

# Island Park Village

## Level 1 Reserve Study



**Report Period – 10/01/2013 – 9/30/2014**

<b>Client Reference Number</b>	<b>14111</b>
<b>Property Type</b>	<b>Resort</b>
<b>Number of Units</b>	<b>165</b>
<b>Fiscal Year End</b>	<b>09/30</b>

<b>Date of Property Inspection</b>	<b>5/21/2013</b>
<b>Prepared By</b>	<b>Dale Gifford</b>
<b>Analysis Method</b>	<b>Cash Flow</b>
<b>Funding Goal</b>	<b>Full Funding</b>

**Report prepared on – Thursday, July 25, 2013**



**COMPLEX SOLUTIONS, LTD.**

**TEL: (888) 356-3783 | Fax: (866) 279-9662  
WWW.COMPLEXSOLUTIONSLTD.COM**

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## Glossary of Commonly used Words and Phrases

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## Executive Summary – Island Park Village - ID # 14111

Information to complete this Reserve Study was gathered by performing an on-site inspection of the common area elements. In addition, we also obtained information by contacting any vendors and/or contractors that have worked on the property recently, as well as communicating with the property representative (BOD Member and/or Community Manager). To the best of our knowledge, the conclusions and recommendations of this report are considered reliable and accurate insofar as the information obtained from these sources.

<b>Projected Starting Balance as of 10/01/2013</b>	<b>\$500,000</b>
<b>Ideal Reserve Balance as of 10/01/2013</b>	<b>\$1,501,588</b>
<b>Percent Funded as of 10/01/2013</b>	<b>33%</b>
<b>Recommended Reserve Contribution (per month)</b>	<b>\$21,600</b>
<b>Minimum Reserve Contribution (per month)</b>	<b>\$20,150</b>
<b>Recommended Special Assessment</b>	<b>\$0</b>

Island Park Village is a 165-unit Resort community. The community offers a clubhouse, golf course, sauna, spa, swimming pool and landscaped areas as amenities. Construction on the community was completed in 1975.

### Currently Programmed Projects

Projects programmed to occur this fiscal year (FY2013-14) include asphalt maintenance, 2014 (Comp# 401), asphalt seal coat (Comp# 402), clubhouse heat pumps replace (Comp# 705), clubhouse electrical panel replace (Comp# 990), pool resurface (Comp# 1101), wading pool resurface (Comp# 1103), furniture replace (Comp# 1405), carpeting replace (Comp# 1501), cart paths repair/seal (Comp# 1803), golf carts replace (Comp# 1902), fire stand pipes replace (Comp# 2002), and log arches replace (Comp# 1303). We have programmed an estimated \$392,315 in reserve expenditures toward the completion of these projects. (See page 21)

### Major Reserve Expenditures

The first major reserve expenditure is programmed to occur in fiscal year 2017. Projects programmed to occur in fiscal year 2017 include asphalt seal coat (Comp# 402), spas replace (Comp# 1115), patio furniture replace (Comp# 1309), sauna room remodel (Comp# 1409), interior light fixtures replace (Comp# 1601), street light fixtures replace (Comp# 1609), irrigation system replace, phase 1 (Comp# 1701), golf course irrigation pumps rebuild/replace (Comp# 1705), golf course filter replace (Comp# 1790), utility vehicle replace (Comp# 1801), boom truck replace (Comp# 1901), golf carts replace (Comp# 1902), and snow blowers replace (Comp# 1905). We have programmed approximately \$327,184 in reserve funds or approximately 62% of fiscal year 2017's recommended starting balance towards the completion of these projects (see pages 14 & 21).

### Significant Reserve Projects

The association's significant reserve projects include asphalt seal coat (Comp# 402), golf carts replace (Comp# 1902), clubhouse heat pumps replace (Comp# 705), and asphalt maintenance, 2012 (Comp# 401). The fiscal significance of these components is approximately 11%, 8%, 5%, and 4% respectively (see page 13). A component's significance is calculated by dividing its replacement cost by its useful life. In this way, not only is a component's replacement cost considered but also the frequency of occurrence. These components most significantly contribute to the total monthly reserve contribution. As these components have a high level of fiscal significance the association should properly maintain them to ensure they reach their full useful lives.

### Reserve Funding

In comparing the projected starting reserve balance of \$500,000 versus the ideal reserve balance of \$1,501,588 we find the association's reserve fund to be approximately 33% funded. This indicates a fair reserve fund position. In order to continue to strengthen the account fund, we suggest adopting a monthly reserve contribution of \$21,600 (\$130.91/unit) per month. We have also included a minimum reserve contribution of \$20,150 (\$122.12/unit) per month. If the contribution falls below this rate, then the reserve fund may fall into a situation where special assessments, deferred maintenance, and lower property values are likely at some point in the future.

# Introduction

## Reserve Study Purpose

The purpose of this Reserve Study is to provide an educated estimate of the necessary reserve balance and allocation. The detailed schedules will serve as an advanced warning that major projects will need to be addressed in the future. This will allow the Board of Directors to have ample time to obtain competitive estimates and bids that will result in cost savings to the individual homeowners. It will also ensure the physical well-being of the property and ultimately enhance each owner's investment, while limiting the possibility of unexpected major projects that may lead to special assessments.

## Preparer's Credentials

Mr. Gifford has been working in the community association industry for the last 10 years. Prior to taking a position, as the Regional Project Manager covering the Utah region, at Complex Solutions, he worked in community association management in Utah. While in community association management his positions included, Maintenance Supervisor, Senior Portfolio Manager and Vice President of Community Management. His work in community association management gave him extensive experience with; budget creation, reserves and reserve budgeting, community inspections and analyzing common area components.

- Reserve Specialist (RS) designation from Community Associations Institute (CAI)
- Personally has prepared over 450 reserve studies in Salt Lake City Utah and surrounding areas
- Bachelor of Science in Chemistry from Emporia State University
- Certified Manager of Community Associations® (CMCA®) designation from the National Board of Certification for Community Association Managers (NBC-CAM)
- Association Management Specialist® (AMS®) designation from Community Associations Institute (CAI)
- Professional Community Association Manager® (PCAM®) designation from Community Associations Institute (CAI)
- Active member and former Board member and chapter President of the Utah Chapter of Community Associations Institute (UCCAI)
- Recipient of Community Associations Institute's (CAI) annual award of Excellence In Chapter Leadership for service an achievement in 2010

## Budget Breakdown

Every association conducts their business within a budget. There are typically two main parts to this budget, operating and reserves. The operating budget includes all expenses that occur on an annual basis. These would include management fees, maintenance expenses, utilities, etc. The reserves are primarily made up of capital replacement items such as roofing, fencing, mechanical equipment, etc., that do not normally occur on an annual basis. Typically, the reserve contribution makes up 15% - 40% of the association's total budget. Therefore, reserves are considered to be a major part of the overall monthly association assessment.

## Report Sections

The **Reserve Analysis Section** contains the evaluation of the association's reserve balance, income, and expenses. It includes a finding of the client's current reserve fund status (measured as percent funded) and a recommendation for an appropriate reserve allocation rate (also known as the funding plan).

The **Component Evaluation Section** contains information regarding the physical status and replacement cost of major common area components the association is responsible to maintain. It is important to understand that while the component inventory will remain relatively "stable" from year to year, the condition assessment and life estimates will most likely vary from year to year.

## General Information and Frequently Asked Questions

### **Why is it important to perform a Reserve Study?**

As previously mentioned, the reserve allocation makes up a significant portion of the total monthly assessment. This report provides the essential information that is needed to guide the Board of Directors in establishing the budget in order to run the daily and long term operations of your association. It is suggested that a third party professionally prepare the Reserve Study since there is no vested interest in the property.

### **After we have a Reserve Study completed, what do we do with it?**

Hopefully, you will not look at this report and think it is too cumbersome to understand. Our intention is to make this Reserve Study easy to read and understand. Please take the time to review it carefully and make sure the "main ingredients" (component information) are complete and accurate. If there are any inaccuracies, please inform us immediately so we may revise the report.

Once you feel the report is an accurate tool to work from, use it to help establish your budget for the upcoming fiscal year. The reserve allocation makes up a large portion of the total monthly assessment and this report should help you determine the correct amount of money to go into the reserve fund. Additionally, the Reserve Study should act as a guide to obtain proposals in advance of pending projects. This will give you an opportunity to shop around for the best price available.

The Reserve Study should be readily available for real estate agents, brokerage firms, and lending institutions for potential future homeowners. As the importance of reserves becomes more of a household term, people are requesting homeowners associations reveal the strength of the reserve fund prior to purchasing a condominium, town home, or any property that belongs to an association.

### **How often do we update or review the Reserve Study?**

Unfortunately, there is a misconception that these reports are good for an extended period of time since the report has projections for the next 30 years. Just like any major line item in the budget, the Reserve Study should be reviewed each year before the budget is established. Invariably, some assumptions have to be made during the compilation of this analysis. Anticipated events may not materialize and unpredictable circumstances could occur. Deterioration rates and repair/replacement costs will vary from causes that are unforeseen. Earned interest rates may vary from year to year. These variations could alter the content of the Reserve Study. Therefore, this analysis should be reviewed annually, and a property inspection should be conducted at least once every three years.

### **What is a "Reserve Component" versus an "Operating Component"?**

A "Reserve" component is an item that is the responsibility of the association to maintain, has a limited useful life (for Reserve purposes less than 30 years), predictable remaining useful life, typically occurs on a cyclical basis that exceeds 1 year, and costs above a minimum threshold amount. An "Operating" expense is typically a fixed expense that occurs on an annual basis as well as general repairs and maintenance.

### **What are the GREY areas of "maintenance" items that are often seen in a Reserve Study?**

One of the most popular questions revolves around major "maintenance" items, such as painting the buildings or seal coating the asphalt. You may hear from your accountant that since painting or seal coating is not replacing a "capital" item it cannot be considered a Reserve issue. However, it is the opinion of several major Reserve Study providers that these items are considered to be major expenses that occur on a cyclical basis. Therefore, it makes it very difficult to ignore a major expense that meets the criteria to be considered a reserve component. Once explained in this context, many accountants tend to agree and will include any expenses, such as these examples, as a reserve component.

### **What happens during the Site Visit?**

The Site Visit was conducted of the common areas as reported by client. From our site visit we identified those common area components that we have determined require reserve funding. Based on information provided by the client, client's vendors, and our assessment of the components we have developed a component list and life and cost estimates.

Estimated life expectancies and life cycles are based upon conditions that were readily accessible and visible at the time of the inspection. We did not destroy any landscape work, building walls, or perform any methods of intrusive investigation during the inspection. In these cases, information may have been obtained by contacting the contractor or vendor that has worked on the property. We have assumed any and all components have been properly built and will reach normal, typical life expectancies. In general a reserve study is not intended to identify or fund for construction defects. We did not and will not look for or identify construction defects during our site visit.

## **What is the Financial Analysis?**

We projected the starting balance by taking the most recent balance statement, adding expected reserve contributions for the rest of the fiscal year, and subtracting any pending projects that will be paid for before the end of the current fiscal year. We compared this number to the ideal reserve balance and arrived at the percent funded level.

### **Measures of strength are as follows:**

- 0% - 30% Funded** is generally considered to be a “weak” financial position. Associations that fall into this category are subject to special assessments and deferred maintenance, which could lead to lower property values. If the association is in this position, actions should be taken to improve the financial strength of the reserve fund.
- 31% - 69% Funded** is generally considered a “fair” financial position. The majority of associations fall into this category. While this doesn’t represent financial strength and stability, the likelihood of special assessments and deferred maintenance is diminished. Effort should be taken to continue strengthening the financial position of the reserve fund.
- 70% - 99% Funded** is generally considered a “strong” financial position. This indicates financial strength of a reserve fund and every attempt to maintain this level should be a goal of the association.
- 100% Funded** is considered an “ideal” financial position. This means that the association has the exact amount of funds in the reserve account.

### **Disclosures:**

We will identify only those major components with a useful life of 30-years or less that generally meet industry standards for reserve funding.

The projected life expectancy of the major components and the funding needs of the reserves of the association are based upon the association performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and dramatically increase the funding needs of the reserves of the association.

This Reserve Study assumes that all construction assemblies and components identified herein are built properly and are free from defects in materials and/or workmanship. Defects can lead to reduced useful life and premature failure. It was not the intent of this Reserve Study to inspect for or to identify defects. If defects exist, repairs should be made so that the construction components and assemblies at the community reach the full and expected useful lives.

Information provided to the preparer of a reserve study by an official representative of the association regarding financial, historical, physical, quantitative or reserve project issues will be deemed reliable by the preparer. A reserve study will be a reflection of information provided to the preparer of the reserve study. The total of actual or projected reserves required as presented in the reserve study is based upon information provided that was not audited.

A reserve study is not intended to be used to perform an audit, an analysis of quality, a forensic study or a background check of historical records. An on-site inspection conducted in conjunction with a reserve study should not be deemed to be a project audit or quality inspection.

The results of this study are based on the independent opinion of the preparer and his experience and research during the course of his career in preparing Reserve Studies. In addition the opinions of experts on certain components have been gathered through research within their industry and with client’s actual vendors. There is no implied warrantee or guarantee regarding our life and cost estimates/predictions. There is no implied warrantee or guarantee in any of our work product. Our results and findings will vary from another preparer’s results and findings. A Reserve Study is necessarily a work in progress and subsequent Reserve Studies will vary from prior studies.

**Update Reserve Studies: Level II Studies:** Quantities of major components as reported in previous reserve studies are deemed to be accurate and reliable. The reserve study relies upon the validity of previous reserve studies. **Level III Studies:** In addition to the above we have not visited the property when completing a Level III “Financial Update” study. Therefore we have not verified the current condition of the common area components. .

**Insurance:** We carry general and professional liability insurance as well as workers’ compensation insurance.

**Actual or Perceived Conflicts of Interest:** There are no potential actual or perceived conflicts of interest that we are aware of.

**Inflation and Interest Rates:** The after tax interest rate used in the financial analysis may or may not be based on the clients reported after tax interest rate. If it is we have not verified or audited the reported rate. The interest rate may also be based on an amount we believe appropriate given the 30-year horizon of this study and may or may not reflect current or historical inflation rates.

# Funding Summary

## Beginning Assumptions

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# of units	1
Fiscal Year End	30-Sep
Budgeted Monthly Reserve Allocation	\$12,500
Projected Starting Reserve Balance	\$665,000
Ideal Starting Reserve Balance	\$1,501,588

## Economic Assumptions

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Projected Inflation Rate	3.00%
Reported After-Tax Interest Rate	0.25%

## Current Reserve Status

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Current Balance as a % of Ideal Balance	44%
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## Recommendations

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Recommended Monthly Reserve Allocation	\$21,600
Per Unit	\$21,600.00
Future Annual Increases	0.00%
For number of years:	30
Increases thereafter:	0.00%
Minimum Recommended Monthly Reserve Allocation	\$20,150
Per Unit	\$20,150.00
Future Annual Increases	0.00%
For number of years:	30
Increases thereafter:	0.00%

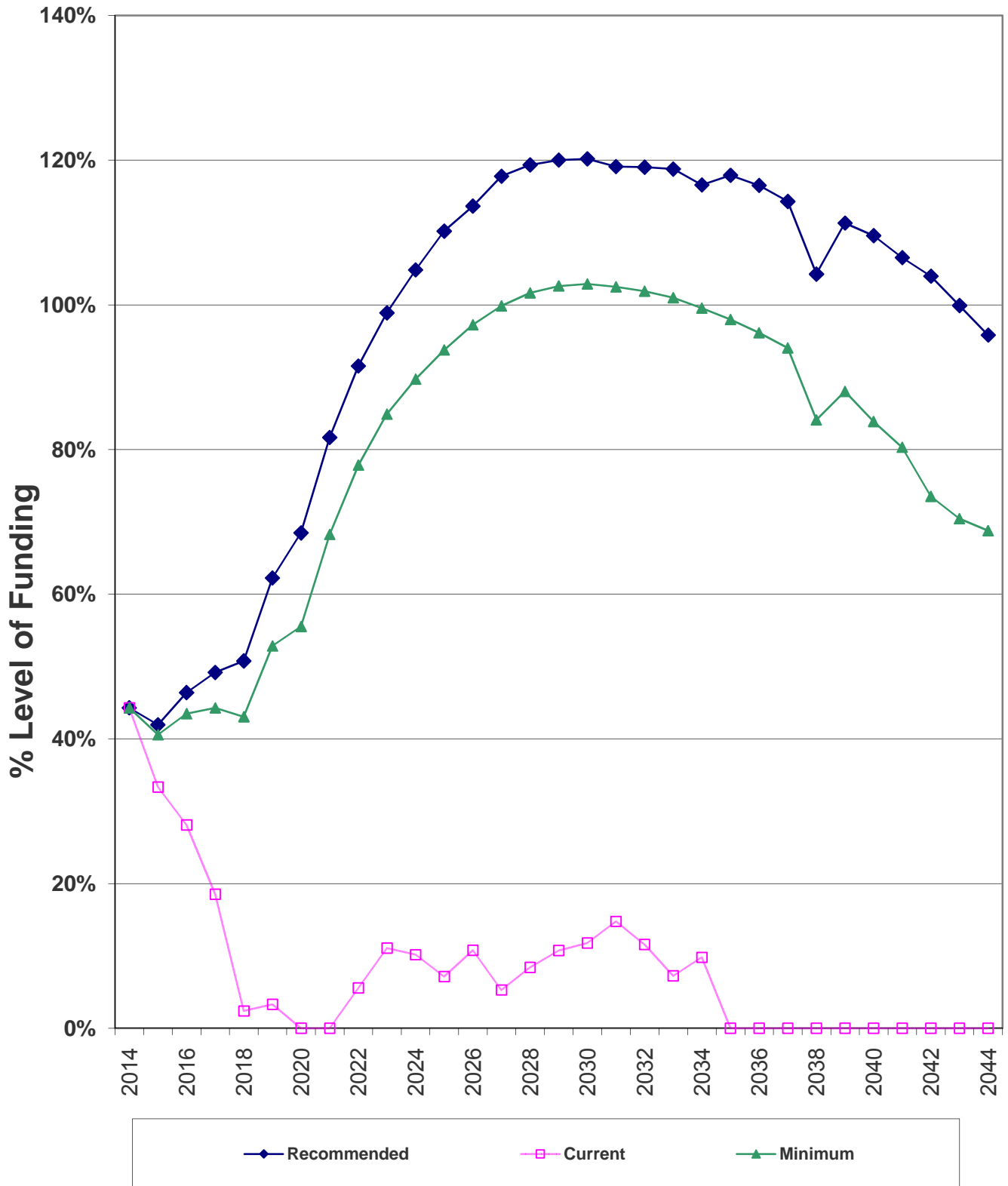
## Changes From Prior Year

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Recommended Increase to Reserve Allocation	\$9,100
as Percentage	73%
Minimum Recommended Increase to Reserve Allocation	\$7,650
as Percentage	61%



## Percent Funded - Graph





# Component Inventory

Category	ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Best Cost	Worst Cost
Roofing	107	Pitched Roof - Shake - Replace	20	1	\$47,580	\$55,510
	108	Pitched Roof - Metal - Replace	N/A		\$0	\$0
Painted Surfaces	216	Interior Surfaces - Repaint	N/A		\$0	\$0
	218	Building Exteriors - Repair/Stain	N/A		\$0	\$0
Siding Materials	390	Clubhouse Siding - Replace	40	1	\$60,000	\$90,000
Drive Materials	401	Asphalt - 2012 - Maintenance	25	23	\$130,000	\$130,000
	401	Asphalt - 2013 - Maintenance	25	24	\$60,000	\$60,000
	401	Asphalt - 2014 - Maintenance	25	0	\$60,000	\$60,000
	401	Asphalt - 2015 - Maintenance	25	1	\$45,000	\$45,000
	401	Asphalt - 2016 - Maintenance	25	2	\$125,000	\$125,000
	402	Asphalt - Seal Coat	3	0	\$32,297	\$44,042
Property Access	502	Garage Doors & Openers - Replace	N/A		\$0	\$0
Decking	607	Clubhouse Wood Deck - Replace	20	8	\$16,800	\$22,400
Mechanical Equip.	703	Clubhouse Commercial Water Heaters -	15	9	\$10,000	\$12,000
	703	Housekeeping Commercial Water Heater	15	11	\$9,000	\$10,000
	703	Water Heater - Replace	N/A		\$0	\$0
	705	Clubhouse Heat Pumps - Replace	20	0	\$130,000	\$130,000
	706	Furnaces - Replace	20	14	\$5,000	\$6,000
	717	Suspended Heater - Replace	N/A		\$0	\$0
Life / Safety	990	Clubhouse Electrical Panel - Replace	99	0	\$70,000	\$70,000
Fencing	1003	Chain Link Fencing - Replace	N/A		\$0	\$0
	1009	Split Rail Fencing - Replace	15	5	\$18,360	\$22,440
Pool/Spa	1101	Pool - Resurface	12	0	\$12,000	\$15,000
	1103	Wading Pool - Resurface	10	0	\$4,000	\$6,000
	1104	Pool, Spa & Wader Heaters - Replace	N/A		\$0	\$0
	1107	Pool, Spa & Wader Filters - Replace	N/A		\$0	\$0
	1110	Pool, Spa & Wader Pumps - Replace	N/A		\$0	\$0
	1111	Chemical Controller System - Replace	10	2	\$4,000	\$4,500
	1111	Pool, Spa & Wader Tablet Feeders - Rep	N/A		\$0	\$0
	1115	Spa - Replace	20	3	\$20,000	\$24,000
	1121	Pool Furniture - Replace	N/A		\$0	\$0
	1190	Non-Slip Floor - Repaint	N/A		\$0	\$0
	1190	Pool & Spa Lifts - Replace	15	14	\$7,600	\$8,000
1190	Vacuum Release Systems - Replace	N/A		\$0	\$0	
Courts	1201	Tennis Court - Repair/Resurface	15	13	\$20,000	\$22,000
Recreation Equip.	1301	Play Structure - Replace	20	10	\$10,000	\$15,000
	1303	Play Area Groundcover - Refill	N/A		\$0	\$0
	1304	Drinking Fountain - Replace	N/A		\$0	\$0
	1306	Park Equipment - Replace	N/A		\$0	\$0



Category	ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Best Cost	Worst Cost
Recreation Equip.	1309	Patio Furniture - Replace	8	3	\$3,000	\$3,500
	1390	Playground Equipment - Partial Replace	10	1	\$4,000	\$5,000
Interiors	1401	Commercial Laundry Equipment - Replac	20	14	\$30,000	\$36,000
	1401	Laundry Equipment - Clubhouse - Repla	12	11	\$2,800	\$2,800
	1401	Laundry Equipment - Coin-Op - Replace	12	5	\$7,500	\$10,500
	1402	Appliances - Replace	15	5	\$5,000	\$7,000
	1405	Furniture - Replace	10	0	\$7,500	\$10,000
	1406	Fitness Equipment - Replace	15	1	\$3,000	\$5,000
	1407	Cardio Equipment - Replace	8	1	\$7,500	\$9,000
	1409	Sauna Room - Remodel	20	3	\$4,000	\$6,000
	1410	Sauna Heater - Replace	N/A		\$0	\$0
	1413	Locker Rooms - Remodel	18	8	\$12,000	\$16,000
	1413	Restroom - Remodel	18	8	\$5,000	\$7,500
	1418	Office Equipment - Replace	N/A		\$0	\$0
	1490	Clubhouse Table Games - Replace	N/A		\$0	\$0
	1490	Clubhouse Video Arcade Games - Repla	N/A		\$0	\$0
	1490	Fireplace - Replace	10	8	\$3,300	\$3,300
Flooring	1501	Carpeting - Replace	10	0	\$13,069	\$16,554
	1502	Vinyl - Replace	20	10	\$5,265	\$7,020
	1590	Clubhouse Safety Flooring	N/A		\$0	\$0
	1590	Racquetball Court - Remodel	N/A		\$0	\$0
Light Fixtures	1601	Interior Light Fixtures - Replace	18	3	\$5,000	\$7,500
	1602	Exterior Light Fixtures - Replace	16	4	\$1,300	\$1,950
	1609	Street Light Fixtures - Replace	20	3	\$9,000	\$13,500
Irrig. System	1701	Irrigation System - Phase 1 - Replace	99	3	\$100,000	\$115,000
	1701	Irrigation System - Phase 2 - Replace	99	4	\$100,000	\$115,000
	1701	Irrigation System - Phase 3 - Replace	99	5	\$100,000	\$115,000
	1702	Frequency Broadcaster & Computer - Re	10	9	\$23,000	\$23,000
	1705	Golf Course Irrigation Pumps - Rebuild/R	15	3	\$55,000	\$60,000
	1790	Expansion Tank - Replace	20	5	\$10,000	\$15,000
	1790	Filter - Replace	10	3	\$3,000	\$5,000
Landscaping	1801	Core Harvester - Replace	15	13	\$6,000	\$6,000
	1801	Fairway Mower - 2010 - Replace	15	11	\$24,000	\$24,000
	1801	Fairway Mower - 2012 - Replace	15	13	\$24,000	\$24,000
	1801	Greens Aerator - Replace	15	10	\$15,000	\$20,000
	1801	Greens Mower - Newer - Replace	15	10	\$40,000	\$50,000
	1801	Greens Mower - Older - Replace	15	7	\$15,000	\$20,000
	1801	Hydrojet Aerator - Replace	15	10	\$15,000	\$20,000
	1801	Outfront Mower - Replace	15	2	\$10,000	\$15,000
	1801	Rough Gang Mower - Replace	15	7	\$12,000	\$12,000
	1801	Utility Vehicle - Replace	15	3	\$1,000	\$20,000
	1802	Golf Course Signs & Furniture - Replace	10	6	\$8,000	\$11,200
	1803	Cart Path - Repair/Seal	4	0	\$4,563	\$7,605

Category	ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Best Cost	Worst Cost
Landscaping	1806	Bridge - Rebuild/Replace	20	1	\$8,000	\$12,000
	1890	Golf Ball Dispenser	12	8	\$5,000	\$6,000
Utility Equip.	1901	Astrovan Red - Replace	10	5	\$16,000	\$18,000
	1901	Astrovan White - Replace	10	2	\$10,000	\$15,000
	1901	Bobcat - Replace	15	9	\$25,000	\$35,000
	1901	Boom Truck - Replace	15	3	\$12,500	\$17,500
	1901	Ditch Witch - Replace	15	1	\$15,000	\$20,000
	1901	Dodge 2500 Truck - Replace	10	5	\$10,000	\$15,000
	1901	F150 Truck - Replace	10	2	\$10,000	\$15,000
	1901	Garbage Truck - Replace	15	2	\$60,000	\$80,000
	1901	Jeep Comanche - Replace	N/A		\$0	\$0
	1901	Pathfinder - Replace	10	2	\$10,000	\$15,000
	1901	Tractor - Replace	12	2	\$10,000	\$15,000
	1901	Trailer - Replace	15	7	\$18,000	\$18,000
	1901	Wheel Loader - Replace	15	5	\$40,000	\$60,000
	1902	Golf Carts - Replace	1	0	\$10,000	\$10,000
	1905	Snow Blower - Replace	8	3	\$8,250	\$9,750
	1906	Four Wheeler - Replace	10	1	\$5,000	\$7,000
	1990	Fuel Tanks - Replace	N/A		\$0	\$0
1990	Two Post Lift - Replace	15	13	\$3,000	\$3,500	
Utility Systems	2001	Pump House Pump - Replace	15	12	\$6,000	\$10,000
	2001	Well Pumps - Replace	15	12	\$36,000	\$36,000
	2002	Fire Stand Pipes - 2012 - Replace	20	19	\$1,800	\$2,200
	2002	Fire Stand Pipes - Replace	20	0	\$10,800	\$13,200
	2003	PRV Valve & Pump House Piping - Repla	20	17	\$12,000	\$12,000
	2004	Expansion Tank - Replace	20	17	\$700	\$900
	2005	Variable Frequency Drives - Replace	15	12	\$1,500	\$2,500
	2090	Culinary Water System - Major Repair/Re	N/A		\$0	\$0
Buildings / Structur	2303	Log Arches - Replace	30	0	\$20,000	\$28,000

## Significant Components

ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Average Current Cost	Significance: (Curr Cost/UL)	
					As \$	As %
107	Pitched Roof - Shake - Replace	20	1	\$51,545	\$2,577	2.1124%
390	Clubhouse Siding - Replace	40	1	\$75,000	\$1,875	1.5368%
401	Asphalt - 2012 - Maintenance	25	23	\$130,000	\$5,200	4.2621%
401	Asphalt - 2013 - Maintenance	25	24	\$60,000	\$2,400	1.9671%
401	Asphalt - 2014 - Maintenance	25	0	\$60,000	\$2,400	1.9671%
401	Asphalt - 2015 - Maintenance	25	1	\$45,000	\$1,800	1.4753%
401	Asphalt - 2016 - Maintenance	25	2	\$125,000	\$5,000	4.0981%
402	Asphalt - Seal Coat	3	0	\$38,169	\$12,723	10.4282%
607	Clubhouse Wood Deck - Replace	20	8	\$19,600	\$980	0.8032%
703	Clubhouse Commercial Water Heaters	15	9	\$11,000	\$733	0.6011%
703	Housekeeping Commercial Water Heaters	15	11	\$9,500	\$633	0.5191%
705	Clubhouse Heat Pumps - Replace	20	0	\$130,000	\$6,500	5.3276%
706	Furnaces - Replace	20	14	\$5,500	\$275	0.2254%
990	Clubhouse Electrical Panel - Replace	99	0	\$70,000	\$0	0.0000%
1009	Split Rail Fencing - Replace	15	5	\$20,400	\$1,360	1.1147%
1101	Pool - Resurface	12	0	\$13,500	\$1,125	0.9221%
1103	Wading Pool - Resurface	10	0	\$5,000	\$500	0.4098%
1111	Chemical Controller System - Replace	10	2	\$4,250	\$425	0.3483%
1115	Spa - Replace	20	3	\$22,000	\$1,100	0.9016%
1190	Pool & Spa Lifts - Replace	15	14	\$7,800	\$520	0.4262%
1201	Tennis Court - Repair/Resurface	15	13	\$21,000	\$1,400	1.1475%
1301	Play Structure - Replace	20	10	\$12,500	\$625	0.5123%
1309	Patio Furniture - Replace	8	3	\$3,250	\$406	0.3330%
1390	Playground Equipment - Partial Replace	10	1	\$4,500	\$450	0.3688%
1401	Commercial Laundry Equipment - Replace	20	14	\$33,000	\$1,650	1.3524%
1401	Laundry Equipment - Clubhouse - Replace	12	11	\$2,800	\$233	0.1912%
1401	Laundry Equipment - Coin-Op - Replace	12	5	\$9,000	\$750	0.6147%
1402	Appliances - Replace	15	5	\$6,000	\$400	0.3279%
1405	Furniture - Replace	10	0	\$8,750	\$875	0.7172%
1406	Fitness Equipment - Replace	15	1	\$4,000	\$267	0.2186%
1407	Cardio Equipment - Replace	8	1	\$8,250	\$1,031	0.8452%
1409	Sauna Room - Remodel	20	3	\$5,000	\$250	0.2049%
1413	Locker Rooms - Remodel	18	8	\$14,000	\$778	0.6375%
1413	Restroom - Remodel	18	8	\$6,250	\$347	0.2846%
1490	Fireplace - Replace	10	8	\$3,300	\$330	0.2705%
1501	Carpeting - Replace	10	0	\$14,811	\$1,481	1.2140%
1502	Vinyl - Replace	20	10	\$6,143	\$307	0.2517%
1601	Interior Light Fixtures - Replace	18	3	\$6,250	\$347	0.2846%
1602	Exterior Light Fixtures - Replace	16	4	\$1,625	\$102	0.0832%



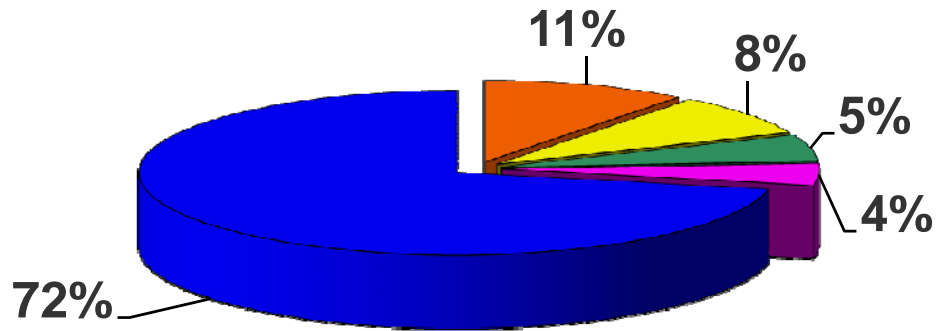
ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Average Current Cost	Significance: (Curr Cost/UL)	
					As \$	As %
1609	Street Light Fixtures - Replace	20	3	\$11,250	\$563	0.4610%
1701	Irrigation System - Phase 1 - Replace	99	3	\$107,500	\$0	0.0000%
1701	Irrigation System - Phase 2 - Replace	99	4	\$107,500	\$0	0.0000%
1701	Irrigation System - Phase 3 - Replace	99	5	\$107,500	\$0	0.0000%
1702	Frequency Broadcaster & Computer - R	10	9	\$23,000	\$2,300	1.8851%
1705	Golf Course Irrigation Pumps - Rebuild/	15	3	\$57,500	\$3,833	3.1419%
1790	Expansion Tank - Replace	20	5	\$12,500	\$625	0.5123%
1790	Filter - Replace	10	3	\$4,000	\$400	0.3279%
1801	Core Harvester - Replace	15	13	\$6,000	\$400	0.3279%
1801	Fairway Mower - 2010 - Replace	15	11	\$24,000	\$1,600	1.3114%
1801	Fairway Mower - 2012 - Replace	15	13	\$24,000	\$1,600	1.3114%
1801	Greens Aerator - Replace	15	10	\$17,500	\$1,167	0.9562%
1801	Greens Mower - Newer - Replace	15	10	\$45,000	\$3,000	2.4589%
1801	Greens Mower - Older - Replace	15	7	\$17,500	\$1,167	0.9562%
1801	Hydrojet Aerator - Replace	15	10	\$17,500	\$1,167	0.9562%
1801	Outfront Mower - Replace	15	2	\$12,500	\$833	0.6830%
1801	Rough Gang Mower - Replace	15	7	\$12,000	\$800	0.6557%
1801	Utility Vehicle - Replace	15	3	\$10,500	\$700	0.5737%
1802	Golf Course Signs & Furniture - Replace	10	6	\$9,600	\$960	0.7868%
1803	Cart Path - Repair/Seal	4	0	\$6,084	\$1,521	1.2467%
1806	Bridge - Rebuild/Replace	20	1	\$10,000	\$500	0.4098%
1890	Golf Ball Dispenser	12	8	\$5,500	\$458	0.3757%
1901	Astrovan Red - Replace	10	5	\$17,000	\$1,700	1.3934%
1901	Astrovan White - Replace	10	2	\$12,500	\$1,250	1.0245%
1901	Bobcat - Replace	15	9	\$30,000	\$2,000	1.6393%
1901	Boom Truck - Replace	15	3	\$15,000	\$1,000	0.8196%
1901	Ditch Witch - Replace	15	1	\$17,500	\$1,167	0.9562%
1901	Dodge 2500 Truck - Replace	10	5	\$12,500	\$1,250	1.0245%
1901	F150 Truck - Replace	10	2	\$12,500	\$1,250	1.0245%
1901	Garbage Truck - Replace	15	2	\$70,000	\$4,667	3.8249%
1901	Pathfinder - Replace	10	2	\$12,500	\$1,250	1.0245%
1901	Tractor - Replace	12	2	\$12,500	\$1,042	0.8538%
1901	Trailer - Replace	15	7	\$18,000	\$1,200	0.9836%
1901	Wheel Loader - Replace	15	5	\$50,000	\$3,333	2.7321%
1902	Golf Carts - Replace	1	0	\$10,000	\$10,000	8.1963%
1905	Snow Blower - Replace	8	3	\$9,000	\$1,125	0.9221%
1906	Four Wheeler - Replace	10	1	\$6,000	\$600	0.4918%
1990	Two Post Lift - Replace	15	13	\$3,250	\$217	0.1776%
2001	Pump House Pump - Replace	15	12	\$8,000	\$533	0.4371%
2001	Well Pumps - Replace	15	12	\$36,000	\$2,400	1.9671%
2002	Fire Stand Pipes - 2012 - Replace	20	19	\$2,000	\$100	0.0820%
2002	Fire Stand Pipes - Replace	20	0	\$12,000	\$600	0.4918%



ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Average Current Cost	Significance: (Curr Cost/UL)	
					As \$	As %
2003	PRV Valve & Pump House Piping - Rep	20	17	\$12,000	\$600	0.4918%
2004	Expansion Tank - Replace	20	17	\$800	\$40	0.0328%
2005	Variable Frequency Drives - Replace	15	12	\$2,000	\$133	0.1093%
2303	Log Arches - Replace	30	0	\$24,000	\$800	0.6557%



## Significant Components - Graph



ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Average Current Cost	Significance: (Curr Cost/UL)	
					As \$	As %
402	Asphalt - Seal Coat	3	0	\$38,169	\$12,723	11%
1902	Golf Carts - Replace	1	0	\$10,000	\$10,000	8%
705	Clubhouse Heat Pumps - Replace	20	0	\$130,000	\$6,500	5%
401	Asphalt - 2012 - Maintenance	25	23	\$130,000	\$5,200	4%
All Other	See Expanded Table For Breakdown				\$87,584	72%



## Yearly Summary

Year	Fully Funded Balance	Starting Reserve Balance	% Funded	Reserve Contributions	Interest Income	Reserve Expenses	Ending Reserve Balance
2014	\$1,501,588	\$665,000	44%	\$259,200	\$1,498	\$392,315	\$533,383
2015	\$1,271,574	\$533,383	42%	\$259,200	\$1,361	\$238,749	\$555,195
2016	\$1,196,702	\$555,195	46%	\$259,200	\$1,353	\$288,300	\$527,449
2017	\$1,072,535	\$527,449	49%	\$259,200	\$1,235	\$327,184	\$460,700
2018	\$907,476	\$460,700	51%	\$259,200	\$1,301	\$140,924	\$580,277
2019	\$932,246	\$580,277	62%	\$259,200	\$1,421	\$283,906	\$556,993
2020	\$813,473	\$556,993	68%	\$259,200	\$1,632	\$68,980	\$748,845
2021	\$916,881	\$748,845	82%	\$259,200	\$2,110	\$70,718	\$939,438
2022	\$1,026,102	\$939,438	92%	\$259,200	\$2,573	\$82,003	\$1,119,207
2023	\$1,131,613	\$1,119,207	99%	\$259,200	\$2,929	\$157,120	\$1,224,217
2024	\$1,167,695	\$1,224,217	105%	\$259,200	\$3,158	\$184,390	\$1,302,184
2025	\$1,181,690	\$1,302,184	110%	\$259,200	\$3,464	\$95,581	\$1,469,266
2026	\$1,292,644	\$1,469,266	114%	\$259,200	\$3,724	\$221,711	\$1,510,480
2027	\$1,282,233	\$1,510,480	118%	\$259,200	\$3,979	\$100,227	\$1,673,432
2028	\$1,402,011	\$1,673,432	119%	\$259,200	\$4,383	\$104,066	\$1,832,949
2029	\$1,526,966	\$1,832,949	120%	\$259,200	\$4,761	\$121,006	\$1,975,903
2030	\$1,643,924	\$1,975,903	120%	\$259,200	\$5,175	\$75,716	\$2,164,562
2031	\$1,816,912	\$2,164,562	119%	\$259,200	\$5,488	\$202,556	\$2,226,694
2032	\$1,870,494	\$2,226,694	119%	\$259,200	\$5,611	\$228,925	\$2,262,580
2033	\$1,904,756	\$2,262,580	119%	\$259,200	\$5,884	\$82,853	\$2,444,810
2034	\$2,096,918	\$2,444,810	117%	\$259,200	\$5,833	\$487,958	\$2,221,885
2035	\$1,884,197	\$2,221,885	118%	\$259,200	\$5,591	\$235,261	\$2,251,415
2036	\$1,932,182	\$2,251,415	117%	\$259,200	\$5,721	\$190,173	\$2,326,164
2037	\$2,035,060	\$2,326,164	114%	\$259,200	\$5,689	\$365,212	\$2,225,841
2038	\$2,134,893	\$2,225,841	104%	\$259,200	\$5,466	\$343,041	\$2,147,466
2039	\$1,929,119	\$2,147,466	111%	\$259,200	\$5,174	\$419,279	\$1,992,562
2040	\$1,818,254	\$1,992,562	110%	\$259,200	\$4,958	\$282,190	\$1,974,530
2041	\$1,853,158	\$1,974,530	107%	\$259,200	\$4,623	\$514,049	\$1,724,304
2042	\$1,658,425	\$1,724,304	104%	\$259,200	\$4,373	\$213,313	\$1,774,564
2043	\$1,775,982	\$1,774,564	100%	\$259,200	\$4,619	\$117,357	\$1,921,026





# Reserve Contributions - Graph

## Monthly Reserve Contributions



## Component Funding Information

ID	Component Name	UL	RUL	Quantity	Average Current Cost	Ideal Balance	Current Fund Balance	Monthly
107	Pitched Roof - Shake - Replace	20	1	Approx 7,930 Sq.ft.	\$51,545	\$48,968	\$48,968	\$456.27
390	Clubhouse Siding - Replace	40	1	Approx 7,500 Sq.ft.	\$75,000	\$73,125	\$73,125	\$331.95
401	Asphalt - 2012 - Maintenance	25	23	Approx 293,610 Sq.ft.	\$130,000	\$10,400	\$0	\$920.61
401	Asphalt - 2013 - Maintenance	25	24	Approx 293,610 Sq.ft.	\$60,000	\$2,400	\$0	\$424.89
401	Asphalt - 2014 - Maintenance	25	0	Approx 293,610 Sq.ft.	\$60,000	\$60,000	\$60,000	\$424.89
401	Asphalt - 2015 - Maintenance	25	1	Approx 293,610 Sq.ft.	\$45,000	\$43,200	\$43,200	\$318.67
401	Asphalt - 2016 - Maintenance	25	2	Approx 293,610 Sq.ft.	\$125,000	\$115,000	\$61,157	\$885.20
402	Asphalt - Seal Coat	3	0	Approx 293,610 Sq.ft.	\$38,169	\$38,169	\$38,169	\$2,252.49
607	Clubhouse Wood Deck - Replace	20	8	Approx 1,120 Sq.ft.	\$19,600	\$11,760	\$0	\$173.50
703	Clubhouse Commercial Water Heaters - Repl	15	9	(2) Water Heaters	\$11,000	\$4,400	\$0	\$129.83
703	Housekeeping Commercial Water Heater - Re	15	11	(1) Water Heater	\$9,500	\$2,533	\$0	\$112.12
705	Clubhouse Heat Pumps - Replace	20	0	(5) Heat Pumps	\$130,000	\$130,000	\$130,000	\$1,150.76
706	Furnaces - Replace	20	14	(2) Furnaces	\$5,500	\$1,650	\$0	\$48.69
990	Clubhouse Electrical Panel - Replace	99	0	(1) Panel	\$70,000	\$70,000	\$70,000	\$0.00
1009	Split Rail Fencing - Replace	15	5	Approx 1,020 Linear ft.	\$20,400	\$13,600	\$0	\$240.77
1101	Pool - Resurface	12	0	(1) Pool, 15 ft. x 35 ft.	\$13,500	\$13,500	\$13,500	\$199.17
1103	Wading Pool - Resurface	10	0	(1) Wading Pool, 8 ft. x 9 ft.	\$5,000	\$5,000	\$5,000	\$88.52
1111	Chemical Controller System - Replace	10	2	(1) System	\$4,250	\$3,400	\$0	\$75.24
1115	Spa - Replace	20	3	(2) Spas	\$22,000	\$18,700	\$0	\$194.74
1190	Pool & Spa Lifts - Replace	15	14	(2) Lifts	\$7,800	\$520	\$0	\$92.06
1201	Tennis Court - Repair/Resurface	15	13	Approx 15,800 Sq.ft.	\$21,000	\$2,800	\$0	\$247.86
1301	Play Structure - Replace	20	10	(1) Structure	\$12,500	\$6,250	\$0	\$110.65
1309	Patio Furniture - Replace	8	3	(24) Pieces	\$3,250	\$2,031	\$0	\$71.92
1390	Playground Equipment - Partial Replace	10	1	(5) Pieces	\$4,500	\$4,050	\$4,050	\$79.67
1401	Commercial Laundry Equipment - Replace	20	14	(4) Machines	\$33,000	\$9,900	\$0	\$292.12
1401	Laundry Equipment - Clubhouse - Replace	12	11	(2) Machines	\$2,800	\$233	\$0	\$41.31
1401	Laundry Equipment - Coin-Op - Replace	12	5	(6) Machines	\$9,000	\$5,250	\$0	\$132.78
1402	Appliances - Replace	15	5	(11) Pieces	\$6,000	\$4,000	\$0	\$70.82
1405	Furniture - Replace	10	0	See Gen Notes	\$8,750	\$8,750	\$8,750	\$154.91
1406	Fitness Equipment - Replace	15	1	(1) Home Gym	\$4,000	\$3,733	\$3,733	\$47.21



ID	Component Name	UL	RUL	Quantity	Average Current Cost	Ideal Balance	Current Fund Balance	Monthly
1407	Cardio Equipment - Replace	8	1	(3) Pieces	\$8,250	\$7,219	\$7,219	\$182.57
1409	Sauna Room - Remodel	20	3	(1) Sauna	\$5,000	\$4,250	\$0	\$44.26
1413	Locker Rooms - Remodel	18	8	(2) Locker Rooms	\$14,000	\$7,778	\$0	\$137.70
1413	Restroom - Remodel	18	8	(5) Restrooms	\$6,250	\$3,472	\$0	\$61.47
1490	Fireplace - Replace	10	8	(1) Fireplace	\$3,300	\$660	\$0	\$58.42
1501	Carpeting - Replace	10	0	Approx 3,485 Sq.ft.	\$14,811	\$14,811	\$14,811	\$262.22
1502	Vinyl - Replace	20	10	Approx 1,755 Sq.ft.	\$6,143	\$3,071	\$0	\$54.37
1601	Interior Light Fixtures - Replace	18	3	(100) Fixtures	\$6,250	\$5,208	\$0	\$61.47
1602	Exterior Light Fixtures - Replace	16	4	(26) Fixtures	\$1,625	\$1,219	\$0	\$17.98
1609	Street Light Fixtures - Replace	20	3	(18) Fixtures	\$11,250	\$9,563	\$0	\$99.58
1701	Irrigation System - Phase 1 - Replace	99	3	(1) Phase 1	\$107,500	\$104,242	\$0	\$0.00
1701	Irrigation System - Phase 2 - Replace	99	4	(1) Phase 2	\$107,500	\$103,157	\$0	\$0.00
1701	Irrigation System - Phase 3 - Replace	99	5	(1) Phase 3	\$107,500	\$102,071	\$0	\$0.00
1702	Frequency Broadcaster & Computer - Replace	10	9	(1) System	\$23,000	\$2,300	\$0	\$407.19
1705	Golf Course Irrigation Pumps - Rebuild/Replace	15	3	(2) Pumps	\$57,500	\$46,000	\$0	\$678.65
1790	Expansion Tank - Replace	20	5	(1) Tank	\$12,500	\$9,375	\$0	\$110.65
1790	Filter - Replace	10	3	(1) Filter	\$4,000	\$2,800	\$0	\$70.82
1801	Core Harvester - Replace	15	13	(1) Core Harvester	\$6,000	\$800	\$0	\$70.82
1801	Fairway Mower - 2010 - Replace	15	11	(1) Mower	\$24,000	\$6,400	\$0	\$283.26
1801	Fairway Mower - 2012 - Replace	15	13	(1) Mower	\$24,000	\$3,200	\$0	\$283.26
1801	Greens Aerator - Replace	15	10	(1) Aerator	\$17,500	\$5,833	\$0	\$206.55
1801	Greens Mower - Newer - Replace	15	10	(2) Mowers	\$45,000	\$15,000	\$0	\$531.12
1801	Greens Mower - Older - Replace	15	7	(1) Mower	\$17,500	\$9,333	\$0	\$206.55
1801	Hydrojet Aerator - Replace	15	10	(1) Aerator	\$17,500	\$5,833	\$0	\$206.55
1801	Outfront Mower - Replace	15	2	(1) Mower	\$12,500	\$10,833	\$0	\$147.53
1801	Rough Gang Mower - Replace	15	7	(1) Mower	\$12,000	\$6,400	\$0	\$141.63
1801	Utility Vehicle - Replace	15	3	(1) Workman	\$10,500	\$8,400	\$0	\$123.93
1802	Golf Course Signs & Furniture - Replace	10	6	(32) Pieces	\$9,600	\$3,840	\$0	\$169.96
1803	Cart Path - Repair/Seal	4	0	Approx 15,210 Sq.ft.	\$6,084	\$6,084	\$6,084	\$269.28
1806	Bridge - Rebuild/Replace	20	1	(1) 20 ft. x 9 ft. Bridge	\$10,000	\$9,500	\$9,500	\$88.52
1890	Golf Ball Dispenser	12	8	(1) Golf Ball Dispenser	\$5,500	\$1,833	\$0	\$81.14
1901	Astrovan Red - Replace	10	5	(1) Astrovan	\$17,000	\$8,500	\$0	\$300.97
1901	Astrovan White - Replace	10	2	(1) Astrovan	\$12,500	\$10,000	\$0	\$221.30



ID	Component Name	UL	RUL	Quantity	Average Current Cost	Ideal Balance	Current Fund Balance	Monthly
1901	Bobcat - Replace	15	9	(1) Bobcat	\$30,000	\$12,000	\$0	\$354.08
1901	Boom Truck - Replace	15	3	(1) Truck	\$15,000	\$12,000	\$0	\$177.04
1901	Ditch Witch - Replace	15	1	(1) Ditch Witch	\$17,500	\$16,333	\$16,333	\$206.55
1901	Dodge 2500 Truck - Replace	10	5	(1) Truck	\$12,500	\$6,250	\$0	\$221.30
1901	F150 Truck - Replace	10	2	(1) Truck	\$12,500	\$10,000	\$0	\$221.30
1901	Garbage Truck - Replace	15	2	(1) Garbage Truck	\$70,000	\$60,667	\$0	\$826.18
1901	Pathfinder - Replace	10	2	(1) Vehicle	\$12,500	\$10,000	\$0	\$221.30
1901	Tractor - Replace	12	2	(1) Tractor	\$12,500	\$10,417	\$0	\$184.42
1901	Trailer - Replace	15	7	(1) Trailer	\$18,000	\$9,600	\$0	\$212.45
1901	Wheel Loader - Replace	15	5	(1) Wheel Loader	\$50,000	\$33,333	\$0	\$590.13
1902	Golf Carts - Replace	1	0	(26) Golf Carts	\$10,000	\$10,000	\$10,000	\$1,770.39
1905	Snow Blower - Replace	8	3	(3) Snow Blowers	\$9,000	\$5,625	\$0	\$199.17
1906	Four Wheeler - Replace	10	1	(1) Four Wheeler	\$6,000	\$5,400	\$5,400	\$106.22
1990	Two Post Lift - Replace	15	13	(1) Lift	\$3,250	\$433	\$0	\$38.36
2001	Pump House Pump - Replace	15	12	(1) Pump	\$8,000	\$1,600	\$0	\$94.42
2001	Well Pumps - Replace	15	12	(2) Pumps	\$36,000	\$7,200	\$0	\$424.89
2002	Fire Stand Pipes - 2012 - Replace	20	19	(1) Fire Stand Pipes	\$2,000	\$100	\$0	\$17.70
2002	Fire Stand Pipes - Replace	20	0	(6) Fire Stand Pipes	\$12,000	\$12,000	\$12,000	\$106.22
2003	PRV Valve & Pump House Piping - Replace	20	17	(1) System	\$12,000	\$1,800	\$0	\$106.22
2004	Expansion Tank - Replace	20	17	(1) Tank	\$800	\$120	\$0	\$7.08
2005	Variable Frequency Drives - Replace	15	12	(2) VFD's	\$2,000	\$400	\$0	\$23.61
2303	Log Arches - Replace	30	0	(4) Arches	\$24,000	\$24,000	\$24,000	\$141.63
					\$2,127,177	\$1,501,588	\$665,000	\$21,600

Current Fund Balance as a percentage of Ideal Balance: 44%



## Yearly Cash Flow

Year	2014	2015	2016	2017	2018
<b>Starting Balance</b>	\$665,000	\$533,383	\$555,195	\$527,449	\$460,700
<i>Reserve Income</i>	\$259,200	\$259,200	\$259,200	\$259,200	\$259,200
<i>Interest Earnings</i>	\$1,498	\$1,361	\$1,353	\$1,235	\$1,301
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
<b>Funds Available</b>	\$925,698	\$793,944	\$815,748	\$787,884	\$721,201
<b>Reserve Expenditures</b>	\$392,315	\$238,749	\$288,300	\$327,184	\$140,924
<b>Ending Balance</b>	\$533,383	\$555,195	\$527,449	\$460,700	\$580,277

Year	2019	2020	2021	2022	2023
<b>Starting Balance</b>	\$580,277	\$556,993	\$748,845	\$939,438	\$1,119,207
<i>Reserve Income</i>	\$259,200	\$259,200	\$259,200	\$259,200	\$259,200
<i>Interest Earnings</i>	\$1,421	\$1,632	\$2,110	\$2,573	\$2,929
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
<b>Funds Available</b>	\$840,899	\$817,825	\$1,010,155	\$1,201,211	\$1,381,336
<b>Reserve Expenditures</b>	\$283,906	\$68,980	\$70,718	\$82,003	\$157,120
<b>Ending Balance</b>	\$556,993	\$748,845	\$939,438	\$1,119,207	\$1,224,217

Year	2024	2025	2026	2027	2028
<b>Starting Balance</b>	\$1,224,217	\$1,302,184	\$1,469,266	\$1,510,480	\$1,673,432
<i>Reserve Income</i>	\$259,200	\$259,200	\$259,200	\$259,200	\$259,200
<i>Interest Earnings</i>	\$3,158	\$3,464	\$3,724	\$3,979	\$4,383
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
<b>Funds Available</b>	\$1,486,574	\$1,564,848	\$1,732,191	\$1,773,660	\$1,937,015
<b>Reserve Expenditures</b>	\$184,390	\$95,581	\$221,711	\$100,227	\$104,066
<b>Ending Balance</b>	\$1,302,184	\$1,469,266	\$1,510,480	\$1,673,432	\$1,832,949

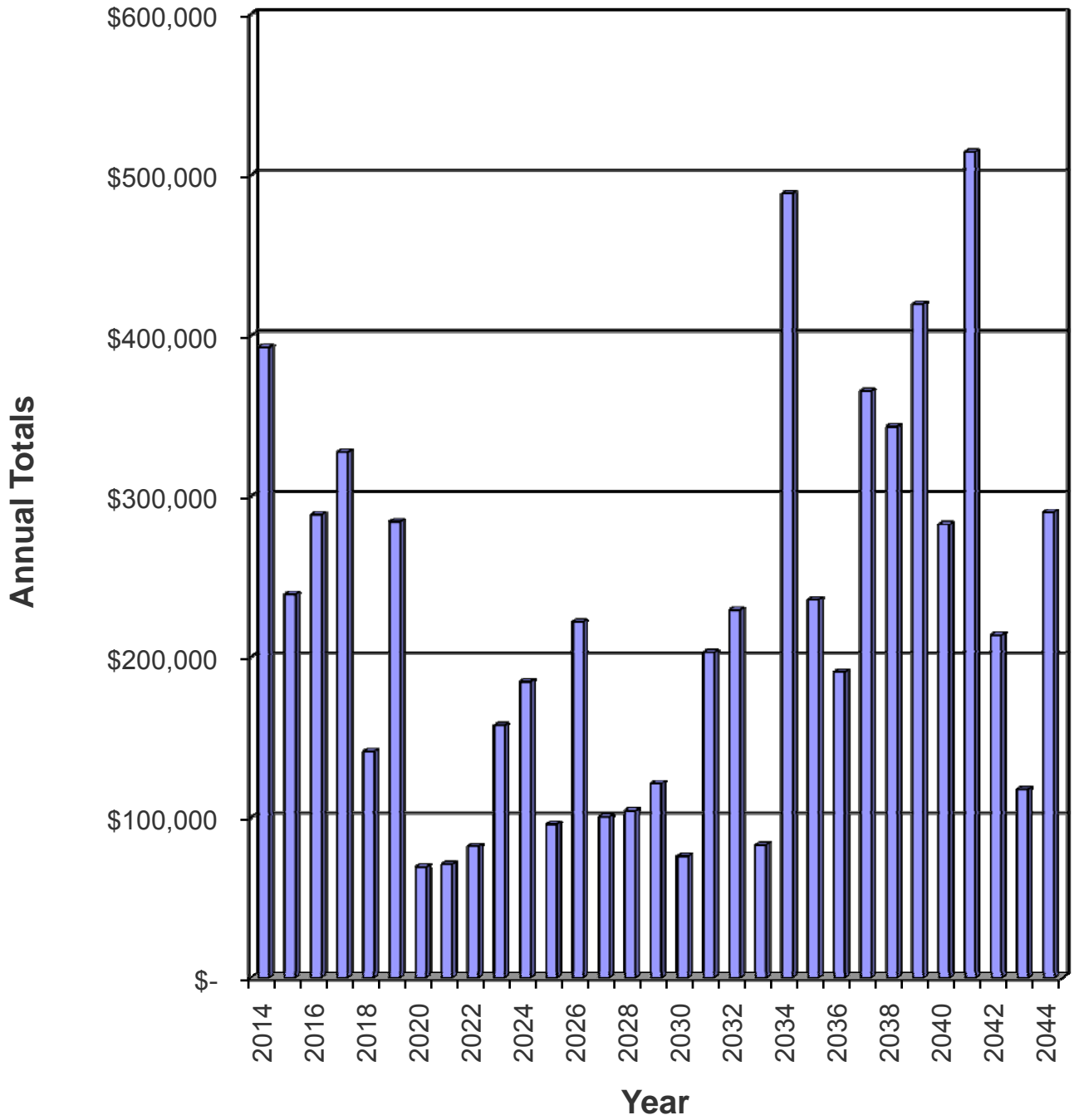
Year	2029	2030	2031	2032	2033
<b>Starting Balance</b>	\$1,832,949	\$1,975,903	\$2,164,562	\$2,226,694	\$2,262,580
<i>Reserve Income</i>	\$259,200	\$259,200	\$259,200	\$259,200	\$259,200
<i>Interest Earnings</i>	\$4,761	\$5,175	\$5,488	\$5,611	\$5,884
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
<b>Funds Available</b>	\$2,096,909	\$2,240,278	\$2,429,250	\$2,491,505	\$2,527,663
<b>Reserve Expenditures</b>	\$121,006	\$75,716	\$202,556	\$228,925	\$82,853
<b>Ending Balance</b>	\$1,975,903	\$2,164,562	\$2,226,694	\$2,262,580	\$2,444,810

Year	2034	2035	2036	2037	2038
<b>Starting Balance</b>	\$2,444,810	\$2,221,885	\$2,251,415	\$2,326,164	\$2,225,841
<i>Reserve Income</i>	\$259,200	\$259,200	\$259,200	\$259,200	\$259,200
<i>Interest Earnings</i>	\$5,833	\$5,591	\$5,721	\$5,689	\$5,466
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
<b>Funds Available</b>	\$2,709,843	\$2,486,676	\$2,516,337	\$2,591,053	\$2,490,507
<b>Reserve Expenditures</b>	\$487,958	\$235,261	\$190,173	\$365,212	\$343,041
<b>Ending Balance</b>	\$2,221,885	\$2,251,415	\$2,326,164	\$2,225,841	\$2,147,466

Year	2039	2040	2041	2042	2043
<b>Starting Balance</b>	\$2,147,466	\$1,992,562	\$1,974,530	\$1,724,304	\$1,774,564
<i>Reserve Income</i>	\$259,200	\$259,200	\$259,200	\$259,200	\$259,200
<i>Interest Earnings</i>	\$5,174	\$4,958	\$4,623	\$4,373	\$4,619
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
<b>Funds Available</b>	\$2,411,841	\$2,256,720	\$2,238,353	\$1,987,877	\$2,038,383
<b>Reserve Expenditures</b>	\$419,279	\$282,190	\$514,049	\$213,313	\$117,357
<b>Ending Balance</b>	\$1,992,562	\$1,974,530	\$1,724,304	\$1,774,564	\$1,921,026



## Yearly Reserve Expenditures - Graph



## Projected Reserve Expenditures by Year

Year	ID #	Component Name	Projected Cost	Total Per Annum	
2014	401	Asphalt - 2014 - Maintenance	\$60,000		
	402	Asphalt - Seal Coat	\$38,169		
	705	Clubhouse Heat Pumps - Replace	\$130,000		
	990	Clubhouse Electrical Panel - Replace	\$70,000		
	1101	Pool - Resurface	\$13,500		
	1103	Wading Pool - Resurface	\$5,000		
	1405	Furniture - Replace	\$8,750		
	1501	Carpeting - Replace	\$14,811		
	1803	Cart Path - Repair/Seal	\$6,084		
	1902	Golf Carts - Replace	\$10,000		
	2002	Fire Stand Pipes - Replace	\$12,000		
	2303	Log Arches - Replace	\$24,000	\$392,315	
2015	107	Pitched Roof - Shake - Replace	\$53,091		
	390	Clubhouse Siding - Replace	\$77,250		
	401	Asphalt - 2015 - Maintenance	\$46,350		
	1390	Playground Equipment - Partial Replace	\$4,635		
	1406	Fitness Equipment - Replace	\$4,120		
	1407	Cardio Equipment - Replace	\$8,498		
	1806	Bridge - Rebuild/Replace	\$10,300		
	1901	Ditch Witch - Replace	\$18,025		
	1902	Golf Carts - Replace	\$10,300		
		1906	Four Wheeler - Replace	\$6,180	\$238,749
2016	401	Asphalt - 2016 - Maintenance	\$132,613		
	1111	Chemical Controller System - Replace	\$4,509		
	1801	Outfront Mower - Replace	\$13,261		
	1901	Astrovan White - Replace	\$13,261		
	1901	F150 Truck - Replace	\$13,261		
	1901	Garbage Truck - Replace	\$74,263		
	1901	Pathfinder - Replace	\$13,261		
	1901	Tractor - Replace	\$13,261		
		1902	Golf Carts - Replace	\$10,609	\$288,300
	2017	402	Asphalt - Seal Coat	\$41,709	
1115		Spa - Replace	\$24,040		
1309		Patio Furniture - Replace	\$3,551		
1409		Sauna Room - Remodel	\$5,464		
1601		Interior Light Fixtures - Replace	\$6,830		
1609		Street Light Fixtures - Replace	\$12,293		
1701		Irrigation System - Phase 1 - Replace	\$117,468		
1705		Golf Course Irrigation Pumps - Rebuild/Re	\$62,832		
1790		Filter - Replace	\$4,371		
1801		Utility Vehicle - Replace	\$11,474		
1901		Boom Truck - Replace	\$16,391		
1902		Golf Carts - Replace	\$10,927		
1905		Snow Blower - Replace	\$9,835	\$327,184	
2018		1602	Exterior Light Fixtures - Replace	\$1,829	

Year	Comp ID	Component Name	Projected Cost	Total Per Annum
	1701	Irrigation System - Phase 2 - Replace	\$120,992	
	1803	Cart Path - Repair/Seal	\$6,848	
	1902	Golf Carts - Replace	\$11,255	\$140,924
2019	1009	Split Rail Fencing - Replace	\$23,649	
	1401	Laundry Equipment - Coin-Op - Replace	\$10,433	
	1402	Appliances - Replace	\$6,956	
	1701	Irrigation System - Phase 3 - Replace	\$124,622	
	1790	Expansion Tank - Replace	\$14,491	
	1901	Astrovan Red - Replace	\$19,708	
	1901	Dodge 2500 Truck - Replace	\$14,491	
	1901	Wheel Loader - Replace	\$57,964	
	1902	Golf Carts - Replace	\$11,593	\$283,906
2020	402	Asphalt - Seal Coat	\$45,576	
	1802	Golf Course Signs & Furniture - Replace	\$11,463	
	1902	Golf Carts - Replace	\$11,941	\$68,980
2021	1801	Greens Mower - Older - Replace	\$21,523	
	1801	Rough Gang Mower - Replace	\$14,758	
	1901	Trailer - Replace	\$22,138	
	1902	Golf Carts - Replace	\$12,299	\$70,718
2022	607	Clubhouse Wood Deck - Replace	\$24,829	
	1413	Locker Rooms - Remodel	\$17,735	
	1413	Restroom - Remodel	\$7,917	
	1490	Fireplace - Replace	\$4,180	
	1803	Cart Path - Repair/Seal	\$7,707	
	1890	Golf Ball Dispenser	\$6,967	
	1902	Golf Carts - Replace	\$12,668	\$82,003
2023	402	Asphalt - Seal Coat	\$49,802	
	703	Clubhouse Commercial Water Heaters - R	\$14,353	
	1407	Cardio Equipment - Replace	\$10,764	
	1702	Frequency Broadcaster & Computer - Rep	\$30,010	
	1901	Bobcat - Replace	\$39,143	
	1902	Golf Carts - Replace	\$13,048	\$157,120
2024	1103	Wading Pool - Resurface	\$6,720	
	1301	Play Structure - Replace	\$16,799	
	1405	Furniture - Replace	\$11,759	
	1501	Carpeting - Replace	\$19,905	
	1502	Vinyl - Replace	\$8,255	
	1801	Greens Aerator - Replace	\$23,519	
	1801	Greens Mower - Newer - Replace	\$60,476	
	1801	Hydrojet Aerator - Replace	\$23,519	
	1902	Golf Carts - Replace	\$13,439	\$184,390
2025	703	Housekeeping Commercial Water Heater -	\$13,150	
	1309	Patio Furniture - Replace	\$4,499	
	1390	Playground Equipment - Partial Replace	\$6,229	
	1401	Laundry Equipment - Clubhouse - Replac	\$3,876	
	1801	Fairway Mower - 2010 - Replace	\$33,222	
	1902	Golf Carts - Replace	\$13,842	



<b>Year</b>	<b>Comp ID</b>	<b>Component Name</b>	<b>Projected Cost</b>	<b>Total Per Annum</b>
	1905	Snow Blower - Replace	\$12,458	
	1906	Four Wheeler - Replace	\$8,305	\$95,581
2026	402	Asphalt - Seal Coat	\$54,420	
	1101	Pool - Resurface	\$19,248	
	1111	Chemical Controller System - Replace	\$6,059	
	1803	Cart Path - Repair/Seal	\$8,674	
	1901	Astrovan White - Replace	\$17,822	
	1901	F150 Truck - Replace	\$17,822	
	1901	Pathfinder - Replace	\$17,822	
	1902	Golf Carts - Replace	\$14,258	
	2001	Pump House Pump - Replace	\$11,406	
	2001	Well Pumps - Replace	\$51,327	
	2005	Variable Frequency Drives - Replace	\$2,852	\$221,711
2027	1201	Tennis Court - Repair/Resurface	\$30,839	
	1790	Filter - Replace	\$5,874	
	1801	Core Harvester - Replace	\$8,811	
	1801	Fairway Mower - 2012 - Replace	\$35,245	
	1902	Golf Carts - Replace	\$14,685	
	1990	Two Post Lift - Replace	\$4,773	\$100,227
2028	706	Furnaces - Replace	\$8,319	
	1190	Pool & Spa Lifts - Replace	\$11,798	
	1401	Commercial Laundry Equipment - Replace	\$49,915	
	1901	Tractor - Replace	\$18,907	
	1902	Golf Carts - Replace	\$15,126	\$104,066
2029	402	Asphalt - Seal Coat	\$59,467	
	1901	Astrovan Red - Replace	\$26,485	
	1901	Dodge 2500 Truck - Replace	\$19,475	
	1902	Golf Carts - Replace	\$15,580	\$121,006
2030	1406	Fitness Equipment - Replace	\$6,419	
	1802	Golf Course Signs & Furniture - Replace	\$15,405	
	1803	Cart Path - Repair/Seal	\$9,763	
	1901	Ditch Witch - Replace	\$28,082	
	1902	Golf Carts - Replace	\$16,047	\$75,716
2031	1401	Laundry Equipment - Coin-Op - Replace	\$14,876	
	1407	Cardio Equipment - Replace	\$13,636	
	1801	Outfront Mower - Replace	\$20,661	
	1901	Garbage Truck - Replace	\$115,699	
	1902	Golf Carts - Replace	\$16,528	
	2003	PRV Valve & Pump House Piping - Replac	\$19,834	
	2004	Expansion Tank - Replace	\$1,322	\$202,556
2032	402	Asphalt - Seal Coat	\$64,981	
	1490	Fireplace - Replace	\$5,618	
	1705	Golf Course Irrigation Pumps - Rebuild/Re	\$97,890	
	1801	Utility Vehicle - Replace	\$17,876	
	1901	Boom Truck - Replace	\$25,536	
	1902	Golf Carts - Replace	\$17,024	\$228,925
2033	1309	Patio Furniture - Replace	\$5,699	

Year	Comp ID	Component Name	Projected Cost	Total Per Annum
	1702	Frequency Broadcaster & Computer - Rep	\$40,331	
	1902	Golf Carts - Replace	\$17,535	
	1905	Snow Blower - Replace	\$15,782	
	2002	Fire Stand Pipes - 2012 - Replace	\$3,507	\$82,853
2034	705	Clubhouse Heat Pumps - Replace	\$234,794	
	1009	Split Rail Fencing - Replace	\$36,845	
	1103	Wading Pool - Resurface	\$9,031	
	1402	Appliances - Replace	\$10,837	
	1405	Furniture - Replace	\$15,803	
	1501	Carpeting - Replace	\$26,751	
	1602	Exterior Light Fixtures - Replace	\$2,935	
	1803	Cart Path - Repair/Seal	\$10,988	
	1890	Golf Ball Dispenser	\$9,934	
	1901	Wheel Loader - Replace	\$90,306	
	1902	Golf Carts - Replace	\$18,061	
	2002	Fire Stand Pipes - Replace	\$21,673	\$487,958
2035	107	Pitched Roof - Shake - Replace	\$95,889	
	402	Asphalt - Seal Coat	\$71,006	
	1390	Playground Equipment - Partial Replace	\$8,371	
	1601	Interior Light Fixtures - Replace	\$11,627	
	1806	Bridge - Rebuild/Replace	\$18,603	
	1902	Golf Carts - Replace	\$18,603	
	1906	Four Wheeler - Replace	\$11,162	\$235,261
2036	1111	Chemical Controller System - Replace	\$8,143	
	1801	Greens Mower - Older - Replace	\$33,532	
	1801	Rough Gang Mower - Replace	\$22,993	
	1901	Astrovan White - Replace	\$23,951	
	1901	F150 Truck - Replace	\$23,951	
	1901	Pathfinder - Replace	\$23,951	
	1901	Trailer - Replace	\$34,490	
	1902	Golf Carts - Replace	\$19,161	\$190,173
2037	401	Asphalt - 2012 - Maintenance	\$256,566	
	1115	Spa - Replace	\$43,419	
	1401	Laundry Equipment - Clubhouse - Replace	\$5,526	
	1409	Sauna Room - Remodel	\$9,868	
	1609	Street Light Fixtures - Replace	\$22,203	
	1790	Filter - Replace	\$7,894	
	1902	Golf Carts - Replace	\$19,736	\$365,212
2038	401	Asphalt - 2013 - Maintenance	\$121,968	
	402	Asphalt - Seal Coat	\$77,590	
	703	Clubhouse Commercial Water Heaters - R	\$22,361	
	1101	Pool - Resurface	\$27,443	
	1803	Cart Path - Repair/Seal	\$12,368	
	1901	Bobcat - Replace	\$60,984	
	1902	Golf Carts - Replace	\$20,328	\$343,041
2039	401	Asphalt - 2014 - Maintenance	\$125,627	
	1407	Cardio Equipment - Replace	\$17,274	
	1790	Expansion Tank - Replace	\$26,172	

Year	Comp ID	Component Name	Projected Cost	Total Per Annum
	1801	Greens Aerator - Replace	\$36,641	
	1801	Greens Mower - Newer - Replace	\$94,220	
	1801	Hydrojet Aerator - Replace	\$36,641	
	1901	Astrovan Red - Replace	\$35,594	
	1901	Dodge 2500 Truck - Replace	\$26,172	
	1902	Golf Carts - Replace	\$20,938	\$419,279
2040	401	Asphalt - 2015 - Maintenance	\$97,047	
	703	Housekeeping Commercial Water Heater -	\$20,488	
	1413	Locker Rooms - Remodel	\$30,192	
	1413	Restroom - Remodel	\$13,479	
	1801	Fairway Mower - 2010 - Replace	\$51,758	
	1802	Golf Course Signs & Furniture - Replace	\$20,703	
	1901	Tractor - Replace	\$26,957	
	1902	Golf Carts - Replace	\$21,566	\$282,190
2041	401	Asphalt - 2016 - Maintenance	\$277,661	
	402	Asphalt - Seal Coat	\$84,785	
	1309	Patio Furniture - Replace	\$7,219	
	1902	Golf Carts - Replace	\$22,213	
	1905	Snow Blower - Replace	\$19,992	
	2001	Pump House Pump - Replace	\$17,770	
	2001	Well Pumps - Replace	\$79,966	
	2005	Variable Frequency Drives - Replace	\$4,443	\$514,049
2042	607	Clubhouse Wood Deck - Replace	\$44,843	
	1201	Tennis Court - Repair/Resurface	\$48,046	
	1490	Fireplace - Replace	\$7,550	
	1801	Core Harvester - Replace	\$13,728	
	1801	Fairway Mower - 2012 - Replace	\$54,910	
	1803	Cart Path - Repair/Seal	\$13,920	
	1902	Golf Carts - Replace	\$22,879	
	1990	Two Post Lift - Replace	\$7,436	\$213,313
2043	1190	Pool & Spa Lifts - Replace	\$18,381	
	1401	Laundry Equipment - Coin-Op - Replace	\$21,209	
	1702	Frequency Broadcaster & Computer - Rep	\$54,201	
	1902	Golf Carts - Replace	\$23,566	\$117,357

# Component Evaluation

Comp #: 107 Pitched Roof - Shake - Replace



*Location:* Clubhouse Roof

*Quantity:* Approx 7,930 Sq.ft.

*Life Expectancy:* 20 *Remaining Life:* 1

*Best Cost:* \$47,580

\$6.00/Sq.ft.; Estimate to replace wood shingle roof

*Worst Cost:* \$55,510

\$7.00/Sq.ft. - Higher estimate for more labor

*Source of Information:* CSL Cost Database

*Observations:*

The wood shake roofs are passed their useful life. We recommend funding to replace this component in the next few years. Expect a useful life of approximately 20 years from this type of roof. Remaining life based on current age.

*General Notes:*

**Quantity description:**

7,260 Sq.ft. - Clubhouse  
550 Sq.ft. - Pump House, Large  
120 Sq.ft. - Pump House, Small

7,930 Sq.ft. - Total

Comp #: 108 Pitched Roof - Metal - Replace



*Location:* **Master Building Roofs**

*Quantity:* **Approx 9,915 Sq.ft.**

*Life Expectancy:* **N/A** *Remaining Life:*

*Best Cost:* **\$0**

*Worst Cost:* **\$0**

*Source of Information:*

*Observations:*

The metal roofs are in good condition. There is no expectation to replace this type of roof under normal circumstances. We recommend making local repairs as necessary as an operating expense. No reserve funding necessary.

*General Notes:*

**Quantity description:**

620 Sq.ft. - Breakfast  
140 Sq.ft. - Driving Range Building  
2,520 Sq.ft. - Housekeeping  
3,150 Sq.ft. - Maintenance Shop  
3,000 Sq.ft. - Office  
485 Sq.ft. - Pavilion  
  
9,915 Sq.ft.

Comp #: 216 Interior Surfaces - Repaint



*Location:* **Master Building Interiors**

*Quantity:* **Approx 28,445 Sq.ft.**

*Life Expectancy:* **N/A** *Remaining Life:*

*Best Cost:* **\$0**

*Worst Cost:* **\$0**

*Source of Information:*

*Observations:*

Research with the Client reveals this component is maintained as an operating expense.

*General Notes:*

**Quantity description:**

- 210 Sq.ft. - Breakfast Building**
- 475 Sq.ft. - Breakfast Building Floor**
- 1,000 Sq.ft. - Breakfast Building Woodwork**
- 16,720 Sq.ft. - Clubhouse**
- 650 Sq.ft. - Coin Op Laundry**
- 3,410 Sq.ft. - Housekeeping**
- 5,980 Sq.ft. - Office**

**28,445 Sq.ft. - Total**

Comp #: 218 Building Exteriors - Repair/Stain



*Location:* **Master Building Exteriors**

*Quantity:* **Approx 14,895 Sq.ft.**

*Life Expectancy:* **N/A** *Remaining Life:*

*Best Cost:* **\$0**

*Worst Cost:* **\$0**

*Source of Information:*

*Observations:*

Research with the Client reveals this component is maintained as an operating expense.

*General Notes:*

**Quantity description:**

940 Sq.ft. - Breakfast  
1,800 Sq.ft. - Clubhouse Deck & Rail  
410 Sq.ft. - Driving Range Building  
2,465 Sq.ft. - Housekeeping  
3,500 Sq.ft. - Maintenance Shop  
3,840 Sq.ft. - Office  
750 Sq.ft. - Pavilion  
830 Sq.ft. - Pump House, Large  
360 Sq.ft. - Pump House, Small

**14,895 Sq.ft. - Total**

Comp #: 390 Clubhouse Siding - Replace



*Location:* Clubhouse Exterior

*Quantity:* Approx 7,500 Sq.ft.

*Life Expectancy:* 40 *Remaining Life:* 1

*Best Cost:* \$60,000  
\$8.00/Sq.ft.; Estimate to replace

*Worst Cost:* \$90,000  
\$12.00/Sq.ft.; Higher estimate

*Source of Information:* Research with Client

*Observations:*

The clubhouse siding is in poor condition and is in need of replacement. We recommend funding to replace this component in the next few years. The cost and life information for this component is based upon a wood shake looking plastic product. This type of siding should have an extended useful life but we recommend funding to replace it approximately every 40 - 50 years. Remaining life based on current age.

*General Notes:*



Comp #: 401 Asphalt - 2012 - Maintenance



*Location:* **Community Roads**

*Quantity:* **Approx 293,610 Sq.ft.**

*Life Expectancy:* **25** *Remaining Life:* **23**

*Best Cost:* **\$130,000**

Estimate for mainenance

*Worst Cost:* **\$130,000**

Estimate for mainenance

*Source of Information:* Actual Cost History

*Observations:*

The asphalt streets are in good to poor condition. Research with the client reveals the association is working with an asphalt company to replace the asphalt over several years. This component represents one year of that replacement. Maintain seal coat schedule to ensure full useful life (see Comp# 402 Asphalt - Seal Coat). Remaining life based on current age.

*General Notes:*

Comp #: 401 Asphalt - 2013 - Maintenance



*Location:* **Community Roads**

*Quantity:* **Approx 293,610 Sq.ft.**

*Life Expectancy:* **25** *Remaining Life:* **24**

*Best Cost:* **\$60,000**

Estimate for mainenance

*Worst Cost:* **\$60,000**

Estimate for mainenance

*Source of Information:* Research with Local Vendor

*Observations:*

The asphalt streets are in good to poor condition. Research with the client reveals the association is working with an asphalt company to replace the asphalt over several years. This component represents one year of that replacement. Maintain seal coat schedule to ensure full useful life (see Comp# 402 Asphalt - Seal Coat). Remaining life based on current age.

*General Notes:*

Comp #: 401 Asphalt - 2014 - Maintenance



*Location:* **Community Roads**

*Quantity:* **Approx 293,610 Sq.ft.**

*Life Expectancy:* **25** *Remaining Life:* **0**

*Best Cost:* **\$60,000**

Estimate for mainenance

*Worst Cost:* **\$60,000**

Estimate for mainenance

*Source of Information:* Research with Local Vendor

*Observations:*

The asphalt streets are in good to poor condition. Research with the client reveals the association is working with an asphalt company to replace the asphalt over several years. This component represents one year of that replacement. Maintain seal coat schedule to ensure full useful life (see Comp# 402 Asphalt - Seal Coat). Remaining life based on current age.

*General Notes:*

Comp #: 401 Asphalt - 2015 - Maintenance



*Location:* **Community Roads**

*Quantity:* **Approx 293,610 Sq.ft.**

*Life Expectancy:* **25** *Remaining Life:* **1**

*Best Cost:* **\$45,000**

Estimate for mainenance

*Worst Cost:* **\$45,000**

Estimate for mainenance

*Source of Information:* Research with Local Vendor

*Observations:*

The asphalt streets are in good to poor condition. Research with the client reveals the association is working with an asphalt company to replace the asphalt over several years. This component represents one year of that replacement. Maintain seal coat schedule to ensure full useful life (see Comp# 402 Asphalt - Seal Coat). Remaining life based on current age.

*General Notes:*

Comp #: 401 Asphalt - 2016 - Maintenance



*Location:* **Community Roads**

*Quantity:* **Approx 293,610 Sq.ft.**

*Life Expectancy:* **25** *Remaining Life:* **2**

*Best Cost:* **\$125,000**

Estimate for mainenance

*Worst Cost:* **\$125,000**

Estimate for mainenance

*Source of Information:* Research with Local Vendor

*Observations:*

The asphalt streets are in good to poor condition. Research with the client reveals the association is working with an asphalt company to replace the asphalt over several years. This component represents one year of that replacement. Maintain seal coat schedule to ensure full useful life (see Comp# 402 Asphalt - Seal Coat). Remaining life based on current age.

*General Notes:*

Comp #: 402 Asphalt - Seal Coat



*Location:* **Community Roads**

*Quantity:* **Approx 293,610 Sq.ft.**

*Life Expectancy:* **3** *Remaining Life:* **0**

*Best Cost:* **\$32,297**

\$0.11/Sq.ft.; Estimate for seal coat

*Worst Cost:* **\$44,042**

\$0.15/Sq.ft.; Higher estimate

*Source of Information:* CSL Cost Database

*Observations:*

The asphalt seal coat is in poor condition. Cracking and raveling were noted at the time of the inspection. Seal asphalt surfaces regularly to prevent premature overlay (see Comp# 401 Asphalt - Overlay). Asphalt surfaces should be sealed every 3 - 5 years. Remaining life based on current condition.

*General Notes:*

Comp #: 502 Garage Doors & Openers - Replace



*Location:* **Clubhouse & Maintenance Building**

*Quantity:* **(4) Garage Doors**

*Life Expectancy:* **N/A** *Remaining Life:*

*Best Cost:* **\$0**

*Worst Cost:* **\$0**

*Source of Information:*

*Observations:*

Research with the Client reveals this component is maintained as an operating expense.

*General Notes:*

**Quantity description:**

**(1) - 7 ft. x 10 ft. Clubhouse**

**(2) - 14 ft. x 14 ft. Maintenance Shop**

**(1) - 14 ft. x 16 ft. Maintenance Shop**

**(4) - Total**

Comp #: 607 Clubhouse Wood Deck - Replace



*Location:* **Clubhouse Exterior**

*Quantity:* **Approx 1,120 Sq.ft.**

*Life Expectancy:* **20 Remaining Life: 8**

*Best Cost:* **\$16,800**  
\$15/Sq.ft.; Estimate to replace

*Worst Cost:* **\$22,400**  
\$20/Sq.ft.; Higher estimate for more labor

*Source of Information:* CSL Cost Database

*Observations:*

The clubhouse wood deck is in fair condition. No structural problems were noted at the time of the inspection. Expect to replace this component approximately every 20 years. Remaining life based on current age and condition.

*General Notes:*



Comp #: 703 Clubhouse Commercial Water Heaters - Replace



*Location:* Clubhouse Pool Equipment Room

*Quantity:* (2) Water Heaters

*Life Expectancy:* 15 *Remaining Life:* 9

*Best Cost:* \$10,000  
\$5,000/Heater; Estimate to replace

*Worst Cost:* \$12,000  
\$6,000/Heater; Higher estimate

*Source of Information:* CSL Cost Database

*Observations:*

The clubhouse commercial water heaters are in good condition. No problems were noted at the time of the inspection. Expect a typical useful life of approximately 12 - 15 years from this component. Remaining life based on current age.

*General Notes:*

<p><b>Quantity description:</b></p> <p>(1) - A.O. Smith DRE 80 100 (1) - Rheem ES85-45-G (2) - Total</p>
--

Comp #: 703 Housekeeping Commercial Water Heater - Replace



*Location:* **Housekeeping Building Interior**

*Quantity:* **(1) Water Heater**

*Life Expectancy:* **15** *Remaining Life:* **11**

*Best Cost:* **\$9,000**

Estimate to replace

*Worst Cost:* **\$10,000**

Higher estimate

*Source of Information:* CSL Cost Database

*Observations:*

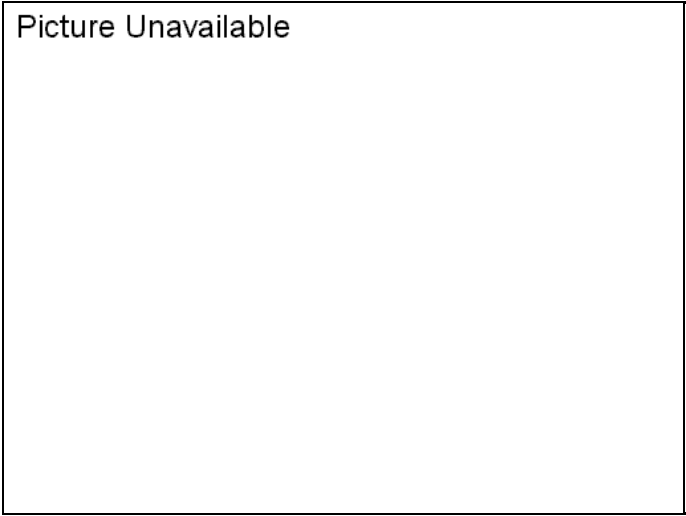
The housekeeping commercial water heater is in good condition. No problems were noted at the time of the inspection. Expect a typical useful life of approximately 12 - 15 years from this component. Remaining life based on current age.

*General Notes:*

**Quantity description:**

**(1) - A.O. Smith 100 gallon Cyclone XI**

Comp #: 703 Water Heater - Replace



*Location:* **Office Interior**

*Quantity:* **(1) 55 Gallon Electric**

*Life Expectancy:* **N/A** *Remaining Life:*

*Best Cost:* **\$0**

*Worst Cost:* **\$0**

*Source of Information:*

*Observations:*

Research with the Client reveals this component is maintained as an operating expense.

*General Notes:*



Comp #: 705 Clubhouse Heat Pumps - Replace



*Location:* Clubhouse Pool Equipment Room

*Quantity:* (5) Heat Pumps

*Life Expectancy:* 20 *Remaining Life:* 0

*Best Cost:* \$130,000

Estimate to replace

*Worst Cost:* \$130,000

Estimate to replace

*Source of Information:* Research with Client

*Observations:*

The clubhouse heat pumps have passed their useful life. We recommend funding to replace this component in fiscal year 2014. Expect a useful life of approximately 20 years from this component. Remaining life based on current age.

*General Notes:*

Comp #: 706 Furnaces - Replace



*Location:* **Houskeeping & Office Buildings**

*Quantity:* **(2) Furnaces**

*Life Expectancy:* **20** *Remaining Life:* **14**

*Best Cost:* **\$5,000**  
\$2,500/Unit; Estimate to replace furnace

*Worst Cost:* **\$6,000**  
\$3,000/Unit; Higher estimate for more installation costs

*Source of Information:* CSL Cost Database

*Observations:*

The furnaces are in good condition. No problems were noted or reported at the time of the inspection. Expect a useful life of approximately 20 years from this component. Remaining life based on current age.

*General Notes:*

<p><b>Quantity description:</b> (1) - Housekeeping (1) - Office (2) - Total</p>
---

Comp #: 717 Suspended Heater - Replace



*Location:* **Breakfast & Maintenance Buildings**

*Quantity:* **(6) Heaters**

*Life Expectancy:* **N/A** *Remaining Life:*

*Best Cost:* **\$0**

*Worst Cost:* **\$0**

*Source of Information:*

*Observations:*

Research with the Client reveals this component is maintained as an operating expense.

*General Notes:*

**Quantity description:**

**(1) - Breakfast Building**

**(5) - Maintenance Shop**

**(6) - Total**

Comp #: 990 Clubhouse Electrical Panel - Replace



*Location:* **Clubhouse Basement**

*Quantity:* **(1) Panel**

*Life Expectancy:* **99** *Remaining Life:* **0**

*Best Cost:* **\$70,000**

Estimate to replace

*Worst Cost:* **\$70,000**

Estimate to replace

*Source of Information:* Research with Client

*Observations:*

Although this component has an extended useful life, research with the client reveals this component is in need of replacement do to code requirements and safety hazard.

*General Notes:*

Comp #: 1003 Chain Link Fencing - Replace



*Location:* **Tennis Court**  
*Quantity:* **Approx 456 Linear ft.**  
*Life Expectancy:* **N/A** *Remaining Life:*  
*Best Cost:* **\$0**  
  
*Worst Cost:* **\$0**

*General Notes:*

*Source of Information:*

*Observations:*

The chain link fencing is in good condition. Due to the extended useful life associated with this component, reserve funding is not appropriate. Make local repairs as necessary as an operating expense. No reserve funding necessary.



Comp #: 1009 Split Rail Fencing - Replace



*Location:* **Play Area Perimeter**

*Quantity:* **Approx 1,020 Linear ft.**

*Life Expectancy:* **15 Remaining Life: 5**

*Best Cost:* **\$18,360**

\$18/Linear ft.; Estimate to replace fence

*Worst Cost:* **\$22,440**

\$22/Linear ft.; Higher estimate for more labor

*Source of Information:* CSL Cost Database

*Observations:*

The split rail fencing is in fair to poor condition. Broken and missing rails were noted at the time of inspection. Expect a useful life of approximately 15 years from this component. Remaining life based on current condition.

*General Notes:*

**Quantity description:**

**290 Linear ft. - Entrance Area**

**450 Linear ft. - Golf Course**

**280 Linear ft. - Play Area**

**1,020 Linear ft. - Total**

Comp #: 1101 Pool - Resurface



*Location:* Clubhouse Pool Room

*Quantity:* (1) Pool, 15 ft. x 35 ft.

*Life Expectancy:* 12 *Remaining Life:* 0

*Best Cost:* \$12,000

Estimate to resurface pool

*Worst Cost:* \$15,000

Higher estimate

*Source of Information:* CSL Cost Database

*Observations:*

The pool surface is in fair to poor condition. Discoloration, cracks, edge pulling away from coping stones and rough areas were noted at the time of the inspection. Perform regular, professional maintenance and keep debris from collecting at the bottom to ensure full life from this component. We recommend funding to resurface the pool every 10 to 12 years depending on use and wear. Remaining life based on current age.

*General Notes:*

Comp #: 1103 Wading Pool - Resurface



Picture Unavailable

*Location:* **Pool Area**

*Quantity:* **(1) Wading Pool, 8 ft. x 9 ft.**

*Life Expectancy:* **10** *Remaining Life:* **0**

*Best Cost:* **\$4,000**

Estimate to replaster

*Worst Cost:* **\$6,000**

Higher estimate

*Source of Information:* CSL Cost Database

*Observations:*

The wading pool surface is in poor condition. The client reports this component has leak issues. Discoloration was noted at the time of the inspection. Expect to replaster this component approximately every 8 - 10 years. Remaining life based on current condition.

*General Notes:*

Empty box for general notes.

Comp #: 1104 Pool, Spa & Wader Heaters - Replace



*Location:* Clubhouse Pool Equipment Room

*Quantity:* (4) Heaters

*Life Expectancy:* N/A *Remaining Life:*

*Best Cost:* \$0

*Worst Cost:* \$0

*Source of Information:*

*Observations:*

Research with the Client reveals this component is maintained as an operating expense.

*General Notes:*

Comp #: 1107 Pool, Spa & Wader Filters - Replace



*Location:* Clubhouse Pool Equipment Room

*Quantity:* (4) Filters

*Life Expectancy:* N/A *Remaining Life:*

*Best Cost:* \$0

*Worst Cost:* \$0

*Source of Information:*

*Observations:*

Research with the Client reveals this component is maintained as an operating expense.

*General Notes:*

Comp #: 1110 Pool, Spa & Wader Pumps - Replace



*Location:* **Clubhouse Pool Equipment Room**

*Quantity:* **(5) Pumps**

*Life Expectancy:* **N/A** *Remaining Life:*

*Best Cost:* **\$0**

*Worst Cost:* **\$0**

*Source of Information:*

*Observations:*

Research with the Client reveals this component is maintained as an operating expense.

*General Notes:*

Comp #: 1111 Chemical Controller System - Replace



*Location:* Clubhouse Pool Equipment Room

*Quantity:* (1) System

*Life Expectancy:* 10 *Remaining Life:* 2

*Best Cost:* \$4,000  
\$3,750/System; Estimate to replace

*Worst Cost:* \$4,500  
\$4,750/System; Higher estimate

*Source of Information:* CSL Cost Database

*Observations:*

The pool chemical controller system is in good condition. No problems were noted or reported at time of the inspection. We recommend funding to replace this system approximately every 10 years to ensure proper function and to keep up with current technology. Remaining life based on current age.

*General Notes:*

**Quantity description:**  
**(1) - BECSys3 System**

Comp #: 1111 Pool, Spa & Wader Tablet Feeders - Replace



*Location:* **Clubhouse Pool Equipment Room**

*Quantity:* **(4) Tablet Feeders**

*Life Expectancy:* **N/A** *Remaining Life:*

*Best Cost:* **\$0**

*Worst Cost:* **\$0**

*Source of Information:*

*Observations:*

Research with the Client reveals this component is maintained as an operating expense.

*General Notes:*



Comp #: 1115 Spa - Replace



*Location:* **Pool Area**

*Quantity:* **(2) Spas**

*Life Expectancy:* **20** *Remaining Life:* **3**

*Best Cost:* **\$20,000**  
\$10,000/Spa; Estimate to replace

*Worst Cost:* **\$24,000**  
\$12,000/Spa; Higher estimate

*Source of Information:* CSL Cost Database

*Observations:*

The spas are older and still in functional condition. We recommend funding to replace this component in the next few years. We recommend funding to replace this type of spa every 20 Years. Remaining life based on current age.

*General Notes:*

Comp #: 1121 Pool Furniture - Replace



*Location:* Clubhouse Deck & Pool Area

*Quantity:* (24) Pieces

*Life Expectancy:* N/A *Remaining Life:*

*Best Cost:* \$0

*Worst Cost:* \$0

*Source of Information:* CSL Cost Database

*Observations:*

Research with the Client reveals this component is maintained as an operating expense.

*General Notes:*

**Quantity description:**

(5) - Chair, Green  
(9) - Chair, White  
(6) - Chaise Lounge  
(3) - Drink Table  
(1) - Table

(24) - Pieces

Comp #: 1190 Non-Slip Floor - Repaint



*Location:* **Pool Area**

*Quantity:* **Approx 1,220 Sq.ft.**

*Life Expectancy:* **N/A** *Remaining Life:*

*Best Cost:* **\$0**

*Worst Cost:* **\$0**

*Source of Information:*

*Observations:*

Research with the Client reveals this component is maintained as an operating expense.

*General Notes:*

Comp #: 1190 Pool & Spa Lifts - Replace



*Location:* Clubhouse Pool Room

*Quantity:* (2) Lifts

*Life Expectancy:* 15 *Remaining Life:* 14

*Best Cost:* \$7,600  
\$3,800/Lift; Estimate to replace

*Worst Cost:* \$8,000  
\$4,000/Lift; Higher estimate

*Source of Information:* CSL Cost Database

*Observations:*

The pool and spa lifts are in good condition. No problems were reported at the time of the inspection. We recommend funding to replace this component approximately every 15 years. Remaining life based on current age.

*General Notes:*

**Quantity description:**

(2) - Aqua Creek Ranger

Comp #: 1190 Vacuum Release Systems - Replace



*Location:* Clubhouse Pool Equipment Room

*Quantity:* (2) Systems

*Life Expectancy:* N/A *Remaining Life:*

*Best Cost:* \$0

*Worst Cost:* \$0

*Source of Information:*

*Observations:*

Research with the Client reveals this component is maintained as an operating expense.

*General Notes:*

Comp #: 1201 Tennis Court - Repair/Resurface



*Location:* **Adjacent to Clubhouse**

*Quantity:* **Approx 15,800 Sq.ft.**

*Life Expectancy:* **15** *Remaining Life:* **13**

*Best Cost:* **\$20,000**

Estimate to repair/resurface tennis court

*Worst Cost:* **\$22,000**

Higher estimate

*Source of Information:* Actual Cost History

*Observations:*

The tennis court is in good condition. No significant cracking or surface loss were noted at the time of the inspection. Expect to repair/resurface this component approximately every 10 - 15 years assuming normal use and wear. Remaining life based on current age.

*General Notes:*

Comp #: 1301 Play Structure - Replace



*Location:* **Play Area**

*Quantity:* **(1) Structure**

*Life Expectancy:* **20** *Remaining Life:* **10**

*Best Cost:* **\$10,000**

Estimate to replace

*Worst Cost:* **\$15,000**

Higher estimate

*Source of Information:* CSL Cost Database

*Observations:*

The play structure is in fair condition. Seal wood as necessary as an operating expense. Expect a useful life of approximately 15 - 20 years from this component. Remaining life based on current age and condition.

*General Notes:*

Comp #: 1303 Play Area Groundcover - Refill



*Location:* **Play Area**

*Quantity:* **Approx 5,400 Sq.ft.**

*Life Expectancy:* **N/A** *Remaining Life:*

*Best Cost:* **\$0**

*Worst Cost:* **\$0**

*Source of Information:*

*Observations:*

Research with the Client reveals this component is maintained as an operating expense.

*General Notes:*



Comp #: 1304 Drinking Fountain - Replace



*Location:* **Clubhouse Interior**

*Quantity:* **(2) Drinking Fountain**

*Life Expectancy:* **N/A** *Remaining Life:*

*Best Cost:* **\$0**

*Worst Cost:* **\$0**

*Source of Information:*

*Observations:*

Research with the Client reveals this component is maintained as an operating expense.

*General Notes:*

Comp #: 1306 Park Equipment - Replace



*Location:* **Common Area**

*Quantity:* **(5) Grill**

*Life Expectancy:* **N/A** *Remaining Life:*

*Best Cost:* **\$0**

*Worst Cost:* **\$0**

*Source of Information:*

*Observations:*

Research with the Client reveals this component is maintained as an operating expense.

*General Notes:*

<b>Quantity description:</b> (5) - Barbecue Grill (3) - Bench (7) - Picnic Table (3) - Trash Receptacle  (18) - Total Pieces
--

Comp #: 1309 Patio Furniture - Replace



*Location:* **Clubhouse**

*Quantity:* **(24) Pieces**

*Life Expectancy:* **8** *Remaining Life:* **3**

*Best Cost:* **\$3,000**

Estimate to replace

*Worst Cost:* **\$3,500**

Higher estimate

*Source of Information:* CSL Cost Database

*Observations:*

The patio furniture is in fair condition. Expect a useful life of approximately 6 - 8 years from this component. Remaining life based on current condition.

*General Notes:*

**Quantity description:**

- (14) - Chair, Metal**
- (1) - Table, Folding**
- (1) - Table, Metal**
- (4) - Table, Plastic**
- (3) - Table, Tile Top**
- (1) - Umbrella**
  
- (24) - Pieces**

Comp #: 1390 Playground Equipment - Partial Replace



*Location:* **Playground Area**

*Quantity:* **(5) Pieces**

*Life Expectancy:* **10** *Remaining Life:* **1**

*Best Cost:* **\$4,000**

Estimate to partial replace

*Worst Cost:* **\$5,000**

Higher estimate

*Source of Information:* CSL Cost Database

*Observations:*

The playground equipment is in generally fair condition. We recommend funding to partially replace this component approximately every 10 years. Remaining life based on current age and condition.

*General Notes:*

**Quantity description:**

- (1) - Slide**
- (1) - Spring Toy**
- (1) - Swing Set, Metal Frame**
- (1) - Teeter Totter**
- (1) - Tire Swing, Wood Frame**
  
- (5) - Total**

Comp #: 1401 Commercial Laundry Equipment - Replace



*Location:*           **Houskeeping Building**

*Quantity:*           **(4) Machines**

*Life Expectancy:* 20   *Remaining Life:* 14

*Best Cost:*           **\$30,000**

Estimate to replace

*Worst Cost:*         **\$36,000**

Higher estimate to replace

*Source of Information:* CSL Cost Database

*Observations:*

The commercial laundry equipment is in working condition. We recommend funding to replace this component in the next few years. We recommend replacing this component approximately every 15 - 20 years. Remaining life based on current age.

*General Notes:*

<p><b>Quantity description:</b></p> <p><b>(2) - Speed Queen, Model: STB75G</b></p> <p><b>(2) - Milnor Washer, Model: 30022V6J</b></p> <p><b>(4) - Total</b></p>
---

Comp #: 1401 Laundry Equipment - Clubhouse - Replace



*Location:* **Clubhouse**

*Quantity:* **(2) Machines**

*Life Expectancy:* **12** *Remaining Life:* **11**

*Best Cost:* **\$2,800**

Estimate to replace

*Worst Cost:* **\$2,800**

Estimate to replace

*Source of Information:* Actual Cost History

*Observations:*

The laundry equipment is in good condition. No problems were noted or reported at the time of the inspection. We recommend replacing this component approximately every 12 years. Remaining life based on current age.

*General Notes:*

**Quantity description:**

**(1) - Speed Queen Commercial High Efficiency  
Dryer Stacked**

**(1) - Speed Queen Commercial High Efficiency  
Washer**

**(2) - Total**

Comp #: 1401 Laundry Equipment - Coin-Op - Replace



*Location:* **Coin-Op Laundry**

*Quantity:* **(6) Machines**

*Life Expectancy:* **12** *Remaining Life:* **5**

*Best Cost:* **\$7,500**  
\$1,250/Piece; Estimate to replace

*Worst Cost:* **\$10,500**  
\$1,750/Piece; Higher estimate to replace

*Source of Information:* CSL Cost Database

*Observations:*

The laundry equipment is in good condition. No problems were noted or reported at the time of the inspection. We recommend replacing this component approximately every 12 years. Remaining life based on current age.

*General Notes:*

<p><b>Quantity description:</b></p> <p><b>(2) - Maytag Commercial Dryer Stacked</b></p> <p><b>(4) - Maytag Commercial Washer</b></p> <p><b>(6) - Total</b></p>
--

Comp #: 1402 Appliances - Replace



*Location:* Clubhouse, Housekeeping & Office Bldgs

*Quantity:* (11) Pieces

*Life Expectancy:* 15 *Remaining Life:* 5

*Best Cost:* \$5,000

Estimate to replace

*Worst Cost:* \$7,000

Higher estimate

*Source of Information:* CSL Cost Database

*Observations:*

The appliances are in working condition. We recommend funding to replace this component approximately every 12 - 15 years. Remaining life based on current age and condition.

*General Notes:*

**Quantity description:**

(2) - Dishwasher

(2) - Microwave

(5) - Refrigerator

(2) - Stove

(11) - Total Pieces



Comp #: 1405 Furniture - Replace



*Location:* **Building Interiors**

*Quantity:* **See Gen Notes**

*Life Expectancy:* **10 Remaining Life: 0**

*Best Cost:* **\$7,500**

Allowance to make replacements

*Worst Cost:* **\$10,000**

Higher allowance for more replacements

*Source of Information:* CSL Cost Database

*Observations:*

The furniture is in fair to poor condition. We recommend funding to make significant replacements to furniture approximately every 10 years to maintain appearance and keep up with decorative tastes. Remaining life based on current age and condition.

*General Notes:*

**Coin Op Laundry**  
(2) - Table, Large / (4) - Chair / (1) - Table, Small  
**Breakfast Building:**  
(4) - Picnic Table / (1) - Table w/3 Chair  
(2) - Rocking Chair / (2) - Table, Small  
20 Sq.ft. - Counter / 12 Linear ft. - Cabinet  
(1) - Sink  
**Housekeeping:**  
(5) - High Chair / (2) - Bookcase / (2) - Desk  
(1) - Wood Chair / (1) - Office Chair / (2) - Chair  
(1) - Stool / (1) - Sink / Cabinet 3LF / Counter 5 LF  
**Office:**  
(1) - Dual Sink / (2) - Table / Cabinet, Wall 14LF /  
Cabinet, Base 10LF / Counter 11LF / (6) - Desk /  
(4) - Folding Table / (31) - Chair / (1) - Television /

Comp #: 1406 Fitness Equipment - Replace



*Location:* **Clubhouse**

*Quantity:* **(1) Home Gym**

*Life Expectancy:* **15** *Remaining Life:* **1**

*Best Cost:* **\$3,000**

Estimate to replace

*Worst Cost:* **\$5,000**

Higher estimate

*Source of Information:* CSL Cost Database

*Observations:*

The fitness equipment has passed its useful life. We recommend funding to replace this component in the next few years. We recommend repairing broken cables and ripped upholstery as necessary as an operating expense and funding to completely replace the fitness equipment approximately every 15 years. Remaining life based on current age and condition.

*General Notes:*

**Quantity description:**  
**(1) - Home Gym, 3 Station, Sohn**

Comp #: 1407 Cardio Equipment - Replace



*Location:* Clubhouse Fitness Room

*Quantity:* (3) Pieces

*Life Expectancy:* 8 *Remaining Life:* 1

*Best Cost:* \$7,500  
\$2,500/Piece; Estimate to replace

*Worst Cost:* \$9,000  
\$3,000/Piece; Higher estimate

*Source of Information:* CSL Cost Database

*Observations:*

The cardio fitness equipment has passed its useful life. We recommend funding to replace this component in the next few years. Due to higher use and wear expect to replace this equipment approximately every 8 years. Remaining life based on current age.

*General Notes:*

**Quantity description:**  
(1) - Bicycle, 600uTune  
(1) - Elliptical, Sohn  
(1) - Treadmill, True 700  
(3) - Total

Comp #: 1409 Sauna Room - Remodel



*Location:* Clubhouse Interior

*Quantity:* (1) Sauna

*Life Expectancy:* 20 *Remaining Life:* 3

*Best Cost:* \$4,000

Estimate to remodel sauna

*Worst Cost:* \$6,000

Higher estimate

*Source of Information:* CSL Cost Database

*Observations:*

The sauna interior has passed its useful life. We recommend funding to remodel it in the next few years. We recommend remodel this component approximately every 20 years to maintain appearance. Remaining useful life based on current age and condition.

*General Notes:*

Comp #: 1410 Sauna Heater - Replace



Picture Unavailable

*Location:* **Clubhouse Sauna Room**

*Quantity:* **(1) Heater**

*Life Expectancy:* **N/A** *Remaining Life:*

*Best Cost:* **\$0**

*Worst Cost:* **\$0**

*Source of Information:*

*Observations:*

Research with the Client reveals this component is maintained as an operating expense.

*General Notes:*

Comp #: 1413 Locker Rooms - Remodel



*Location:* Clubhouse Interior

*Quantity:* (2) Locker Rooms

*Life Expectancy:* 18 *Remaining Life:* 8

*Best Cost:* \$12,000

\$6,000/Restroom; Estimate to remodel

*Worst Cost:* \$16,000

\$8,000/Restroom; Higher estimate

*Source of Information:* CSL Cost Database

*Observations:*

The restrooms are in good to fair condition. We recommend funding to remodel these restrooms approximately every 18 years to maintain appearance and keep up with current decorative tastes. Remaining life based on current age and condition.

*General Notes:*

**Quantity description:**  
(2) - Bench  
8 LF - Counter  
(30) - Locker  
(1) - Mirror  
15 LF - Partition  
(2) - Shower  
(2) - Sink  
210 Sq.ft. - Tile Flooring  
250 Sq.ft. Tile Shower  
(1) - Toilet  
Men's - +(1) - Urinal  
Women's - +(1) - Toilet

Comp #: 1413 Restroom - Remodel



*Location:* **Clubhouse, Housekeeping & Office**

*Quantity:* **(5) Restrooms**

*Life Expectancy:* **18** *Remaining Life:* **8**

*Best Cost:* **\$5,000**  
\$1,000/Restroom; Estimate to remodel restrooms

*Worst Cost:* **\$7,500**  
\$1,500/Restroom; Higher estimate

*Source of Information:* CSL Cost Database

*Observations:*

The restrooms are generally in good condition. No appearance concerns were noted at the time of the inspection. We recommend funding to remodel these restrooms approximately every 18 years to maintain appearance and keep up with current decorative tastes. Remaining life based on current age and condition.

*General Notes:*

<p><b>Quantity description:</b></p> <p><b>(2) - Clubhouse</b></p> <p><b>(1) - Housekeeping</b></p> <p><b>(2) - Office</b></p> <p><b>(5) - Total</b></p>
---

Comp #: 1418 Office Equipment - Replace



*Location:* **Clubhouse, Housekeeping & Office**

*Quantity:* **Numerous Components**

*Life Expectancy:* **N/A** *Remaining Life:*

*Best Cost:* **\$0**

*Worst Cost:* **\$0**

*Source of Information:*

*Observations:*

Research with the Client reveals this component is maintained as an operating expense.

*General Notes:*



Comp #: 1490 Clubhouse Table Games - Replace



*Location:* **Clubhouse Basement**

*Quantity:* **(2) Table Games**

*Life Expectancy:* **N/A** *Remaining Life:*

*Best Cost:* **\$0**

*Worst Cost:* **\$0**

*Source of Information:*

*Observations:*

Research with the Client reveals this component is maintained as an operating expense.

*General Notes:*

**Quantity description:**  
**(1) - Foosball Table**  
**(1) - Ping Pong Table**  
**(2) - Total**

Comp #: 1490 Clubhouse Video Arcade Games - Replace



*Location:* **Clubhouse Basement**

*Quantity:* **(2) Arcade Games**

*Life Expectancy:* **N/A** *Remaining Life:*

*Best Cost:* **\$0**

*Worst Cost:* **\$0**

*Source of Information:*

*Observations:*

Research with the Client reveals this component is maintained as an operating expense.

*General Notes:*

<p><b>Quantity description:</b></p> <p>(1) - Cruis'n Exotica (1) - Golden Tee Complete</p> <p>(2) - Total</p>
---

Comp #: 1490 Fireplace - Replace



*Location:* **Breakfast Building**

*Quantity:* **(1) Fireplace**

*Life Expectancy:* **10** *Remaining Life:* **8**

*Best Cost:* **\$3,300**

Estimate to replace

*Worst Cost:* **\$3,300**

Estimate to replace

*Source of Information:* Actual Cost History

*Observations:*

The fireplace is in good condition. No problems were noted at the time of the inspection. We recommend funding to replace this component approximately every 8 - 10 years. Remaining life based on current age.

*General Notes:*

Comp #: 1501 Carpeting - Replace



*Location:* **Clubhouse, Housekeeping & Office**

*Quantity:* **Approx 3,485 Sq.ft.**

*Life Expectancy:* **10 Remaining Life: 0**

*Best Cost:* **\$13,069**

**\$3.75/Sq.ft.; Estimate to replace**

*Worst Cost:* **\$16,554**

**\$4.75/Sq.ft.; Higher estimate**

*Source of Information:* CSL Cost Database

*Observations:*

The carpeting is generally in poor condition and has passed its useful life. We recommend funding to replace this component in the next few years. Expect to replace this component approximately every 8 - 10 years assuming normal use and wear. Remaining life based on current age and condition.

*General Notes:*

<b>Quantity description:</b> 1,615 Sq.ft. - Clubhouse 275 Sq.ft. - Housekeeping 1,595 Sq.ft. - Office  3,485 Sq.ft. - Total
--

Comp #: 1502 Vinyl - Replace



*Location:* **Building Interiors**

*Quantity:* **Approx 1,755 Sq.ft.**

*Life Expectancy:* **20 Remaining Life: 10**

*Best Cost:* **\$5,265**  
\$3.00/Sq.ft.; Estimate to replace

*Worst Cost:* **\$7,020**  
\$4.00/Sq.ft.; Higher estimate

*Source of Information:* CSL Cost Database

*Observations:*

The vinyl flooring is in good condition. No problems were noted at the time of the inspection. Expect a useful life of approximately 15 - 20 years from this component. Remaining life based on current age and condition.

*General Notes:*

<b>Quantity description:</b> 220 Sq.ft. - Coin Op Laundry 1,535 Sq.ft. - Housekeeping 1,755 Sq.ft. - Total
---

Comp #: 1590 Clubhouse Safety Flooring



*Location:* **Clubhouse Basement**

*Quantity:* **Approx 150 Sq.ft.**

*Life Expectancy:* **N/A** *Remaining Life:*

*Best Cost:* **\$0**

*Worst Cost:* **\$0**

*Source of Information:*

*Observations:*

Research with the Client reveals this component is maintained as an operating expense.

*General Notes:*

Comp #: 1590 Racquetball Court - Remodel



*Location:* **Clubhouse**

*Quantity:* **Approx 800 Sq.ft.**

*Life Expectancy:* **N/A** *Remaining Life:*

*Best Cost:* **\$0**

*Worst Cost:* **\$0**

*Source of Information:*

*Observations:*

Research with the client reveals no current plans to remodel this component.

*General Notes:*

Comp #: 1601 Interior Light Fixtures - Replace



*Location:* **Building Interiors**

*Quantity:* **(100) Fixtures**

*Life Expectancy:* **18** *Remaining Life:* **3**

*Best Cost:* **\$5,000**  
\$50/Fixture; Estimate to replace

*Worst Cost:* **\$7,500**  
\$75/Fixture; Higher estimate

*Source of Information:* CSL Cost Database

*Observations:*

The light fixtures are generally in fair condition. The fluorescent fixtures are going to need to be changed from T12 to T8 fixtures in the near future. Expect to replace these lights approximately every 18 years. Remaining life based on current age and condition.

*General Notes:*

**Quantity description:**

**(15) - Ceiling**  
**(48) - Fluorescent**  
**(17) - Pool Area**  
**(20) - Recessed**

**(100) - Total Fixtures**



Comp #: 1602 Exterior Light Fixtures - Replace



*Location:* **Master Building Exteriors**

*Quantity:* **(26) Fixtures**

*Life Expectancy:* **16** *Remaining Life:* **4**

*Best Cost:* **\$1,300**  
\$50/Fixture; Estimate to replace

*Worst Cost:* **\$1,950**  
\$75/Fixture; Higher estimate

*Source of Information:* CSL Cost Database

*Observations:*

The exterior light fixtures are in fair condition. Expect to replace these lights approximately every 16 years to maintain appearance. Remaining life based on current age and condition.

*General Notes:*

**Quantity description:**

(10) - Spot  
(10) - Wall  
(6) - Wallpack

(26) - Total Fixtures

Comp #: 1609 Street Light Fixtures - Replace



*Location:* **Common Area**

*Quantity:* **(18) Fixtures**

*Life Expectancy:* **20** *Remaining Life:* **3**

*Best Cost:* **\$9,000**  
\$500/Fixture; Estimate to replace fixture

*Worst Cost:* **\$13,500**  
\$750/Fixture; Higher estimate for more installation costs

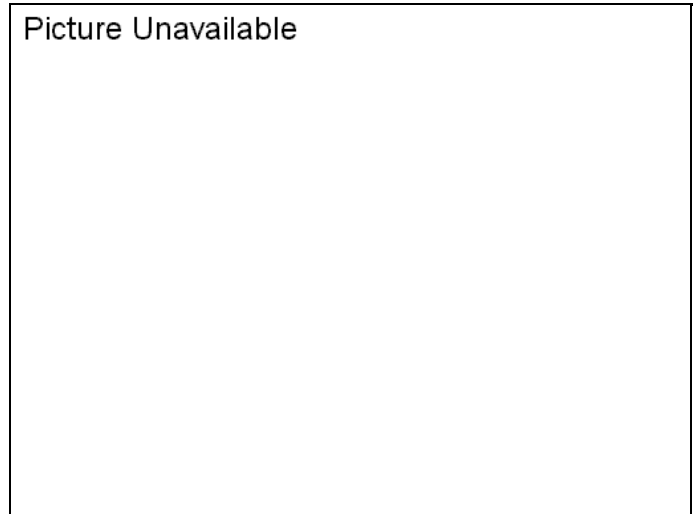
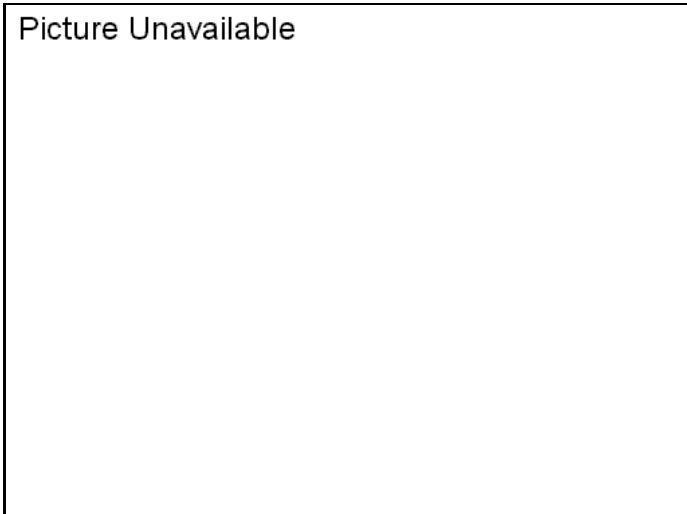
*Source of Information:* CSL Cost Database

*Observations:*

The street light fixtures are in working condition. No expectation to replace the light poles. Paint poles as necessary as an operating expense. Although poles may reach an extended life we recommend funding to replace the street light fixtures approximately every 20 years to ensure proper function. Remaining life based on current age.

*General Notes:*

Comp #: 1701 Irrigation System - Phase 1 - Replace



*Location:* **Golf Course**

*Quantity:* **(1) Phase 1**

*Life Expectancy:* **99** *Remaining Life:* **3**

*Best Cost:* **\$100,000**

Estimate to replace

*Worst Cost:* **\$115,000**

Higher Estimate

*Source of Information:* Research with Client

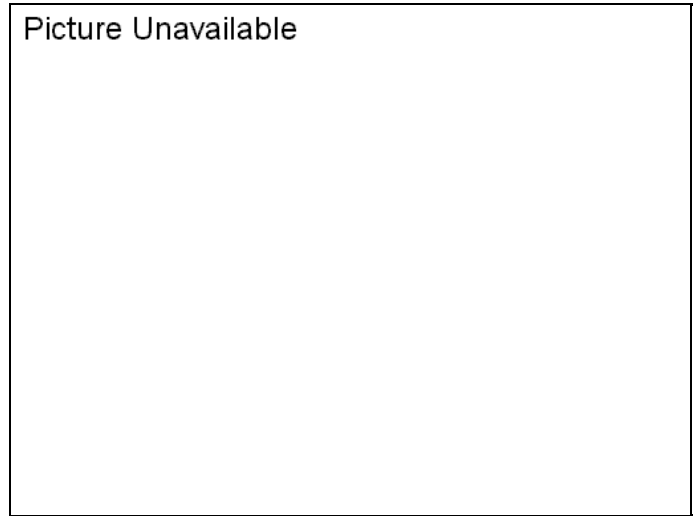
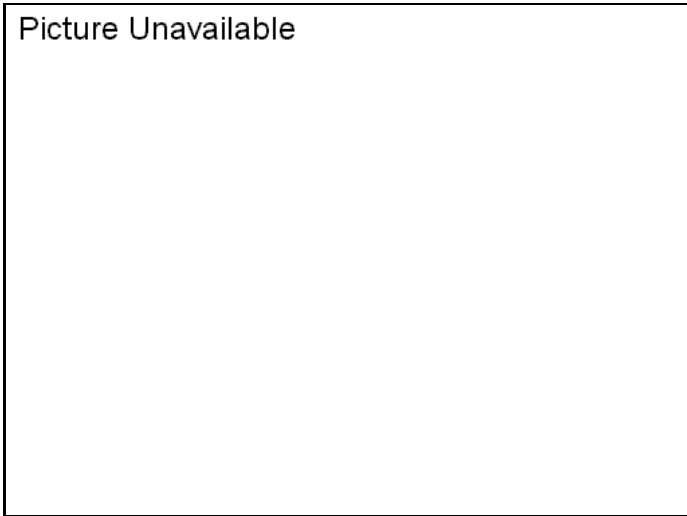
*Observations:*

Although this component has an extended useful life, research with the client reveals it is necessary to replace the manual system with an electric system because the old parts have been discontinued. This component has been included in the study as a one time project expense in three phases. This is component represents phase 1.

*General Notes:*



Comp #: 1701 Irrigation System - Phase 2 - Replace



*Location:* **Golf Course**

*Quantity:* **(1) Phase 2**

*Life Expectancy:* **99** *Remaining Life:* **4**

*Best Cost:* **\$100,000**

Estimate to replace

*Worst Cost:* **\$115,000**

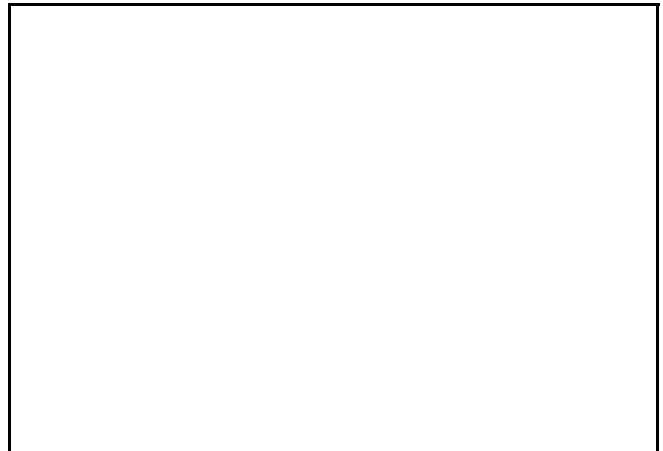
Higher Estimate

*Source of Information:* Research with Client

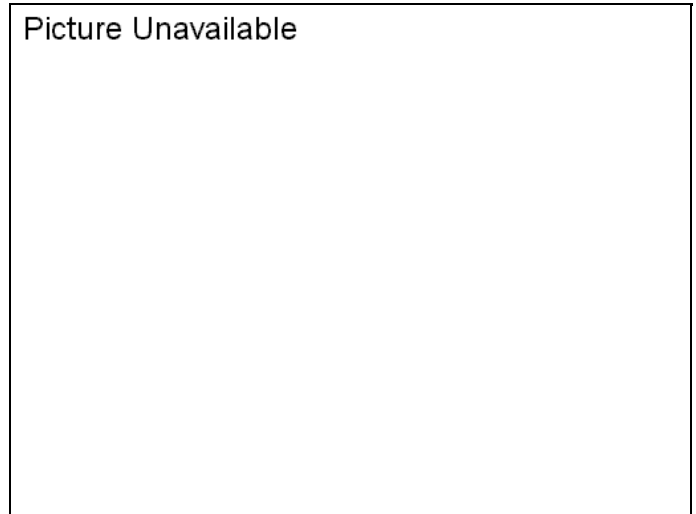
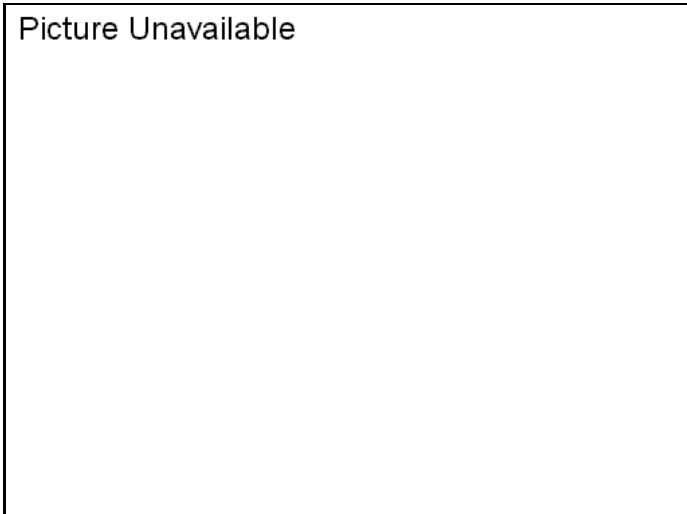
*Observations:*

Although this component has an extended useful life, research with the client reveals it is necessary to replace the manual system with an electric system because the old parts have been discontinued. This component has been included in the study as a one time project expense in three phases. This is component represents phase 1.

*General Notes:*



Comp #: 1701 Irrigation System - Phase 3 - Replace



*Location:* **Golf Course**

*Quantity:* **(1) Phase 3**

*Life Expectancy:* **99** *Remaining Life:* **5**

*Best Cost:* **\$100,000**

Estimate to replace

*Worst Cost:* **\$115,000**

Higher Estimate

*Source of Information:* Research with Client

*Observations:*

Although this component has an extended useful life, research with the client reveals it is necessary to replace the manual system with an electric system because the old parts have been discontinued. This component has been included in the study as a one time project expense in three phases. This is component represents phase 1.

*General Notes:*



Comp #: 1702 Frequency Broadcaster & Computer - Replace



*Location:* **Golf Course Pump House**

*Quantity:* **(1) System**

*Life Expectancy:* **10** *Remaining Life:* **9**

*Best Cost:* **\$23,000**

Estimate to replace

*Worst Cost:* **\$23,000**

Estimate to replace

*Source of Information:* Research with Client

*Observations:*

The frequency broadcaster and computer system was replaced in fiscal year 2013. Expect to replace this component approximately every 10 years. Remaining life based on current age.

*General Notes:*

Comp #: 1705 Golf Course Irrigation Pumps - Rebuild/Replace



*Location:* **Golf Course Pump House**

*Quantity:* **(2) Pumps**

*Life Expectancy:* **15** *Remaining Life:* **3**

*Best Cost:* **\$55,000**

Estimate to rebuild/replace

*Worst Cost:* **\$60,000**

Higher estimate

*Source of Information:* Research with client

*Observations:*

The pumps are in working condition. Expect an average life of 10 to 15 years from this pump. Remaining life based on current age.

*General Notes:*

**Quantity description:**

**(1) - 75 HP Pump**

**(1) - 20 HP Pump**

**(2) - Total Pumps**

Comp #: 1790 Expansion Tank - Replace



*Location:* **Golf Course Pump House**

*Quantity:* **(1) Tank**

*Life Expectancy:* **20** *Remaining Life:* **5**

*Best Cost:* **\$10,000**

Estimate to replace

*Worst Cost:* **\$15,000**

Higher estimate

*Source of Information:* CSL Cost Database

*Observations:*

The expansion tank is in working condition. No problems were reported at the time of the inspection. We recommend funding to replace it every 15 - 20 years. Remaining life based on current age.

*General Notes:*



Comp #: 1790 Filter - Replace



*Location:* **Golf Course Pump House**

*Quantity:* **(1) Filter**

*Life Expectancy:* **10** *Remaining Life:* **3**

*Best Cost:* **\$3,000**

Estimate to replace

*Worst Cost:* **\$5,000**

Higher estimate

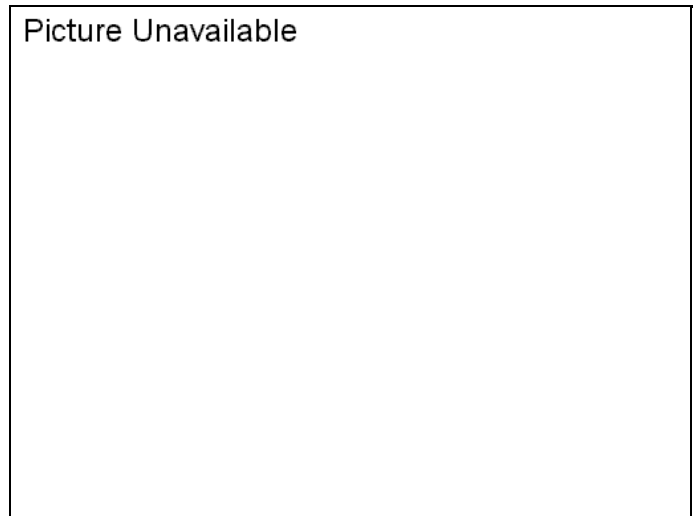
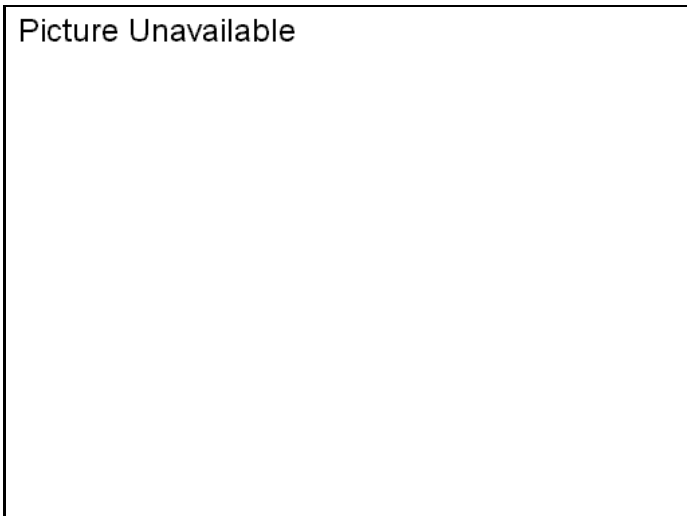
*Source of Information:* CSL Cost Database

*Observations:*

The filter is in working condition. Research with the client reveals this component is nearing the end of its useful life. We recommend funding to replace this component approximately every 8 - 10 years. Remaining life based on current age and condition.

*General Notes:*

Comp #: 1801 Core Harvester - Replace



*Location:* **Golf Course**

*Quantity:* **(1) Core Harvester**

*Life Expectancy:* **15** *Remaining Life:* **13**

*Best Cost:* **\$6,000**

Estimate to replace

*Worst Cost:* **\$6,000**

Estimate to replace

*Source of Information:* Actual Cost History

*Observations:*

The core harvester is in working condition. Research with the client reveals this component was purchased in fiscal year 2013. Expect a useful life of 12 - 15 years from this component. Remaining life based on current age.

*General Notes:*

**Quantity description:**  
**(1) - Turf Improvement Products SW48-M**



Comp #: 1801 Fairway Mower - 2010 - Replace



Picture Unavailable

*Location:* **Golf Course**

*Quantity:* **(1) Mower**

*Life Expectancy:* **15** *Remaining Life:* **11**

*Best Cost:* **\$24,000**

Estimate to replace

*Worst Cost:* **\$24,000**

Higher estimate

*Source of Information:* Actual Cost History

*Observations:*

The fairway mower is in working condition. Research with the client reveals this component was purchased in fiscal year 2010. Expect a useful life of 12 - 15 years from this component. Remaining life based on current age.

*General Notes:*

**Quantity description:**

**(1) - Toro Reelmaster 5410**

Comp #: 1801 Fairway Mower - 2012 - Replace



Picture Unavailable

*Location:* **Golf Course**

*Quantity:* **(1) Mower**

*Life Expectancy:* **15** *Remaining Life:* **13**

*Best Cost:* **\$24,000**

Estimate to replace

*Worst Cost:* **\$24,000**

Higher estimate

*Source of Information:* Actual Cost History

*Observations:*

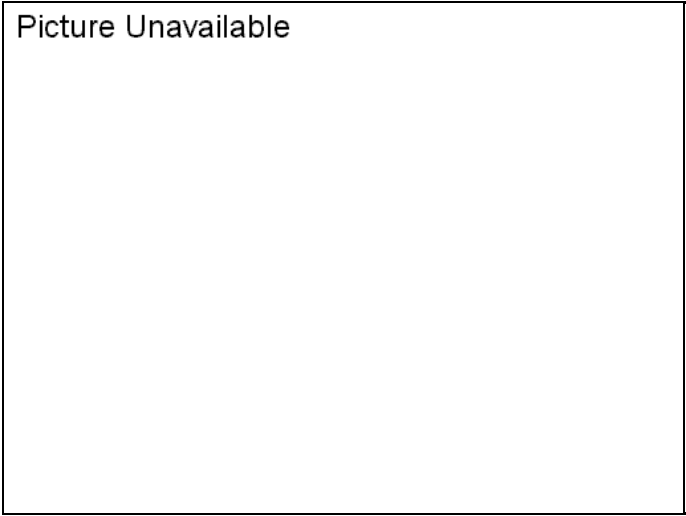
The fairway mower is in working condition. Research with the client reveals this component was purchased used in fiscal year 2012. Expect a useful life of 12 - 15 years from this component. Remaining life based on current age.

*General Notes:*

**Quantity description:**

**(1) - Toro Reelmaster 5410**

Comp #: 1801 Greens Aerator - Replace



*Location:* **Golf Course**

*Quantity:* **(1) Aerator**

*Life Expectancy:* **15** *Remaining Life:* **10**

*Best Cost:* **\$15,000**

Estimate to replace

*Worst Cost:* **\$20,000**

Higher estimate

*Source of Information:* Research with Client

*Observations:*

The greens aerator is in working condition. Expect a useful life of 12 - 15 years from this component. Remaining life based on current age.

*General Notes:*

**Quantity description:**  
**(1) - Toro Greens Aerator**

Comp #: 1801 Greens Mower - Newer - Replace



Picture Unavailable

*Location:* **Golf Course**

*Quantity:* **(2) Mowers**

*Life Expectancy:* **15** *Remaining Life:* **10**

*Best Cost:* **\$40,000**

\$20,000/Mower; Estimate to replace

*Worst Cost:* **\$50,000**

\$25,000/Mower; Higher estimate

*Source of Information:* Research with Client

*Observations:*

The greens mower is in working condition. Expect a useful life of 12 - 15 years from this component. Remaining life based on current age.

*General Notes:*

**Quantity description:**

**(2) - Toro Greensmaster 3100**

Comp #: 1801 Greens Mower - Older - Replace



Picture Unavailable

*Location:* **Golf Course**

*Quantity:* **(1) Mower**

*Life Expectancy:* **15** *Remaining Life:* **7**

*Best Cost:* **\$15,000**

Estimate to replace

*Worst Cost:* **\$20,000**

Higher estimate

*Source of Information:* Research with Client

*Observations:*

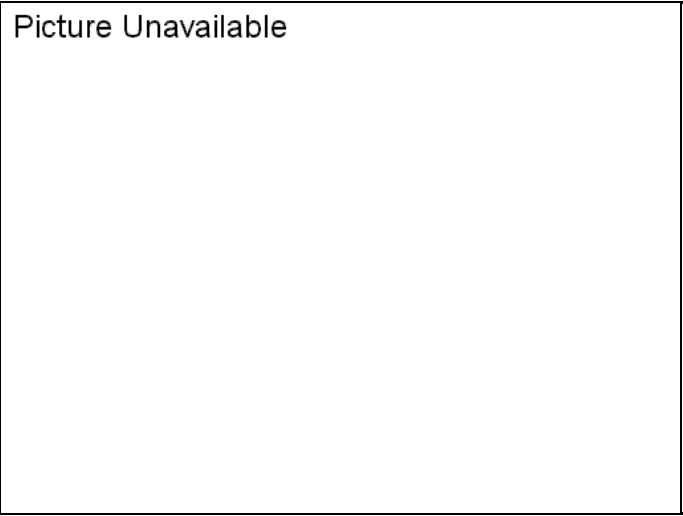
The greens mower is in working condition. Expect a useful life of 12 - 15 years from this component. Remaining life based on current age.

*General Notes:*

**Quantity description:**

**(1) - Toro Greensmaster 3100**

Comp #: 1801 Hydrojet Aerator - Replace



*Location:* **Golf Course**

*Quantity:* **(1) Aerator**

*Life Expectancy:* **15** *Remaining Life:* **10**

*Best Cost:* **\$15,000**

Estimate to replace

*Worst Cost:* **\$20,000**

Higher estimate

*Source of Information:* Research with Client

*Observations:*

The hydrojet aerator is in working condition. Expect a useful life of 12 - 15 years from this component. Remaining life based on current age.

*General Notes:*

**Quantity description:**  
**(1) - Toro Hydrojet 3000**



Comp #: 1801 Outfront Mower - Replace



Picture Unavailable

*Location:* **Golf Course**

*Quantity:* **(1) Mower**

*Life Expectancy:* **15** *Remaining Life:* **2**

*Best Cost:* **\$10,000**

Estimate to replace

*Worst Cost:* **\$15,000**

Higher estimate

*Source of Information:* Research with Client

*Observations:*

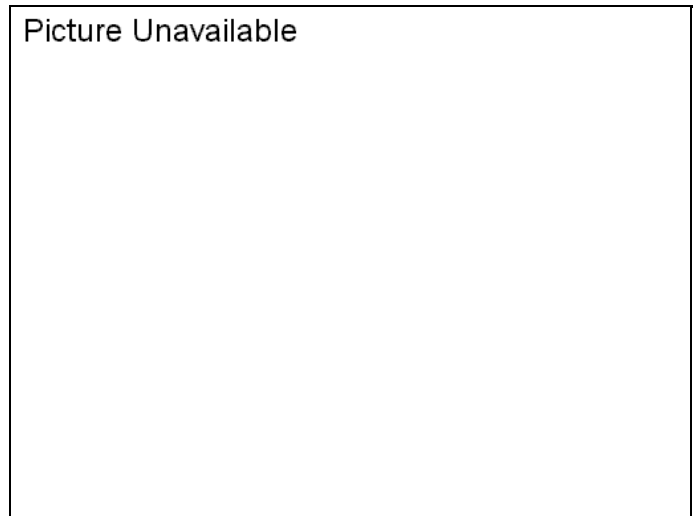
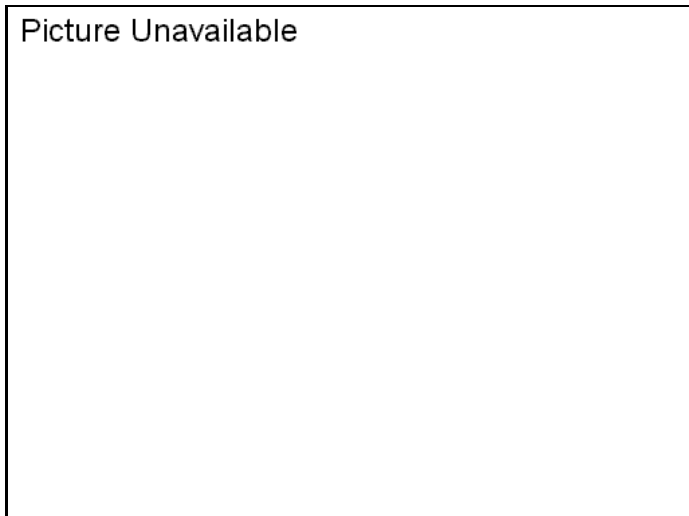
The outfront mower is in working condition. Expect a useful life of 12 - 15 years from this component. Remaining life based on current age.

*General Notes:*

**Quantity description:**

**(1) - Toro Groundsmaster 223-D**

Comp #: 1801 Rough Gang Mower - Replace



*Location:* **Golf Course**

*Quantity:* **(1) Mower**

*Life Expectancy:* **15** *Remaining Life:* **7**

*Best Cost:* **\$12,000**

Estimate to replace with used

*Worst Cost:* **\$12,000**

Estimate to replace with used

*Source of Information:* Actual Cost History

*Observations:*

Research with the client reveals a 2006 model rough gang mower was purchased in fiscal year 2013. Expect a useful life of 12 - 15 years from this component. Remaining life based on current age.

*General Notes:*

**Quantity description:**  
**(1) - Toro 4500D**



Comp #: 1801 Utility Vehicle - Replace



*Location:* **Golf Course**

*Quantity:* **(1) Workman**

*Life Expectancy:* **15** *Remaining Life:* **3**

*Best Cost:* **\$1,000**

Estimate to replace

*Worst Cost:* **\$20,000**

Higher estimate

*Source of Information:* Research with Client

*Observations:*

The utility vehicle is in working condition. Expect a useful life of 12 - 15 years from this component. Remaining life based on current age.

*General Notes:*

**Quantity description:**

**(1) - Toro Workman 3200**

Comp #: 1802 Golf Course Signs & Furniture - Replace



*Location:* **Golf Course**

*Quantity:* **(32) Pieces**

*Life Expectancy:* **10** *Remaining Life:* **6**

*Best Cost:* **\$8,000**  
\$250/Piece; Estimate to replace

*Worst Cost:* **\$11,200**  
\$350/Piece; Higher estimate

*Source of Information:* CSL Cost Database

*Observations:*

The golf course signs and furniture are in good condition. Research with the client reveals the maintenance on this component is an operating expense and the replacement is a reserve expense. Expect a useful life of approximately 10 years from this component. Remaining life based on current age.

*General Notes:*

**Quantity description:**  
**(13) - Benches**  
**(1) - Picnic Table**  
**(9) - Sign**  
**(9) - Trash Receptacle w/Sign**  
**(32) - Pieces**

Comp #: 1803 Cart Path - Repair/Seal



*Location:* **Golf Course**

*Quantity:* **Approx 15,210 Sq.ft.**

*Life Expectancy:* **4** *Remaining Life:* **0**

*Best Cost:* **\$4,563**  
\$0.30/Sq.ft.; Estimate to repair/seal asphalt path

*Worst Cost:* **\$7,605**  
\$0.50/Sq.ft.; Higher estimate for more repairs

*Source of Information:* CSL Cost Database

*Observations:*

The asphalt paths are in fair condition. Cracks, minor damage, uneven and settling sections were noted during the inspection. Typically this component will only require a seal coat as well as minor repairs approximately every 4 - 6 years. Remaining life based on current condition.

*General Notes:*

Comp #: 1806 Bridge - Rebuild/Replace



*Location:* **Golf Course**

*Quantity:* **(1) 20 ft. x 9 ft. Bridge**

*Life Expectancy:* **20** *Remaining Life:* **1**

*Best Cost:* **\$8,000**

Estimate to rebuild/replace

*Worst Cost:* **\$12,000**

Higher estimate

*Source of Information:* CSL Cost Database

*Observations:*

The bridge is in fair to poor condition. Research with the client reveals this bridge is in need of replacement. Damaged and rotten areas were noted at the time of inspection. We recommend funding to rebuild/replace this component approximately every 15 - 20 years to ensure appearance and function. Remaining life based on current condition.

*General Notes:*

Comp #: 1890 Golf Ball Dispenser



*Location:* **Driving Range**

*Quantity:* **(1) Golf Ball Dispenser**

*Life Expectancy:* **12** *Remaining Life:* **8**

*Best Cost:* **\$5,000**

Estimate to replace

*Worst Cost:* **\$6,000**

Higher estimate

*Source of Information:* Actual Cost History

*Observations:*

The golf ball dispenser is in working condition. No problems were reported at the time of the inspection. We recommend funding to replace this component approximately every 10 - 12 years. Remaining life based on current age.

*General Notes:*

Comp #: 1901 Astrovan Red - Replace



*Location:* **Common Area**

*Quantity:* **(1) Astrovan**

*Life Expectancy:* **10** *Remaining Life:* **5**

*Best Cost:* **\$16,000**

Estimate to replace with used

*Worst Cost:* **\$18,000**

Higher estimate to replace with used

*Source of Information:* Actual Cost History

*Observations:*

The astrovan is in working condition. We recommend funding to replace this component approximately every 10 years. Perform regular maintenance as necessary as an operating expense to ensure full life from this component. Remaining life based on current age and condition.

*General Notes:*

**Quantity description:**  
**(1) - Astrovan Safari, AWD 2004**



Comp #: 1901 Astrovan White - Replace



*Location:* **Common Area**

*Quantity:* **(1) Astrovan**

*Life Expectancy:* **10** *Remaining Life:* **2**

*Best Cost:* **\$10,000**

Estimate to replace with used

*Worst Cost:* **\$15,000**

Higher estimate to replace with used

*Source of Information:* CSL Cost Database

*Observations:*

The astrovan is in working condition. This component has passed its useful life and so we recommend funding to replace it in the next few years. We recommend funding to replace this component approximately every 10 years. Perform regular maintenance as necessary as an operating expense to ensure full life from this component. Remaining life based on current age and condition.

*General Notes:*

**Quantity description:**  
**(1) - Astrovan, AWD 2003**

Comp #: 1901 Bobcat - Replace



*Location:* Common Area

*Quantity:* (1) Bobcat

*Life Expectancy:* 15 *Remaining Life:* 9

*Best Cost:* \$25,000

Estimate to replace with used

*Worst Cost:* \$35,000

Higher estimate to replace with used

*Source of Information:* CSL Cost Database

*Observations:*

The bobcat is in working condition. No problems were reported at the time of the inspection. We recommend funding to replace this component approximately every 12 - 15 years. Perform regular maintenance as necessary as an operating expense to ensure full life from this component. Remaining life based on current age.

*General Notes:*

**Quantity description:**

(1) - Bobcat A300

**Attachments & Implements:**

(1) - Forks

(1) - Bucket

(1) - Snow Thrower, SBX240

(1) - Broom

Comp #: 1901 Boom Truck - Replace



*Location:* **Common Area**

*Quantity:* **(1) Truck**

*Life Expectancy:* **15** *Remaining Life:* **3**

*Best Cost:* **\$12,500**

Estimate to replace with used

*Worst Cost:* **\$17,500**

Higher estimate to replace with used

*Source of Information:* CSL Cost Database

*Observations:*

The boom truck is in working condition. This component has passed its useful life and so we recommend funding to replace it in the next few years. We recommend funding to replace this component approximately every 12 - 15 years. Perform regular maintenance as necessary as an operating expense to ensure full life from this component. Remaining life based on current age and condition.

*General Notes:*

**Quantity description:**  
**(1) - International Boom Truck, S1600**

Comp #: 1901 Ditch Witch - Replace



*Location:* **Common Area**

*Quantity:* **(1) Ditch Witch**

*Life Expectancy:* **15** *Remaining Life:* **1**

*Best Cost:* **\$15,000**

Estimate to replace with used

*Worst Cost:* **\$20,000**

Higher estimate to replace with used

*Source of Information:* CSL Cost Database

*Observations:*

The ditch witch is in working condition. This component has passed its useful life and so we recommend funding to replace it in the next few years. We recommend funding to replace this component approximately every 12 - 15 years. Perform regular maintenance as necessary as an operating expense to ensure full life from this component. Remaining life based on current age and condition.

*General Notes:*

**Quantity description:**  
**(1) - Ditch Witch, Model: 30V**

Comp #: 1901 Dodge 2500 Truck - Replace



*Location:* **Common Area**

*Quantity:* **(1) Truck**

*Life Expectancy:* **10** *Remaining Life:* **5**

*Best Cost:* **\$10,000**

Estimate to replace with used

*Worst Cost:* **\$15,000**

Higher estimate to replace with used

*Source of Information:* CSL Cost Database

*Observations:*

The Dodge 2500 truck is in working condition. This component has passed its useful life and so we recommend funding to replace it in the next few years. We recommend funding to replace this component approximately every 10 years. Perform regular maintenance as necessary as an operating expense to ensure full life from this component. Remaining life based on current age and condition.

*General Notes:*

**Quantity description:**

**(1) - Dodge 2500**

**Attachments:**

**(1) - Snow Plow**

**(1) - Beacon Light**

Comp #: 1901 F150 Truck - Replace



*Location:* **Common Area**

*Quantity:* **(1) Truck**

*Life Expectancy:* **10** *Remaining Life:* **2**

*Best Cost:* **\$10,000**

Estimate to replace with used

*Worst Cost:* **\$15,000**

Higher estimate to replace with used

*Source of Information:* CSL Cost Database

*Observations:*

The F150 truck is in working condition. This component has passed its useful life and so we recommend funding to replace it in the next few years. We recommend funding to replace this component approximately every 10 years. Perform regular maintenance as necessary as an operating expense to ensure full life from this component. Remaining life based on current age and condition.

*General Notes:*

**Quantity description:**

**(1) - Ford F150 4x4**

Comp #: 1901 Garbage Truck - Replace



*Location:* **Common Area**

*Quantity:* **(1) Garbage Truck**

*Life Expectancy:* **15** *Remaining Life:* **2**

*Best Cost:* **\$60,000**

Estimate to replace with used

*Worst Cost:* **\$80,000**

Higher estimate to replace with used

*Source of Information:* CSL Cost Database

*Observations:*

The garbage truck is in working condition. This component has passed its useful life and so we recommend funding to replace it in the next few years. We recommend funding to replace this component approximately every 12 - 15 years. Perform regular maintenance as necessary as an operating expense to ensure full life from this component. Remaining life based on current age and condition.

*General Notes:*

**Quantity description:**  
**(1) - Ford Cargo 7000**

Comp #: 1901 Jeep Comanche - Replace



*Location:* **Common Area**

*Quantity:* **(1) Truck**

*Life Expectancy:* **N/A** *Remaining Life:*

*Best Cost:* **\$0**

*Worst Cost:* **\$0**

*Source of Information:*

*Observations:*

Research with the client reveals no plans to replace this component.

*General Notes:*

**Quantity description:**

**(1) - Jeep Comanche Truck**



Comp #: 1901 Pathfinder - Replace



*Location:* **Common Area**

*Quantity:* **(1) Vehicle**

*Life Expectancy:* **10** *Remaining Life:* **2**

*Best Cost:* **\$10,000**

Estimate to replace with used

*Worst Cost:* **\$15,000**

Higher estimate to replace with used

*Source of Information:* CSL Cost Database

*Observations:*

The pathfinder is in working condition. This component has passed its useful life and so we recommend funding to replace it in the next few years. We recommend funding to replace this component approximately every 10 years. Perform regular maintenance as necessary as an operating expense to ensure full life from this component. Remaining life based on current age and condition.

*General Notes:*

Comp #: 1901 Tractor - Replace



*Location:* **Common Area**

*Quantity:* **(1) Tractor**

*Life Expectancy:* **12** *Remaining Life:* **2**

*Best Cost:* **\$10,000**

Estimate to replace with used

*Worst Cost:* **\$15,000**

Higher estimate to replace with used

*Source of Information:* CSL Cost Database

*Observations:*

The tractor is in working condition. This component has passed its useful life and so we recommend funding to replace it in the next few years. We recommend funding to replace this component approximately every 10 - 12 years. Perform regular maintenance as necessary as an operating expense to ensure full life from this component. Remaining life based on current age and condition.

*General Notes:*

**Quantity description:**  
**(1) - John Deere Tractor**  
**Attachments & Implements:**  
**(1) - Mowing Assembly**

Comp #: 1901 Trailer - Replace



*Location:* **Common Area**

*Quantity:* **(1) Trailer**

*Life Expectancy:* **15** *Remaining Life:* **7**

*Best Cost:* **\$18,000**

Estimate to replace with new

*Worst Cost:* **\$18,000**

Estimate to replace with new

*Source of Information:* CSL Cost Database

*Observations:*

The trailer is in good condition. We recommend funding to replace this component approximately every 12 - 15 years. Perform regular maintenance as necessary as an operating expense to ensure full life from this component. Remaining life based on current age.

*General Notes:*

**Quantity description:**  
**(1) - Cargowagon Trailer, 14 ft. long & 7 ft. wide**

Comp #: 1901 Wheel Loader - Replace



*Location:* **Common Area**

*Quantity:* **(1) Wheel Loader**

*Life Expectancy:* **15** *Remaining Life:* **5**

*Best Cost:* **\$40,000**

Estimate to replace with used

*Worst Cost:* **\$60,000**

Higher estimate to replace with used

*Source of Information:* CSL Cost Database

*Observations:*

The wheel loader is in working condition. This component has passed its useful life and so we recommend funding to replace it in the next few years. We recommend funding to replace this component approximately every 12 - 15 years. Perform regular maintenance as necessary as an operating expense to ensure full life from this component. Remaining life based on current age and condition.

*General Notes:*

**Quantity description:**

**(1) - John Deere 544E Wheel Loader**

**Attachments & Implements:**

**(1) - Plow Assembly**

**(1) - Bucket**

**(1) - Snow Thrower**

## Glossary of Commonly Used Words And Phrases

(Provided by the National Reserve Study Standards of the Community Associations Institute)

**Cash Flow Method** – A method of developing a reserve funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

**Component** – Also referred to as an “Asset.” Individual line items in the Reserve Study developed or updated in the physical analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Association responsibility, 2) with limited useful life expectancies, 3) have predictable remaining life expectancies, 4) above a minimum threshold cost, and 5) required by local codes.

**Component Full Funding** – When the actual (or projected) cumulative reserve balance for all components is equal to the fully funded balance.

**Component Inventory** – The task of selecting and quantifying reserve components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate association representatives.

**Deficit** – An actual (or projected reserve balance), which is less than the fully funded balance.

**Effective Age** – The difference between useful life and remaining useful life (UL - RUL).

**Financial Analysis** – The portion of the Reserve Study where current status of the reserves (measured as cash or percent funded) and a recommended reserve contribution rate (reserve funding plan) are derived, and the projected reserve income and expenses over time is presented. The financial analysis is one of the two parts of the Reserve Study.

**Fully Funded Balance** – An indicator against which the actual (or projected) reserve balance can be compared. The reserve balance that is in direct proportion to the fraction of life “used up” of the current repair or replacement cost of a reserve component. This number is calculated for each component, and then summed together for an association total.

$$\text{FFB} = \text{Current Cost} * \text{Effective Age} / \text{Useful Life}$$

**Fund Status** – The status of the reserve fund as compared to an established benchmark, such as percent funded.

**Funding Goals** – Independent of calculation methodology utilized, the following represent the basic categories of funding plan goals:

- *Baseline Funding*: Establishing a reserve-funding goal of keeping the reserve balance above zero.
- *Component Full Funding*: Setting a reserve funding goal of attaining and maintaining cumulative reserves at or near 100% funded.
- *Threshold Funding*: Establishing a reserve funding goal of keeping the reserve balance above a specified dollar or percent funded amount.

**Funding Plan** – An association’s plan to provide income to a reserve fund to offset anticipated expenditures from that fund.



### **Funding Principles –**

- Sufficient funds when required
- Stable contributions through the year
- Evenly distributed contributions over the years
- Fiscally responsible

### **GSF - Gross Square Feet**

**Life and Valuation Estimates** – The task of estimating useful life, remaining useful life, and repair or replacement costs for the reserve components.

### **LF - Linear Feet**

**Percent Funded** – The ratio, at a particular point in time (typically the beginning of the fiscal year), of the actual (or projected) reserve balance to the ideal fund balance, expressed as a percentage.

**Physical Analysis** – The portion of the Reserve Study where the component evaluation, condition assessment, and life and valuation estimate tasks are performed. This represents one of the two parts of the Reserve Study.

**Remaining Useful Life (RUL)** – Also referred to as “remaining life” (RL). The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Projects anticipated to occur in the current fiscal year have a “0” remaining useful life.

**Replacement Cost** – The cost of replacing, repairing, or restoring a reserve component to its original functional condition. The current replacement cost would be the cost to replace, repair, or restore the component during that particular year.

**Reserve Balance** – Actual or projected funds as of a particular point in time (typically the beginning of the fiscal year) that the association has identified for use to defray the future repair or replacement of those major components that the association is obligated to maintain. Also known as “reserves,” “reserve accounts,” or “cash reserves.” In this report the reserve balance is based upon information provided and is not audited.

**Reserve Study** – A budget-planning tool, which identifies the current status of the reserve fund and a stable and equitable funding plan to offset the anticipated future major common area expenditures. The Reserve Study consists of two parts: The Physical Analysis and the Financial Analysis.

**Special Assessment** – An assessment levied on the members of an association in addition to regular assessments. Governing documents or local statutes often regulate special assessments.

**Surplus** – An actual (or projected) reserve balance that is greater than the fully funded balance.

**Useful Life (UL)** – Also known as “life expectancy.” The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed and maintained in its present application of installation.

