Comp #: 3060 Laminate Flooring - Replace**Quantity: Approx 4,000 GSF**

Location: Dining Rooms 1 & 2

Funded?: Yes.

History: 2021.

Comments: Laminate flooring should eventually be replaced due to wear and deterioration, as well as for aesthetic changes in the common areas.

Useful Life: 20 years

Remaining Life: 17 years

Best Case: \$ 110,000

Worst Case: \$130,000

Cost Source: ARI Cost Database

Comp #: 3070 Wooden Stage - Refurbish**Quantity: Approx 2,640 GSF**

Location: Auditorium stage

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 9 years

Best Case: \$ 130,000

Worst Case: \$150,000

Cost Source: Reserve Allowance

Comp #: 3160 Wallcoverings - Replace**Quantity: Approx 3,330 GSF**

Location: Clubhouse 3

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 14 years

Best Case: \$ 27,000

Worst Case: \$32,000

Cost Source: ARI Cost Database

Comp #: 3190 Stage Curtain Rigging System - Repl**Quantity: (5) Motors/Riggings**

Location: Auditorium

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 4 years

Best Case: \$ 260,000

Worst Case: \$320,000

Cost Source: Reserve Allowance

Comp #: 3195 Stage Curtains - Replace**Quantity: Full Stage Set**

Location: Auditorium

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Best Case: \$ 37,000

Cost Source: Reserve Allowance

Remaining Life: 4 years

Worst Case: \$47,000

Comp #: 3197 Stage Controller System - Replace**Quantity: Controllers, Inverters**

Location: Auditorium

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Best Case: \$ 130,000

Cost Source: Reserve Allowance

Remaining Life: 4 years

Worst Case: \$180,000

Comp #: 3200 Furnishings - Replace**Quantity: Assorted Pieces**

Location: Throughout common areas

Funded?: Yes.

History: 2021: (projector) \$43,117.

Comments:

Useful Life: 10 years

Best Case: \$ 260,000

Cost Source: ARI Cost Database

Remaining Life: 1 years

Worst Case: \$370,000

Comp #: 3310 Cabinetry/Counters - Replace**Quantity: Approx 386 LF**

Location: Clubhouse 3

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Best Case: \$ 130,000

Cost Source: ARI Cost Database

Remaining Life: 9 years

Worst Case: \$170,000

Comp #: 3320 Kitchen Appliances - Replace**Quantity: (28) Assorted Pieces**

Location: Throughout common areas

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Best Case: \$ 68,000

Cost Source: ARI Cost Database

Remaining Life: 9 years

Worst Case: \$89,000

Comp #: 4220 Auditorium Sound System - Replace**Quantity: (1) Provision**

Location: CH3 Auditorium

Funded?: Yes.

History: Planned 2024 Capital Plan proposals

Comments:

Useful Life: 20 years

Best Case: \$ 600,000

Cost Source: Estimate Provided by Client

Remaining Life: 0 years

Worst Case: \$600,000

Comp #: 4230 Dining Room Projectors - Replace**Quantity: (1) System**

Location: CH3 Dining Room

Funded?: Yes.

History: Planned 2024 \$22,000

Comments:

Useful Life: 15 years

Best Case: \$ 22,000

Cost Source: Estimate Provided by Client

Remaining Life: 0 years

Worst Case: \$22,000

Comp #: 4525 ADA Wheelchair Lift - Replace**Quantity: (1) 750 lbs Max Lift**

Location: Stage stairs

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Best Case: \$ 11,000

Cost Source: Client's Maintenance Vendor

Remaining Life: 2 years

Worst Case: \$15,000

Comp #: 4570 Water Heater (2010) - Replace**Quantity: (1) Bradford Wh, 100 Gal**

Location: Basement

Funded?: Yes.

History: 2010

Comments: Regular inspections and maintenance is recommended. Flush tanks and inspect pressure relief valve each year. Funding includes removal and disposal of the old tank and replacement with a similar size and quality by a qualified plumbing contractor. Plan for replacement when the unit no longer functions reliably.

Useful Life: 12 years

Best Case: \$ 13,000

Cost Source: ARI Cost Database

Remaining Life: 2 years

Worst Case: \$15,000

Comp #: 4570 Water Heater (2020) - Replace**Quantity: (1) AO Smith, 100 Gal**

Location: Basement

Funded?: Yes.

History: 2020

Comments: Regular inspections and maintenance is recommended. Flush tanks and inspect pressure relief valve each year. Funding includes removal and disposal of the old tank and replacement with a similar size and quality by a qualified plumbing contractor. Plan for replacement when the unit no longer functions reliably.

Useful Life: 12 years

Best Case: \$ 13,000

Cost Source: ARI Cost Database

Remaining Life: 8 years

Worst Case: \$15,000

Comp #: 4680 Exhaust Fans - Replace**Quantity: (9) Loren Cook Fans**

Location: Clubhouse 3 rooftop

Funded?: No.

History: 2021

Comments: Fans should be inspected and serviced regularly by HVAC vendor or maintenance staff to ensure proper function and to help attain full life expectancy.

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

Comp #: 4800 Fire Alarm System - Replace**Quantity: (1) System**

Location: Throughout common areas

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Best Case: \$ 5,300

Cost Source: ARI Cost Database

Remaining Life: 4 years

Worst Case: \$8,400

Comp #: 5030 Interior Lights - Replace**Quantity: Assorted Fixtures**

Location: Throughout common areas

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Best Case: \$ 42,000

Cost Source: ARI Cost Database

Remaining Life: 9 years

Worst Case: \$63,000

Comp #: 5700 Restrooms - Major Refurbish**Quantity: (4) Restrooms**

Location: Lobby corridors & stage dressing rooms

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Best Case: \$ 74,000

Cost Source: Reserve Allowance

Remaining Life: 12 years

Worst Case: \$120,000

Comp #: 5710 Restrooms - Minor Refurbish
Location: Lobby corridors & stage dressing rooms
Funded?: Yes.
History:
Comments:
Useful Life: 20 years
Best Case: \$ 32,000
Cost Source: Reserve Allowance

Quantity: (4) Restrooms

Remaining Life: 2 years
Worst Case: \$42,000

CH4 Facilities

Comp #: 2145 Concrete Floors - Reseal**Quantity: Approx 7,150 GSF**

Location: Clubhouse 4

Funded?: No.

History:

Comments: We recommend sealing these surfaces every 5-6 years to protect against cracking, peeling and lifting. Water intrusion under the surface, abuse and other factors can accelerate deterioration. Consult with a qualified contractor for frequency of seal. Follow the product manufacturer's recommendations.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2300 Stucco - Repaint**Quantity: Approx 19,500 GSF**

Location: Clubhouse 4

Funded?: Yes.

History: 2017

Comments:

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 20,000

Worst Case: \$30,000

Cost Source: ARI Cost Database

Comp #: 2310 Wood/Metal Surfaces - Repaint**Quantity: Eaves, Trim, Fence**

Location:

Funded?: Yes.

History: 2017

Comments:

Useful Life: 5 years

Remaining Life: 2 years

Best Case: \$ 13,000

Worst Case: \$19,000

Cost Source: ARI Cost Database

Comp #: 2330 Interior Surfaces - Repaint**Quantity: Approx 24,000 GSF**

Location: Interior room surfaces

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 26,000

Worst Case: \$37,000

Cost Source: ARI Cost Database

Comp #: 2480 Gutters/Downspouts - Replace**Quantity: Approx 890 LF**

Location: Attached to building sides

Funded?: Yes.

History:

Comments: The gutters should be cleaned and free flowing annually to avoid premature repair or replacement needs. Monitor for mounting failures or dents in the flow lines and plan sectional repairs between replacement cycles. The gutter system is typically a very long life component if properly maintained and repaired. Anticipate replacement with the roof replacement projects for cost savings.

Useful Life: 30 years

Remaining Life: 4 years

Best Case: \$ 7,500

Worst Case: \$9,300

Cost Source: ARI Cost Database

Comp #: 2485 Skylights - Replace**Quantity: (24) Skylights**

Location: Clubhouse 4

Funded?: Yes.

History:

Comments: Follow the recommendations of a qualified contractor for replacement. This study does not evaluate the functionality or maintenance of the skylights unless provided by the client. Reported problems, conditions or planned replacement projects by the client would be included in this study.

Useful Life: 25 years

Remaining Life: 9 years

Best Case: \$ 20,000

Worst Case: \$30,000

Cost Source: ARI Cost Database

Comp #: 2500 Waterproof Decks - Resurface**Quantity: Approx 7,100 GSF**

Location: Pool #4 upper deck

Funded?: Yes.

History:

Comments: It is beyond the scope of the reserve study to determine the extent of any resurface needs. Consult with a qualified waterproofing contractor for resurface or seal requirements. The decks should be inspected at least every 3-4 years to determine the need for seal or resurfacing. Good quality resurface and routine seal will prevent water penetration into the structure which may cause major remedial repairs. This study does not evaluate the structural integrity or performance of your decking system.

Useful Life: 16 years

Remaining Life: 13 years

Best Case: \$ 69,000

Worst Case: \$80,000

Cost Source: ARI Cost Database

Comp #: 2505 Waterproof Decks - Seal/Repair**Quantity: Approx 7,100 GSF**

Location: CH4 upper deck

Funded?: Yes.

History:

Comments: It is beyond the scope of the reserve study to determine the extent of any repair needs. Consult with a qualified waterproofing contractor for resurface or seal requirements and follow product manufacturer's maintenance recommendations. Typically seal application is every 4-5 years. Good quality resurface and routine seal will prevent water penetration into the structure which may cause major remedial repairs and accelerate deterioration. This study does not evaluate the structural integrity or performance of your decking system.

Useful Life: 4 years

Remaining Life: 1 years

Best Case: \$ 21,000

Worst Case: \$31,000

Cost Source: ARI Cost Database

Comp #: 2740 Windows - Replace**Quantity: (83) Windows**

Location: Building exteriors

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 3020 Carpet - Replace**Quantity: Approx 796 GSY**

Location: Clubhouse 4

Funded?: Yes.

History:

Comments: We recommend periodic cleaning to maintain an attractive appearance. We recommend cycling carpet replacement with interior paint project.

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 38,000

Worst Case: \$46,000

Cost Source: ARI Cost Database

Comp #: 3050 Linoleum Floors - Replace**Quantity: Approx 7,150 GSF**

Location: Clubhouse 4

Funded?: Yes.

History:

Comments: As part of ongoing maintenance program, professionally clean as needed.

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 60,000

Worst Case: \$76,000

Cost Source: ARI Cost Database

Comp #: 3160 Wallcoverings - Replace**Quantity: Approx 1,010 GSF**

Location: Clubhouse 4

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 8,500

Worst Case: \$11,000

Cost Source: ARI Cost Database

Comp #: 3200 Furnishings - Replace**Quantity: Assorted Pieces**

Location: Throughout building interiors; Includes: (6) desks, (116) chairs, (8) cabinets, (28) tables, (296) outdoor lockers.

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 110,000

Worst Case: \$160,000

Cost Source: ARI Cost Database

Comp #: 3280 Wicker Patio Furniture - Replace**Quantity: (8) Chairs (2) Tables**

Location: Pool area #4

Funded?: Yes.

History: 2021: (new) \$30,515.

Comments:

Useful Life: 12 years

Remaining Life: 9 years

Best Case: \$ 34,000

Worst Case: \$34,000

Cost Source: Client Cost History With Inflation

Comp #: 3310 Cabinetry/Counters - Replace**Quantity: Approx 1,330 LF**

Location: Clubhouse 4

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 4 years

Best Case: \$ 470,000

Worst Case: \$580,000

Cost Source: ARI Cost Database

Comp #: 3810 Activities Equipment - Replace**Quantity: (55) Various Pieces**

Location: Clubhouse 4

Funded?: Yes.

History: 2018: (2) Kilns & vent kits \$102,472.

Comments:

Useful Life: 5 years

Remaining Life: 1 years

Best Case: \$ 47,000

Worst Case: \$68,000

Cost Source: ARI Cost Database

Comp #: 4570 Water Heater - Replace**Quantity: (1) A.O. Smith 86 Ga.**

Location: Pool equip room

Funded?: Yes.

History:

Comments: Regular inspections and maintenance is recommended. Flush tanks and inspect pressure relief valve each year.

Funding includes removal and disposal of the old tank and replacement with a similar size and quality by a qualified plumbing contractor. Plan for replacement when the unit no longer functions reliably.

Useful Life: 12 years

Remaining Life: 2 years

Best Case: \$ 11,000

Worst Case: \$13,000

Cost Source: ARI Cost Database

Comp #: 4680 Exhaust Fans - Replace**Quantity: (7) Exhaust Fans**

Location: Clubhouse rooftops

Funded?: No. The individual cost is below the reserve threshold. Expect to replace when necessary using Operating funds.

History:

Comments: Fans should be inspected and serviced regularly by HVAC vendor or maintenance staff to ensure proper function and to help attain full life expectancy.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 4800 Fire Alarm System - Replace**Quantity: (1) System**

Location: Throughout common areas

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 4 years

Best Case: \$ 5,300

Worst Case: \$8,400

Cost Source: ARI Cost Database

Comp #: 5030 Interior Lights - Replace**Quantity: Assorted Fixtures**

Location: Throughout building interiors

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 58,000

Worst Case: \$77,000

Cost Source: ARI Cost Database

Comp #: 5520 CH4 Pool Iron Fence/Gates - Replace**Quantity: Approx 200' LF (2) Gates**

Location: Pool perimeter

Funded?: Yes.

History:

Comments: Keep well painted to protect against rust and corrosion. Monitor for structural integrity.

Useful Life: 28 years

Remaining Life: 11 years

Best Case: \$ 17,000

Worst Case: \$26,000

Cost Source: ARI Cost Database

Comp #: 5700 Locker Rooms - Major Refurbish**Quantity: (2) 30x35 Rooms**

Location: Clubhouse 4

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 12 years

Best Case: \$ 53,000

Worst Case: \$74,000

Cost Source: Reserve Allowance

Comp #: 5700 Restrooms - Major Refurbish**Quantity: (4) Restrooms**

Location: Clubhouse 4

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 12 years

Best Case: \$ 63,000

Worst Case: \$84,000

Cost Source: Reserve Allowance

Comp #: 5710 Locker Rooms - Minor Refurbish**Quantity: (2) 30x35 Rooms**

Location: Clubhouse 4

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 26,000

Worst Case: \$37,000

Cost Source: ARI Cost Database

Comp #: 5710 Restrooms - Minor Refurbish**Quantity: (4) Restrooms**

Location: Clubhouse 4

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 32,000

Worst Case: \$42,000

Cost Source: ARI Cost Database

Comp #: 5800 Pool Deck Concrete - Replace**Quantity: Approx 5,800 GSF**

Location: Pool deck

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 24 years

Best Case: \$ 120,000

Worst Case: \$170,000

Cost Source: ARI Cost Database

Comp #: 5801 Pool Incidentals - Replace**Quantity: (1) Comment**

Location: CH4 and Pool Area

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Remaining Life: 1 years

Best Case: \$ 11,000

Worst Case: \$11,000

Cost Source: ARI Cost Database

Comp #: 5810 Pool - Resurface & Re-tile**Quantity: (1) Approx 3,600 GSF**

Location: Pool

Funded?: Yes.

History:

Comments:

Useful Life: 12 years

Remaining Life: 5 years

Best Case: \$ 53,000

Worst Case: \$63,000

Cost Source: ARI Cost Database

Comp #: 5812 Pool & Spa Filters - Replace**Quantity: (5) Pentair sand filters**

Location: Pool equipment area

Funded?: Yes.

History: Ann new, 2017, (5) Pentair Triton II,

Comments:

Useful Life: 10 years

Remaining Life: 5 years

Best Case: \$ 12,000

Worst Case: \$15,000

Cost Source: ARI Cost Database

Comp #: 5815 Pool Boiler - Replace**Quantity: (1) Pentair Max 849 BTU**

Location: Pool equipment room

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 2 years

Best Case: \$ 55,000

Worst Case: \$66,000

Cost Source: ARI Cost Database

Comp #: 5817 Large Pool Pump - Replace**Quantity: (1) 5hp+ Pump**

Location: Pool equipment room

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 7,400

Worst Case: \$11,000

Cost Source: ARI Cost Database

Comp #: 5820 Spa - Resurface & Re-tile**Quantity: (1) About 520 GSF**

Location: CH4

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life: 2 years

Best Case: \$ 11,000

Worst Case: \$17,000

Cost Source: ARI Cost Database

Comp #: 5825 Spa Heater - Replace**Quantity: (2) Raypak**

Location: Pool equipment room

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 15,000

Worst Case: \$21,000

Cost Source: ARI Cost Database

Comp #: 5840 Pool & Spa Pumps - Replace**Quantity: (3) 1hp - 3hp Pumps**

Location: Pool equipment room, enclosed

Funded?: No. The cost to replace these individually is below the reserve threshold and should be replaced as needed using Maintenance funds.

History:

Comments:

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

Comp #: 5848 Chemical Controller - Replace**Quantity: (1) Control Unit**

Location: Pool equipment area

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Best Case: \$ 9,500

Cost Source: ARI Cost Database

Remaining Life: 3 years

Worst Case: \$13,000

Comp #: 5885 Pool Solar Panels - Replace**Quantity: (256) Solar Strips**

Location: Clubhouse 4 rooftop

Funded?: No. There is no intention to replace the systems. No funding required.

History: 2018, \$50,925 Heliocol Solar Collectors

Comments:

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

Comp #: 5900 ADA Pool Lift - Replace**Quantity: (1) Aqua Creek Patriot**

Location:

Funded?: Yes.

History: 2021: (new) \$5,500

Comments:

Useful Life: 15 years

Best Case: \$ 6,300

Cost Source: Client Cost History With Inflation

Remaining Life: 12 years

Worst Case: \$6,300

Comp #: 5932 Pool Cover Reel - Replace**Quantity: () Cover & Reel Units**

Location: Pool area

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Best Case: \$ 12,000

Cost Source: ARI Cost Database

Remaining Life: 9 years

Worst Case: \$14,000

Comp #: 5932 Spa Cover Reel - Replace**Quantity: (1) Cover & Reel Units**

Location: Pool area

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Best Case: \$ 8,400

Cost Source: ARI Cost Database

Remaining Life: 9 years

Worst Case: \$11,000

Comp #: 5990 Pool Furniture - Replace**Quantity: (101) Various Pieces**

Location: Clubhouse #4 pool area and courtyard

Funded?: Yes.

History: 2019: (new) \$42,033.

Comments:

Useful Life: 8 years

Best Case: \$ 35,000

Cost Source: ARI Cost Database & Client Cost

History

Remaining Life: 1 years

Worst Case: \$45,000

Comp #: 6300 Wood Deck Structure - Refurbish**Quantity: Approx 6,000 GSF**

Location: CH4 Pool area

Funded?: Yes.

History: 2020: (rebuilt) \$227,241.

Comments:

Useful Life: 25 years

Remaining Life: 21 years

Best Case: \$ 210,000

Worst Case: \$260,000

Cost Source: ARI Cost Database

Comp #: 6300 Wood Shade Structure - Refurbish**Quantity: Approx 1,200 GSF**

Location: CH4 Pool area

Funded?: Yes.

History: 2013: (refurbish) 7,465.

Comments:

Useful Life: 25 years

Remaining Life: 14 years

Best Case: \$ 47,000

Worst Case: \$57,000

Cost Source: ARI Cost Database

CH5 Facilities

Comp #: 2145 Concrete Floors - Reseal

Quantity: Approx 1,250 GSF

Location: Clubhouse 5 kitchen

Funded?: No. The floors should be resealed by in-house staff as needed as an Operating expense. No Reserve funding is required.

History:

Comments: We recommend sealing these surfaces every 5-6 years to protect against cracking, peeling and lifting. Water intrusion under the surface, abuse and other factors can accelerate deterioration. Consult with a qualified contractor for frequency of seal. Follow the product manufacturer's recommendations.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2300 Stucco - Repaint

Quantity: Approx 20,000 GSF

Location: Clubhouse 5

Funded?: Yes.

History: 2014

Comments:

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 21,000

Worst Case: \$32,000

Cost Source: ARI Cost Database

Comp #: 2330 Interior Surfaces - Repaint

Quantity: Approx 21,200 GSF

Location: Interior room surfaces

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 23,000

Worst Case: \$33,000

Cost Source: ARI Cost Database

Comp #: 2480 Gutters/Downspouts System - Replace

Quantity: Approx 170 LF

Location: Attached to building sides

Funded?: No. The cost to replace the system is minimal. P

History:

Comments: The gutters should be cleaned and free flowing annually to avoid premature repair or replacement needs. Monitor for mounting failures or dents in the flow lines and plan sectional repairs between replacement cycles. The gutter system is typically a very long life component if properly maintained and repaired. Anticipate replacement with the roof replacement projects for cost savings.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2485 Skylights - Replace

Quantity: (42) Skylights

Location: Clubhouse 5

Funded?: Yes.

History:

Comments: Follow the recommendations of a qualified contractor for replacement. This study does not evaluate the functionality or maintenance of the skylights unless provided by the client. Reported problems, conditions or planned replacement projects by the client would be included in this study.

Useful Life: 25 years

Remaining Life: 9 years

Best Case: \$ 36,000

Worst Case: \$53,000

Cost Source: ARI Cost Database

Comp #: 2730 Decor Tile Elements - Replace

Quantity: Approx 300 GSF

Location: Planter walls

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 9 years

Best Case: \$ 9,500

Worst Case: \$13,000

Cost Source: ARI Cost Database

Comp #: 2740 Windows - Replace**Quantity: (115) Windows**

Location: Clubhouse 5

Funded?: No. No expectation to replace the windows all at one time. Replace individually as needed using Operating funds.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 3020 Carpet - Replace**Quantity: Approx 521 GSY**

Location: Clubhouse 5

Funded?: Yes.

History:

Comments: We recommend periodic cleaning to maintain an attractive appearance. We recommend cycling carpet replacement with interior paint project.

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 24,000

Worst Case: \$30,000

Cost Source: ARI Cost Database

Comp #: 3040 Tile Floors - Replace**Quantity: Approx 345 GSF**

Location: Admin office & Main Lounge lobby (excludes restrooms and locker rooms)

Funded?: Yes.

History:

Comments: As part of ongoing maintenance program, inspect regularly, repairing or replacing damaged sections as needed.

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 11,000

Worst Case: \$14,000

Cost Source: ARI Cost Database

Comp #: 3050 Linoleum Floors - Replace**Quantity: Approx 1,110 GSF**

Location: Auditorium backstage, storage rooms

Funded?: Yes.

History:

Comments: As part of ongoing maintenance program, professionally clean as needed.

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 9,300

Worst Case: \$12,000

Cost Source: ARI Cost Database

Comp #: 3050 LVT Floors - Replace**Quantity: Approx 1,910 GSF**

Location: Clubhouse 5

Funded?: Yes.

History: 2019: (mirrors & floor replacement) \$36,853.

Comments: As part of ongoing maintenance program, professionally clean as needed.

Useful Life: 20 years

Remaining Life: 15 years

Best Case: \$ 16,000

Worst Case: \$20,000

Cost Source: ARI Cost Database

Comp #: 3070 Hardwood Floors - Replace**Quantity: Approx 7,725 GSF**

Location: Main Lounge, including stage

Funded?: Yes.

History:

Comments:

Useful Life: 40 years

Remaining Life: 4 years

Best Case: \$ 160,000

Worst Case: \$200,000

Cost Source: ARI Cost Database

Comp #: 3075 Hardwood Floors - Refinish**Quantity: Approx 7,725 GSF**

Location: Main Lounge, including stage

Funded?: Yes.

History:

Comments:

Useful Life: 5 years

Remaining Life: 2 years

Best Case: \$ 41,000

Worst Case: \$57,000

Cost Source: ARI Cost Database

Comp #: 3160 Acoustic Wall Panels - Replace**Quantity: Approx 5,670 GSF**

Location: Room 1 & auditorium

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Best Case: \$ 48,000

Cost Source: ARI Cost Database

Remaining Life: 2 years

Worst Case: \$60,000

Comp #: 3190 Stage Curtain Rigging System - Repl**Quantity: (1) Motor/Riggings**

Location: Auditorium

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Best Case: \$ 42,000

Cost Source: ARI Cost Database

Remaining Life: 4 years

Worst Case: \$63,000

Comp #: 3195 Stage Curtains - Replace**Quantity: (6) Curtains**

Location: Auditorium

Funded?: Yes.

History: Planned replacement 2022, \$27,000.

Comments:

Useful Life: 15 years

Best Case: \$ 28,000

Cost Source: Estimate Provided by Client

Remaining Life: 13 years

Worst Case: \$28,000

Comp #: 3200 Furnishings - Replace**Quantity: Assorted Pieces**

Location: Throughout building interiors

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Best Case: \$ 74,000

Cost Source: ARI Cost Database

Remaining Life: 2 years

Worst Case: \$95,000

Comp #: 3280 Wicker Patio Furniture - Replace**Quantity: (8) Chairs (1) Tables**

Location: Pool area #5

Funded?: Yes.

History: 2021: (new) \$24,316.

Comments:

Useful Life: 12 years

Best Case: \$ 27,000

Cost Source: Client Cost History With Inflation

Remaining Life: 9 years

Worst Case: \$27,000

Comp #: 3310 Cabinetry/Cabinets - Replace**Quantity: Approx 277 LF**

Location: Clubhouse 5

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Best Case: \$ 95,000

Cost Source: ARI Cost Database

Remaining Life: 9 years

Worst Case: \$130,000

Comp #: 3320 Kitchen Appliances - Replace**Quantity: (20) Assorted Pieces**

Location: Throughout building interiors

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Best Case: \$ 79,000

Cost Source: ARI Cost Database

Remaining Life: 5 years

Worst Case: \$100,000

Comp #: 3525 Gym Equip (Cardio) - Replace**Quantity: (8) Assorted Pieces**

Location: Gym

Funded?: No. The client advised they plan to lease the equipment in the future. Currently only 20% is leased. No funding required.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 3527 Gym Equip (Weights) - Replace**Quantity: (3) Assorted Pieces**

Location: Gym

Funded?: No. The client advised they plan to lease the equipment in the future. Currently only 20% is leased. No funding required.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 4220 Sound System - Replace**Quantity: (1) Provision**

Location: CH5

Funded?: Yes.

History: 2012-13, New system install \$160,934. Planned 2024 add \$23,500

Comments:

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 23,500

Worst Case: \$23,500

Cost Source: Estimate Provided by Client

Comp #: 4660 Emergency Generator - Replace**Quantity: (1) Generac Generator**

Location: Clubhouse 5

Funded?: Yes.

History: 1999

Comments: We recommend periodic inspections by a licensed professional to ensure the unit continues to age properly.

Useful Life: 30 years

Remaining Life: 5 years

Best Case: \$ 63,000

Worst Case: \$84,000

Cost Source: ARI Cost Database

Comp #: 4800 Fire Alarm System - Replace**Quantity: (1) Silent Knight System**

Location: Throughout building interiors

Funded?: Yes.

History:

Comments: It is beyond the scope of the reserve study to determine the extent of any resurface needs. Consult with a qualified waterproofing contractor for resurface or seal requirements. The decks should be inspected at least every 3-4 years to determine the need for seal or resurfacing. Good quality resurface and routine seal will prevent water penetration into the structure which may cause major remedial repairs. This study does not evaluate the structural integrity or performance of your decking system.

Useful Life: 20 years

Remaining Life: 4 years

Best Case: \$ 5,300

Worst Case: \$8,400

Cost Source: ARI Cost Database

Comp #: 5030 Interior Lights - Replace**Quantity: Assorted Fixtures**

Location: Throughout building interiors

Funded?: No. Plan for replacement as needed using Maintenance funds. No separate funding.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 5520 CH5 Pool Iron Fence/Gate - Replace**Quantity: Approx 275' LF (1) Gate**

Location: Pool perimeter

Funded?: Yes.

History:

Comments: Keep well painted to protect against rust and corrosion. Monitor for structural integrity.

Useful Life: 28 years

Remaining Life: 11 years

Best Case: \$ 22,000

Worst Case: \$33,000

Cost Source: ARI Cost Database

Comp #: 5618 Gym Mirrors - Replace**Quantity: (1) provision**

Location: Gym

Funded?: No. These have an extensive and unpredictable life. There is no expectation to replace them unless there is a facilities remodel project. No funding required.

History: 2019 replaced w/flooring \$36,853

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 5700 Locker Rooms - Major Refurbish**Quantity: (2) Locker Rooms**

Location: Adjacent to pool area

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 11 years

Best Case: \$ 53,000

Worst Case: \$74,000

Cost Source: ARI Cost Database

Comp #: 5700 Restrooms - Major Refurbish**Quantity: (2) Lg, (2) Sm Restrooms**

Location: Backstage, staff kitchen, & public restrooms

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 11 years

Best Case: \$ 62,000

Worst Case: \$83,000

Cost Source: ARI Cost Database

Comp #: 5710 Locker Rooms - Minor Refurbish**Quantity: (2) Locker Rooms**

Location: Adjacent to pool area

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 1 years

Best Case: \$ 26,000

Worst Case: \$37,000

Cost Source: ARI Cost Database

Comp #: 5710 Restrooms - Minor Refurbish**Quantity: (2) Lg, (2) Sm Restrooms**

Location: Backstage, staff kitchen, & public restrooms

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 1 years

Best Case: \$ 21,000

Worst Case: \$27,000

Cost Source: ARI Cost Database

Comp #: 5800 Pool Deck Concrete - Replace**Quantity: Approx 6,440 GSF**

Location: Pool deck

Funded?: Yes.

History: 2012: (repairs) \$136,950.

Comments:

Useful Life: 30 years

Remaining Life: 2 years

Best Case: \$ 140,000

Worst Case: \$190,000

Cost Source: ARI Cost Database

Comp #: 5801 Pool Incidentals - Replace**Quantity: (1) Comment**

Location: CH5 and Pool Area

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Remaining Life: 1 years

Best Case: \$ 11,000

Worst Case: \$11,000

Cost Source: ARI Cost Database

Comp #: 5810 Pool - Resurface & Re-tile**Quantity: (1) Approx 3,460 GSF**

Location: Pool

Funded?: Yes.

History:

Comments:

Useful Life: 12 years

Best Case: \$ 100,000

Cost Source: Estimate Provided by Client

Remaining Life: 2 years

Worst Case: \$100,000

Comp #: 5812 Pool Filter - Replace**Quantity: (1) Pentair iEDP Sand**

Location: Pool equipment area

Funded?: Yes.

History: 2017: (5) Pentair Triton II,

Comments:

Useful Life: 20 years

Best Case: \$ 12,000

Cost Source: ARI Cost Database

Remaining Life: 14 years

Worst Case: \$16,000

Comp #: 5815 Pool Boiler - Replace**Quantity: (1) Lochinvar 1,260K BTU**

Location: Pool equipment room

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Best Case: \$ 55,000

Cost Source: Client Cost History With Inflation

Remaining Life: 1 years

Worst Case: \$66,000

Comp #: 5815 Pool Boiler #2 - Replace**Quantity: (1) Raypak Hi-Delta**

Location: Pool equipment room

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Best Case: \$ 55,000

Cost Source: Client Cost History With Inflation

Remaining Life: 1 years

Worst Case: \$66,000

Comp #: 5817 Pool Pumps - Replace**Quantity: (2) XXL Pumps**

Location: Pool equipment room

Funded?: No. These have been moved to the "Equipment" portion of the study. No funding in this portion of reserves.

History: New 2011

Comments:

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

Comp #: 5820 Spa - Resurface & Re-tile**Quantity: (1) About 575 GSF**

Location: CH5

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Best Case: \$ 11,000

Cost Source: ARI Cost Database

Remaining Life: 2 years

Worst Case: \$17,000

Comp #: 5822 Spa Filter - Replace**Quantity: (1) Pentair iEDP Sand**

Location: Pool equipment room

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Best Case: \$ 13,000

Cost Source: ARI Cost Database

Remaining Life: 14 years

Worst Case: \$16,000

Comp #: 5825 Spa Heater - Replace**Quantity: (1) Raypak**

Location: Pool equipment room

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 15,000

Worst Case: \$21,000

Cost Source: ARI Cost Database

Comp #: 5827 Spa Pump - Replace**Quantity: (1) XXL Pump**

Location: Pool equipment room

Funded?: Yes.

History: New 2017

Comments:

Useful Life: 15 years

Remaining Life: 7 years

Best Case: \$ 8,400

Worst Case: \$13,000

Cost Source: ARI Cost Database

Comp #: 5848 Chemical Controllers - Replace**Quantity: (2) Controllers**

Location: Pool equipment area

Funded?: Yes.

History: Planned 2024, \$15K

Comments:

Useful Life: 8 years

Remaining Life: 0 years

Best Case: \$ 15,000

Worst Case: \$15,000

Cost Source: Estimate Provided by Client

Comp #: 5850 Pool/Spa Salt Generator**Quantity: (1) System**

Location: Pool equipment room

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 9 years

Best Case: \$ 25,000

Worst Case: \$25,000

Cost Source: Estimate Provided by Client

Comp #: 5850 Salt Generator - Replace**Quantity: (1) System**

Location: Pool equipment area

Funded?: Yes.

History: Planned install 2024.

Comments:

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 25,000

Worst Case: \$25,000

Cost Source: Estimate Provided by Client

Comp #: 5885 Pool Solar Panels - Replace**Quantity: (240) Solar Strips**

Location: Clubhouse 5 rooftop

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 5900 ADA Pool Lift - Replace**Quantity: (1) Aqua Creek Patriot**

Location: CH5 Pool

Funded?: Yes.

History: 2021: (new) \$5,500

Comments:

Useful Life: 15 years

Remaining Life: 12 years

Best Case: \$ 6,300

Worst Case: \$6,300

Cost Source: Client Cost History With Inflation

Comp #: 5932 Pool Cover Reel - Replace**Quantity: (1) Reel Unit (no cover)**

Location: Pool area #5

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Best Case: \$ 12,000

Cost Source: ARI Cost Database

Remaining Life: 4 years

Worst Case: \$14,000

Comp #: 5950 Pool Area Mastic - Replace**Quantity: Approx 370' LF**

Location: Pool and spa perimeter

Funded?: No. This is a typical reserve component, however, the cost to replace it is below the reserve threshold. Replace routinely using #1000 Incidentals or as an Operating expense.

History:

Comments:

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

Comp #: 5990 Pool Furniture - Replace**Quantity: (62) Various Pieces**

Location: Clubhouse #5 pool area

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Best Case: \$ 20,000

Cost Source: ARI Cost Database & Client Cost

History

Remaining Life: 1 years

Worst Case: \$29,000

Comp #: 6100 Metal Park Benches - Replace**Quantity: (7) Benches**

Location: CH5

Funded?: Yes.

History:

Comments: Expect to keep well painted or sealed as appropriate and avoid rust on the metal which may cause premature replacement.

Useful Life: 10 years

Best Case: \$ 8,900

Cost Source: ARI Cost Database

Remaining Life: 4 years

Worst Case: \$13,000

Comp #: 6125 Metal Trash Receptacles - Replace**Quantity: (4) Various Size**

Location:

Funded?: No. The cost to replace these is below the reserve threshold. Plan to replace under #1000 CH5 Incidentals or Operating funds.

History:

Comments: Expect to keep well painted and avoid rust causing premature replacement. Replace liners and tops using Operating Funds.

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

Comp #: 6300 Wood Trellis/Shade Structure**Quantity: Approx 1,200 GSF**

Location: CH5 Pool area

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Best Case: \$ 47,000

Cost Source: ARI Cost Database

Remaining Life: 9 years

Worst Case: \$57,000

CH6 Facilities

Comp #: 2280 Stamped Concrete - Repair**Quantity: Approx 1,600 GSF**

Location: Around CH6

Funded?: Yes.

History:

Comments: Generally a lifetime component, however, over time cracking may occur and major repairs will be required. Due to color and pattern matching additional sections or all portions of the stamped concrete will require replacement to maintain appearance.

Useful Life: 30 years

Remaining Life: 9 years

Best Case: \$ 27,000

Worst Case: \$37,000

Cost Source: ARI Cost Database

Comp #: 2300 Stucco - Repaint**Quantity: Approx 4,500 GSF**

Location: Clubhouse 6

Funded?: Yes.

History: 2019.

Comments:

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 4,700

Worst Case: \$7,100

Cost Source: ARI Cost Database

Comp #: 2310 Wood/Metal Surfaces - Repaint**Quantity: Eaves, Siding, Fence**

Location: Clubhouse exteriors & pool fence

Funded?: Yes.

History: 2019.

Comments:

Useful Life: 5 years

Remaining Life: 2 years

Best Case: \$ 4,200

Worst Case: \$6,300

Cost Source: ARI Cost Database

Comp #: 2330 Interior Surfaces - Repaint**Quantity: Approx 9,950 GSF**

Location: Interior room surfaces

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 11,000

Worst Case: \$15,000

Cost Source: ARI Cost Database

Comp #: 2480 Gutter/Downspouts - Replace**Quantity: Approx 545 LF**

Location: Attached to building sides

Funded?: Yes.

History:

Comments: The gutters should be cleaned and free flowing annually to avoid premature repair or replacement needs. Monitor for mounting failures or dents in the flow lines and plan sectional repairs between replacement cycles. The gutter system is typically a very long life component if properly maintained and repaired. Anticipate replacement with the roof replacement projects for cost savings.

Useful Life: 30 years

Remaining Life: 9 years

Best Case: \$ 4,600

Worst Case: \$5,800

Cost Source: ARI Cost Database

Comp #: 2740 Windows - Replace**Quantity: (36) Windows**

Location: Building exteriors

Funded?: No. Plan for replacement as needed using Maintenance funds. No separate funding.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 3020 Carpet - Replace**Quantity: Approx 26 GSY**

Location: Clubhouse 6

Funded?: No. The area of carpet is minimal. Plan to replace with other interior remodeling projects or using Operating funds.

History: 2012

Comments: We recommend periodic cleaning to maintain an attractive appearance. We recommend cycling carpet replacement with interior paint project.

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

Comp #: 3040 Tile Floor - Replace**Quantity: Approx 1,700 GSF**

Location: Clubhouse 6 (excluding restrooms)

Funded?: Yes.

History: 2012

Comments: As part of ongoing maintenance program, inspect regularly, repairing or replacing damaged sections as needed.

Useful Life: 30 years

Best Case: \$ 54,000

Cost Source: ARI Cost Database

Remaining Life: 14 years

Worst Case: \$68,000

Comp #: 3050 Billiard Vinyl Floor - Replace**Quantity: Moderate GSF**

Location: Billiard Room

Funded?: Yes.

History: New 2021, \$11,229.

Comments: As part of ongoing maintenance program, professionally clean as needed.

Useful Life: 20 years

Best Case: \$ 12,000

Cost Source: Client Cost History With Inflation

Remaining Life: 17 years

Worst Case: \$16,000

Comp #: 3050 LVT Floor - Replace**Quantity: Approx 800 GSF**

Location: Clubhouse 6

Funded?: Yes.

History: 2012

Comments: As part of ongoing maintenance program, professionally clean as needed.

Useful Life: 20 years

Best Case: \$ 6,700

Cost Source: ARI Cost Database

Remaining Life: 8 years

Worst Case: \$8,400

Comp #: 3060 Laminate Flooring - Replace**Quantity: Approx 2,850 GSF**

Location: Clubhouse 6

Funded?: Yes.

History: 2012.

Comments: Laminate flooring should eventually be replaced due to wear and deterioration, as well as for aesthetic changes in the common areas.

Useful Life: 20 years

Best Case: \$ 75,000

Cost Source: ARI Cost Database

Remaining Life: 8 years

Worst Case: \$96,000

Comp #: 3160 Wallcoverings - Replace**Quantity: Approx 1,180 GSF**

Location: Clubhouse 6

Funded?: Yes.

History: 2012

Comments:

Useful Life: 20 years

Best Case: \$ 7,500

Cost Source: ARI Cost Database

Remaining Life: 8 years

Worst Case: \$9,900

Comp #: 3200 Furnishings - Replace**Quantity: Assorted Pieces**

Location: Throughout building interiors

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Best Case: \$ 26,000

Cost Source: ARI Cost Database

Remaining Life: 8 years

Worst Case: \$37,000

Comp #: 3280 Wicker Patio Furniture - Replace**Quantity: (16) Chairs (4) Tables**

Location: Pool area #6

Funded?: Yes.

History: 2021: (new), \$23,233

Comments:

Useful Life: 12 years

Best Case: \$ 21,000

Cost Source: Client Cost History With Inflation

Remaining Life: 9 years

Worst Case: \$29,000

Comp #: 3310 Cabinetry/Counters - Replace**Quantity: Approx 195 LF**

Location: Clubhouse 6

Funded?: Yes.

History: 2012.

Comments:

Useful Life: 30 years

Best Case: \$ 68,000

Cost Source: Reserve Allowance

Remaining Life: 18 years

Worst Case: \$89,000

Comp #: 3320 Kitchen Appliances - Replace**Quantity: (16) Assorted Pieces**

Location: Throughout building interiors

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Best Case: \$ 68,000

Cost Source: ARI Cost Database

Remaining Life: 9 years

Worst Case: \$89,000

Comp #: 4220 Dining Rm Sound System - Replace**Quantity: (1) Provision**

Location: CH6 Dining Room only

Funded?: Yes.

History: 2012: (install) \$12,800.

Comments:

Useful Life: 20 years

Best Case: \$ 15,000

Cost Source: Client Cost History With Inflation

Remaining Life: 8 years

Worst Case: \$21,000

Comp #: 4220 Sound System - Replace**Quantity: (1) Provision**

Location: CH6

Funded?: Yes.

History: 2016: (install) \$7,541.

Comments:

Useful Life: 20 years

Best Case: \$ 7,900

Cost Source: Client Cost History With Inflation

Remaining Life: 12 years

Worst Case: \$10,000

Comp #: 4570 Water Heater - Replace**Quantity: (1) 100 Gal**

Location: Pool equip room

Funded?: Yes.

History:

Comments: Regular inspections and maintenance is recommended. Flush tanks and inspect pressure relief valve each year.

Funding includes removal and disposal of the old tank and replacement with a similar size and quality by a qualified plumbing contractor. Plan for replacement when the unit no longer functions reliably.

Useful Life: 12 years

Best Case: \$ 13,000

Cost Source: ARI Cost Database

Remaining Life: 6 years

Worst Case: \$15,000

Comp #: 4570 Water Heaters (Sm) - Replace**Quantity: (4) Sloan Electric Heater**

Location: Clubhouse 6 restrooms

Funded?: No. These under-sink electric heaters are inexpensive and should be replaced as needed as an Operating expense. No Reserve funding is required.

History:

Comments:

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

Comp #: 4800 Fire Alarm System - Replace**Quantity: (1) System**

Location: Throughout common areas

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 4 years

Best Case: \$ 5,300

Worst Case: \$8,400

Cost Source: ARI Cost Database

Comp #: 5015 Exterior Lights - Replace**Quantity: (19) Various Lights**

Location: Clubhouse 6

Funded?: Yes.

History:

Comments: Periodic cleaning and paint touch up will maintain appearance and may extend average life.

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 10,000

Worst Case: \$14,000

Cost Source: ARI Cost Database

Comp #: 5030 Interior Lights - Replace**Quantity: Assorted Fixtures**

Location: Throughout building interiors

Funded?: No. There is no expectation to replace all at one time. Individually these are below the reserve threshold. Replace as necessary using Operating funds.

History:

Comments: Periodic cleaning and paint touch up will maintain appearance and may extend average life.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 5520 CH6 Pool Iron Fence/Gate - Replace**Quantity: Approx 390' LF (3) Gate**

Location: Pool perimeter

Funded?: Yes.

History:

Comments: Keep well painted to protect against rust and corrosion. Monitor for structural integrity.

Useful Life: 28 years

Remaining Life: 11 years

Best Case: \$ 35,000

Worst Case: \$46,000

Cost Source: ARI Cost Database

Comp #: 5700 Restrooms - Major Refurbish**Quantity: (2) Restrooms**

Location: Clubhouse 6

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 12 years

Best Case: \$ 32,000

Worst Case: \$42,000

Cost Source: ARI Cost Database

Comp #: 5710 Restrooms - Minor Refurbish**Quantity: (2) Restrooms**

Location: Clubhouse 6

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 2 years

Best Case: \$ 16,000

Worst Case: \$21,000

Cost Source: ARI Cost Database

Comp #: 5800 Pool Deck Concrete - Replace**Quantity: Approx 5,700 GSF**

Location: Pool deck

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 9 years

Best Case: \$ 120,000

Worst Case: \$170,000

Cost Source: ARI Cost Database

Comp #: 5801 Pool Incidentals - Replace**Quantity: (1) Comment**

Location: CH6 and Pool Area

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Remaining Life: 1 years

Best Case: \$ 11,000

Worst Case: \$11,000

Cost Source: ARI Cost Database

Comp #: 5810 Pool - Resurface & Re-tile**Quantity: Approx 1,450 GSF**

Location: Pool

Funded?: Yes.

History:

Comments:

Useful Life: 12 years

Remaining Life: 3 years

Best Case: \$ 23,000

Worst Case: \$34,000

Cost Source: ARI Cost Database

Comp #: 5812 Pool Filter - Replace**Quantity: (1) Triton II**

Location: Pool equipment area

Funded?: No. The cost to replace this is minimal and below the reserve threshold. Replace when necessary using #1000, Incidentals or Operating funds.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 5815 Pool Heater - Replace**Quantity: (1) Raypak**

Location: Pool equipment room

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 7,400

Worst Case: \$11,000

Cost Source: ARI Cost Database

Comp #: 5817 Pool Pumps - Replace**Quantity: (2) Pumps**

Location: Pool equipment room

Funded?: No. The cost to replace these is minimal and below the reserve threshold. Replace when necessary using #1000, Incidentals or Operating funds.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 5848 Chemical Controller - Replace**Quantity: (1) Control Unit**

Location: Pool equipment area

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 3 years

Best Case: \$ 5,300

Worst Case: \$6,300

Cost Source: ARI Cost Database

Comp #: 5885 Pool Solar Panels - Replace**Quantity: (84) Solar Strips**

Location: Clubhouse 5 rooftop

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 5900 ADA Pool Lift - Replace**Quantity: (1) Admiral Lift**

Location: CH6 Pool

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 4 years

Best Case: \$ 5,800

Worst Case: \$10,000

Cost Source: ARI Cost Database

Comp #: 5950 Pool Area Mastic - Replace**Quantity: Approx 165' LF**

Location: Pool and spa perimeter

Funded?: No. The cost to replace this is minimal and below the reserve threshold. Replace when necessary using #1000, Incidentals or Operating funds.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 5990 Pool Furniture - Replace**Quantity: (55) Various Pieces**

Location: Clubhouse #5 pool area

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life: 1 years

Best Case: \$ 18,000

Worst Case: \$26,000

Cost Source: ARI Cost Database & Client Cost

History

CH7 Facilities

Comp #: 2300 Stucco - Repaint**Quantity: Approx 6,730 GSF**

Location: Clubhouse 7 & driving range structure

Funded?: Yes.

History: 2015

Comments:

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 7,000

Worst Case: \$11,000

Cost Source: ARI Cost Database

Comp #: 2310 Wood/Metal Surfaces - Repaint**Quantity: Trellis, Eaves**

Location: Clubhouse 7

Funded?: Yes.

History: 2015

Comments:

Useful Life: 5 years

Remaining Life: 2 years

Best Case: \$ 5,300

Worst Case: \$7,400

Cost Source: ARI Cost Database

Comp #: 2330 Interior Surfaces - Repaint**Quantity: Approx 12,500 GSF**

Location: Clubhouse 7

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 14,000

Worst Case: \$18,000

Cost Source: ARI Cost Database

Comp #: 2660 Door Opener Systems - Replace**Quantity: (2) Hager Door Systems**

Location: Clubhouse 7

Funded?: Yes.

History:

Comments: Clean frequently and repair promptly when needed to maintain good appearance.

Useful Life: 15 years

Remaining Life: 2 years

Best Case: \$ 11,000

Worst Case: \$15,000

Cost Source: ARI Cost Database

Comp #: 2740 Windows - Replace**Quantity: (130) Windows**

Location: Clubhouse 7

Funded?: No.

History: 2004

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 3020 Carpet - Replace**Quantity: Approx 1,121 GSY**

Location: Clubhouse 7

Funded?: Yes.

History: 2018, \$69,909

Comments: We recommend periodic cleaning to maintain an attractive appearance. We recommend cycling carpet replacement with interior paint project.

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 74,000

Worst Case: \$84,000

Cost Source: ARI Cost Database & Client Cost

History

Comp #: 3040 Tile Floors - Replace**Quantity: Approx 1,930 GSF**

Location: Clubhouse 7 (excluding restrooms)

Funded?: Yes.

History: 2004

Comments: As part of ongoing maintenance program, inspect regularly, repairing or replacing damaged sections as needed.

Useful Life: 25 years

Remaining Life: 14 years

Best Case: \$ 61,000

Worst Case: \$77,000

Cost Source: ARI Cost Database

Comp #: 3050 Linoleum Floors - Replace**Quantity: Approx 810 GSF**

Location: Clubhouse 7

Funded?: Yes.

History: 2004

Comments: As part of ongoing maintenance program, professionally clean as needed.

Useful Life: 18 years

Remaining Life: 4 years

Best Case: \$ 6,800

Worst Case: \$8,500

Cost Source: ARI Cost Database

Comp #: 3070 Hardwood Floor - Replace**Quantity: Approx 2,150 GSF**

Location: Main Lounge

Funded?: Yes.

History: 2004

Comments:

Useful Life: 40 years

Remaining Life: 19 years

Best Case: \$ 45,000

Worst Case: \$57,000

Cost Source: ARI Cost Database

Comp #: 3075 Hardwood Floor - Refinish**Quantity: Approx 2,150 GSF**

Location: Main Lounge

Funded?: Yes.

History: 2018, \$9,650

Comments:

Useful Life: 5 years

Remaining Life: 2 years

Best Case: \$ 11,000

Worst Case: \$16,000

Cost Source: ARI Cost Database

Comp #: 3160 Wallcoverings - Replace**Quantity: Approx 2,160 GSF**

Location: Clubhouse 7

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 4 years

Best Case: \$ 14,000

Worst Case: \$18,000

Cost Source: ARI Cost Database

Comp #: 3200 Furnishings - Replace**Quantity: Assorted Pieces**

Location: Throughout common areas

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 42,000

Worst Case: \$63,000

Cost Source: ARI Cost Database

Comp #: 3270 Patio Furniture - Replace**Quantity: (4) Tables (16) Chairs**

Location: Clubhouse 7

Funded?: Yes.

History: 2021: \$12,185.

Comments:

Useful Life: 10 years

Remaining Life: 7 years

Best Case: \$ 13,000

Worst Case: \$17,000

Cost Source: Client cost history with inflation

Comp #: 3280 Wicker Patio Furniture - Replace**Quantity: (20) Chairs (5) Tables**

Location: Pool area #5

Funded?: Yes.

History:

Comments:

Useful Life: 12 years

Best Case: \$ 10,000

Cost Source: ARI Cost Database

Remaining Life: 9 years

Worst Case: \$12,000

Comp #: 3310 Cabinetry/Counters - Replace**Quantity: Approx 386 LF**

Location: Clubhouse 7

Funded?: Yes.

History: 2004

Comments:

Useful Life: 30 years

Best Case: \$ 120,000

Cost Source: ARI Cost Database

Remaining Life: 9 years

Worst Case: \$160,000

Comp #: 3320 Kitchen Appliances - Replace**Quantity: (30) Assorted Pieces**

Location: Throughout building interiors

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Best Case: \$ 89,000

Cost Source: ARI Cost Database

Remaining Life: 4 years

Worst Case: \$110,000

Comp #: 3364 Air Curtain - Replace**Quantity: (1) Mars Air Curtain**

Location: Staff kitchen

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Best Case: \$ 2,100

Cost Source: ARI Cost Database

Remaining Life: 1 years

Worst Case: \$3,200

Comp #: 4220 Sound System - Replace**Quantity: (1) Provision**

Location: CH7

Funded?: Yes.

History: Planned 2024

Comments:

Useful Life: 20 years

Best Case: \$ 11,700

Cost Source: Estimate Provided by Client

Remaining Life: 0 years

Worst Case: \$11,700

Comp #: 4550 Boiler/Tank #1 - Replace**Quantity: (1) Laars, 500K BTUs**

Location: Clubhouse roof

Funded?: Yes.

History: 2019: (new) \$19,194

Comments:

Useful Life: 20 years

Best Case: \$ 21,000

Cost Source: Client Cost History

Remaining Life: 15 years

Worst Case: \$28,000

Comp #: 4570 Boiler/Tank #2 - Replace**Quantity: (1) Laars**

Location:

Funded?: Yes.

History: 4/2018, \$10,960 boiler & tank.

Comments: Regular inspections and maintenance is recommended. Flush tanks and inspect pressure relief valve each year. Funding includes removal and disposal of the old tank and replacement with a similar size and quality by a qualified plumbing contractor. Plan for replacement when the unit no longer functions reliably.

Useful Life: 20 years

Best Case: \$ 12,000

Cost Source: Client Cost History, Plus Inflation

Remaining Life: 14 years

Worst Case: \$16,000

Comp #: 4680 Exhaust Fans - Replace**Quantity: (3) Fan Systems**

Location: Clubhouse roof

Funded?: No. The individual cost is below the reserve threshold. Expect to replace when necessary using Operating funds.

History: 2004

Comments: Fans should be inspected and serviced regularly by HVAC vendor or maintenance staff to ensure proper function and to help attain full life expectancy.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 4800 Fire Alarm System - Replace**Quantity: (1) Panel**

Location: Throughout common areas

Funded?: Yes.

History: 2004.

Comments:

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 5,300

Worst Case: \$8,400

Cost Source: ARI Cost Database

Comp #: 5030 Interior Lights - Replace**Quantity: Assorted Fixtures**

Location: Throughout building interiors

Funded?: Yes.

History: Planned 2024, LED light conversion \$150,000

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 150,000

Worst Case: \$150,000

Cost Source: Estimate Provided by Client

Comp #: 5525 Trash Gates - Replace**Quantity: (3) Metal Gates**

Location: Clubhouse 7 rear service patio & adjacent trash enclosure

Funded?: No. The individual cost is below the reserve threshold. Expect to replace when necessary using Operating funds.

History:

Comments: Keep well painted to protect against rust and corrosion. Monitor for structural integrity.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 5700 Restrooms - Major Refurbish**Quantity: (2) Lg, (1) Sm Restroom**

Location: Lobby, staff kitchen

Funded?: Yes.

History: 2004

Comments:

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 76,000

Worst Case: \$97,000

Cost Source: ARI Cost Database

Comp #: 5710 Restrooms - Minor Refurbish**Quantity: (2) Lg, (1) Sm Restrooms**

Location: Clubhouse 7

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 18,000

Worst Case: \$24,000

Cost Source: Reserve Allowance

Comp #: 6105 Vinyl/Composite Benches**Quantity: (6) Benches**

Location: CH7

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 6,900

Worst Case: \$10,000

Cost Source: ARI Cost Database

Comp #: 6124 Composite Trash Receptacles - Repl**Quantity: (5) 33 Gal. Containers**

Location: Clubhouse 7

Funded?: Yes.

History:

Comments: Expect to keep well painted and avoid rust causing premature replacement. Replace liners and tops using Operating Funds.

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 4,900

Worst Case: \$6,000

Cost Source: ARI Cost Database

Comp #: 6160 Drinking Fountains - Replace**Quantity: (1) SS Fountain**

Location:

Funded?: No. The cost to replace these is minimal and below the reserve threshold. Replace when necessary using Operating funds.

History:

Comments: Should be cleaned and inspected regularly as an Operating expense to ensure safe/sanitary conditions and proper function.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 6320 Metal Trellis - Replace**Quantity: Approx 1,550 GSF**

Location: Patio

Funded?: Yes.

History: 2004

Comments:

Useful Life: 25 years

Remaining Life: 5 years

Best Case: \$ 41,000

Worst Case: \$57,000

Cost Source: ARI Cost Database

Comp #: 6967 UPS (emergency power) - Replace**Quantity: (1) System**

Location: Head End

Funded?: Yes.

History: 2020: UPS & Power Equip \$125,450.

Comments:

Useful Life: 15 years

Remaining Life: 10 years

Best Case: \$ 130,000

Worst Case: \$150,000

Cost Source: Client Cost History With Inflation

CH7 Tennis Center

Comp #: 2306 Awnings/Canopies - Replace**Quantity: (7) Awnings**

Location: Building exteriors

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 7 years

Best Case: \$ 6,800

Worst Case: \$11,000

Cost Source: ARI Cost Database

Comp #: 2343 Building Interior/Exterior - Paint**Quantity: Approx 3,500 GSF**

Location: Building exterior and interior surfaces

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 3 years

Best Case: \$ 5,300

Worst Case: \$5,300

Cost Source: ARI Cost Database

Comp #: 2367 Doors - Replace**Quantity: (1) Comment**

Location: Building exterior

Funded?: Yes. Plan for replacement as needed using Maintenance funds. No separate funding.

History:

Comments:

Useful Life: 30 years

Remaining Life: 3 years

Best Case: \$ 34,000

Worst Case: \$55,000

Cost Source: ARI Cost Database

Comp #: 2522 HVAC - Replace**Quantity: (1) System**

Location: Clubhouse

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 11 years

Best Case: \$ 5,800

Worst Case: \$7,400

Cost Source: ARI Cost Database

Comp #: 2741 Clubhouse - Remodel Allowance**Quantity: Lump Sum Allowance**

Location: Clubhouse interiors

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 3 years

Best Case: \$ 11,000

Worst Case: \$16,000

Cost Source: ARI Cost Database

Comp #: 2747 Bottle Fill Station - Replace**Quantity: (1) Machine**

Location: Building exterior

Funded?: No. The cost to replace these is minimal and below the reserve threshold. Replace when necessary using Operating funds.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2748 Ice Machine - Replace**Quantity: (1) Machine**

Location: Building exterior

Funded?: No. The cost to replace these is minimal and below the reserve threshold. Replace when necessary using Operating funds or with building renovations.

History:

Comments:

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

Comp #: 2749 Restrooms - Major Refurbish**Quantity: (2) Facilities**

Location: Pool deck

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Best Case: \$ 19,000

Cost Source: ARI Cost Database

Remaining Life: 17 years

Worst Case: \$29,000

Comp #: 2749 Restrooms - Minor Refurbish**Quantity: (2) Facilities**

Location: Pool deck

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Best Case: \$ 5,800

Cost Source: AR Cost Database

Remaining Life: 7 years

Worst Case: \$10,000

Comp #: 2805 Court Furnishings - Replace**Quantity: Numerous Furnishings**

Location: Tennis courts

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Best Case: \$ 8,400

Cost Source: AR Cost Database

Remaining Life: 3 years

Worst Case: \$13,000

Comp #: 2809 Tennis Courts - Re-coat/Resurface**Quantity: (10) Courts**

Location: Tennis courts

Funded?: Yes.

History: Residents report that the courts are re-coated/maintained on a regular basis. \$46,400 cost listed in 2021.

Comments:

Useful Life: 4 years

Best Case: \$ 45,000

Cost Source: AR Cost Database/Client Cost History

Remaining Life: 1 years

Worst Case: \$53,000

Comp #: 2813 Tennis Court Fencing - Replace**Quantity: Approx 2,870 LF**

Location: Tennis courts

Funded?: Yes.

History:

Comments:

Useful Life: 40 years

Best Case: \$ 84,000

Cost Source: AR Cost Database

Remaining Life: 19 years

Worst Case: \$110,000

Comp #: 2815 Tennis Court Windscreen - Replace**Quantity: Approx 1,920 LF**

Location: Tennis courts

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Best Case: \$ 9,100

Cost Source: AR Cost Database

Remaining Life: 7 years

Worst Case: \$13,000

Comp #: 2817 Tennis Court Lighting - Replace

Quantity: (32) Poles, (40) Fixtures

Location: Tennis courts

Funded?: Yes.

History:

Comments:

Useful Life: 40 years

Remaining Life: 19 years

Best Case: \$ 57,000

Worst Case: \$74,000

Cost Source: AR Cost Database

Village Green - Golf Building

Comp #: 2110 Walkway Pavers - Repair**Quantity: Approx 245 GSF**

Location: Entry

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 19 years

Best Case: \$ 5,100

Worst Case: \$7,200

Cost Source: ARI Cost Database

Comp #: 2300 Exterior - Repaint**Quantity: Approx 15,000 GSF**

Location: Exterior surfaces

Funded?: Yes.

History: Painted 2013.

Comments:

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 20,000

Worst Case: \$26,000

Cost Source: ARI Cost Database

Comp #: 2330 Interior Surfaces - Repaint**Quantity: Approx 28,400 GSF**

Location: Interior room surfaces

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 22,000

Worst Case: \$43,000

Cost Source: ARI Cost Database

Comp #: 2600 Doors - Replace**Quantity: (71) Various Doors**

Location: Golf Club Building

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 8,900

Worst Case: \$13,000

Cost Source: ARI Cost Database

Comp #: 2670 Cart Barn Doors - Replace**Quantity: (2) Roll-Up Aluminum**

Location: Cart barn

Funded?: No. The cost to replace these is below the reserve threshold. Plan to replace when necessary using Operating funds.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2740 Windows - Repair/Replace**Quantity: (23) Wood Framed**

Location: Village Green

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 3020 Carpet - Replace**Quantity: Approx 351 GSY**

Location: Village Greens

Funded?: Yes.

History: 2021: \$25,259.

Comments: We recommend periodic cleaning to maintain an attractive appearance. We recommend cycling carpet replacement with interior paint project.

Useful Life: 10 years

Remaining Life: 7 years

Best Case: \$ 26,000

Worst Case: \$37,000

Cost Source: Client Cost History With Inflation

Comp #: 3040 Exterior Tile - Replace**Quantity: Approx 12,000 GSF**

Location: Covered patio deck, dining area and stairways

Funded?: Yes.

History:

Comments: As part of ongoing maintenance program, inspect regularly, repairing or replacing damaged sections as needed.

Useful Life: 30 years

Remaining Life: 14 years

Best Case: \$ 380,000

Worst Case: \$500,000

Cost Source: ARI Cost Database

Comp #: 3040 Tile Floor - Replace**Quantity: Approx 4,700 GSF**

Location: Interior Village Green

Funded?: Yes.

History: New 2013

Comments: As part of ongoing maintenance program, inspect regularly, repairing or replacing damaged sections as needed.

Useful Life: 30 years

Remaining Life: 19 years

Best Case: \$ 150,000

Worst Case: \$200,000

Cost Source: ARI Cost Database

Comp #: 3120 Acoustic Room Dividers - Replace**Quantity: (2) Approx 20' Wide**

Location: Club Rooms

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 6,900

Worst Case: \$8,000

Cost Source: ARI Cost Database

Comp #: 3200 Furniture/Furnishings - Replace**Quantity: (1) Provision**

Location:

Funded?: Yes.

History: 11/2018 Restaurant Furn \$46,300

Comments:

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 79,000

Worst Case: \$79,000

Cost Source: ARI Cost Database

Comp #: 3245 Built-in Cabinets/Counters - Replac**Quantity: (1) Comment**

Location: Village Green

Funded?: No. These built-in cabinets and granite counters are considered lifetime components with no expectation to replace unless a full remodel is desired.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 3320 Bar Appliances - Replace**Quantity: (1) Provision**

Location: Village Green

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 16,000

Worst Case: \$16,000

Cost Source: ARI Cost Database

Comp #: 3320 Food Service - Replacements**Quantity: (1) Provision**

Location: Kitchen in Village Greens

Funded?: Yes.

History:

Comments:

Useful Life: 3 years

Remaining Life: 2 years

Best Case: \$ 19,000

Worst Case: \$19,000

Cost Source: ARI Cost Database

Comp #: 3530 Clothes Lockers - Replace**Quantity: (16) 3-tier Laminate**

Location: Downstairs restrooms

Funded?: Yes.

History: New 2013

Comments:

Useful Life: 15 years

Remaining Life: 4 years

Best Case: \$ 16,000

Worst Case: \$21,000

Cost Source: ARI Cost Database

Comp #: 3530 Golf Bag Lockers - Replace**Quantity: (89) 6' Metal Lockers**

Location: Bag storage area & cart barn

Funded?: Yes.

History: New 2012, \$5,181.

Comments:

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 28,000

Worst Case: \$38,000

Cost Source: ARI Cost Database

Comp #: 4238 Starter PA System - Replace**Quantity: (1) System**

Location: Golf Facility

Funded?: Yes.

History: Planned 2024, \$22,000

Comments:

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 22,000

Worst Case: \$22,000

Cost Source: Estimate Provided by Client

Comp #: 4500 Elevator - Modernize**Quantity: (1) 1-Stop**

Location: Elevator equipment

Funded?: Yes.

History: Modernized about 2013

Comments:

Useful Life: 25 years

Remaining Life: 14 years

Best Case: \$ 110,000

Worst Case: \$130,000

Cost Source: Client's Maintenance Vendor

Comp #: 4530 Elevator Cab - Remodel**Quantity: (1) Elevator**

Location: Village Green

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 14 years

Best Case: \$ 16,000

Worst Case: \$26,000

Cost Source: Client's Maintenance Vendor

Comp #: 4540 Power Washer - Replace**Quantity: (1) Hydroblast**

Location: Cart barn

Funded?: No. The cost to replace this is below the reserve threshold. This is for inventory purposes only.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 4545 Cart Chargers - Replace**Quantity: (50) Stations**

Location: Cart barn

Funded?: No. The cost to replace the components is below the reserve threshold. Expect to replace as necessary using Operating Funds.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 4570 Water Heaters - Replace**Quantity: (2) Approx 100 Gal Each**

Location:

Funded?: Yes.

History:

Comments: Regular inspections and maintenance is recommended. Flush tanks and inspect pressure relief valve each year. Funding includes removal and disposal of the old tank and replacement with a similar size and quality by a qualified plumbing contractor. Plan for replacement when the unit no longer functions reliably.

Useful Life: 18 years

Remaining Life: 7 years

Best Case: \$ 8,400

Worst Case: \$11,000

Cost Source: ARI Cost Database

Comp #: 4800 Fire Alarm System - Replace**Quantity: (1) Panel**

Location: Utility closet

Funded?: Yes.

History:

Comments:

Useful Life: 12 years

Remaining Life: 1 years

Best Case: \$ 5,300

Worst Case: \$8,400

Cost Source: ARI Cost Database

Comp #: 5030 Exterior Lights/Fans - Replace**Quantity: (25) Various Fixtures**

Location: Exteriors

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 11,000

Worst Case: \$17,000

Cost Source: ARI Cost Database

Comp #: 5050 Cart Barn Interior Lights - Replace**Quantity: (30) Hanging Fluorescent**

Location: Village Green

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 5050 Interior Hanging Lights - Replace**Quantity: (8) Fixtures**

Location: Interior Village Green

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 6,700

Worst Case: \$9,200

Cost Source: ARI Cost Database

Comp #: 5050 Interior Lights - Replace**Quantity: (190) Fixtures**

Location: Village Green

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 5585 Metal Trash Gates - Replace**Quantity: (2) Gates**

Location:

Funded?: No. The cost to replace this is below the reserve threshold. This is for inventory purposes only.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 5700 Restrooms - Major Refurbish**Quantity: (4) Multi-Use Facilities**

Location: Village Green

Funded?: Yes.

History: 2012 Minor Refurb \$52,000.

Comments:

Useful Life: 20 years

Remaining Life: 14 years

Best Case: \$ 250,000

Worst Case: \$290,000

Cost Source: ARI Cost Database

Comp #: 5710 Restrooms - Minor Refurbish**Quantity: (4) Multi-use Facilities**

Location: Village Green

Funded?: Yes.

History: 2012 Minor Refurb \$75,339

Comments:

Useful Life: 20 years

Remaining Life: 4 years

Best Case: \$ 68,000

Worst Case: \$89,000

Cost Source: ARI Cost Database

Comp #: 6160 Drinking Fountains - Replace**Quantity: (4) Stainless Steel**

Location: Village green, inside and outside

Funded?: No. The cost to replace these is minimal and below the reserve threshold. Replace when necessary using Operating funds.

History:

Comments: Should be cleaned and inspected regularly as an Operating expense to ensure safe/sanitary conditions and proper function.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 6205 Outdoor Heaters - Replace**Quantity: (15) Infrared Dynamic**

Location: Patio

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 4 years

Best Case: \$ 44,000

Worst Case: \$55,000

Cost Source: ARI Cost Database

Comp #: 6315 Par 3 Shade Structure - Replace**Quantity:**

Location:

Funded?: Yes.

History: Planned 2024, \$35,000.

Comments:

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 35,000

Worst Case: \$35,000

Cost Source: Estimate Provided by Client

Village Green Golf Courses

Comp #: 2800 Golf Courses - General Information**Quantity: (4) 9-Hole Courses**

Location: Golf courses

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2836 Cart Paths - Repair/Maintain**Quantity: Approx 32,300 LF**

Location: Throughout golf course

Funded?: Yes.

History: 2012: (repairs) \$31,209. 2014: (major refurb) \$199,759 & (repairs) \$26,890.

Comments:

Useful Life: 3 years

Remaining Life: 2 years

Best Case: \$ 27,000

Worst Case: \$41,000

Cost Source: ARI Cost Database/Client Cost

History:

Comp #: 2838 Tee Boxes - Restore/Replace**Quantity: Approx (101) Total Tees**

Location: Throughout golf course

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 6 years

Best Case: \$ 370,000

Worst Case: \$530,000

Cost Source: ARI Cost Database

Comp #: 2840 Fairways/Rough - Restore/Replace**Quantity: (36) Holes**

Location: Throughout golf course (including any practice areas)

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 6 years

Best Case: \$ 95,000

Worst Case: \$120,000

Cost Source: ARI Cost Database

Comp #: 2842 Bunkers/Traps - Restore/Refurbish**Quantity: Approx (94)
Bunkers/Traps**

Location: Throughout golf course (including any practice areas)

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 490,000

Worst Case: \$690,000

Cost Source: ARI Cost Database

Comp #: 2844 Greens - Restore/Re-Grass**Quantity: (38) Greens (incl Pract)**

Location: Throughout golf course (including any practice greens)

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 6 years

Best Case: \$ 360,000

Worst Case: \$540,000

Cost Source: ARI Cost Database

Comp #: 2845 Greens - Reconstruction**Quantity: (38) Greens (incl Pract)**

Location: Throughout golf course (including any practice greens)

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Best Case: \$ 1,100,000

Cost Source: ARI Cost Database

Remaining Life: 21 years

Worst Case: \$1,500,000

Comp #: 2847 Drainage - Repair Allowance**Quantity: (1) Comment**

Location: Throughout golf course

Funded?: No.

History:

Comments:

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

Comp #: 2857 Irrigation (Pump Station) - Replace**Quantity: (1) Station**

Location: El Toro Water District property.

Funded?: No. The Association does not own the Pump Station for the golf course. Owned and operated by the El Toro Water District. No need for Reserve funding.

History:

Comments:

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

Comp #: 2861 Golf Irrigation System -Replace 25%**Quantity: Approx 2,201 Total Heads**

Location: Throughout golf course

Funded?: Yes.

History: 2013: (replacement of valves) \$20,861

Comments:

Useful Life: 10 years

Best Case: \$ 580,000

Cost Source: AR Cost Database

Remaining Life: 6 years

Worst Case: \$690,000

Comp #: 2869 Restroom Bldgs - Repaint**Quantity: (2) Buidlings**

Location: Restroom buildings on golf course (hole 5 @ course 1, hole 4 at course 2)

Funded?: No.

History:

Comments:

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

Comp #: 2873 Restroom Bldg Windows/Drs - Replace**Quantity: Lump Sum Allowance**

Location: Restroom buildings on golf course (hole 5 @ course 1, hole 4 at course 2)

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Best Case: \$ 15,000

Cost Source: AR Cost Database

Remaining Life: 4 years

Worst Case: \$19,000

Comp #: 2877 Course Signs/Furnishings - Replace**Quantity: Lump Sum Allowance**

Location: Throughout golf course

Funded?: Yes.

History: 2019, Yardage Markers \$8,617.

Comments:

Useful Life: 15 years

Best Case: \$ 73,000

Cost Source: AR Cost Database

Remaining Life: 4 years

Worst Case: \$90,000

Comp #: 2879 Range Mats - Replace**Quantity: Approx (26) Mats**

Location: Practice range

Funded?: No. Cost to replace mats is not expected to meet threshold for Reserve funding. Maintain and replace as needed as an Operating expense.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 5700 Restrooms - Major Refurbish**Quantity: (2) Restrooms**

Location: Bathroom buildings on golf course (hole 5 @ course 1, hole 4 at course 2)

Funded?: Yes.

History: Last restoration project completed in 2012 for \$52,000 per records provided (scope of work not identified.)

Comments:

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 21,000

Worst Case: \$32,000

Cost Source: ARI Cost Database

Comp #: 5710 Restrooms - Minor Refurbish**Quantity: (2) Restrooms**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 12 years

Best Case: \$ 5,300

Worst Case: \$11,000

Cost Source: ARI Cost Database

Village Green Pickleball Courts

Comp #: 3270 Court Furniture - Replace**Quantity: (10) 4-Chair Brunch Sets**

Location: Paddle Court Facilities (adjacent to Village Green)

Funded?: Yes.

History: 2019: Furn & Fixtures \$46,023.

Comments:

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 16,000

Worst Case: \$21,000

Cost Source: Client Cost History With Inflation

Comp #: 5090 Court Lights - Replace**Quantity: (10) Poles (12) Fixtures**

Location: Pickleball Courts

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 17 years

Best Case: \$ 30,000

Worst Case: \$41,000

Cost Source: ARI Cost Database

Comp #: 5570 Chain Link Fence - Replace**Quantity: Approx 900' LF x 6' H**

Location: Pickleball Courts

Funded?: Yes.

History:

Comments: Inspect regularly to ensure stability of fence.

Useful Life: 30 years

Remaining Life: 27 years

Best Case: \$ 22,000

Worst Case: \$26,000

Cost Source: ARI Cost Database

Comp #: 6160 Concrete Drinking Fountain - Repl**Quantity: (1) 2-Station Pedestal**

Location: Adjacent to Pickleball Courts

Funded?: Yes.

History: 2019, Furn & Fixtures \$46,023.

Comments: Should be cleaned and inspected regularly as an Operating expense to ensure safe/sanitary conditions and proper function.

Useful Life: 30 years

Remaining Life: 27 years

Best Case: \$ 6,800

Worst Case: \$7,900

Cost Source: Client Cost History With Inflation

Comp #: 6315 Fabric Shade Structure - Replace**Quantity: (2) 28' x 24' Structures**

Location: Pickleball Courts

Funded?: Yes.

History: 2019, Furn & Fixtures \$46,023.

Comments:

Useful Life: 10 years

Remaining Life: 5 years

Best Case: \$ 6,300

Worst Case: \$8,400

Cost Source: Client Cost History With Inflation

Comp #: 6500 Paddle Courts - Resurface**Quantity: Approx 14,400 GSF**

Location: Pickleball Courts

Funded?: Yes.

History:

Comments:

Useful Life: 6 years

Remaining Life: 3 years

Best Case: \$ 10,000

Worst Case: \$12,000

Cost Source: ARI Cost Database

Comp #: 6515 Court Windscreens - Replace**Quantity: Approx 2,880 GSF**

Location: Perimeter of sports courts

Funded?: Yes.

History:

Comments:

Useful Life: 6 years

Remaining Life: 3 years

Best Case: \$ 5,400

Worst Case: \$7,600

Cost Source: ARI Cost Database

Comp #: 6565 Standing Bleachers - Replace

Quantity: (2) 3-row, 21' LF

Location: Pickleball courts

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 17 years

Best Case: \$ 6,800

Worst Case: \$8,900

Cost Source: ARI Cost Database

Equestrian Center

Comp #: 2310 Wood Surfaces - Repaint**Quantity: Approx 21,600 GSF**

Location: Interior stable ceilings, overhangs, doors, window frames, stadium structure, announcer's booth and all other exterior wood surfaces

Funded?: Yes.

History: Planned for 2022

Comments:

Useful Life: 5 years

Remaining Life: 4 years

Best Case: \$ 25,000

Worst Case: \$25,000

Cost Source: Client Cost History

Comp #: 2360 Interior/Exterior Block - Repaint**Quantity: Approx 30,600 GSF**

Location: All of the interior and exterior block surfaces

Funded?: Yes.

History: Interior painted 2021, exterior being painted 2022.

Comments:

Useful Life: 10 years

Remaining Life: 8 years

Best Case: \$ 24,000

Worst Case: \$34,000

Cost Source: ARI Cost Database

Comp #: 2520 Wood Surfaces - Repair**Quantity: Extensive GSF**

Location: Throughout the equestrian facility

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Remaining Life: 1 years

Best Case: \$ 6,300

Worst Case: \$6,300

Cost Source: ARI Cost Database

Comp #: 2600 Doors - Replace**Quantity: (54) Various Doors**

Location: Stables, office, barn and utility

Funded?: Yes.

History:

Comments:

Useful Life: 5 years

Remaining Life: 3 years

Best Case: \$ 6,300

Worst Case: \$7,900

Cost Source: ARI Cost Database

Comp #: 2715 Metal Shade Structures - Replace**Quantity: Approx 3,300 GSF**

Location: Turn-out Area

Funded?: Yes.

History:

Comments: We recommend periodic painting to maintain appearance. Monitor for mounting failures, rust or bending. Expect to replace all at the same time to maintain decor.

Useful Life: 30 years

Remaining Life: 11 years

Best Case: \$ 23,000

Worst Case: \$33,000

Cost Source: ARI Cost Database

Comp #: 3000 Office./Kitchen Facilities -Remodel**Quantity: (1) Provision**

Location: Equestrian Center

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 4 years

Best Case: \$ 53,000

Worst Case: \$53,000

Cost Source: ARI Cost Database

Comp #: 5005 Arena Lights - Replace**Quantity: (1) provision**

Location: Equestrian center

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Best Case: \$ 100,000

Cost Source: Estimate Provided by Client

Remaining Life: 24 years

Worst Case: \$100,000

Comp #: 5050 Exterior Lights - Replace**Quantity: (35) Fixtures**

Location: (32) Overhead and (3) wall lights

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Best Case: \$ 9,100

Cost Source: ARI Cost Database

Remaining Life: 8 years

Worst Case: \$11,000

Comp #: 5552 Split Rail Fencing - Replace**Quantity: Approx 450' LF**

Location: Various locations around equestrian center

Funded?: No. The cost to repair this fencing should be handled in the #2520 Wood Surface - Repair component. There is no expectation for full replacement at one time. This is for inventory purposes only.

History:

Comments:

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

Comp #: 5570 Equestrian Security Fence - Replace**Quantity: Approx 500' LF**

Location: Equestrian Center

Funded?: Yes.

History:

Comments: Inspect regularly to ensure stability of fence.

Useful Life: 25 years

Best Case: \$ 75,000

Cost Source: ARI Cost Database

Remaining Life: 24 years

Worst Case: \$75,000

Comp #: 5595 Crib Wall - Repair**Quantity: Moderate GSF**

Location: Adjacent to equestrian facilities

Funded?: Yes. Typically a lifetime component, however, if any evidence of failure occurs, this can be added for major funding. No required funding at this time.

History:

Comments:

Useful Life: 40 years

Best Case: \$ 21,000

Cost Source: ARI Cost Database

Remaining Life: 19 years

Worst Case: \$21,000

Comp #: 5620 Hot Walker Equipment - Replace**Quantity: (1) 4-Horse Open Unit**

Location: Equestrian center

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Best Case: \$ 17,000

Cost Source: ARI Cost Database

Remaining Life: 9 years

Worst Case: \$23,000

Comp #: 5640 Stall & Arena Pipe Railing - Repair**Quantity: 10% of Approx 3,000' LF**

Location: Horse stalls

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Best Case: \$ 20,000

Cost Source: ARI Cost Database

Remaining Life: 1 years

Worst Case: \$20,000

Comp #: 5700 Restrooms & Lounge - Refurbish**Quantity: (1) Provision**

Location:

Funded?: Yes.

History: 2012: (refurb) \$127,260.

Comments:

Useful Life: 20 years

Remaining Life: 18 years

Best Case: \$ 130,000

Worst Case: \$160,000

Cost Source: ARI Cost Database

Comp #: 5710 Restrooms - Minor Refurbish**Quantity: (1) Provision**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 3 years

Best Case: \$ 11,000

Worst Case: \$11,000

Cost Source: ARI Cost Database

Comp #: 6380 Storage Sheds - Refurbish/Replace**Quantity: (5) Various Size & Styles**

Location: Equestrian center

Funded?: Yes.

History: 2012: (1) Unit \$4,060.

Comments:

Useful Life: 12 years

Remaining Life: 6 years

Best Case: \$ 5,300

Worst Case: \$11,000

Cost Source: ARI Cost Database

Comp #: 6390 Hopper Bin Feed Silo - Replace**Quantity: (2) Various Size**

Location: Equestrian Center

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 9 years

Best Case: \$ 26,000

Worst Case: \$40,000

Cost Source: ARI Cost Database

Comp #: 6565 Bleachers/Shade Structure - Repair**Quantity: (1) Provision**

Location: Arena

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 6,300

Worst Case: \$9,500

Cost Source: ARI Cost Database

Garden Center 1

Comp #: 2143 Site Fencing (Chain Link) - Replace**Quantity: Approx 350 LF**

Location: Perimeter of Garden Center 1

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Best Case: \$ 8,900

Cost Source: ARI Cost Database

Remaining Life: 19 years

Worst Case: \$13,000

Comp #: 2146 Arbor/Trellis - Repair/Replace**Quantity: (3) Trellises**

Location: Common areas throughout property/development

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Best Case: \$ 15,000

Cost Source: ARI Cost Database

Remaining Life: 13 years

Worst Case: \$19,000

Comp #: 2181 Outdoor/Site Furnishings - Replace**Quantity: Approx (17) Pieces**

Location: Common areas throughout development

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Best Case: \$ 14,000

Cost Source: ARI Cost Database

Remaining Life: 8 years

Worst Case: \$17,000

Comp #: 2197 Shed Buildings - Replace**Quantity: (5) Small Buildings**

Location: Maintenance area

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Best Case: \$ 18,000

Cost Source: ARI Cost Database

Remaining Life: 9 years

Worst Case: \$22,000

Comp #: 2343 Building Exteriors - Repair/Paint**Quantity: (1) provision**

Location: Garden Center buildings & amenities

Funded?: Yes.

History: Planned 2024, \$25,000.

Comments:

Useful Life: 10 years

Best Case: \$ 25,000

Cost Source: Estimate Provided by Client

Remaining Life: 0 years

Worst Case: \$25,000

Comp #: 2343 Restroom Bldg - Repair/Maintain**Quantity: (1) Building**

Location: Garden center area

Funded?: Yes.

History: Planned 2024, \$25,000.

Comments:

Useful Life: 15 years

Best Case: \$ 25,000

Cost Source: Estimate Provided by Client

Remaining Life: 0 years

Worst Case: \$25,000

Garden Center 2

Comp #: 2143 Fencing/Gates - Replace

Quantity: Approx 1,980 LF

Location: Perimeter of development

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 27 years

Best Case: \$ 52,000

Worst Case: \$73,000

Cost Source: ARI Cost Database

Comp #: 2146 Arbor/Trellis - Repair/Replace

Quantity: (1) Trellis

Location: Common areas throughout property/development

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 13 years

Best Case: \$ 7,400

Worst Case: \$9,200

Cost Source: ARI Cost Database

Comp #: 2181 Outdoor/Site Furnishings - Replace

Quantity: Approx () Pieces

Location: Common areas throughout development

Funded?: Yes.

History: 2021, \$9,725.

Comments:

Useful Life: 10 years

Remaining Life: 8 years

Best Case: \$ 8,600

Worst Case: \$12,000

Cost Source: Client Cost History With Inflation

Comp #: 2343 Building Exteriors - Repair/Paint

Quantity: Approx 4,660 GSF

Location: Building exterior

Funded?: Yes.

History:

Comments:

Useful Life: 5 years

Remaining Life: 2 years

Best Case: \$ 13,000

Worst Case: \$19,000

Cost Source: ARI Cost Database

Comp #: 2509 Gate Operators - Replace

Quantity: (2) Operators

Location: Gate entrance

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 12 years

Best Case: \$ 11,000

Worst Case: \$15,000

Cost Source: ARI Cost Database

Comp #: 5700 Restrooms - Major Refurbish

Quantity: (2) Bathrooms

Location: Garden center area

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 8,400

Worst Case: \$13,000

Allowance to refurbish

Cost Source: ARI Cost Database

Maintenance Buildings

Comp #: 2300 Exteriors - Repaint**Quantity: (1) Provision**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 2 years

Remaining Life: 1 years

Best Case: \$ 5,300

Worst Case: \$5,300

Cost Source: ARI Cost Database

Comp #: 2330 Interior Surfaces - Repaint**Quantity: (1) Provision**

Location: Interior room surfaces

Funded?: No. The staff paints the interior surfaces as needed using Operating funds. No separate funding required.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2600 Doors - Replace**Quantity: Numerous Doors**

Location: All maint buildings, interior & exterior

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 5,300

Worst Case: \$5,300

Cost Source: ARI Cost Database

Comp #: 2610 Glass Storefront Doors - Replace**Quantity: (3) Doors**

Location: Bldg A, Bldg B

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 4 years

Best Case: \$ 8,800

Worst Case: \$12,000

Cost Source: ARI Cost Database

Comp #: 2690 Roll-Up Doors - Replace**Quantity: (7) Commercial Bay Doors**

Location: Building A, Auto Shop & Bldg C, Chemical Storage.

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 19,000

Worst Case: \$28,000

Cost Source: ARI Cost Database

Comp #: 2715 Auto Metal Shade Struct. - Replace**Quantity: Approx 18' x 24' GSF**

Location: Auto Shop

Funded?: Yes.

History:

Comments: We recommend periodic painting to maintain appearance. Monitor for mounting failures, rust or bending. Expect to replace all at the same time to maintain decor.

Useful Life: 30 years

Remaining Life: 25 years

Best Case: \$ 13,000

Worst Case: \$19,000

Cost Source: ARI Cost Database

Comp #: 3020 Bldg B, Carpet - Replace**Quantity: Approx 180 GSY**

Location: Broadband building B

Funded?: Yes.

History: New 2021

Comments: We recommend periodic cleaning to maintain an attractive appearance. We recommend cycling carpet replacement with interior paint project.

Useful Life: 10 years

Remaining Life: 7 years

Best Case: \$ 7,400

Worst Case: \$11,000

Cost Source: ARI Cost Database

Comp #: 3020 Bldg E, Carpet - Replace**Quantity: Approx 470 GSY**

Location: Office carpet

Funded?: Yes.

History:

Comments: We recommend periodic cleaning to maintain an attractive appearance. We recommend cycling carpet replacement with interior paint project.

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 20,000

Worst Case: \$27,000

Cost Source: ARI Cost Database

Comp #: 3025 Bldg A, Carpet - Replace**Quantity: Approx 326 GSY**

Location: Vehicle maintenance shop floor

Funded?: Yes.

History: 2012: \$19,821 (carpet & linoleum)

Comments: We recommend periodic cleaning to maintain an attractive appearance. We recommend cycling carpet replacement with interior paint project.

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 14,000

Worst Case: \$19,000

Cost Source: ARI Cost Database

Comp #: 3040 Bldg B, Tile Floor - Replace**Quantity: Approx 3,000 GSF**

Location: Server room

Funded?: Yes.

History:

Comments: As part of ongoing maintenance program, inspect regularly, repairing or replacing damaged sections as needed.

Useful Life: 30 years

Remaining Life: 12 years

Best Case: \$ 95,000

Worst Case: \$120,000

Cost Source: ARI Cost Database

Comp #: 3050 Bldg A, Linoleum Floor - Replace**Quantity: Approx 1,320 GSF**

Location: Building A

Funded?: Yes.

History: 2012: \$19,821 (carpet & linoleum)

Comments: As part of ongoing maintenance program, professionally clean as needed.

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 12,000

Worst Case: \$14,000

Cost Source: ARI Cost Database

Comp #: 3050 Bldg B, Linoleum Floor - Replace**Quantity: Approx 1,600 GSF**

Location: Broadband building B

Funded?: Yes.

History: New 2021

Comments: As part of ongoing maintenance program, professionally clean as needed.

Useful Life: 10 years

Remaining Life: 7 years

Best Case: \$ 14,000

Worst Case: \$20,000

Cost Source: ARI Cost Database

Comp #: 3200 Bldg E Work Stations - Replace**Quantity: (1) Provision**

Location: Broadband

Funded?: Yes.

History: New 2021 with carpet

Comments:

Useful Life: 5 years

Remaining Life: 2 years

Best Case: \$ 49,000

Worst Case: \$60,000

Cost Source: Client cost history with inflation

Comp #: 3310 Bldg A, Kitchen Cabinetry - Replace**Quantity: (1) Provision**

Location: Kitchen area of Bldg A

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Best Case: \$ 16,000

Cost Source: ARI Cost Database

Remaining Life: 19 years

Worst Case: \$24,000

Comp #: 5030 Exterior Wall Lights - Replace**Quantity: (10) Fixtures**

Location: Exterior building locations

Funded?: No. This is for inventory purposes only. The refurbishing is handled under component #1402, and the seal/repaint is #1403. No separate funding required.

History:

Comments:

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

Comp #: 5050 Interior Lights - Replace**Quantity: Numerous Fixtures**

Location:

Funded?: No. Individual fixtures should be replaced as needed using Operating funds.

History:

Comments:

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

Comp #: 5325 Intercom - Replace**Quantity: (2) Airphone**

Location: Maintenance yard

Funded?: Yes.

History:

Comments: As routine maintenance, we recommend regular professional inspections including service and repair as needed from the operating budget.

Useful Life: 12 years

Best Case: \$ 5,900

Cost Source: ARI Cost Database

Remaining Life: 8 years

Worst Case: \$8,000

Comp #: 5330 Gate Operators - Replace**Quantity: (3) MAX Slide units**

Location: Maintenance areas

Funded?: Yes.

History:

Comments: As routine maintenance, we recommend regular professional inspections including service and repair as needed from the operating budget. Follow the recommendations of the service contractor.

Useful Life: 10 years

Best Case: \$ 19,000

Cost Source: ARI Cost Database

Remaining Life: 6 years

Worst Case: \$22,000

Comp #: 5370 Access Camera System - Replace**Quantity: (1) Provision**

Location: Maintenance Yard

Funded?: Yes.

History: 2021: \$13,155 Plumb Shop \$5,676.

Comments:

Useful Life: 8 years

Best Case: \$ 19,000

Cost Source: Client Cost History With Inflation

Remaining Life: 5 years

Worst Case: \$23,000

Comp #: 5570 Maintenance Chain Link - Replace**Quantity: Approx 1,600' LF**

Location: Entry to maintenance and general areas

Funded?: Yes.

History:

Comments: Inspect regularly to ensure stability of fence.

Useful Life: 30 years

Best Case: \$ 53,000

Cost Source: ARI Cost Database

Remaining Life: 14 years

Worst Case: \$63,000

Comp #: 5700 Bldg A, Restrooms - Major Refurbish**Quantity: (2) Facilities**

Location: Building A

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 30,000

Worst Case: \$40,000

Cost Source: ARI Cost Database

Comp #: 5700 Bldg D, Restrooms - Major Refurbish**Quantity: (2) Facilities**

Location: Building D

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 4 years

Best Case: \$ 57,000

Worst Case: \$78,000

Cost Source: ARI Cost Database

Comp #: 5700 Bldg E, Restrooms - Major Refurbish**Quantity: (2) Facilities**

Location: Building E

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 4 years

Best Case: \$ 19,000

Worst Case: \$29,000

Cost Source: ARI Cost Database

Comp #: 6325 Gas Station Structure -Repair**Quantity: 36' x 70' Structure**

Location: Exterior building locations

Funded?: No. No funding required for this component at this time. The life is extensive and unpredictable. Monitor for repair needs and perform maintenance as needed using Operating funds.

History: New 2009

Comments: Aluminum typically has a baked enamel surface which does not require painting for a long period of time. The aluminum does not rust or corrode like iron. The material should have an extensive life if well mounted and not abused. Future painting may be necessary to update appearance. Monitor for peeling paint, post mounting stability and overall appearance.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Lighting & Electrical Projects

Comp #: 2350 Light Poles/Fixtures - Repaint

Quantity: (150) Poles, (76) Bollard

Location: Throughout common areas

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 21,000

Worst Case: \$32,000

Cost Source: ARI Cost Database

Comp #: 5000 Concrete Street Lights - Replace

Quantity: (5) Fixtures Only

Location: CH5

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 19 years

Best Case: \$ 21,000

Worst Case: \$32,000

Cost Source: ARI Cost Database

Comp #: 5005 "Bell" Pole Lights - Replace

Quantity: 20% (52) 15- 20' H Metal

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 5 years

Remaining Life: 2 years

Best Case: \$ 27,000

Worst Case: \$36,000

Cost Source: ARI Cost Database

Comp #: 5005 "Glass Globe" Pole Lights - Replace

Quantity: (5) Pole Lights

Location: CH4

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 14,000

Worst Case: \$18,000

Cost Source: ARI Cost Database

Comp #: 5005 HIT Pole Lights - Replace

Quantity: (4) 30' H Metal Pole

Location: Bocce Ball Court

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 14 years

Best Case: \$ 17,000

Worst Case: \$21,000

Cost Source: ARI Cost Database

Comp #: 5005 LED Pole Lights - Replace

Quantity: (12) Poles, (26) Fixtures

Location: CH3

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 15 years

Best Case: \$ 53,000

Worst Case: \$74,000

Cost Source: ARI Cost Database

Comp #: 5005 Square Pole Lights - Replace

Quantity: 20% of (61) Pole Lights

Location: CH1, CH3, CH4 and CH5

Funded?: Yes.

History:

Comments:

Useful Life: 5 years

Remaining Life: 2 years

Best Case: \$ 33,000

Worst Case: \$44,000

Cost Source: ARI Cost Database

Comp #: 5008 Concrete Pole Light Fixtures - Repl**Quantity: (3) Fixtures**

Location: Equestrian center

Funded?: No. The cost to replace these is minimal and below the reserve threshold. Replace when necessary using Operating funds.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 5010 "Flange" Pole Lights - Replace**Quantity: (16) Crook-neck Metal**

Location: Clubhouse 1

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 7 years

Best Case: \$ 30,000

Worst Case: \$40,000

Cost Source: ARI Cost Database

Comp #: 5010 Walkway Pole Lights - Replace**Quantity: (3) Lantern Lights**

Location: Equestrian Center

Funded?: No. The cost to replace these is minimal and below the reserve threshold. Plan to replace these with other major replacement projects or in the Equestrian #1000 Incidentals component. This is for inventory purposes only.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 5015 Post Lights - Replace**Quantity: (11) Various Styles**

Location: (4) Gate #5; (2) Gate 8; (3) Gate 14;

Funded?: Yes.

History:

Comments: Periodic cleaning and paint touch up will maintain appearance and may extend average life.

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 12,000

Worst Case: \$17,000

Cost Source: ARI Cost Database

Comp #: 5020 Bollard Lights - Replace**Quantity: (76) Fixtures**

Location: Grounds

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 72,000

Worst Case: \$96,000

Cost Source: ARI Cost Database

Comp #: 5070 Step Illumination Lights - Replace**Quantity: (54) Fixtures**

Location: Stairways and walkways

Funded?: No. The individual cost is below the reserve threshold. Expect to replace when necessary using Operating funds.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 6965 Electrical Enclosure - Replace**Quantity: Numerous Enclosures**

Location: Throughout common areas

Funded?: Yes.

History:

Comments:

Useful Life: 5 years

Remaining Life: 1 years

Best Case: \$ 11,000

Worst Case: \$15,000

Cost Source: ARI Cost Database

Other GRF Facilities

Comp #: 1000 Miscellaneous Projects**Quantity: (1) Allowance**

Location: Common areas

Funded?: Yes.

History:

Comments: The client has requested an annual allowance for miscellaneous unanticipated small facilities projects. This will be closed out annually whether or not the budget is fully expended. The amount and cycle will be at the sole discretion of the client. While this is not a typical reserve component, the community is very large and there are unanticipated projects that may extend the life of some of the components. The client should monitor this component for history of expenses.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 125,000

Worst Case: \$125,000

Cost Source: Estimate Provided by Client

Comp #: 1005 Space Utilization - Building E**Quantity: (1) Project**

Location: Building E

Funded?: Yes.

History: Planned 2024

Comments: This component and all information contained in the component is provided by the client. This funding can be adjusted or removed by the client as needed. No details have been provided for this project at the time of the study.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 7,000,000

Worst Case: \$7,000,000

Cost Source: Estimate Provided by Client

Comp #: 1010 Building E Upkeep/Maint**Quantity: (1) Project**

Location: Building E

Funded?: Yes.

History:

Comments: This component and all information contained in the component is provided by the client. This funding can be adjusted or removed by the client as needed. No details have been provided for this project at the time of the study.

Useful Life: 10 years

Remaining Life: 10 years

Best Case: \$ 700,000

Worst Case: \$700,000

Cost Source: Estimate Provided by Client

Comp #: 1020 (2024) CH 1 Renovations Project**Quantity:**

Location: Clubhouse 1

Funded?: Yes.

History:

Comments: At the time of the study the details of this renovation project is not established. This may update, duplicate and/or replace some of the components in the CH1 chapter of this study. After the renovation project is complete CH1 will be inventoried for the updated components and funding will be adjusted accordingly. CH1 existing components may off-set some of this funding and should be adjusted when the details are known.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 2,000,000

Worst Case: \$2,000,000

Cost Source: Estimate Provided by Client

Comp #: 1020 (2027) CH 1 Renovations Project**Quantity:**

Location: Clubhouse 1

Funded?: Yes.

History:

Comments: At the time of the study the details of this renovation project is not established. This may update, duplicate and/or replace some of the components in the CH1 chapter of this study. After the renovation project is complete CH1 will be inventoried for the updated components and funding will be adjusted accordingly. CH1 existing components may off-set some of this funding and should be adjusted when the details are known.

Useful Life: 3 years

Remaining Life: 3 years

Best Case: \$ 3,625,000

Worst Case: \$3,625,000

Cost Source: Estimate Provided by Client

Comp #: 1020 (2028) CH 1 Renovations Project**Quantity:**

Location: Clubhouse 1

Funded?: Yes.

History:

Comments: At the time of the study the details of this renovation project is not established. This may update, duplicate and/or replace some of the components in the CH1 chapter of this study. After the renovation project is complete CH1 will be inventoried for the updated components and funding will be adjusted accordingly. CH1 existing components may off-set some of this funding and should be adjusted when the details are known.

Useful Life: 4 years

Remaining Life: 4 years

Best Case: \$ 3,625,000

Worst Case: \$3,625,000

Cost Source: Estimate Provided by Client

Comp #: 4245 (2025) Broadband Fiber Upgrades**Quantity: (1) Project**

Location:

Funded?: Yes.

History: Planned 2025

Comments: This component and all information contained in the component is provided by the client. This funding can be adjusted or removed by the client as needed. No details have been provided for this project at the time of the study.

Useful Life: 1 years

Remaining Life: 1 years

Best Case: \$ 4,000,000

Worst Case: \$4,000,000

Cost Source: Estimate Provided by Client

Comp #: 4245 (2026) Broadband Fiber Upgrades**Quantity: (1) Project**

Location:

Funded?: Yes.

History: Planned 2025

Comments: This component and all information contained in the component is provided by the client. This funding can be adjusted or removed by the client as needed. No details have been provided for this project at the time of the study.

Useful Life: 2 years

Remaining Life: 2 years

Best Case: \$ 2,000,000

Worst Case: \$2,000,000

Cost Source: Estimate Provided by Client

Comp #: 4245 (2027) Broadband Fiber Upgrades**Quantity: (1) Project**

Location:

Funded?: Yes.

History: Planned 2025

Comments: This component and all information contained in the component is provided by the client. This funding can be adjusted or removed by the client as needed. No details have been provided for this project at the time of the study.

Useful Life: 3 years

Remaining Life: 3 years

Best Case: \$ 2,000,000

Worst Case: \$2,000,000

Cost Source: Estimate Provided by Client

Walls, Fencing, Railings & Gates

Comp #: 2320 Wood Fence - Repaint**Quantity: Approx 1,860 GSF**

Location: CH2 & CH4

Funded?: No. The cost is below the reserve threshold. This has been added to the individual clubhouse areas, exterior wood surfaces. No separate funding required.

History:

Comments:

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

Comp #: 2340 Aluminum Fencing - Repaint**Quantity: Approx 27,300 GSF**

Location: Moulton Parkway

Funded?: Yes.

History:

Comments: Expect to perform minor remedial repair with each paint cycle. This cost includes good quality preparation and paint products to repaint the metal surfaces. Keep on routine paint cycle to avoid unnecessary repair projects and to protect metal from moisture causing corrosion and rust. Cost can increase if there is not reasonable access to all areas or if landscape is not removed from surfaces prior to painting.

Useful Life: 10 years

Best Case: \$ 88,000

Cost Source: ARI Cost Database

Remaining Life: 4 years

Worst Case: \$98,000

Comp #: 2340 Iron Fence, Rail & Gates - Repaint**Quantity: Approx 29,800 GSF**

Location: All metal fencing, railings and gates throughout all clubhouses and entries and pools

Funded?: Yes.

History:

Comments: Expect to perform minor remedial repair with each paint cycle. This cost includes good quality preparation and paint products to repaint the metal surfaces. Keep on routine paint cycle to avoid unnecessary repair projects and to protect metal from moisture causing corrosion and rust. Cost can increase if there is not reasonable access to all areas or if landscape is not removed from surfaces prior to painting.

Useful Life: 5 years

Best Case: \$ 84,000

Cost Source: ARI Cost Database

Remaining Life: 2 years

Worst Case: \$95,000

Comp #: 5500 Block Wall - Repair**Quantity: Extensive LF**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 35 years

Best Case: \$ 53,000

Cost Source: ARI Cost Database

Remaining Life: 14 years

Worst Case: \$53,000

Comp #: 5503 Slumpstone Walls - Repair**Quantity: Extensive LF**

Location: Throughout the village

Funded?: No. This funding is included in the "Block Wall" #5500 funding. No separate funding required.

History:

Comments:

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

Comp #: 5505 Stucco Walls - Repair**Quantity: Extensive LF**

Location: Throughout the common areas and perimeter

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Best Case: \$ 21,000

Cost Source: ARI Cost Database

Remaining Life: 1 years

Worst Case: \$21,000

Comp #: 5510 Metal Vehicle Gates - Replace**Quantity: (47) Gates**

Location: Entry and exit gates

Funded?: Yes.

History: 2018 El Toro Rd, \$62,400. 2020 Main Svc Ctr Entry \$84,390. 2020 RV Lot B Gates \$82,765.

Comments:

Useful Life: 2 years

Remaining Life: 2 years

Best Case: \$ 89,000

Worst Case: \$110,000

Cost Source: ARI Cost Database

Comp #: 5515 Metal Pedestrian Gates - Replace**Quantity: (19) Various Gates**

Location: Perimeter access

Funded?: Yes.

History:

Comments:

Useful Life: 2 years

Remaining Life: 2 years

Best Case: \$ 5,000

Worst Case: \$6,300

Cost Source: ARI Cost Database

Comp #: 5520 Entry Areas, Iron Fencing - Replace**Quantity: Approx 460' LF**

Location: Perimeter adjacent to entry gates

Funded?: Yes.

History:

Comments: Keep well painted to protect against rust and corrosion. Monitor for structural integrity.

Useful Life: 25 years

Remaining Life: 9 years

Best Case: \$ 49,000

Worst Case: \$60,000

Cost Source: ARI Cost Database

Comp #: 5525 Iron 3.5' Railings - Replace**Quantity: Approx 521' LF**

Location: Bocce Ball Court, CH1, CH2, and CH4

Funded?: Yes.

History:

Comments: Keep well painted to protect against rust and corrosion. Monitor for structural integrity.

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 34,000

Worst Case: \$44,000

Cost Source: ARI Cost Database

Comp #: 5525 Shepherds Crook Top Rail - Replace**Quantity: Approx 2,750' LF**

Location: Perimeter

Funded?: Yes.

History: 300' in 2020 and 350' in 2021. 2023 planned \$105,000

Comments: Keep well painted to protect against rust and corrosion. Monitor for structural integrity.

Useful Life: 30 years

Remaining Life: 29 years

Best Case: \$ 165,000

Worst Case: \$165,000

Cost Source: Client cost history with inflation

Comp #: 5535 Iron Flat/Steel Pipe Railing - Repl**Quantity: Approx 1,990' LF**

Location: Throughout common areas

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 28,000

Worst Case: \$39,000

Cost Source: ARI Cost Database

Comp #: 5540 Aluminum Fencing - Replace**Quantity: Approx 4,550' LF**

Location: Moulton Parkway

Funded?: Yes.

History:

Comments: Aluminum typically has a baked enamel surface which does not require painting for a long period of time. The aluminum does not rust or corrode like iron. The material should have an extensive life if well mounted and not abused. Future painting may be necessary to update appearance. Monitor for peeling paint, post mounting stability and overall appearance.

Useful Life: 35 years

Remaining Life: 14 years

Best Case: \$ 500,000

Worst Case: \$550,000

Cost Source: ARI Cost Database

Grounds & Miscellaneous

Comp #: 3236 Office Space Lease

Quantity: (1) Provision

Location: Building E

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 230,000

Worst Case: \$230,000

Cost Source: Estimate Provided by Client

Comp #: 4850 AED Defibrillators - Replace

Quantity: (13) Units

Location: Wall Mounted

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 23,000

Worst Case: \$31,000

Cost Source: ARI Cost Database

Comp #: 5334 Repair Shop Electrical Upgrade

Quantity: Battery Equipment

Location: Repair shop

Funded?: Yes.

History: Planned 2024

Comments: Due to technology this allowance will provide for electrical equipment upgrades and to maintain appropriate battery systems. This funding can be adjusted by the client to meet the needs of the community.

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 200,000

Worst Case: \$200,000

Cost Source: Estimate Provided by Client

Comp #: 5710 Aliso Creek Restrooms - Refurbish

Quantity: (2) Facilities

Location: Aliso creek

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 7 years

Best Case: \$ 11,000

Worst Case: \$11,000

Cost Source: ARI Cost Database

Comp #: 6105 Benches - Move & Replace

Quantity: (1) Provision

Location:

Funded?: Yes.

History:

Comments: Damaged or deteriorated benches are not appealing for use. Keep well maintained for functionality and appearance.

Cost includes removal and disposal of old furniture, build and install new pieces, clean site.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 29,000

Worst Case: \$29,000

Cost Source: Estimate Provided by Client

Comp #: 6265 Flag Poles - Replace

Quantity: 20% of (14) Flag Poles

Location:

Funded?: Yes.

History: 2019: CH2 Pole & Light \$8,622

Comments:

Useful Life: 10 years

Remaining Life: 5 years

Best Case: \$ 21,000

Worst Case: \$32,000

Cost Source: ARI Cost Database

Comp #: 6570 Portable Stage Structure - Replace**Quantity: (1) Provision**

Location: Mobile

Funded?: Yes.

History: 2018: (new) \$81,669.

Comments:

Useful Life: 20 years

Remaining Life: 14 years

Best Case: \$ 86,000

Worst Case: \$110,000

Cost Source: Client Cost History With Inflation

Comp #: 6590 Speed Monitoring Units - Replace**Quantity: (2) Mobile**

Location: Mobile units

Funded?: Yes.

History: 2020: (2) Units \$9,982

Comments:

Useful Life: 10 years

Remaining Life: 7 years

Best Case: \$ 11,000

Worst Case: \$13,000

Cost Source: Client Cost History With Inflation

Comp #: 6620 Concrete Pedestrian Bridge - Repair**Quantity: Approx 20' L x 8' W**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 53,000

Worst Case: \$53,000

Cost Source: ARI Cost Database

Comp #: 6810 Monument Letters - Replace**Quantity: (395) Letters/Insignias**

Location: Monuments

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 93,000

Worst Case: \$110,000

Cost Source: ARI Cost Database

Comp #: 6830 Entry Signage - Replace/Refurbish**Quantity: (1) Provision**

Location: Throughout common areas

Funded?: Yes.

History: 2021: Gate Signs & Body Flanges, \$10,018.

Comments:

Useful Life: 5 years

Remaining Life: 2 years

Best Case: \$ 11,000

Worst Case: \$11,000

Cost Source: Client Cost History

Comp #: 7000 Trees - Trim/Maintain**Quantity: Numerous Trees**

Location:

Funded?: No. The tree maintenance, removal and replacement is handled in the Operating budget. No separate funding at this time.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 7010 Gate Landscaping - Refurbish**Quantity: (1) Provision**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 250,000

Worst Case: \$250,000

Cost Source: Estimate Provided by Client

Comp #: 7010 Landscape & Slopes - Refurbish**Quantity: (1) Provision**

Location: Throughout the community

Funded?: Yes.

History: 2016: (Gate 6) \$90,041. 2017: (Gate 5) \$44,984. 2022: slope renovation \$153,576. Planned 2023, \$167,170. Planned 2024, \$250,000.

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 172,000

Worst Case: \$172,000

Cost Source: Estimate Provided by Client

Comp #: 7012 CH6 Turf Reduction Project**Quantity: (1) Provision**

Location: Clubhouse 5

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 35,000

Worst Case: \$35,000

Cost Source: Estimate Provided by Client

Comp #: 7030 V-Ditch (Swales) - Repair**Quantity: Extensive LF**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 2 years

Remaining Life: 0 years

Best Case: \$ 26,000

Worst Case: \$26,000

Cost Source: Estimate provided by client