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Golden Rain Foundation

Seal Beach, CA

SEAN ANDERSEN CAI-RS 00068 DESIGNATION RESERVE SPECIALIST

Report #: 26608-6
Beginning: January 1, 2024
Expires: December 31, 2024

RESERVE STUDY

Update "With-Site-Visit"

September 18, 2023

Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

- **Component List**
  Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.
- **Reserve Fund Strength**
  A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.
- **Reserve Funding Plan**
  A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.

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Reserve Study Executive Summary — With-Site-Visit

Golden Rain Foundation
Seal Beach, CA
Level of Service: **Update "With-Site-Visit"**

Report #: **26608-6**
# of Units: 6,608
January 1, 2024 through **December 31, 2024**

Findings & Recommendations — as of January 1, 2024

Projected Starting Reserve Balance	**$10,016,850**
Current Full Funding Reserve Balance	**$15,318,803**
Average Reserve Deficit (Surplus) Per Unit	**$802**
Percent Funded	**65.4 %**
Recommended 2024 "Monthly Full Funding Contributions"	**$229,000**
Alternate minimum contributions to keep Reserve above $0	**$188,000**
Most Recent Reserve Contribution Rate	**$194,050**
Annual Deterioration Rate	**$2,784,279**

Reserve Fund Strength: 65.4%

Weak	Fair	Strong
< 30%	< 70%	> 130%

Risk of Special Assessment: High | Medium | Low

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	**3.00 %**
Annual Inflation Rate	**3.00 %**

This is an Update "With-Site-Visit", and is based on a prior Report prepared by Association Reserves for your 2023 Fiscal Year. We performed the site inspection on 6/20/2023.

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

The Reserve Fund is between the 30% funded level and the 70% funded level at **65.4 %** Funded, which is a fair position for the fund to be in. This means that the association's special assessment & deferred maintenance risk is currently medium. The objective of your multi-year Funding Plan is to Fully Fund Reserves and ultimately achieve a position of strength in the fund, where associations enjoy a low risk of Reserve cash flow problems.

The Annual Deterioration rate for your Reserve Components is $2,784,279.

Based on this starting point, your annual deterioration rate, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to increase your Reserve contributions to **$229,000**.

*The Alternative Contribution rate, also called Baseline Funding will keep the Reserve Funds above $0. This figure for your association is **$188,000**.

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

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
	Combined Assets			
2520	Wood Surfaces - Repair Materials	5	0	$4,000
2580	Metal Handrailing - Repair/Replace	30	27	$21,000
2600	Exterior Doors - Replace	1	0	$37,500
2725	Building Signage - Replace	15	8	$34,000
2740	Windows - Repair/Replace	1	0	$100,000
3255	Pianos - Replace	5	3	$6,000
3270	Outdoor Furnishings - Replace	10	8	$20,000
3270	Patio Furniture - Replace	10	4	$35,000
3355	Ice makers- Replace	12	6	$14,250
4250	Technology Equipment - Replace	1	0	$450,000
4290	Cameras & Recording Equip - Replace	10	0	$295,000
4570	Water Heaters - Replace	1	0	$12,500
4580	Water District Main Valves - Replac	1	0	$18,500
4590	Plumbing - Replace	40	11	$220,000
4592	Admin Bldg Dist. Piping - Re-pipe	40	16	$16,000
4592	Amphitheater Dist. Piping - Re-pipe	40	11	$64,500
4592	Library Dist. Piping - Re-pipe	40	11	$12,500
4592	Resale Office Dist.Piping - Re-pipe	40	21	$9,200
4592	Security Dist. Piping - Re-pipe	40	11	$17,000
4600	HVAC Systems - Replace	1	0	$91,000
4607	Exhaust Fans - Replace	5	8	$35,000
4800	Fire Alarm Systems - Replace	20	6	$75,000
4850	AED Defibrillators - Replace	10	0	$5,250
5010	Walkway Pole Lights - Replace	8	1	$32,000
6160	Drinking Fountains - Replace	20	0	$50,600
6207	Space Heater - Replace	24	1	$6,350
8010	EV Charging Stations - Replace	10	9	$45,500
	Administration Building			
2300	Stucco - Repaint	10	0	$13,200
2310	Wood Surfaces - Repaint	5	0	$6,050
2330	Interior Surfaces - Repaint	10	3	$31,500
2420	5-Ply Built-up Roof - Replace	15	11	$150,000
2455	Mansard Steel Shingles - Replace	50	46	$205,000
2500	Stair Elastomeric - Resurface	20	2	$13,500
3002	2nd Floor Kitchen	10	5	$12,000
3002	Admin Small Conference Rooms	15	5	$9,500
3002	Administration Remodel Projects	15	0	$52,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
3002	GRF Board Room - Remodel	15	0	$19,500
3002	Stock Transfer Kitchenette	15	6	$10,450
3004	Furnishings & Work Stations - Repl	15	12	$168,000
3004	Lobby Furnishings	15	0	$7,000
3020	Carpet - Replace	8	1	$52,000
3040	Tile Floor (Lobbies) - Replace	30	0	$17,500
3050	Linoleum/Vinyl Floor - Replace	24	1	$7,600
4500	Elevator - Modernize	25	19	$125,000
4505	Elevator Door Operator - Replace	15	9	$35,000
4530	Elevator Cab - Remodel	12	11	$35,000
4660	Admin Bldg Generator - Replace	20	19	$30,000
5382	FOB Access System - Replace	10	9	$90,000
5700	Restrooms - Major Refurbish	20	0	$95,500
	Clubhouse #1			
2300	Stucco - Repaint	10	0	$13,000
2310	Wood Surfaces - Repaint	5	0	$12,500
2330	Interior Surfaces - Repaint	10	0	$56,500
2450	Comp Shingle Roof - Replace	25	16	$256,000
2480	Gutter System - Replace	30	16	$8,400
2520	Wood Surfaces - Repair	30	0	$8,950
2525	Wood Siding - Repair/Replace	30	5	$75,500
3020	Carpet - Replace	10	4	$27,000
3050	Kitchen Floor - Replace	20	19	$15,000
3050	Linoleum/Vinyl Floor - Replace	20	4	$82,000
3200	Ballroom Furnishing - Replace	15	6	$38,000
3200	Lobby Furniture - Replace	15	4	$19,400
3248	Billiard Rooms - Remodel	10	9	$25,600
3250	Billiard Tables - Replace/Re-cover	15	8	$21,500
3257	Woodshop Equipment - Replace	10	8	$35,800
3320	Commercial Appliances - Replace	20	4	$90,000
5050	Interior Lights - Replace	20	19	$75,000
5700	Restrooms - Major Refurbish	20	4	$58,000
6215	Gas BBQ Free Standing - Replace	10	9	$2,600
	CH 1, Shuffleboard Building'			
2300	Exterior Surfaces - Repaint	10	0	$4,350
2330	Interior Surfaces - Repaint	10	0	$11,700
2450	Comp Shingle Roof - Replace	25	5	$63,000
2485	Skylights - Replace	25	5	$18,000
6543	Shuffleboard Equipment - Replace	15	14	$13,200
	Clubhouse #2			
2300	Stucco - Repaint	10	0	$13,250
2310	Wood Surfaces - Repaint	5	0	$15,900

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2330	Interior Surfaces - Repaint	10	8	$30,300
2450	Comp Shingle Roof - Replace	25	2	$230,000
2480	Gutter System - Replace	30	0	$19,500
2520	Wood Surfaces - Repair	5	0	$9,000
2525	Wood Siding - Repair/Replace	30	0	$31,000
2710	Entry Canopy - Replace	10	0	$6,200
3020	Carpet - Replace	10	8	$19,500
3020	Game Room Carpet - Replace	10	8	$6,800
3040	Kitchen Tile Floor - Replace	25	4	$31,600
3050	Billiard Vinyl Floor - Replace	20	17	$19,600
3050	Linoleum/Vinyl Floor - Replace	20	4	$125,000
3075	Stage Hardwood Floor - Refurbish	5	4	$3,800
3200	Billiard Rm Furniture - Replace	15	12	$11,000
3205	CH2 Ballroom Furnishings - Replace	15	0	$38,000
3205	CH2 Lobby Refurb & Furnishings	15	13	$138,000
3245	Billiard -Cabinet/Counter - Replace	25	22	$5,000
3250	Billiard Table - Replace/Re-cover	15	12	$37,000
3251	Arcade & Game Tables - Repl	10	7	$17,000
3320	Kitchen Appliances - Replace	20	8	$109,000
4211	Theater Equipment - Replace	10	0	$12,000
4580	Sewer Ejection System - Replace	15	7	$185,000
4581	Sewer Lit Stn Generator - Replace	10	9	$15,000
5050	Large Interior Lights - Replace	20	18	$75,000
5700	Main Restrooms - Major Refurbish	20	0	$58,000
5700	Stage Restrooms - Major Refurbish	20	2	$15,000
	Clubhouse #3			
2300	Stucco - Repaint	10	5	$6,600
2310	Wood Surfaces - Repaint	5	0	$22,000
2330	Interior Surfaces - Repaint	10	0	$43,400
2450	Comp Shingle Roof - Replace	25	0	$267,000
2460	Flat Roof System (SPF) - Replace	30	14	$8,150
2462	Flat Roof - Seal/Re-coat	10	4	$3,750
2480	Gutter System - Replace	30	0	$13,000
2485	Skylights - Replace	25	0	$3,900
2525	Wood Siding - Repair/Replace	30	10	$110,000
3000	Sewing Room - Remodel	10	8	$21,500
3001	Sewing Equipment - Replace	10	8	$30,500
3050	Flooring - Replace	20	0	$220,000
3150	Window Treatments - Replace	10	5	$9,850
3200	Auditorium Furniture - Replace	15	6	$54,000
3230	Meeting Rooms Furniture - Replace	15	6	$54,000
3300	Kitchens of Rooms 1-8, Remodel	25	24	$123,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
3310	Demonstration Kitchen, Cabinetry	30	26	$33,000
5050	Interior Lights - Replace	20	16	$75,000
5700	Restrooms - Major Refurbish	20	10	$120,000
	Knowledge & Learning Center (CH-3)			
3040	Carpet Floor - Replace	30	27	$12,000
3160	Acoustic Wall Panels - Replace	15	6	$5,100
3200	Furniture/Furnishings - Replace	10	6	$62,000
3225	Stack Chairs - Replace	10	6	$7,700
4201	Hearing Loop Electronics - Replace	15	5	$8,000
	Clubhouse #4			
2300	Stucco - Repaint	10	6	$12,000
2330	Interior Surfaces - Repaint	10	2	$37,700
2450	Comp Shingle Roof - Replace	25	2	$125,000
2460	Flat Roof System (SPF) - Replace	40	2	$45,500
2480	Gutter System - Replace	30	2	$8,400
2520	Wood Surfaces - Repair	5	1	$9,200
3050	Linoleum/Vinyl Floor - Replace	20	16	$44,100
3060	Laminate Flooring - Replace	20	16	$71,000
3120	Acoustic Room Dividers - Replace	20	16	$8,300
3230	Furniture/Furnishings - Replace	20	16	$130,000
3245	Built-in Cabinets & Lockers	20	16	$26,000
3246	Art/Lapidary Cabinetry - Replace	20	16	$43,000
3247	Kilns - Replace	15	8	$14,000
3247	Lapidary Rm Equip - Replace	20	16	$46,500
3320	Commercial Appliances - Replace	20	1	$64,000
4206	DAIS Audio Visual Equipment - Repla	5	4	$145,000
4206	Live Streaming System - Replace	5	1	$17,000
4525	Stage Hydraulic Lift - Replace	20	1	$41,500
5050	LED Interior Lights - Replace	20	14	$10,800
5700	Restrooms - Major Refurbish	20	0	$110,000
	Clubhouse #5			
2310	Exterior Surfaces - Repaint	5	4	$8,800
2330	Interior Surfaces - Repaint	10	9	$14,600
2420	Flat Roof - Replace	20	1	$7,750
2450	Comp Shingle Roof - Replace	25	1	$60,000
2480	Gutter System - Replace	30	1	$7,150
2500	Walkway Decks - Resurface	20	18	$14,500
2525	Wood Siding - Repair	30	11	$21,000
2585	Wood Stairways - Repair	20	18	$7,750
2710	Fabric Awning - Replace	8	6	$3,800
3020	Carpet - Replace	10	8	$32,500
3050	Linoleum/Vinyl Floor - Replace	20	18	$8,600

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
3060	Laminate Flooring - Replace	20	18	$7,250
3200	Cafe Furniture - Replace	10	5	$9,700
3230	Office Furniture - Replace	15	8	$27,000
3231	1st Floor Rec Offices Furn - Replac	10	3	$7,500
3232	Distribution Office Furnishings	10	5	$19,000
3235	Office Cabinet/Counter - Replace	25	2	$20,400
3237	Clubhouse #5 - Refurbish	15	14	$20,000
3237	Coin Counting Machine - Replace	10	0	$8,450
3237	Plotter Printer - Replace	5	3	$3,450
3237	Tri-Fold Machine - Replace	10	9	$3,400
3310	Kitchen Cabinetry - Replace	25	5	$20,700
4500	Elevator - Modernize	25	22	$125,000
4505	Elevator Door Operator - Replace	15	10	$35,000
4530	Elevator Cab - Remodel	15	3	$40,000
5555	Wood Railings - Repair/Replace	20	18	$10,400
5700	Restrooms - Major Refurbish	20	1	$25,000
	Clubhouse #6			
2300	Stucco - Repaint	10	3	$27,000
2330	Interior Surfaces - Repaint	10	6	$16,600
2420	Flat Roof - Replace	20	2	$85,000
3050	Linoleum/Vinyl Floor - Replace	20	16	$110,400
3055	Rubberized Flooring - Replace	30	16	$8,450
3060	Laminate Flooring - Replace	20	17	$72,500
3075	Hardwood Floor - Refurbish	5	2	$22,500
3251	Ping Pong Tables - Replace	10	9	$12,000
3300	Kitchen - Remodel	25	17	$8,150
3525	Gym Equipment - Replace	15	11	$380,000
4500	Elevator - Modernize	25	5	$125,000
4505	Elevator Door Operator - Replace	15	5	$35,000
4530	Elevator Cab - Remodel	25	5	$35,000
5700	Restrooms - Major Refurbish	20	6	$110,000
5711	Restroom Door Operators - Replace	10	8	$13,000
	Amphitheater			
2300	Exterior Flatwork - Repaint	10	1	$24,000
2310	Wood Surfaces - Repaint	5	1	$11,000
2330	Interior Surfaces - Repaint	10	1	$17,000
2340	Metal Surfaces - Repaint	5	1	$8,300
2420	Built-up Roof - Replace	25	21	$300,000
2690	Blast Door - Replace	20	1	$118,000
3000	2nd Floor Furnishings	15	14	$20,000
3000	News Room - Remodel	12	2	$14,000
3020	Loft Carpet - Replace	8	5	$7,500

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
3050	2nd Floor Vinyl Floors - Replace	30	29	$8,000
3050	Linoleum/Vinyl Floor - Replace	30	5	$9,200
3070	Stage Hardwood Floor - Replace	30	21	$73,000
3075	Hardwood Floor - Refurbish	5	1	$16,000
3230	News Room Furnishings - Replace	20	13	$20,000
4200	Main Server - Replace	7	1	$119,000
4202	Hard Drive Storage - Replace	5	2	$4,100
4580	Sewage Ejection Pump - Replace	15	2	$25,000
4585	Storm Pumps - Replace	10	2	$25,000
5005	Large Pole Lights - Replace	25	13	$12,000
5525	3' Iron Railing - Replace	30	9	$38,500
5535	Pipe Railing - Repair/Replace	30	9	$50,000
5700	Restrooms - Major Refurbish	20	1	$130,000
6565	Theater Bleachers - Replace	20	14	$560,000
6573	Theater Lighting - Replace	30	0	$110,000
6574	Theater Rigging - Replace	30	21	$34,500
6575	Stage/Theater Curtains - Replace	10	4	$58,000
6577	AV/Production Room Facility	15	6	$59,000
6577	Projector/DVD Player - Replace	10	0	$30,000
6577	Theater Sound System - Replace	20	14	$140,000
	Library			
2300	Stucco - Repaint	10	4	$9,200
2310	Wood Surfaces - Repaint	5	0	$3,700
2330	Interior Surfaces - Repaint	10	9	$8,200
2450	Comp Shingle Roof - Replace	25	1	$52,000
2460	Cap Sheet Roof - Replace	40	1	$22,000
3020	Carpet - Replace	10	0	$35,000
3040	Tile Floor - Replace	30	0	$27,000
3200	Furnishings - Replace	15	8	$140,000
4801	Patron Management System	10	0	$8,450
5700	Friend of Library Restrm - Refurb	20	8	$4,500
5700	Restrooms - Major Refurbish	20	1	$20,000
	Pool Area & Golf Starter Facility			
2360	Block/Stucco Walls - Repaint	10	8	$16,500
3530	Lockers - Replace	20	18	$13,000
3740	Swimsuit Water Extractor - Replace	10	8	$2,500
5520	Pool Iron Fence - Replace	25	23	$3,100
5700	Golf Shack Restrooms - Major Refurb	20	18	$18,500
5700	Pool Restrms/Locker - Major Refurb	20	18	$45,000
5710	Restrooms - Minor Refurbish	20	8	$15,000
5750	Outdoor Pool Showers - Re-tile	20	18	$11,500
5800	Pool Deck Concrete - Repair/Replace	25	18	$174,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
5810	Pool - Resurface & Re-tile	12	10	$40,000
5812	Pool Filters - Replace	10	8	$17,000
5815	Pool Heater - Replace	12	10	$26,000
5820	Spa - Resurface & Re-tile	8	6	$11,500
5822	Spa Filter - Replace	10	8	$9,000
5825	Spa Heater - Replace	10	8	$13,500
5840	Pool & Spa Pumps & Motors - Replace	5	3	$6,500
5848	Chemical Controllers - Replace	10	8	$3,500
5900	ADA Pool Lift - Replace	15	13	$14,000
5910	Swim Lane Markers - Replace	5	3	$3,800
5950	Pool Area Mastic - Replace	4	2	$3,400
5990	Pool Furniture - Replace	10	8	$28,000
6315	Fabric Shade Structure - Replace	10	8	$3,500
	Golf Course			
2330	Interior Surfaces - Repaint	5	3	$3,000
3020	Golf Shack Carpet - Replace	5	3	$3,000
3245	Built-in Cabinets - Replace	35	33	$8,000
5570	Chain Link Fences - Replace	30	6	$18,000
6030	Cart Path Rubber Surface - Replace	15	0	$10,900
6305	Vinyl Shade Structures - Replace	20	17	$23,000
6600	Bridge - Repair/Replace	30	15	$32,000
6675	Lake Aerator System - Replace	5	0	$6,250
7013	Golf Course Greens - Refurbish	2	0	$32,000
7014	Golf Course T-Boxes - Refurbish	10	6	$80,000
	Mission Park			
5010	Bell Pole Lights - Replace	20	14	$10,800
5090	Tennis Court Lights - Replace	20	14	$28,500
5560	Vinyl Fencing - Replace	30	24	$7,500
5570	Chain Link Fence - Replace	30	24	$28,100
6105	Park Benches - Replace	20	10	$24,000
6325	Aluminum Shade Structure - Repair	30	14	$21,500
6505	Pickleball Courts - Resurface	6	1	$37,500
6515	Court Windscreens - Replace	6	1	$5,200
6530	Basketball Backboard - Replace	20	14	$1,800
6540	Bocce Ball Court - Refurbish	10	4	$6,200
6805	Monument - Replace/Refurbish	10	4	$2,300
	Veterans Plaza			
6305	Vinyl Shade Structure -Replace	30	25	$11,450
6315	Fabric Shade Structure - Replace	10	6	$5,700
6805	Veterans Memorial - Refurbish	30	24	$95,500
	Maintenance Yard			
2470	Metal Seamed Roof - Repair/Replace	40	9	$72,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2480	Gutter System - Replace	25	19	$19,000
2535	Corrugated Metal Siding - Replace	50	4	$102,000
3011	Miscellaneous Building Replacement	20	1	$52,000
3020	Carpet - Replace	10	1	$4,300
3060	Laminate Flooring - Replace	25	17	$9,550
3227	Work Stations - Replace	20	17	$3,000
3230	Office/Warehouse Furnishings	15	6	$48,500
3231	Purchasing Office Furnishings	10	3	$13,000
3231	Purchasing Warehouse Facility	15	10	$13,000
3232	Storage/Wk Area Furnishings	10	3	$15,000
3300	Kitchen - Remodel	25	15	$12,500
3820	Carpenter Shop Equipment - Replace	20	5	$81,000
3821	Welding Shop Equipment	20	5	$54,000
3835	Hydraulic Lift - Replace	20	5	$80,000
3840	Fuel Leak Detection System- Replace	30	20	$101,500
3842	Waste Oil Storage Tank	30	20	$28,000
3843	Underground Tank - Replace	50	10	$210,000
3844	Waste Oil Tank - Replace	50	10	$43,000
	Service Maintenance			
507	Entry Iron Gate - Replace	30	27	$23,000
832	Roll-Up Doors - Replace	25	3	$46,500
951	Bathrooms/Locker Rm - Refurbish	20	15	$76,000
1008	Barreto Micro Trencher - Replace	20	16	$11,000
1110	Interior Surfaces - Repaint	10	1	$3,400
1115	Exterior Surfaces- Repaint	10	6	$14,000
3730	Washers & Dryers - Replace	10	9	$4,000
	Resale Office			
2310	Wood Surfaces - Repaint	5	0	$4,300
2330	Interior Surfaces - Repaint	10	0	$4,850
2450	Comp Shingle Roof - Replace	25	14	$35,000
3020	Carpet - Replace	10	0	$16,000
3300	Kitchen - Remodel	20	0	$8,000
5700	Restrooms - Major Refurbish	20	10	$10,600
6830	Signage - Replace/Refurbish	10	6	$3,000
	Security Office & Gatehouses			
1000	Main Gate Reno Design Work	1	0	$80,000
1990	Main Gate/Security Office - Reno	20	0	$925,000
1990	North Gatehouse - Remodel	20	0	$250,000
1990	South Gatehouse - Remodel	20	0	$250,000
2300	Stucco - Repaint	10	10	$11,500
2330	Interior Surfaces - Repaint	10	10	$10,100
2450	Comp Shingle Roof - Replace	25	25	$58,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2480	Gutter System - Replace	25	25	$4,100
3020	Carpet - Replace	5	5	$42,500
3050	Linoleum/Vinyl Floor - Replace	20	20	$7,300
3230	Furniture/Furnishings - Replace	20	11	$31,000
3300	Kitchen - Remodel	20	20	$6,500
4660	Security Bldg. Generator - Replace	25	25	$15,000
5700	Restrooms - Major Refurbish	20	20	$60,000
	Infrastructure			
2220	(2025) Parking Lots - Resurface	28	1	$980,000
2220	(2041) Asphalt (Phase 1), Resurface	25	17	$720,000
2220	(2042) Asphalt (Phase 2), Resurface	25	18	$870,000
2220	(2043) Asphalt (Phase 3), Resurface	25	19	$1,150,000
2220	(2045) Asphalt (Phase 4), Resurface	25	21	$530,000
2220	(2047) Asphalt (Phase 5), Resurface	25	23	$1,970,000
2220	(2048) Asphalt (Phase 6), Resurface	25	24	$674,000
2230	(2024) Asphalt (Phs 3), Repair/Seal	5	0	$190,000
2230	(2024) Parking (Phs 1), Repair/Seal	4	0	$94,500
2230	(2025) Asphalt (Phs 4), Repair/Seal	5	1	$190,000
2230	(2025) Parking (Phs 3), Repair/Seal	4	1	$38,000
2230	(2026) Asphalt (Phs 5), Repair/Seal	50	2	$190,000
2230	(2026) Parking (Phs 2), Repair/Seal	4	2	$40,500
2230	(2027) Asphalt (Phs 1), Repair/Seal	5	3	$260,000
2230	(2028) Asphalt (Phs 2), Repair/Seal	5	4	$190,000
2300	HC Bldg Exterior Flatwork - Repaint	10	5	$25,000
2310	HC Bldg. Wood Surfaces - Repaint	5	0	$10,900
2340	Metal Surfaces - Repaint	5	0	$6,200
4200	Gate Server Equip - Replace	4	0	$4,400
4595	Sewer System - Repair/Replace	1	0	$50,000
4690	Storm Drain Screens - Replace	25	23	$620,000
5008	Street Pole Light Fixtures - Repl	25	19	$71,500
5330	Gate Operators - Replace	4	2	$7,500
5332	Barrier Arm Operators - Replace	10	0	$18,000
5348	Crosswalk Activation & Lights	20	11	$109,500
5348	Street Lights Backup Battery - Repl	10	4	$19,000
5349	Traffic Light Poles - Replace	30	23	$45,500
5380	Visitor Access System - Replace	10	9	$64,200
5501	Block Walls - Add/Repair/Replace	40	5	$400,000
5510	Main Entry Vehicle Gates - Replace	30	26	$3,600
5510	North Entry Vehicle Gates - Replace	25	4	$11,000
5510	South Entry Vehicle Gates - Replace	25	4	$20,000
5515	Metal Pedestrian Gates - Replace	25	19	$37,000
5570	Chain Link Fence Project, 2023-2030	1	0	$135,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
6631	Waterscape Shoreline - Clean/Repair	50	1	$150,000
6807	Lighted Marquee - Replace	20	18	$31,000
6900	Irrigation Controllers - Replace	5	2	$31,000
7010	Landscape - Renovations	1	0	$100,000
8010	EV Charging Station - Replace	10	8	$80,000
	Miscellaneous Components			
3263	Christmas Trees/Decorations - Repl	6	5	$18,000
4200	2-Way Radios & Microphones - Replac	5	2	$8,000
4220	Audio Sound System - Replace	10	0	$110,000
4515	Elevator Cylinders - Replace	50	25	$110,000
4780	Phone System - Replace	10	9	$100,000
5510	RV Lot Iron Vehicle Gates - Replace	25	27	$40,000
6383	RV Lot Office Trailer - Replace	30	23	$22,500
6391	Globe Surfaces - Repaint	10	2	$66,000
6392	Globe Lighting - Replace	20	14	$32,000
6805	Monument - Replace/Refurbish	20	18	$31,000
6850	Street Name Signs - Replace	20	3	$67,500
7980	Bus Stop Shelters - Replace	10	6	$80,500
	Fleet Maintenance			
1900	(2024) Cushmans - Replace	15	0	$320,000
1900	(2025) Cushmans - Replace	15	1	$320,000
1900	(2026) Cushmans - Replace	15	2	$320,000
1902	Forklift - Replace	20	17	$30,000
1902	Front Loader/Backhoe - Replace	25	16	$46,000
1902	Tractors - Replace	30	1	$66,000
1903	(2024) Automobiles - Replace	15	0	$100,000
1903	Elect Club Car Vehicles - Replace	10	6	$257,000
1903	Elect Gem Vehicles - Replace	10	2	$75,000
1904	(2024) Van - Replace	15	0	$45,000
1904	(2033) Chevy Trucks - Replace	10	9	$156,000
1905	(2025) #5-#8, Buses - Replace	18	1	$350,000
1905	(2032) #9, Freedom Bus - Replace	18	8	$130,000
1905	(2041) #1-#4, Buses - Replace	18	17	$620,000
1906	(2025) Radar Trailer - Replace	10	1	$16,000
1906	(2032) Radar Trailers - Replace	10	9	$32,000
1906	Emergency Equip Trailer- Replace	10	6	$10,450
1906	Trailer for Backhoe - Replace	25	19	$3,400
1906	Trailers - Replace	30	7	$10,900
1910	Golf Cart - Replace	20	18	$12,500
390	**Total Funded Components**			

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

Introduction

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

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

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

Methodology

For this Update With-Site-Visit Reserve Study, we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association precedents. We performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.

Which Physical Assets are Funded by Reserves?

There is a national-standard four-part test to determine which expenses should appear in your Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an association's total budget). This limits Reserve Components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order…

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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

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

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

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

How much should we contribute?

RESERVE FUNDING PRINCIPLES

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

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

What is our Recommended Funding Goal?

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

FUNDING OBJECTIVES

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

Site Inspection Notes

During our site visit on 6/20/2023 we visually inspected the property and were able to see most areas. Please see the Photographic Inventory Appendix at the end of this report for a detailed look at each component including information from the vendors from whom we were able to obtain information.

Projected Expenses

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

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

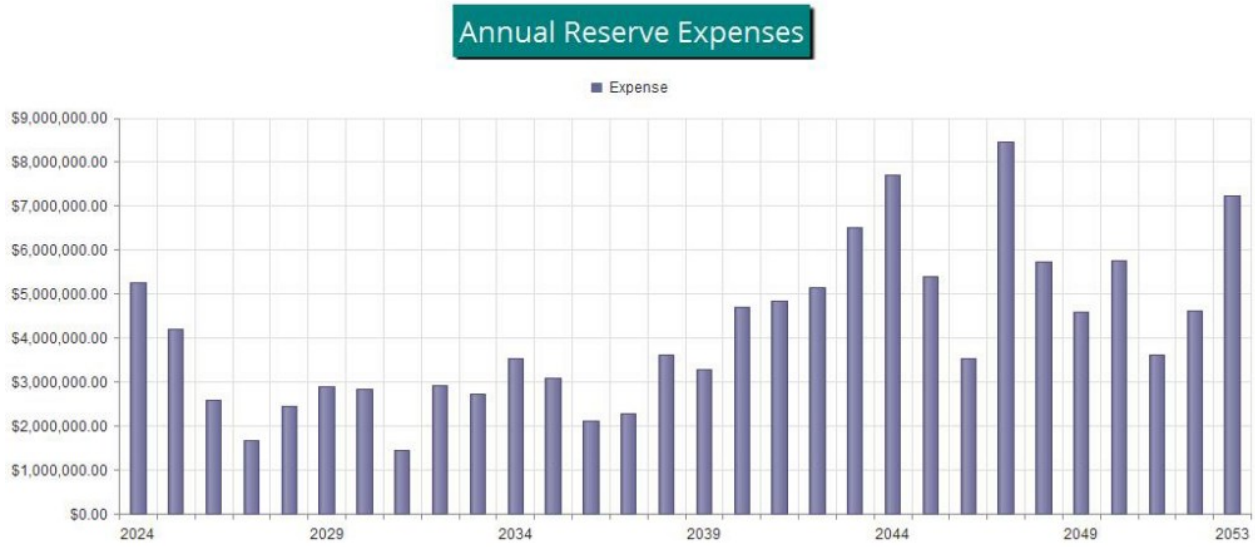

Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be $10,016,850 as-of the start of your Fiscal Year on 1/1/2024.

This is based on your actual balance on 6/30/2023 of $11,613,545 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year.

As of your Fiscal Year Start, your Fully Funded Balance is computed to be $15,318,803. This figure represents the deteriorated value of your common area components.

Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 65.4 % Funded.

Across the country approximately 3% of associations in this range experience special assessments or deferred maintenance.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of $229,000 per month this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

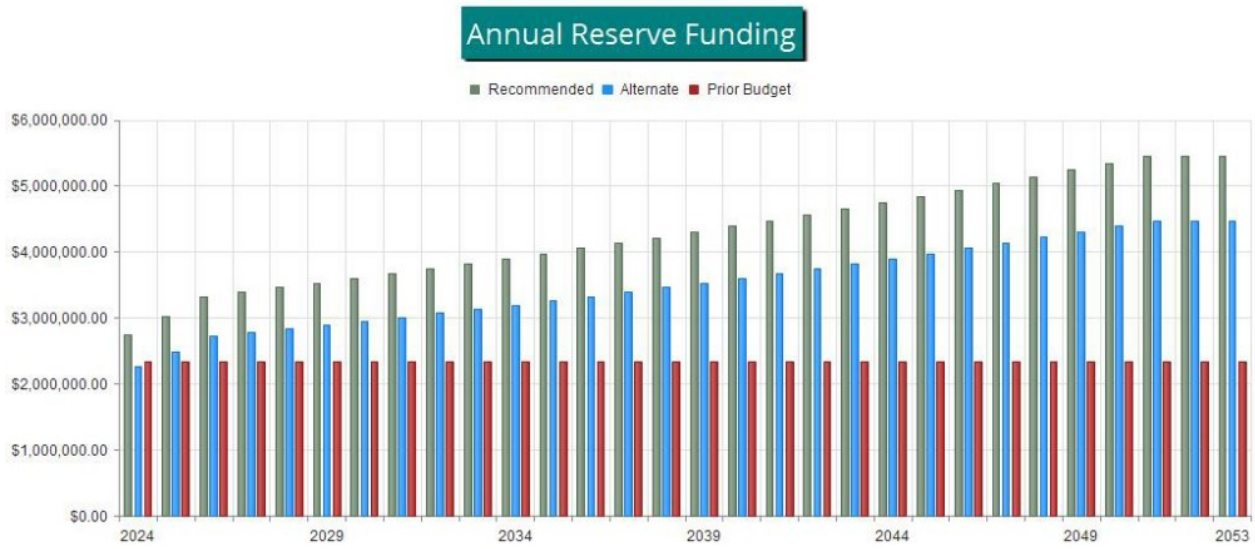

Figure 2

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

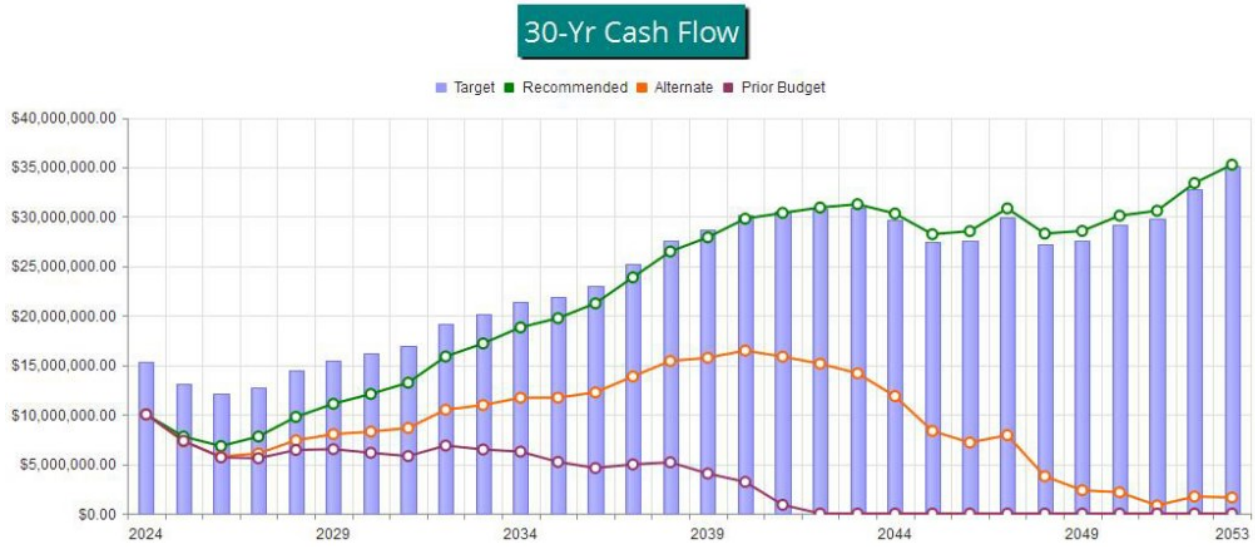

Figure 3

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

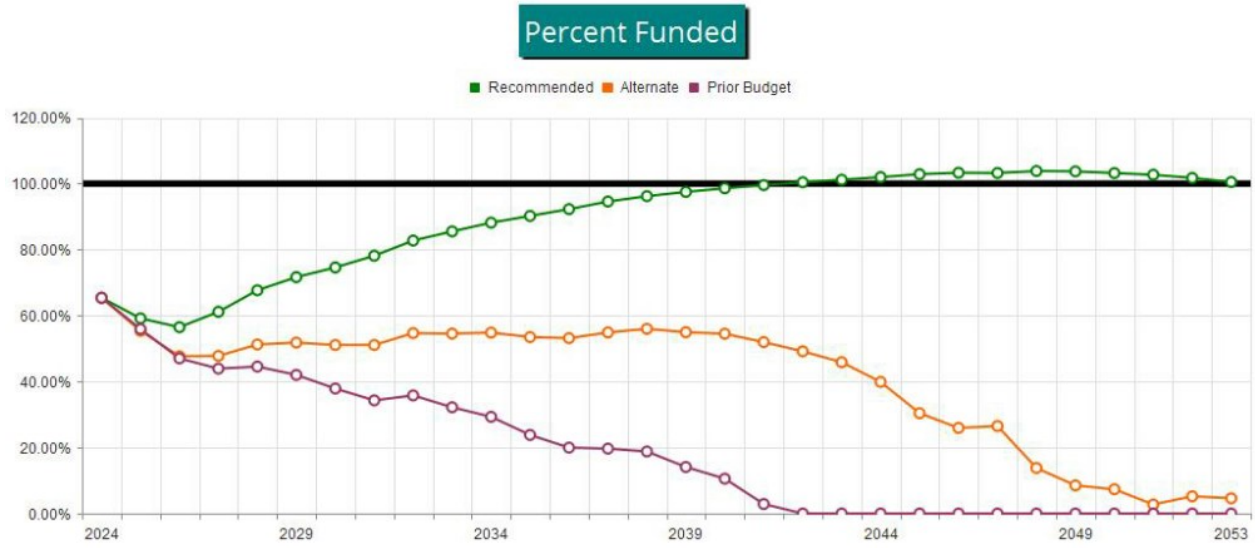

Figure 4

Table Descriptions

Executive Summary is a summary of your Reserve Components

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

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

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

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

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

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

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

	Useful Life		2024 Rem. Useful Life		Estimated Replacement Cost in 2024	2024 Expenditures	01/01/2024 Current Fund Balance	01/01/2024 Fully Funded Balance	Remaining Bal. to be Funded	2024 Contributions
	Min	Max	Min	Max						
Combined Assets	1	40	0	27	$1,727,650	$1,064,350	$1,121,835	$1,449,597	$605,815	$771,567
Administration Building	5	50	0	46	$1,185,300	$210,750	$297,733	$463,753	$887,567	$71,401
Clubhouse #1	5	30	0	19	$920,750	$90,950	$301,372	$511,687	$619,378	$52,453
CH 1, Shuffleboard Building'	10	25	0	14	$110,250	$16,050	$16,050	$81,730	$94,200	$5,650
Clubhouse #2	5	30	0	22	$1,276,450	$202,850	$428,710	$776,281	$847,740	$76,430
Clubhouse #3	5	30	0	26	$1,218,650	$569,300	$571,550	$816,975	$647,100	$64,289
Knowledge & Learning Center (CH-3)	10	30	5	27	$94,800	$0	$0	$37,473	$94,800	$8,136
Clubhouse #4	5	40	0	16	$1,009,000	$110,000	$456,410	$544,763	$552,590	$75,326
Clubhouse #5	5	30	0	22	$568,700	$8,450	$163,232	$262,142	$405,468	$34,167
Clubhouse #6	5	30	2	17	$1,060,600	$0	$108,900	$488,513	$951,700	$64,083
Amphitheater	5	30	0	29	$2,041,100	$140,000	$633,333	$1,045,773	$1,407,767	$119,395
Library	5	40	0	9	$330,050	$74,150	$170,040	$238,893	$160,010	$20,641
Pool Area & Golf Starter Facility	4	25	2	23	$478,800	$0	$5,820	$107,030	$472,980	$31,943
Golf Course	2	35	0	33	$216,150	$49,150	$51,550	$117,857	$164,600	$29,828
Mission Park	6	30	1	24	$173,400	$0	$40,683	$83,600	$132,717	$12,954
Veterans Plaza	10	30	6	25	$112,650	$0	$0	$23,288	$112,650	$4,081
Maintenance Yard	10	50	1	20	$961,350	$0	$72,870	$675,826	$888,480	$35,224
Service Maintenance	10	30	1	27	$177,900	$0	$43,980	$73,480	$133,920	$8,998
Resale Office	5	25	0	14	$81,750	$33,150	$33,150	$55,050	$48,600	$5,502
Security Office & Gatehouses	1	25	0	25	$1,751,000	$1,505,000	$1,505,000	$1,518,950	$246,000	$168,016
Infrastructure	1	50	0	26	$10,137,300	$609,000	$2,259,900	$3,829,332	$7,877,400	$843,728
Miscellaneous Components	5	50	0	27	$685,500	$110,000	$224,975	$343,125	$460,525	$50,656
Fleet Maintenance	10	30	0	19	$2,920,250	$465,000	$1,509,756	$1,773,685	$1,410,494	$193,532
					$29,239,350	$5,258,150	$10,016,850	$15,318,803	$19,222,500	$2,748,000

Percent Funded: 65.4%

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
	Combined Assets				
2520	Wood Surfaces - Repair Materials	Extensive GSF	5	0	$4,000
2580	Metal Handrailing - Repair/Replace	Moderate LF	30	27	$21,000
2600	Exterior Doors - Replace	Numerous Doors	1	0	$37,500
2725	Building Signage - Replace	(1) Allowance	15	8	$34,000
2740	Windows - Repair/Replace	(1) Provision	1	0	$100,000
3255	Pianos - Replace	(9) Pianos	5	3	$6,000
3270	Outdoor Furnishings - Replace	(57) Various Pieces	10	8	$20,000
3270	Patio Furniture - Replace	Numerous & Various Pieces	10	4	$35,000
3355	Ice makers- Replace	(3) Units	12	6	$14,250
4250	Technology Equipment - Replace	(1) Annual Provision	1	0	$450,000
4290	Cameras & Recording Equip - Replace	NVR Server & 150 Cameras	10	0	$295,000
4570	Water Heaters - Replace	Approx (14) Various Units	1	0	$12,500
4580	Water District Main Valves - Replac	(1) Allowance	1	0	$18,500
4590	Plumbing - Replace	(1) Provision	40	11	$220,000
4592	Admin Bldg Dist. Piping - Re-pipe	(1) Provision	40	16	$16,000
4592	Amphitheater Dist. Piping - Re-pipe	(1) Provision	40	11	$64,500
4592	Library Dist. Piping - Re-pipe	(1) Provision	40	11	$12,500
4592	Resale Office Dist.Piping - Re-pipe	(1) Provision	40	21	$9,200
4592	Security Dist. Piping - Re-pipe	(1) Provision	40	11	$17,000
4600	HVAC Systems - Replace	Numerous Assorted Systems	1	0	$91,000
4607	Exhaust Fans - Replace	(38) Assorted Fans	5	8	$35,000
4800	Fire Alarm Systems - Replace	(9) Systems	20	6	$75,000
4850	AED Defibrillators - Replace	(4) Devices	10	0	$5,250
5010	Walkway Pole Lights - Replace	Approx (141) Various Fixt	8	1	$32,000
6160	Drinking Fountains - Replace	(23) Various Fountains	20	0	$50,600
6207	Space Heater - Replace	(3) Various Systems	24	1	$6,350
8010	EV Charging Stations - Replace	(7) Stations	10	9	$45,500
	Administration Building				
2300	Stucco - Repaint	Approx 9,400 GSF	10	0	$13,200
2310	Wood Surfaces - Repaint	Approx 2,900 GSF	5	0	$6,050
2330	Interior Surfaces - Repaint	Approx 22,500 GSF	10	3	$31,500
2420	5-Ply Built-up Roof - Replace	Approx 4,500 GSF	15	11	$150,000
2455	Mansard Steel Shingles - Replace	Approx 5,570 GSF	50	46	$205,000
2500	Stair Elastomeric - Resurface	Approx 1,200 GSF	20	2	$13,500
3002	2nd Floor Kitchen	(1) Allowance	10	5	$12,000
3002	Admin Small Conference Rooms	(2) Rooms	15	5	$9,500
3002	Administration Remodel Projects	(1) Allowance	15	0	$52,000
3002	GRF Board Room - Remodel	(1) Facility	15	0	$19,500
3002	Stock Transfer Kitchenette	(1) Facility	15	6	$10,450
3004	Furnishings & Work Stations - Repl	Numerous Pieces	15	12	$168,000
3004	Lobby Furnishings	Numerous Pieces	15	0	$7,000
3020	Carpet - Replace	Approx 900 GSY	8	1	$52,000
3040	Tile Floor (Lobbies) - Replace	Approx 500 GSF	30	0	$17,500

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
3050	Linoleum/Vinyl Floor - Replace	Approx 620 GSF	24	1	$7,600
4500	Elevator - Modernize	(1) Elevators	25	19	$125,000
4505	Elevator Door Operator - Replace	(1) 2-stop Elevator	15	9	$35,000
4530	Elevator Cab - Remodel	(1) Elevator	12	11	$35,000
4660	Admin Bldg Generator - Replace	(1) Unit	20	19	$30,000
5382	FOB Access System - Replace	(1) Provision	10	9	$90,000
5700	Restrooms - Major Refurbish	(4) 110 GSF Bathrooms	20	0	$95,500
	Clubhouse #1				
2300	Stucco - Repaint	Approx 9,100 GSF	10	0	$13,000
2310	Wood Surfaces - Repaint	Approx 6,700 GSF	5	0	$12,500
2330	Interior Surfaces - Repaint	Approx 32,300 GSF	10	0	$56,500
2450	Comp Shingle Roof - Replace	Approx 25,600 GSF	25	16	$256,000
2480	Gutter System - Replace	Approx 600 LF	30	16	$8,400
2520	Wood Surfaces - Repair	Extensive GSF	30	0	$8,950
2525	Wood Siding - Repair/Replace	Extensive GSF	30	5	$75,500
3020	Carpet - Replace	Approx 300 GSY	10	4	$27,000
3050	Kitchen Floor - Replace	Moderate GSF	20	19	$15,000
3050	Linoleum/Vinyl Floor - Replace	Approx 7,900 GSF	20	4	$82,000
3200	Ballroom Furnishing - Replace	Numerous Pieces	15	6	$38,000
3200	Lobby Furniture - Replace	(54) Assorted Pieces	15	4	$19,400
3248	Billiard Rooms - Remodel	(2) Rooms	10	9	$25,600
3250	Billiard Tables - Replace/Re-cover	(6) Tables	15	8	$21,500
3257	Woodshop Equipment - Replace	Numerous Pieces	10	8	$35,800
3320	Commercial Appliances - Replace	(7) Assorted Pieces	20	4	$90,000
5050	Interior Lights - Replace	(1) Provision	20	19	$75,000
5700	Restrooms - Major Refurbish	(2) Multi-use	20	4	$58,000
6215	Gas BBQ Free Standing - Replace	(1) 8-Burner BBQ	10	9	$2,600
	CH 1, Shuffleboard Building'				
2300	Exterior Surfaces - Repaint	Approx 3,500 GSF	10	0	$4,350
2330	Interior Surfaces - Repaint	Approx 7,300 GSF	10	0	$11,700
2450	Comp Shingle Roof - Replace	Approx 5,800 GSF	25	5	$63,000
2485	Skylights - Replace	(12) Large Skylights	25	5	$18,000
6543	Shuffleboard Equipment - Replace	Numerous Pieces	15	14	$13,200
	Clubhouse #2				
2300	Stucco - Repaint	Approx 9,100 GSF	10	0	$13,250
2310	Wood Surfaces - Repaint	Approx 6,700 GSF	5	0	$15,900
2330	Interior Surfaces - Repaint	Approx 29,700 GSF	10	8	$30,300
2450	Comp Shingle Roof - Replace	Approx 23,000 GSF	25	2	$230,000
2480	Gutter System - Replace	Approx 1,400 LF	30	0	$19,500
2520	Wood Surfaces - Repair	Extensive GSF	5	0	$9,000
2525	Wood Siding - Repair/Replace	Extensive GSF	30	0	$31,000
2710	Entry Canopy - Replace	(1) Canopy, 200 GSF	10	0	$6,200
3020	Carpet - Replace	Approx 300 GSY	10	8	$19,500
3020	Game Room Carpet - Replace	Approx 105 GSY	10	8	$6,800
3040	Kitchen Tile Floor - Replace	Approx 665 GSF	25	4	$31,600
3050	Billiard Vinyl Floor - Replace	Approx 1,600 GSF	20	17	$19,600
3050	Linoleum/Vinyl Floor - Replace	Approx 10,200 GSF	20	4	$125,000
3075	Stage Hardwood Floor - Refurbish	Approx 500 GSF	5	4	$3,800
3200	Billiard Rm Furniture - Replace	(14) Chairs	15	12	$11,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
3205	CH2 Ballroom Furnishings - Replace	Numerous Pieces	15	0	$38,000
3205	CH2 Lobby Refurb & Furnishings	(37) Assorted Pieces	15	13	$138,000
3245	Billiard -Cabinet/Counter - Replace	Approx 22' LF	25	22	$5,000
3250	Billiard Table - Replace/Re-cover	(6) Pool Tables	15	12	$37,000
3251	Arcade & Game Tables - Repl	(1) Provision	10	7	$17,000
3320	Kitchen Appliances - Replace	(7) Assorted Pieces	20	8	$109,000
4211	Theater Equipment - Replace	(1) Provision	10	0	$12,000
4580	Sewer Ejection System - Replace	(1) System	15	7	$185,000
4581	Sewer Lit Stn Generator - Replace	(1) Generator	10	9	$15,000
5050	Large Interior Lights - Replace	(1) Provision	20	18	$75,000
5700	Main Restrooms - Major Refurbish	(2) Multi-Use	20	0	$58,000
5700	Stage Restrooms - Major Refurbish	(2) Single Use Restrooms	20	2	$15,000
	Clubhouse #3				
2300	Stucco - Repaint	(1) Building	10	5	$6,600
2310	Wood Surfaces - Repaint	Approx 11,500 GSF	5	0	$22,000
2330	Interior Surfaces - Repaint	Approx 31,000 GSF	10	0	$43,400
2450	Comp Shingle Roof - Replace	Approx 26,700 GSF	25	0	$267,000
2460	Flat Roof System (SPF) - Replace	Approx 980 GSF	30	14	$8,150
2462	Flat Roof - Seal/Re-coat	Approx 980 GSF	10	4	$3,750
2480	Gutter System - Replace	Approx 1,000 LF	30	0	$13,000
2485	Skylights - Replace	(3) Lg Skylights	25	0	$3,900
2525	Wood Siding - Repair/Replace	Approx 8,000 GSF	30	10	$110,000
3000	Sewing Room - Remodel	(1) Room	10	8	$21,500
3001	Sewing Equipment - Replace	(28) Items	10	8	$30,500
3050	Flooring - Replace	Approx 18,750 GSF	20	0	$220,000
3150	Window Treatments - Replace	All Windows	10	5	$9,850
3200	Auditorium Furniture - Replace	Numerous Pieces	15	6	$54,000
3230	Meeting Rooms Furniture - Replace	(9) Rooms	15	6	$54,000
3300	Kitchens of Rooms 1-8, Remodel	(8) Kitchens	25	24	$123,000
3310	Demonstration Kitchen, Cabinetry	(1) Provision	30	26	$33,000
5050	Interior Lights - Replace	Numerous Fixtures	20	16	$75,000
5700	Restrooms - Major Refurbish	(5) Facilities	20	10	$120,000
	Knowledge & Learning Center (CH-3)				
3040	Carpet Floor - Replace	(1) Provision	30	27	$12,000
3160	Acoustic Wall Panels - Replace	(1) Provision	15	6	$5,100
3200	Furniture/Furnishings - Replace	(1) Provision	10	6	$62,000
3225	Stack Chairs - Replace	(1) Provision	10	6	$7,700
4201	Hearing Loop Electronics - Replace	(1) Hearing Now	15	5	$8,000
	Clubhouse #4				
2300	Stucco - Repaint	Approx 5,800 GSF	10	6	$12,000
2330	Interior Surfaces - Repaint	Approx 26,900 GSF	10	2	$37,700
2450	Comp Shingle Roof - Replace	Approx 12,500 GSF	25	2	$125,000
2460	Flat Roof System (SPF) - Replace	Approx 5,500 GSF	40	2	$45,500
2480	Gutter System - Replace	Approx 600 LF	30	2	$8,400
2520	Wood Surfaces - Repair	Fascia Perimeters	5	1	$9,200
3050	Linoleum/Vinyl Floor - Replace	Approx 3,600 GSF	20	16	$44,100
3060	Laminate Flooring - Replace	Approx 6,900 GSF	20	16	$71,000
3120	Acoustic Room Dividers - Replace	(1) 10'x53' Divider	20	16	$8,300
3230	Furniture/Furnishings - Replace	All types of furniture	20	16	$130,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
3245	Built-in Cabinets & Lockers	(1) Provision	20	16	$26,000
3246	Art/Lapidary Cabinetry - Replace	Approx 151 LF	20	16	$43,000
3247	Kilns - Replace	(3) Kilns	15	8	$14,000
3247	Lapidary Rm Equip - Replace	(40) Pieces	20	16	$46,500
3320	Commercial Appliances - Replace	(5) Assorted Pieces	20	1	$64,000
4206	DAIS Audio Visual Equipment - Repla	(1) Provision	5	4	$145,000
4206	Live Streaming System - Replace	(1) A/V System	5	1	$17,000
4525	Stage Hydraulic Lift - Replace	(1) Stage Lift	20	1	$41,500
5050	LED Interior Lights - Replace	(1) Provision	20	14	$10,800
5700	Restrooms - Major Refurbish	(2) Multi-use	20	0	$110,000
	Clubhouse #5				
2310	Exterior Surfaces - Repaint	Approx 5,500 GSF	5	4	$8,800
2330	Interior Surfaces - Repaint	Approx 10,400 GSF	10	9	$14,600
2420	Flat Roof - Replace	Approx 550 GSF	20	1	$7,750
2450	Comp Shingle Roof - Replace	Approx 6,000 GSF	25	1	$60,000
2480	Gutter System - Replace	Approx 500 LF	30	1	$7,150
2500	Walkway Decks - Resurface	Approx 1,700 GSF	20	18	$14,500
2525	Wood Siding - Repair	Approx 1,500 GSF	30	11	$21,000
2585	Wood Stairways - Repair	(2) Stairs, 260 GSF	20	18	$7,750
2710	Fabric Awning - Replace	(1) 6'x30' Canvas	8	6	$3,800
3020	Carpet - Replace	Approx 550 GSY	10	8	$32,500
3050	Linoleum/Vinyl Floor - Replace	Approx 700 GSF	20	18	$8,600
3060	Laminate Flooring - Replace	Approx 705 GSF	20	18	$7,250
3200	Cafe Furniture - Replace	(27) Assorted Pieces	10	5	$9,700
3230	Office Furniture - Replace	(172) Assorted Pieces	15	8	$27,000
3231	1st Floor Rec Offices Furn - Replac	Numerous Pieces	10	3	$7,500
3232	Distribution Office Furnishings	Numerous Pieces	10	5	$19,000
3235	Office Cabinet/Counter - Replace	Approx 68 LF	25	2	$20,400
3237	Clubhouse #5 - Refurbish	(1) Provision	15	14	$20,000
3237	Coin Counting Machine - Replace	(1) Machine	10	0	$8,450
3237	Plotter Printer - Replace	(1) Design Jet	5	3	$3,450
3237	Tri-Fold Machine - Replace	(1) Unit	10	9	$3,400
3310	Kitchen Cabinetry - Replace	Approx 69 LF	25	5	$20,700
4500	Elevator - Modernize	(1) 2-Stop Hydraulic	25	22	$125,000
4505	Elevator Door Operator - Replace	(1) Provision	15	10	$35,000
4530	Elevator Cab - Remodel	(1) Passenger Cab	15	3	$40,000
5555	Wood Railings - Repair/Replace	Approx 418 LF	20	18	$10,400
5700	Restrooms - Major Refurbish	(5) Single-use Facilities	20	1	$25,000
	Clubhouse #6				
2300	Stucco - Repaint	Approx 8,200 GSF	10	3	$27,000
2330	Interior Surfaces - Repaint	Approx 11,400 GSF	10	6	$16,600
2420	Flat Roof - Replace	Approx 10,000 GSF	20	2	$85,000
3050	Linoleum/Vinyl Floor - Replace	Approx 9,000 GSF	20	16	$110,400
3055	Rubberized Flooring - Replace	Approx 500 GSF	30	16	$8,450
3060	Laminate Flooring - Replace	Approx 7,000 GSF	20	17	$72,500
3075	Hardwood Floor - Refurbish	Approx 3,500 GSF	5	2	$22,500
3251	Ping Pong Tables - Replace	(10) Tables	10	9	$12,000
3300	Kitchen - Remodel	(1) Provision	25	17	$8,150
3525	Gym Equipment - Replace	(46) Assorted Pieces	15	11	$380,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
4500	Elevator - Modernize	(1) 2-Stop Hydraulic	25	5	$125,000
4505	Elevator Door Operator - Replace	(1) Elevator 2-Stop	15	5	$35,000
4530	Elevator Cab - Remodel	(1) Elevator	25	5	$35,000
5700	Restrooms - Major Refurbish	(4) Multi-use Facilities	20	6	$110,000
5711	Restroom Door Operators - Replace	(4) Restrooms	10	8	$13,000
	Amphitheater				
2300	Exterior Flatwork - Repaint	Approx 16,000 GSF	10	1	$24,000
2310	Wood Surfaces - Repaint	Approx 5,000 GSF	5	1	$11,000
2330	Interior Surfaces - Repaint	Approx 16,000 GSF	10	1	$17,000
2340	Metal Surfaces - Repaint	Approx 4,000 GSF	5	1	$8,300
2420	Built-up Roof - Replace	Approx 13,,000 GSF	25	21	$300,000
2690	Blast Door - Replace	(1) Provision	20	1	$118,000
3000	2nd Floor Furnishings	(1) Facility	15	14	$20,000
3000	News Room - Remodel	(1) Facility	12	2	$14,000
3020	Loft Carpet - Replace	Approx 175 GSY	8	5	$7,500
3050	2nd Floor Vinyl Floors - Replace	Moderate GSF	30	29	$8,000
3050	Linoleum/Vinyl Floor - Replace	Approx 750 GSF	30	5	$9,200
3070	Stage Hardwood Floor - Replace	Approx 3,000 GSF	30	21	$73,000
3075	Hardwood Floor - Refurbish	Approx 3,000 GSF	5	1	$16,000
3230	News Room Furnishings - Replace	(1) Multiple Offices	20	13	$20,000
4200	Main Server - Replace	(1) System	7	1	$119,000
4202	Hard Drive Storage - Replace	(1) Synology NAS	5	2	$4,100
4580	Sewage Ejection Pump - Replace	(1) Pump	15	2	$25,000
4585	Storm Pumps - Replace	(2) Pumps	10	2	$25,000
5005	Large Pole Lights - Replace	(3) High Intensity	25	13	$12,000
5525	3' Iron Railing - Replace	Approx 476' LF	30	9	$38,500
5535	Pipe Railing - Repair/Replace	Approx 912' LF	30	9	$50,000
5700	Restrooms - Major Refurbish	(11) Bathrooms	20	1	$130,000
6565	Theater Bleachers - Replace	Approx 4,350 LF Aluminum	20	14	$560,000
6573	Theater Lighting - Replace	(1) Allowance	30	0	$110,000
6574	Theater Rigging - Replace	(1) Allowance	30	21	$34,500
6575	Stage/Theater Curtains - Replace	(1) Allowance	10	4	$58,000
6577	AV/Production Room Facility	(1) Facility	15	6	$59,000
6577	Projector/DVD Player - Replace	(1) System	10	0	$30,000
6577	Theater Sound System - Replace	(1) Allowance	20	14	$140,000
	Library				
2300	Stucco - Repaint	Approx 4,400 GSF	10	4	$9,200
2310	Wood Surfaces - Repaint	Approx 2,000 GSF	5	0	$3,700
2330	Interior Surfaces - Repaint	Approx 5,300 GSF	10	9	$8,200
2450	Comp Shingle Roof - Replace	Approx 5,200 GSF	25	1	$52,000
2460	Cap Sheet Roof - Replace	Approx 1,500 GSF	40	1	$22,000
3020	Carpet - Replace	Approx 610 GSY	10	0	$35,000
3040	Tile Floor - Replace	Approx 675 GSF	30	0	$27,000
3200	Furnishings - Replace	(1) Library Facility	15	8	$140,000
4801	Patron Management System	(1) Allowance	10	0	$8,450
5700	Friend of Library Restrm - Refurb	(1) Single Use	20	8	$4,500
5700	Restrooms - Major Refurbish	(3) Bathrooms	20	1	$20,000
	Pool Area & Golf Starter Facility				
2360	Block/Stucco Walls - Repaint	Approx 12,200 GSF	10	8	$16,500

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
3530	Lockers - Replace	(19) 2-Tier Lockers	20	18	$13,000
3740	Swimsuit Water Extractor - Replace	(1) Suitmate	10	8	$2,500
5520	Pool Iron Fence - Replace	Approx 20' w/(1) Gate	25	23	$3,100
5700	Golf Shack Restrooms - Major Refurb	(2) Single-use Facility	20	18	$18,500
5700	Pool Restrms/Locker - Major Refurb	(2) Facilities	20	18	$45,000
5710	Restrooms - Minor Refurbish		20	8	$15,000
5750	Outdoor Pool Showers - Re-tile	Approx 230 GSF	20	18	$11,500
5800	Pool Deck Concrete - Repair/Replace	Approx 7,000 GSF	25	18	$174,000
5810	Pool - Resurface & Re-tile	(1) Pool 3,350 GSF	12	10	$40,000
5812	Pool Filters - Replace	(4) Sand Filters	10	8	$17,000
5815	Pool Heater - Replace	(1) Raypak Hi-Delta	12	10	$26,000
5820	Spa - Resurface & Re-tile		8	6	$11,500
5822	Spa Filter - Replace	(1) Allowance	10	8	$9,000
5825	Spa Heater - Replace	(1) RayPak	10	8	$13,500
5840	Pool & Spa Pumps & Motors - Replace	(1) Provision	5	3	$6,500
5848	Chemical Controllers - Replace	(1) System	10	8	$3,500
5900	ADA Pool Lift - Replace	(2) Scout Excell	15	13	$14,000
5910	Swim Lane Markers - Replace	(4) 75' Dividers	5	3	$3,800
5950	Pool Area Mastic - Replace	Approx 370' LF	4	2	$3,400
5990	Pool Furniture - Replace	(58) Various Pieces	10	8	$28,000
6315	Fabric Shade Structure - Replace	(2) Sections	10	8	$3,500
	Golf Course				
2330	Interior Surfaces - Repaint	Approx 1,900 GSF	5	3	$3,000
3020	Golf Shack Carpet - Replace	Approx 46 GSY Tile Carpet	5	3	$3,000
3245	Built-in Cabinets - Replace	Approx 20' LF	35	33	$8,000
5570	Chain Link Fences - Replace	(9) Various Height/Size	30	6	$18,000
6030	Cart Path Rubber Surface - Replace	Approx 600 GSF	15	0	$10,900
6305	Vinyl Shade Structures - Replace	(2) Approx	20	17	$23,000
6600	Bridge - Repair/Replace	(1) Bridge	30	15	$32,000
6675	Lake Aerator System - Replace	(1) System	5	0	$6,250
7013	Golf Course Greens - Refurbish	(9) Holes	2	0	$32,000
7014	Golf Course T-Boxes - Refurbish	(1) Project	10	6	$80,000
	Mission Park				
5010	Bell Pole Lights - Replace	(3) Fixtures	20	14	$10,800
5090	Tennis Court Lights - Replace	(6) Fixtures	20	14	$28,500
5560	Vinyl Fencing - Replace	Moderate LF	30	24	$7,500
5570	Chain Link Fence - Replace	Approx 450 LF	30	24	$28,100
6105	Park Benches - Replace	(4) Vinyl/Composite	20	10	$24,000
6325	Aluminum Shade Structure - Repair	(1) (10x20) Structure	30	14	$21,500
6505	Pickleball Courts - Resurface	Approx 9,100 GSF	6	1	$37,500
6515	Court Windscreens - Replace	Approx 2,300 GSF	6	1	$5,200
6530	Basketball Backboard - Replace	(1) Provision	20	14	$1,800
6540	Bocce Ball Court - Refurbish	Approx 190 LF	10	4	$6,200
6805	Monument - Replace/Refurbish	(1) Provision	10	4	$2,300
	Veterans Plaza				
6305	Vinyl Shade Structure -Replace	(1) Provision	30	25	$11,450
6315	Fabric Shade Structure - Replace	(2) (25x30) Structure	10	6	$5,700
6805	Veterans Memorial - Refurbish	(1) Allowance	30	24	$95,500
	Maintenance Yard				

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
2470	Metal Seamed Roof - Repair/Replace	Approx 16,000 GSF	40	9	$72,000
2480	Gutter System - Replace	Approx 1,200 LF	25	19	$19,000
2535	Corrugated Metal Siding - Replace	Approx 11,000 GSF	50	4	$102,000
3011	Miscellaneous Building Replacement	(1) Provision	20	1	$52,000
3020	Carpet - Replace	Approx 70 GSY	10	1	$4,300
3060	Laminate Flooring - Replace	Approx 510 GSF	25	17	$9,550
3227	Work Stations - Replace	(1) Provision	20	17	$3,000
3230	Office/Warehouse Furnishings	Numerous Pieces	15	6	$48,500
3231	Purchasing Office Furnishings	(1) Provision	10	3	$13,000
3231	Purchasing Warehouse Facility	(1) Facility	15	10	$13,000
3232	Storage/Wk Area Furnishings	Numerous Pieces	10	3	$15,000
3300	Kitchen - Remodel	(1) Kitchenette	25	15	$12,500
3820	Carpenter Shop Equipment - Replace	(1) Allowance	20	5	$81,000
3821	Welding Shop Equipment	(1) Allowance	20	5	$54,000
3835	Hydraulic Lift - Replace	(1) Lift	20	5	$80,000
3840	Fuel Leak Detection System- Replace	(1) Station	30	20	$101,500
3842	Waste Oil Storage Tank	(1) Tank	30	20	$28,000
3843	Underground Tank - Replace	(1) Project	50	10	$210,000
3844	Waste Oil Tank - Replace	(1) Tank	50	10	$43,000
	Service Maintenance				
507	Entry Iron Gate - Replace	(1) Gate	30	27	$23,000
832	Roll-Up Doors - Replace	(7) Doors	25	3	$46,500
951	Bathrooms/Locker Rm - Refurbish	(3) Bathrooms	20	15	$76,000
1008	Barreto Micro Trencher - Replace	(1) Trencher	20	16	$11,000
1110	Interior Surfaces - Repaint	Approx 3,700 GSF	10	1	$3,400
1115	Exterior Surfaces- Repaint	Approx 14,300 GSF	10	6	$14,000
3730	Washers & Dryers - Replace		10	9	$4,000
	Resale Office				
2310	Wood Surfaces - Repaint	Approx 2,500 GSF	5	0	$4,300
2330	Interior Surfaces - Repaint	Approx 4,600 GSF	10	0	$4,850
2450	Comp Shingle Roof - Replace	Approx 3,500 GSF	25	14	$35,000
3020	Carpet - Replace	Approx 330 GSY	10	0	$16,000
3300	Kitchen - Remodel	(1) Kitchen	20	0	$8,000
5700	Restrooms - Major Refurbish	(2) Single-use	20	10	$10,600
6830	Signage - Replace/Refurbish	(1) Large (2) Small	10	6	$3,000
	Security Office & Gatehouses				
1000	Main Gate Reno Design Work	1 Time Project	1	0	$80,000
1990	Main Gate/Security Office - Reno	(1) Faciliy	20	0	$925,000
1990	North Gatehouse - Remodel	(1) Faciliy	20	0	$250,000
1990	South Gatehouse - Remodel	(1) Faciliy	20	0	$250,000
2300	Stucco - Repaint	Approx 7,000 GSF	10	10	$11,500
2330	Interior Surfaces - Repaint	Approx 4,200 GSF	10	10	$10,100
2450	Comp Shingle Roof - Replace	Approx 7,000 GSF	25	25	$58,000
2480	Gutter System - Replace	Approx 500 LF	25	25	$4,100
3020	Carpet - Replace	Approx 300 GSY	5	5	$42,500
3050	Linoleum/Vinyl Floor - Replace	Approx 450 GSF	20	20	$7,300
3230	Furniture/Furnishings - Replace	(1) Facility	20	11	$31,000
3300	Kitchen - Remodel	(1) Small Kitchen	20	20	$6,500
4660	Security Bldg. Generator - Replace	(1) Unit	25	25	$15,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
5700	Restrooms - Major Refurbish	(2) Bathrooms	20	20	$60,000
	Infrastructure				
2220	(2025) Parking Lots - Resurface	Approx 297,000 GSF	28	1	$980,000
2220	(2041) Asphalt (Phase 1), Resurface	Approx 138,000 GSF	25	17	$720,000
2220	(2042) Asphalt (Phase 2), Resurface	Approx 139,800 GSF	25	18	$870,000
2220	(2043) Asphalt (Phase 3), Resurface	Approx 237,000 GSF	25	19	$1,150,000
2220	(2045) Asphalt (Phase 4), Resurface	Approx 264,000 GSF	25	21	$530,000
2220	(2047) Asphalt (Phase 5), Resurface	Approx 417,400 GSF	25	23	$1,970,000
2220	(2048) Asphalt (Phase 6), Resurface	Extensive GSF	25	24	$674,000
2230	(2024) Asphalt (Phs 3), Repair/Seal	20% of 2,000,000 GSF	5	0	$190,000
2230	(2024) Parking (Phs 1), Repair/Seal	Partial of 297,000 GSF	4	0	$94,500
2230	(2025) Asphalt (Phs 4), Repair/Seal	20% of 2,000,000 GSF	5	1	$190,000
2230	(2025) Parking (Phs 3), Repair/Seal	Partial of 297,000 GSF	4	1	$38,000
2230	(2026) Asphalt (Phs 5), Repair/Seal	20% of 2,000,000 GSF	50	2	$190,000
2230	(2026) Parking (Phs 2), Repair/Seal	Partial of 297,000 GSF	4	2	$40,500
2230	(2027) Asphalt (Phs 1), Repair/Seal	Approx 138,000 GSF	5	3	$260,000
2230	(2028) Asphalt (Phs 2), Repair/Seal	20% of 2,000,000 GSF	5	4	$190,000
2300	HC Bldg Exterior Flatwork - Repaint	(1) Comment	10	5	$25,000
2310	HC Bldg. Wood Surfaces - Repaint	(1) Comment	5	0	$10,900
2340	Metal Surfaces - Repaint	Approx 2,000 GSF	5	0	$6,200
4200	Gate Server Equip - Replace	(1) Allowance	4	0	$4,400
4595	Sewer System - Repair/Replace	(1) Provision	1	0	$50,000
4690	Storm Drain Screens - Replace	(157) Storm Drains	25	23	$620,000
5008	Street Pole Light Fixtures - Repl	(55) Fixtures	25	19	$71,500
5330	Gate Operators - Replace	(6) Various Operators	4	2	$7,500
5332	Barrier Arm Operators - Replace	(4) Operators	10	0	$18,000
5348	Crosswalk Activation & Lights	(1) Provision	20	11	$109,500
5348	Street Lights Backup Battery - Repl	(1) System	10	4	$19,000
5349	Traffic Light Poles - Replace	(4) Metal	30	23	$45,500
5380	Visitor Access System - Replace	(1) System	10	9	$64,200
5501	Block Walls - Add/Repair/Replace	Extensive LF	40	5	$400,000
5510	Main Entry Vehicle Gates - Replace	Minimal LF	30	26	$3,600
5510	North Entry Vehicle Gates - Replace	(1) Provision	25	4	$11,000
5510	South Entry Vehicle Gates - Replace	(2) Gates	25	4	$20,000
5515	Metal Pedestrian Gates - Replace	(3) Gates	25	19	$37,000
5570	Chain Link Fence Project, 2023-2030	Approx 2,500' LF/Year	1	0	$135,000
6631	Waterscape Shoreline - Clean/Repair	(1) One-time Project	50	1	$150,000
6807	Lighted Marquee - Replace	(3) Lighted Signs	20	18	$31,000
6900	Irrigation Controllers - Replace	(10) Various Rainbird	5	2	$31,000
7010	Landscape - Renovations	(1) Provision	1	0	$100,000
8010	EV Charging Station - Replace	(1) Station	10	8	$80,000
	Miscellaneous Components				
3263	Christmas Trees/Decorations - Repl	(1) Provision	6	5	$18,000
4200	2-Way Radios & Microphones - Replac	(16) Radios & (8) Micros	5	2	$8,000
4220	Audio Sound System - Replace	(1) Provision	10	0	$110,000
4515	Elevator Cylinders - Replace	(1) of (3) Elevators	50	25	$110,000
4780	Phone System - Replace	(1) Provision	10	9	$100,000
5510	RV Lot Iron Vehicle Gates - Replace	(1) Gate	25	27	$40,000
6383	RV Lot Office Trailer - Replace	(1) Pre-fab	30	23	$22,500

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
6391	Globe Surfaces - Repaint	(1) Large Globe	10	2	$66,000
6392	Globe Lighting - Replace	(1) Provision	20	14	$32,000
6805	Monument - Replace/Refurbish	(1) Solid Surface	20	18	$31,000
6850	Street Name Signs - Replace	(675) Signs	20	3	$67,500
7980	Bus Stop Shelters - Replace	(23) Shelters	10	6	$80,500
	Fleet Maintenance				
1900	(2024) Cushmans - Replace	(10) Carts annually	15	0	$320,000
1900	(2025) Cushmans - Replace	(10) Carts annually	15	1	$320,000
1900	(2026) Cushmans - Replace	(10) Carts annually	15	2	$320,000
1902	Forklift - Replace	(1) Forklift	20	17	$30,000
1902	Front Loader/Backhoe - Replace	(1)	25	16	$46,000
1902	Tractors - Replace	(2)	30	1	$66,000
1903	(2024) Automobiles - Replace	(6) EV Autos	15	0	$100,000
1903	Elect Club Car Vehicles - Replace	(11) Vehicles	10	6	$257,000
1903	Elect Gem Vehicles - Replace	(5) EV Vehicles	10	2	$75,000
1904	(2024) Van - Replace	(1) Van	15	0	$45,000
1904	(2033) Chevy Trucks - Replace	(4) Vehicle	10	9	$156,000
1905	(2025) #5-#8, Buses - Replace	(4) Buses	18	1	$350,000
1905	(2032) #9, Freedom Bus - Replace	(1) Bus	18	8	$130,000
1905	(2041) #1-#4, Buses - Replace	(4) Buses #1 - #4	18	17	$620,000
1906	(2025) Radar Trailer - Replace	(1) Trailer	10	1	$16,000
1906	(2032) Radar Trailers - Replace	(2) Trailers	10	9	$32,000
1906	Emergency Equip Trailer- Replace	(1) Trailer	10	6	$10,450
1906	Trailer for Backhoe - Replace	(1) Kubota	25	19	$3,400
1906	Trailers - Replace	(2) Trailers	30	7	$10,900
1910	Golf Cart - Replace	(1) Unit	20	18	$12,500
390	Total Funded Components				

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
	Combined Assets							
2520	Wood Surfaces - Repair Materials	$4,000	X	5	/	5	=	$4,000
2580	Metal Handrailing - Repair/Replace	$21,000	X	3	/	30	=	$2,100
2600	Exterior Doors - Replace	$37,500	X	1	/	1	=	$37,500
2725	Building Signage - Replace	$34,000	X	7	/	15	=	$15,867
2740	Windows - Repair/Replace	$100,000	X	1	/	1	=	$100,000
3255	Pianos - Replace	$6,000	X	2	/	5	=	$2,400
3270	Outdoor Furnishings - Replace	$20,000	X	2	/	10	=	$4,000
3270	Patio Furniture - Replace	$35,000	X	6	/	10	=	$21,000
3355	Ice makers- Replace	$14,250	X	6	/	12	=	$7,125
4250	Technology Equipment - Replace	$450,000	X	1	/	1	=	$450,000
4290	Cameras & Recording Equip - Replace	$295,000	X	10	/	10	=	$295,000
4570	Water Heaters - Replace	$12,500	X	1	/	1	=	$12,500
4580	Water District Main Valves - Replac	$18,500	X	1	/	1	=	$18,500
4590	Plumbing - Replace	$220,000	X	29	/	40	=	$159,500
4592	Admin Bldg Dist. Piping - Re-pipe	$16,000	X	24	/	40	=	$9,600
4592	Amphitheater Dist. Piping - Re-pipe	$64,500	X	29	/	40	=	$46,763
4592	Library Dist. Piping - Re-pipe	$12,500	X	29	/	40	=	$9,063
4592	Resale Office Dist.Piping - Re-pipe	$9,200	X	19	/	40	=	$4,370
4592	Security Dist. Piping - Re-pipe	$17,000	X	29	/	40	=	$12,325
4600	HVAC Systems - Replace	$91,000	X	1	/	1	=	$91,000
4607	Exhaust Fans - Replace	$35,000	X	0	/	5	=	$0
4800	Fire Alarm Systems - Replace	$75,000	X	14	/	20	=	$52,500
4850	AED Defibrillators - Replace	$5,250	X	10	/	10	=	$5,250
5010	Walkway Pole Lights - Replace	$32,000	X	7	/	8	=	$28,000
6160	Drinking Fountains - Replace	$50,600	X	20	/	20	=	$50,600
6207	Space Heater - Replace	$6,350	X	23	/	24	=	$6,085
8010	EV Charging Stations - Replace	$45,500	X	1	/	10	=	$4,550
	Administration Building							
2300	Stucco - Repaint	$13,200	X	10	/	10	=	$13,200
2310	Wood Surfaces - Repaint	$6,050	X	5	/	5	=	$6,050
2330	Interior Surfaces - Repaint	$31,500	X	7	/	10	=	$22,050
2420	5-Ply Built-up Roof - Replace	$150,000	X	4	/	15	=	$40,000
2455	Mansard Steel Shingles - Replace	$205,000	X	4	/	50	=	$16,400
2500	Stair Elastomeric - Resurface	$13,500	X	18	/	20	=	$12,150
3002	2nd Floor Kitchen	$12,000	X	5	/	10	=	$6,000
3002	Admin Small Conference Rooms	$9,500	X	10	/	15	=	$6,333
3002	Administration Remodel Projects	$52,000	X	15	/	15	=	$52,000
3002	GRF Board Room - Remodel	$19,500	X	15	/	15	=	$19,500
3002	Stock Transfer Kitchenette	$10,450	X	9	/	15	=	$6,270
3004	Furnishings & Work Stations - Repl	$168,000	X	3	/	15	=	$33,600
3004	Lobby Furnishings	$7,000	X	15	/	15	=	$7,000
3020	Carpet - Replace	$52,000	X	7	/	8	=	$45,500
3040	Tile Floor (Lobbies) - Replace	$17,500	X	30	/	30	=	$17,500
3050	Linoleum/Vinyl Floor - Replace	$7,600	X	23	/	24	=	$7,283

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
4500	Elevator - Modernize	$125,000	X	6	/	25	=	$30,000
4505	Elevator Door Operator - Replace	$35,000	X	6	/	15	=	$14,000
4530	Elevator Cab - Remodel	$35,000	X	1	/	12	=	$2,917
4660	Admin Bldg Generator - Replace	$30,000	X	1	/	20	=	$1,500
5382	FOB Access System - Replace	$90,000	X	1	/	10	=	$9,000
5700	Restrooms - Major Refurbish	$95,500	X	20	/	20	=	$95,500
	Clubhouse #1							
2300	Stucco - Repaint	$13,000	X	10	/	10	=	$13,000
2310	Wood Surfaces - Repaint	$12,500	X	5	/	5	=	$12,500
2330	Interior Surfaces - Repaint	$56,500	X	10	/	10	=	$56,500
2450	Comp Shingle Roof - Replace	$256,000	X	9	/	25	=	$92,160
2480	Gutter System - Replace	$8,400	X	14	/	30	=	$3,920
2520	Wood Surfaces - Repair	$8,950	X	30	/	30	=	$8,950
2525	Wood Siding - Repair/Replace	$75,500	X	25	/	30	=	$62,917
3020	Carpet - Replace	$27,000	X	6	/	10	=	$16,200
3050	Kitchen Floor - Replace	$15,000	X	1	/	20	=	$750
3050	Linoleum/Vinyl Floor - Replace	$82,000	X	16	/	20	=	$65,600
3200	Ballroom Furnishing - Replace	$38,000	X	9	/	15	=	$22,800
3200	Lobby Furniture - Replace	$19,400	X	11	/	15	=	$14,227
3248	Billiard Rooms - Remodel	$25,600	X	1	/	10	=	$2,560
3250	Billiard Tables - Replace/Re-cover	$21,500	X	7	/	15	=	$10,033
3257	Woodshop Equipment - Replace	$35,800	X	2	/	10	=	$7,160
3320	Commercial Appliances - Replace	$90,000	X	16	/	20	=	$72,000
5050	Interior Lights - Replace	$75,000	X	1	/	20	=	$3,750
5700	Restrooms - Major Refurbish	$58,000	X	16	/	20	=	$46,400
6215	Gas BBQ Free Standing - Replace	$2,600	X	1	/	10	=	$260
	CH 1, Shuffleboard Building'							
2300	Exterior Surfaces - Repaint	$4,350	X	10	/	10	=	$4,350
2330	Interior Surfaces - Repaint	$11,700	X	10	/	10	=	$11,700
2450	Comp Shingle Roof - Replace	$63,000	X	20	/	25	=	$50,400
2485	Skylights - Replace	$18,000	X	20	/	25	=	$14,400
6543	Shuffleboard Equipment - Replace	$13,200	X	1	/	15	=	$880
	Clubhouse #2							
2300	Stucco - Repaint	$13,250	X	10	/	10	=	$13,250
2310	Wood Surfaces - Repaint	$15,900	X	5	/	5	=	$15,900
2330	Interior Surfaces - Repaint	$30,300	X	2	/	10	=	$6,060
2450	Comp Shingle Roof - Replace	$230,000	X	23	/	25	=	$211,600
2480	Gutter System - Replace	$19,500	X	30	/	30	=	$19,500
2520	Wood Surfaces - Repair	$9,000	X	5	/	5	=	$9,000
2525	Wood Siding - Repair/Replace	$31,000	X	30	/	30	=	$31,000
2710	Entry Canopy - Replace	$6,200	X	10	/	10	=	$6,200
3020	Carpet - Replace	$19,500	X	2	/	10	=	$3,900
3020	Game Room Carpet - Replace	$6,800	X	2	/	10	=	$1,360
3040	Kitchen Tile Floor - Replace	$31,600	X	21	/	25	=	$26,544
3050	Billiard Vinyl Floor - Replace	$19,600	X	3	/	20	=	$2,940
3050	Linoleum/Vinyl Floor - Replace	$125,000	X	16	/	20	=	$100,000
3075	Stage Hardwood Floor - Refurbish	$3,800	X	1	/	5	=	$760
3200	Billiard Rm Furniture - Replace	$11,000	X	3	/	15	=	$2,200
3205	CH2 Ballroom Furnishings - Replace	$38,000	X	15	/	15	=	$38,000

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
3205	CH2 Lobby Refurb & Furnishings	$138,000	X	2	/	15	=	$18,400
3245	Billiard -Cabinet/Counter - Replace	$5,000	X	3	/	25	=	$600
3250	Billiard Table - Replace/Re-cover	$37,000	X	3	/	15	=	$7,400
3251	Arcade & Game Tables - Repl	$17,000	X	3	/	10	=	$5,100
3320	Kitchen Appliances - Replace	$109,000	X	12	/	20	=	$65,400
4211	Theater Equipment - Replace	$12,000	X	10	/	10	=	$12,000
4580	Sewer Ejection System - Replace	$185,000	X	8	/	15	=	$98,667
4581	Sewer Lit Stn Generator - Replace	$15,000	X	1	/	10	=	$1,500
5050	Large Interior Lights - Replace	$75,000	X	2	/	20	=	$7,500
5700	Main Restrooms - Major Refurbish	$58,000	X	20	/	20	=	$58,000
5700	Stage Restrooms - Major Refurbish	$15,000	X	18	/	20	=	$13,500
	Clubhouse #3							
2300	Stucco - Repaint	$6,600	X	5	/	10	=	$3,300
2310	Wood Surfaces - Repaint	$22,000	X	5	/	5	=	$22,000
2330	Interior Surfaces - Repaint	$43,400	X	10	/	10	=	$43,400
2450	Comp Shingle Roof - Replace	$267,000	X	25	/	25	=	$267,000
2460	Flat Roof System (SPF) - Replace	$8,150	X	16	/	30	=	$4,347
2462	Flat Roof - Seal/Re-coat	$3,750	X	6	/	10	=	$2,250
2480	Gutter System - Replace	$13,000	X	30	/	30	=	$13,000
2485	Skylights - Replace	$3,900	X	25	/	25	=	$3,900
2525	Wood Siding - Repair/Replace	$110,000	X	20	/	30	=	$73,333
3000	Sewing Room - Remodel	$21,500	X	2	/	10	=	$4,300
3001	Sewing Equipment - Replace	$30,500	X	2	/	10	=	$6,100
3050	Flooring - Replace	$220,000	X	20	/	20	=	$220,000
3150	Window Treatments - Replace	$9,850	X	5	/	10	=	$4,925
3200	Auditorium Furniture - Replace	$54,000	X	9	/	15	=	$32,400
3230	Meeting Rooms Furniture - Replace	$54,000	X	9	/	15	=	$32,400
3300	Kitchens of Rooms 1-8, Remodel	$123,000	X	1	/	25	=	$4,920
3310	Demonstration Kitchen, Cabinetry	$33,000	X	4	/	30	=	$4,400
5050	Interior Lights - Replace	$75,000	X	4	/	20	=	$15,000
5700	Restrooms - Major Refurbish	$120,000	X	10	/	20	=	$60,000
	Knowledge & Learning Center (CH-3)							
3040	Carpet Floor - Replace	$12,000	X	3	/	30	=	$1,200
3160	Acoustic Wall Panels - Replace	$5,100	X	9	/	15	=	$3,060
3200	Furniture/Furnishings - Replace	$62,000	X	4	/	10	=	$24,800
3225	Stack Chairs - Replace	$7,700	X	4	/	10	=	$3,080
4201	Hearing Loop Electronics - Replace	$8,000	X	10	/	15	=	$5,333
	Clubhouse #4							
2300	Stucco - Repaint	$12,000	X	4	/	10	=	$4,800
2330	Interior Surfaces - Repaint	$37,700	X	8	/	10	=	$30,160
2450	Comp Shingle Roof - Replace	$125,000	X	23	/	25	=	$115,000
2460	Flat Roof System (SPF) - Replace	$45,500	X	38	/	40	=	$43,225
2480	Gutter System - Replace	$8,400	X	28	/	30	=	$7,840
2520	Wood Surfaces - Repair	$9,200	X	4	/	5	=	$7,360
3050	Linoleum/Vinyl Floor - Replace	$44,100	X	4	/	20	=	$8,820
3060	Laminate Flooring - Replace	$71,000	X	4	/	20	=	$14,200
3120	Acoustic Room Dividers - Replace	$8,300	X	4	/	20	=	$1,660
3230	Furniture/Furnishings - Replace	$130,000	X	4	/	20	=	$26,000
3245	Built-in Cabinets & Lockers	$26,000	X	4	/	20	=	$5,200

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
3246	Art/Lapidary Cabinetry - Replace	$43,000	X	4	/	20	=	$8,600
3247	Kilns - Replace	$14,000	X	7	/	15	=	$6,533
3247	Lapidary Rm Equip - Replace	$46,500	X	4	/	20	=	$9,300
3320	Commercial Appliances - Replace	$64,000	X	19	/	20	=	$60,800
4206	DAIS Audio Visual Equipment - Repla	$145,000	X	1	/	5	=	$29,000
4206	Live Streaming System - Replace	$17,000	X	4	/	5	=	$13,600
4525	Stage Hydraulic Lift - Replace	$41,500	X	19	/	20	=	$39,425
5050	LED Interior Lights - Replace	$10,800	X	6	/	20	=	$3,240
5700	Restrooms - Major Refurbish	$110,000	X	20	/	20	=	$110,000
	Clubhouse #5							
2310	Exterior Surfaces - Repaint	$8,800	X	1	/	5	=	$1,760
2330	Interior Surfaces - Repaint	$14,600	X	1	/	10	=	$1,460
2420	Flat Roof - Replace	$7,750	X	19	/	20	=	$7,363
2450	Comp Shingle Roof - Replace	$60,000	X	24	/	25	=	$57,600
2480	Gutter System - Replace	$7,150	X	29	/	30	=	$6,912
2500	Walkway Decks - Resurface	$14,500	X	2	/	20	=	$1,450
2525	Wood Siding - Repair	$21,000	X	19	/	30	=	$13,300
2585	Wood Stairways - Repair	$7,750	X	2	/	20	=	$775
2710	Fabric Awning - Replace	$3,800	X	2	/	8	=	$950
3020	Carpet - Replace	$32,500	X	2	/	10	=	$6,500
3050	Linoleum/Vinyl Floor - Replace	$8,600	X	2	/	20	=	$860
3060	Laminate Flooring - Replace	$7,250	X	2	/	20	=	$725
3200	Cafe Furniture - Replace	$9,700	X	5	/	10	=	$4,850
3230	Office Furniture - Replace	$27,000	X	7	/	15	=	$12,600
3231	1st Floor Rec Offices Furn - Replac	$7,500	X	7	/	10	=	$5,250
3232	Distribution Office Furnishings	$19,000	X	5	/	10	=	$9,500
3235	Office Cabinet/Counter - Replace	$20,400	X	23	/	25	=	$18,768
3237	Clubhouse #5 - Refurbish	$20,000	X	1	/	15	=	$1,333
3237	Coin Counting Machine - Replace	$8,450	X	10	/	10	=	$8,450
3237	Plotter Printer - Replace	$3,450	X	2	/	5	=	$1,380
3237	Tri-Fold Machine - Replace	$3,400	X	1	/	10	=	$340
3310	Kitchen Cabinetry - Replace	$20,700	X	20	/	25	=	$16,560
4500	Elevator - Modernize	$125,000	X	3	/	25	=	$15,000
4505	Elevator Door Operator - Replace	$35,000	X	5	/	15	=	$11,667
4530	Elevator Cab - Remodel	$40,000	X	12	/	15	=	$32,000
5555	Wood Railings - Repair/Replace	$10,400	X	2	/	20	=	$1,040
5700	Restrooms - Major Refurbish	$25,000	X	19	/	20	=	$23,750
	Clubhouse #6							
2300	Stucco - Repaint	$27,000	X	7	/	10	=	$18,900
2330	Interior Surfaces - Repaint	$16,600	X	4	/	10	=	$6,640
2420	Flat Roof - Replace	$85,000	X	18	/	20	=	$76,500
3050	Linoleum/Vinyl Floor - Replace	$110,400	X	4	/	20	=	$22,080
3055	Rubberized Flooring - Replace	$8,450	X	14	/	30	=	$3,943
3060	Laminate Flooring - Replace	$72,500	X	3	/	20	=	$10,875
3075	Hardwood Floor - Refurbish	$22,500	X	3	/	5	=	$13,500
3251	Ping Pong Tables - Replace	$12,000	X	1	/	10	=	$1,200
3300	Kitchen - Remodel	$8,150	X	8	/	25	=	$2,608
3525	Gym Equipment - Replace	$380,000	X	4	/	15	=	$101,333
4500	Elevator - Modernize	$125,000	X	20	/	25	=	$100,000

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
4505	Elevator Door Operator - Replace	$35,000	X	10	/	15	=	$23,333
4530	Elevator Cab - Remodel	$35,000	X	20	/	25	=	$28,000
5700	Restrooms - Major Refurbish	$110,000	X	14	/	20	=	$77,000
5711	Restroom Door Operators - Replace	$13,000	X	2	/	10	=	$2,600
	Amphitheater							
2300	Exterior Flatwork - Repaint	$24,000	X	9	/	10	=	$21,600
2310	Wood Surfaces - Repaint	$11,000	X	4	/	5	=	$8,800
2330	Interior Surfaces - Repaint	$17,000	X	9	/	10	=	$15,300
2340	Metal Surfaces - Repaint	$8,300	X	4	/	5	=	$6,640
2420	Built-up Roof - Replace	$300,000	X	4	/	25	=	$48,000
2690	Blast Door - Replace	$118,000	X	19	/	20	=	$112,100
3000	2nd Floor Furnishings	$20,000	X	1	/	15	=	$1,333
3000	News Room - Remodel	$14,000	X	10	/	12	=	$11,667
3020	Loft Carpet - Replace	$7,500	X	3	/	8	=	$2,813
3050	2nd Floor Vinyl Floors - Replace	$8,000	X	1	/	30	=	$267
3050	Linoleum/Vinyl Floor - Replace	$9,200	X	25	/	30	=	$7,667
3070	Stage Hardwood Floor - Replace	$73,000	X	9	/	30	=	$21,900
3075	Hardwood Floor - Refurbish	$16,000	X	4	/	5	=	$12,800
3230	News Room Furnishings - Replace	$20,000	X	7	/	20	=	$7,000
4200	Main Server - Replace	$119,000	X	6	/	7	=	$102,000
4202	Hard Drive Storage - Replace	$4,100	X	3	/	5	=	$2,460
4580	Sewage Ejection Pump - Replace	$25,000	X	13	/	15	=	$21,667
4585	Storm Pumps - Replace	$25,000	X	8	/	10	=	$20,000
5005	Large Pole Lights - Replace	$12,000	X	12	/	25	=	$5,760
5525	3' Iron Railing - Replace	$38,500	X	21	/	30	=	$26,950
5535	Pipe Railing - Repair/Replace	$50,000	X	21	/	30	=	$35,000
5700	Restrooms - Major Refurbish	$130,000	X	19	/	20	=	$123,500
6565	Theater Bleachers - Replace	$560,000	X	6	/	20	=	$168,000
6573	Theater Lighting - Replace	$110,000	X	30	/	30	=	$110,000
6574	Theater Rigging - Replace	$34,500	X	9	/	30	=	$10,350
6575	Stage/Theater Curtains - Replace	$58,000	X	6	/	10	=	$34,800
6577	AV/Production Room Facility	$59,000	X	9	/	15	=	$35,400
6577	Projector/DVD Player - Replace	$30,000	X	10	/	10	=	$30,000
6577	Theater Sound System - Replace	$140,000	X	6	/	20	=	$42,000
	Library							
2300	Stucco - Repaint	$9,200	X	6	/	10	=	$5,520
2310	Wood Surfaces - Repaint	$3,700	X	5	/	5	=	$3,700
2330	Interior Surfaces - Repaint	$8,200	X	1	/	10	=	$820
2450	Comp Shingle Roof - Replace	$52,000	X	24	/	25	=	$49,920
2460	Cap Sheet Roof - Replace	$22,000	X	39	/	40	=	$21,450
3020	Carpet - Replace	$35,000	X	10	/	10	=	$35,000
3040	Tile Floor - Replace	$27,000	X	30	/	30	=	$27,000
3200	Furnishings - Replace	$140,000	X	7	/	15	=	$65,333
4801	Patron Management System	$8,450	X	10	/	10	=	$8,450
5700	Friend of Library Restrm - Refurb	$4,500	X	12	/	20	=	$2,700
5700	Restrooms - Major Refurbish	$20,000	X	19	/	20	=	$19,000
	Pool Area & Golf Starter Facility							
2360	Block/Stucco Walls - Repaint	$16,500	X	2	/	10	=	$3,300
3530	Lockers - Replace	$13,000	X	2	/	20	=	$1,300

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
3740	Swimsuit Water Extractor - Replace	$2,500	X	2	/	10	=	$500
5520	Pool Iron Fence - Replace	$3,100	X	2	/	25	=	$248
5700	Golf Shack Restrooms - Major Refurb	$18,500	X	2	/	20	=	$1,850
5700	Pool Restrms/Locker - Major Refurb	$45,000	X	2	/	20	=	$4,500
5710	Restrooms - Minor Refurbish	$15,000	X	12	/	20	=	$9,000
5750	Outdoor Pool Showers - Re-tile	$11,500	X	2	/	20	=	$1,150
5800	Pool Deck Concrete - Repair/Replace	$174,000	X	7	/	25	=	$48,720
5810	Pool - Resurface & Re-tile	$40,000	X	2	/	12	=	$6,667
5812	Pool Filters - Replace	$17,000	X	2	/	10	=	$3,400
5815	Pool Heater - Replace	$26,000	X	2	/	12	=	$4,333
5820	Spa - Resurface & Re-tile	$11,500	X	2	/	8	=	$2,875
5822	Spa Filter - Replace	$9,000	X	2	/	10	=	$1,800
5825	Spa Heater - Replace	$13,500	X	2	/	10	=	$2,700
5840	Pool & Spa Pumps & Motors - Replace	$6,500	X	2	/	5	=	$2,600
5848	Chemical Controllers - Replace	$3,500	X	2	/	10	=	$700
5900	ADA Pool Lift - Replace	$14,000	X	2	/	15	=	$1,867
5910	Swim Lane Markers - Replace	$3,800	X	2	/	5	=	$1,520
5950	Pool Area Mastic - Replace	$3,400	X	2	/	4	=	$1,700
5990	Pool Furniture - Replace	$28,000	X	2	/	10	=	$5,600
6315	Fabric Shade Structure - Replace	$3,500	X	2	/	10	=	$700
	Golf Course							
2330	Interior Surfaces - Repaint	$3,000	X	2	/	5	=	$1,200
3020	Golf Shack Carpet - Replace	$3,000	X	2	/	5	=	$1,200
3245	Built-in Cabinets - Replace	$8,000	X	2	/	35	=	$457
5570	Chain Link Fences - Replace	$18,000	X	24	/	30	=	$14,400
6030	Cart Path Rubber Surface - Replace	$10,900	X	15	/	15	=	$10,900
6305	Vinyl Shade Structures - Replace	$23,000	X	3	/	20	=	$3,450
6600	Bridge - Repair/Replace	$32,000	X	15	/	30	=	$16,000
6675	Lake Aerator System - Replace	$6,250	X	5	/	5	=	$6,250
7013	Golf Course Greens - Refurbish	$32,000	X	2	/	2	=	$32,000
7014	Golf Course T-Boxes - Refurbish	$80,000	X	4	/	10	=	$32,000
	Mission Park							
5010	Bell Pole Lights - Replace	$10,800	X	6	/	20	=	$3,240
5090	Tennis Court Lights - Replace	$28,500	X	6	/	20	=	$8,550
5560	Vinyl Fencing - Replace	$7,500	X	6	/	30	=	$1,500
5570	Chain Link Fence - Replace	$28,100	X	6	/	30	=	$5,620
6105	Park Benches - Replace	$24,000	X	10	/	20	=	$12,000
6325	Aluminum Shade Structure - Repair	$21,500	X	16	/	30	=	$11,467
6505	Pickleball Courts - Resurface	$37,500	X	5	/	6	=	$31,250
6515	Court Windscreens - Replace	$5,200	X	5	/	6	=	$4,333
6530	Basketball Backboard - Replace	$1,800	X	6	/	20	=	$540
6540	Bocce Ball Court - Refurbish	$6,200	X	6	/	10	=	$3,720
6805	Monument - Replace/Refurbish	$2,300	X	6	/	10	=	$1,380
	Veterans Plaza							
6305	Vinyl Shade Structure -Replace	$11,450	X	5	/	30	=	$1,908
6315	Fabric Shade Structure - Replace	$5,700	X	4	/	10	=	$2,280
6805	Veterans Memorial - Refurbish	$95,500	X	6	/	30	=	$19,100
	Maintenance Yard							
2470	Metal Seamed Roof - Repair/Replace	$72,000	X	31	/	40	=	$55,800

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
2480	Gutter System - Replace	$19,000	X	6	/	25	=	$4,560
2535	Corrugated Metal Siding - Replace	$102,000	X	46	/	50	=	$93,840
3011	Miscellaneous Building Replacement	$52,000	X	19	/	20	=	$49,400
3020	Carpet - Replace	$4,300	X	9	/	10	=	$3,870
3060	Laminate Flooring - Replace	$9,550	X	8	/	25	=	$3,056
3227	Work Stations - Replace	$3,000	X	3	/	20	=	$450
3230	Office/Warehouse Furnishings	$48,500	X	9	/	15	=	$29,100
3231	Purchasing Office Furnishings	$13,000	X	7	/	10	=	$9,100
3231	Purchasing Warehouse Facility	$13,000	X	5	/	15	=	$4,333
3232	Storage/Wk Area Furnishings	$15,000	X	7	/	10	=	$10,500
3300	Kitchen - Remodel	$12,500	X	10	/	25	=	$5,000
3820	Carpenter Shop Equipment - Replace	$81,000	X	15	/	20	=	$60,750
3821	Welding Shop Equipment	$54,000	X	15	/	20	=	$40,500
3835	Hydraulic Lift - Replace	$80,000	X	15	/	20	=	$60,000
3840	Fuel Leak Detection System- Replace	$101,500	X	10	/	30	=	$33,833
3842	Waste Oil Storage Tank	$28,000	X	10	/	30	=	$9,333
3843	Underground Tank - Replace	$210,000	X	40	/	50	=	$168,000
3844	Waste Oil Tank - Replace	$43,000	X	40	/	50	=	$34,400
	Service Maintenance							
507	Entry Iron Gate - Replace	$23,000	X	3	/	30	=	$2,300
832	Roll-Up Doors - Replace	$46,500	X	22	/	25	=	$40,920
951	Bathrooms/Locker Rm - Refurbish	$76,000	X	5	/	20	=	$19,000
1008	Barreto Micro Trencher - Replace	$11,000	X	4	/	20	=	$2,200
1110	Interior Surfaces - Repaint	$3,400	X	9	/	10	=	$3,060
1115	Exterior Surfaces- Repaint	$14,000	X	4	/	10	=	$5,600
3730	Washers & Dryers - Replace	$4,000	X	1	/	10	=	$400
	Resale Office							
2310	Wood Surfaces - Repaint	$4,300	X	5	/	5	=	$4,300
2330	Interior Surfaces - Repaint	$4,850	X	10	/	10	=	$4,850
2450	Comp Shingle Roof - Replace	$35,000	X	11	/	25	=	$15,400
3020	Carpet - Replace	$16,000	X	10	/	10	=	$16,000
3300	Kitchen - Remodel	$8,000	X	20	/	20	=	$8,000
5700	Restrooms - Major Refurbish	$10,600	X	10	/	20	=	$5,300
6830	Signage - Replace/Refurbish	$3,000	X	4	/	10	=	$1,200
	Security Office & Gatehouses							
1000	Main Gate Reno Design Work	$80,000	X	1	/	1	=	$80,000
1990	Main Gate/Security Office - Reno	$925,000	X	20	/	20	=	$925,000
1990	North Gatehouse - Remodel	$250,000	X	20	/	20	=	$250,000
1990	South Gatehouse - Remodel	$250,000	X	20	/	20	=	$250,000
2300	Stucco - Repaint	$11,500	X	0	/	10	=	$0
2330	Interior Surfaces - Repaint	$10,100	X	0	/	10	=	$0
2450	Comp Shingle Roof - Replace	$58,000	X	0	/	25	=	$0
2480	Gutter System - Replace	$4,100	X	0	/	25	=	$0
3020	Carpet - Replace	$42,500	X	0	/	5	=	$0
3050	Linoleum/Vinyl Floor - Replace	$7,300	X	0	/	20	=	$0
3230	Furniture/Furnishings - Replace	$31,000	X	9	/	20	=	$13,950
3300	Kitchen - Remodel	$6,500	X	0	/	20	=	$0
4660	Security Bldg. Generator - Replace	$15,000	X	0	/	25	=	$0
5700	Restrooms - Major Refurbish	$60,000	X	0	/	20	=	$0

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
	Infrastructure							
2220	(2025) Parking Lots - Resurface	$980,000	X	27	/	28	=	$945,000
2220	(2041) Asphalt (Phase 1), Resurface	$720,000	X	8	/	25	=	$230,400
2220	(2042) Asphalt (Phase 2), Resurface	$870,000	X	7	/	25	=	$243,600
2220	(2043) Asphalt (Phase 3), Resurface	$1,150,000	X	6	/	25	=	$276,000
2220	(2045) Asphalt (Phase 4), Resurface	$530,000	X	4	/	25	=	$84,800
2220	(2047) Asphalt (Phase 5), Resurface	$1,970,000	X	2	/	25	=	$157,600
2220	(2048) Asphalt (Phase 6), Resurface	$674,000	X	1	/	25	=	$26,960
2230	(2024) Asphalt (Phs 3), Repair/Seal	$190,000	X	5	/	5	=	$190,000
2230	(2024) Parking (Phs 1), Repair/Seal	$94,500	X	4	/	4	=	$94,500
2230	(2025) Asphalt (Phs 4), Repair/Seal	$190,000	X	4	/	5	=	$152,000
2230	(2025) Parking (Phs 3), Repair/Seal	$38,000	X	3	/	4	=	$28,500
2230	(2026) Asphalt (Phs 5), Repair/Seal	$190,000	X	48	/	50	=	$182,400
2230	(2026) Parking (Phs 2), Repair/Seal	$40,500	X	2	/	4	=	$20,250
2230	(2027) Asphalt (Phs 1), Repair/Seal	$260,000	X	2	/	5	=	$104,000
2230	(2028) Asphalt (Phs 2), Repair/Seal	$190,000	X	1	/	5	=	$38,000
2300	HC Bldg Exterior Flatwork - Repaint	$25,000	X	5	/	10	=	$12,500
2310	HC Bldg. Wood Surfaces - Repaint	$10,900	X	5	/	5	=	$10,900
2340	Metal Surfaces - Repaint	$6,200	X	5	/	5	=	$6,200
4200	Gate Server Equip - Replace	$4,400	X	4	/	4	=	$4,400
4595	Sewer System - Repair/Replace	$50,000	X	1	/	1	=	$50,000
4690	Storm Drain Screens - Replace	$620,000	X	2	/	25	=	$49,600
5008	Street Pole Light Fixtures - Repl	$71,500	X	6	/	25	=	$17,160
5330	Gate Operators - Replace	$7,500	X	2	/	4	=	$3,750
5332	Barrier Arm Operators - Replace	$18,000	X	10	/	10	=	$18,000
5348	Crosswalk Activation & Lights	$109,500	X	9	/	20	=	$49,275
5348	Street Lights Backup Battery - Repl	$19,000	X	6	/	10	=	$11,400
5349	Traffic Light Poles - Replace	$45,500	X	7	/	30	=	$10,617
5380	Visitor Access System - Replace	$64,200	X	1	/	10	=	$6,420
5501	Block Walls - Add/Repair/Replace	$400,000	X	35	/	40	=	$350,000
5510	Main Entry Vehicle Gates - Replace	$3,600	X	4	/	30	=	$480
5510	North Entry Vehicle Gates - Replace	$11,000	X	21	/	25	=	$9,240
5510	South Entry Vehicle Gates - Replace	$20,000	X	21	/	25	=	$16,800
5515	Metal Pedestrian Gates - Replace	$37,000	X	6	/	25	=	$8,880
5570	Chain Link Fence Project, 2023-2030	$135,000	X	1	/	1	=	$135,000
6631	Waterscape Shoreline - Clean/Repair	$150,000	X	49	/	50	=	$147,000
6807	Lighted Marquee - Replace	$31,000	X	2	/	20	=	$3,100
6900	Irrigation Controllers - Replace	$31,000	X	3	/	5	=	$18,600
7010	Landscape - Renovations	$100,000	X	1	/	1	=	$100,000
8010	EV Charging Station - Replace	$80,000	X	2	/	10	=	$16,000
	Miscellaneous Components							
3263	Christmas Trees/Decorations - Repl	$18,000	X	1	/	6	=	$3,000
4200	2-Way Radios & Microphones - Replac	$8,000	X	3	/	5	=	$4,800
4220	Audio Sound System - Replace	$110,000	X	10	/	10	=	$110,000
4515	Elevator Cylinders - Replace	$110,000	X	25	/	50	=	$55,000
4780	Phone System - Replace	$100,000	X	1	/	10	=	$10,000
5510	RV Lot Iron Vehicle Gates - Replace	$40,000	X	0	/	25	=	$0
6383	RV Lot Office Trailer - Replace	$22,500	X	7	/	30	=	$5,250
6391	Globe Surfaces - Repaint	$66,000	X	8	/	10	=	$52,800

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
6392	Globe Lighting - Replace	$32,000	X	6	/	20	=	$9,600
6805	Monument - Replace/Refurbish	$31,000	X	2	/	20	=	$3,100
6850	Street Name Signs - Replace	$67,500	X	17	/	20	=	$57,375
7980	Bus Stop Shelters - Replace	$80,500	X	4	/	10	=	$32,200
	Fleet Maintenance							
1900	(2024) Cushmans - Replace	$320,000	X	15	/	15	=	$320,000
1900	(2025) Cushmans - Replace	$320,000	X	14	/	15	=	$298,667
1900	(2026) Cushmans - Replace	$320,000	X	13	/	15	=	$277,333
1902	Forklift - Replace	$30,000	X	3	/	20	=	$4,500
1902	Front Loader/Backhoe - Replace	$46,000	X	9	/	25	=	$16,560
1902	Tractors - Replace	$66,000	X	29	/	30	=	$63,800
1903	(2024) Automobiles - Replace	$100,000	X	15	/	15	=	$100,000
1903	Elect Club Car Vehicles - Replace	$257,000	X	4	/	10	=	$102,800
1903	Elect Gem Vehicles - Replace	$75,000	X	8	/	10	=	$60,000
1904	(2024) Van - Replace	$45,000	X	15	/	15	=	$45,000
1904	(2033) Chevy Trucks - Replace	$156,000	X	1	/	10	=	$15,600
1905	(2025) #5-#8, Buses - Replace	$350,000	X	17	/	18	=	$330,556
1905	(2032) #9, Freedom Bus - Replace	$130,000	X	10	/	18	=	$72,222
1905	(2041) #1-#4, Buses - Replace	$620,000	X	1	/	18	=	$34,444
1906	(2025) Radar Trailer - Replace	$16,000	X	9	/	10	=	$14,400
1906	(2032) Radar Trailers - Replace	$32,000	X	1	/	10	=	$3,200
1906	Emergency Equip Trailer- Replace	$10,450	X	4	/	10	=	$4,180
1906	Trailer for Backhoe - Replace	$3,400	X	6	/	25	=	$816
1906	Trailers - Replace	$10,900	X	23	/	30	=	$8,357
1910	Golf Cart - Replace	$12,500	X	2	/	20	=	$1,250
								$15,318,803

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
	Combined Assets				
2520	Wood Surfaces - Repair Materials	5	$4,000	$800	0.03 %
2580	Metal Handrailing - Repair/Replace	30	$21,000	$700	0.03 %
2600	Exterior Doors - Replace	1	$37,500	$37,500	1.35 %
2725	Building Signage - Replace	15	$34,000	$2,267	0.08 %
2740	Windows - Repair/Replace	1	$100,000	$100,000	3.59 %
3255	Pianos - Replace	5	$6,000	$1,200	0.04 %
3270	Outdoor Furnishings - Replace	10	$20,000	$2,000	0.07 %
3270	Patio Furniture - Replace	10	$35,000	$3,500	0.13 %
3355	Ice makers- Replace	12	$14,250	$1,188	0.04 %
4250	Technology Equipment - Replace	1	$450,000	$450,000	16.16 %
4290	Cameras & Recording Equip - Replace	10	$295,000	$29,500	1.06 %
4570	Water Heaters - Replace	1	$12,500	$12,500	0.45 %
4580	Water District Main Valves - Replac	1	$18,500	$18,500	0.66 %
4590	Plumbing - Replace	40	$220,000	$5,500	0.20 %
4592	Admin Bldg Dist. Piping - Re-pipe	40	$16,000	$400	0.01 %
4592	Amphitheater Dist. Piping - Re-pipe	40	$64,500	$1,613	0.06 %
4592	Library Dist. Piping - Re-pipe	40	$12,500	$313	0.01 %
4592	Resale Office Dist.Piping - Re-pipe	40	$9,200	$230	0.01 %
4592	Security Dist. Piping - Re-pipe	40	$17,000	$425	0.02 %
4600	HVAC Systems - Replace	1	$91,000	$91,000	3.27 %
4607	Exhaust Fans - Replace	5	$35,000	$7,000	0.25 %
4800	Fire Alarm Systems - Replace	20	$75,000	$3,750	0.13 %
4850	AED Defibrillators - Replace	10	$5,250	$525	0.02 %
5010	Walkway Pole Lights - Replace	8	$32,000	$4,000	0.14 %
6160	Drinking Fountains - Replace	20	$50,600	$2,530	0.09 %
6207	Space Heater - Replace	24	$6,350	$265	0.01 %
8010	EV Charging Stations - Replace	10	$45,500	$4,550	0.16 %
	Administration Building				
2300	Stucco - Repaint	10	$13,200	$1,320	0.05 %
2310	Wood Surfaces - Repaint	5	$6,050	$1,210	0.04 %
2330	Interior Surfaces - Repaint	10	$31,500	$3,150	0.11 %
2420	5-Ply Built-up Roof - Replace	15	$150,000	$10,000	0.36 %
2455	Mansard Steel Shingles - Replace	50	$205,000	$4,100	0.15 %
2500	Stair Elastomeric - Resurface	20	$13,500	$675	0.02 %
3002	2nd Floor Kitchen	10	$12,000	$1,200	0.04 %
3002	Admin Small Conference Rooms	15	$9,500	$633	0.02 %
3002	Administration Remodel Projects	15	$52,000	$3,467	0.12 %
3002	GRF Board Room - Remodel	15	$19,500	$1,300	0.05 %
3002	Stock Transfer Kitchenette	15	$10,450	$697	0.03 %
3004	Furnishings & Work Stations - Repl	15	$168,000	$11,200	0.40 %
3004	Lobby Furnishings	15	$7,000	$467	0.02 %
3020	Carpet - Replace	8	$52,000	$6,500	0.23 %
3040	Tile Floor (Lobbies) - Replace	30	$17,500	$583	0.02 %
3050	Linoleum/Vinyl Floor - Replace	24	$7,600	$317	0.01 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
4500	Elevator - Modernize	25	$125,000	$5,000	0.18 %
4505	Elevator Door Operator - Replace	15	$35,000	$2,333	0.08 %
4530	Elevator Cab - Remodel	12	$35,000	$2,917	0.10 %
4660	Admin Bldg Generator - Replace	20	$30,000	$1,500	0.05 %
5382	FOB Access System - Replace	10	$90,000	$9,000	0.32 %
5700	Restrooms - Major Refurbish	20	$95,500	$4,775	0.17 %
	Clubhouse #1				
2300	Stucco - Repaint	10	$13,000	$1,300	0.05 %
2310	Wood Surfaces - Repaint	5	$12,500	$2,500	0.09 %
2330	Interior Surfaces - Repaint	10	$56,500	$5,650	0.20 %
2450	Comp Shingle Roof - Replace	25	$256,000	$10,240	0.37 %
2480	Gutter System - Replace	30	$8,400	$280	0.01 %
2520	Wood Surfaces - Repair	30	$8,950	$298	0.01 %
2525	Wood Siding - Repair/Replace	30	$75,500	$2,517	0.09 %
3020	Carpet - Replace	10	$27,000	$2,700	0.10 %
3050	Kitchen Floor - Replace	20	$15,000	$750	0.03 %
3050	Linoleum/Vinyl Floor - Replace	20	$82,000	$4,100	0.15 %
3200	Ballroom Furnishing - Replace	15	$38,000	$2,533	0.09 %
3200	Lobby Furniture - Replace	15	$19,400	$1,293	0.05 %
3248	Billiard Rooms - Remodel	10	$25,600	$2,560	0.09 %
3250	Billiard Tables - Replace/Re-cover	15	$21,500	$1,433	0.05 %
3257	Woodshop Equipment - Replace	10	$35,800	$3,580	0.13 %
3320	Commercial Appliances - Replace	20	$90,000	$4,500	0.16 %
5050	Interior Lights - Replace	20	$75,000	$3,750	0.13 %
5700	Restrooms - Major Refurbish	20	$58,000	$2,900	0.10 %
6215	Gas BBQ Free Standing - Replace	10	$2,600	$260	0.01 %
	CH 1, Shuffleboard Building'				
2300	Exterior Surfaces - Repaint	10	$4,350	$435	0.02 %
2330	Interior Surfaces - Repaint	10	$11,700	$1,170	0.04 %
2450	Comp Shingle Roof - Replace	25	$63,000	$2,520	0.09 %
2485	Skylights - Replace	25	$18,000	$720	0.03 %
6543	Shuffleboard Equipment - Replace	15	$13,200	$880	0.03 %
	Clubhouse #2				
2300	Stucco - Repaint	10	$13,250	$1,325	0.05 %
2310	Wood Surfaces - Repaint	5	$15,900	$3,180	0.11 %
2330	Interior Surfaces - Repaint	10	$30,300	$3,030	0.11 %
2450	Comp Shingle Roof - Replace	25	$230,000	$9,200	0.33 %
2480	Gutter System - Replace	30	$19,500	$650	0.02 %
2520	Wood Surfaces - Repair	5	$9,000	$1,800	0.06 %
2525	Wood Siding - Repair/Replace	30	$31,000	$1,033	0.04 %
2710	Entry Canopy - Replace	10	$6,200	$620	0.02 %
3020	Carpet - Replace	10	$19,500	$1,950	0.07 %
3020	Game Room Carpet - Replace	10	$6,800	$680	0.02 %
3040	Kitchen Tile Floor - Replace	25	$31,600	$1,264	0.05 %
3050	Billiard Vinyl Floor - Replace	20	$19,600	$980	0.04 %
3050	Linoleum/Vinyl Floor - Replace	20	$125,000	$6,250	0.22 %
3075	Stage Hardwood Floor - Refurbish	5	$3,800	$760	0.03 %
3200	Billiard Rm Furniture - Replace	15	$11,000	$733	0.03 %
3205	CH2 Ballroom Furnishings - Replace	15	$38,000	$2,533	0.09 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
3205	CH2 Lobby Refurb & Furnishings	15	$138,000	$9,200	0.33 %
3245	Billiard -Cabinet/Counter - Replace	25	$5,000	$200	0.01 %
3250	Billiard Table - Replace/Re-cover	15	$37,000	$2,467	0.09 %
3251	Arcade & Game Tables - Repl	10	$17,000	$1,700	0.06 %
3320	Kitchen Appliances - Replace	20	$109,000	$5,450	0.20 %
4211	Theater Equipment - Replace	10	$12,000	$1,200	0.04 %
4580	Sewer Ejection System - Replace	15	$185,000	$12,333	0.44 %
4581	Sewer Lit Stn Generator - Replace	10	$15,000	$1,500	0.05 %
5050	Large Interior Lights - Replace	20	$75,000	$3,750	0.13 %
5700	Main Restrooms - Major Refurbish	20	$58,000	$2,900	0.10 %
5700	Stage Restrooms - Major Refurbish	20	$15,000	$750	0.03 %
	Clubhouse #3				
2300	Stucco - Repaint	10	$6,600	$660	0.02 %
2310	Wood Surfaces - Repaint	5	$22,000	$4,400	0.16 %
2330	Interior Surfaces - Repaint	10	$43,400	$4,340	0.16 %
2450	Comp Shingle Roof - Replace	25	$267,000	$10,680	0.38 %
2460	Flat Roof System (SPF) - Replace	30	$8,150	$272	0.01 %
2462	Flat Roof - Seal/Re-coat	10	$3,750	$375	0.01 %
2480	Gutter System - Replace	30	$13,000	$433	0.02 %
2485	Skylights - Replace	25	$3,900	$156	0.01 %
2525	Wood Siding - Repair/Replace	30	$110,000	$3,667	0.13 %
3000	Sewing Room - Remodel	10	$21,500	$2,150	0.08 %
3001	Sewing Equipment - Replace	10	$30,500	$3,050	0.11 %
3050	Flooring - Replace	20	$220,000	$11,000	0.40 %
3150	Window Treatments - Replace	10	$9,850	$985	0.04 %
3200	Auditorium Furniture - Replace	15	$54,000	$3,600	0.13 %
3230	Meeting Rooms Furniture - Replace	15	$54,000	$3,600	0.13 %
3300	Kitchens of Rooms 1-8, Remodel	25	$123,000	$4,920	0.18 %
3310	Demonstration Kitchen, Cabinetry	30	$33,000	$1,100	0.04 %
5050	Interior Lights - Replace	20	$75,000	$3,750	0.13 %
5700	Restrooms - Major Refurbish	20	$120,000	$6,000	0.22 %
	Knowledge & Learning Center (CH-3)				
3040	Carpet Floor - Replace	30	$12,000	$400	0.01 %
3160	Acoustic Wall Panels - Replace	15	$5,100	$340	0.01 %
3200	Furniture/Furnishings - Replace	10	$62,000	$6,200	0.22 %
3225	Stack Chairs - Replace	10	$7,700	$770	0.03 %
4201	Hearing Loop Electronics - Replace	15	$8,000	$533	0.02 %
	Clubhouse #4				
2300	Stucco - Repaint	10	$12,000	$1,200	0.04 %
2330	Interior Surfaces - Repaint	10	$37,700	$3,770	0.14 %
2450	Comp Shingle Roof - Replace	25	$125,000	$5,000	0.18 %
2460	Flat Roof System (SPF) - Replace	40	$45,500	$1,138	0.04 %
2480	Gutter System - Replace	30	$8,400	$280	0.01 %
2520	Wood Surfaces - Repair	5	$9,200	$1,840	0.07 %
3050	Linoleum/Vinyl Floor - Replace	20	$44,100	$2,205	0.08 %
3060	Laminate Flooring - Replace	20	$71,000	$3,550	0.13 %
3120	Acoustic Room Dividers - Replace	20	$8,300	$415	0.01 %
3230	Furniture/Furnishings - Replace	20	$130,000	$6,500	0.23 %
3245	Built-in Cabinets & Lockers	20	$26,000	$1,300	0.05 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
3246	Art/Lapidary Cabinetry - Replace	20	$43,000	$2,150	0.08 %
3247	Kilns - Replace	15	$14,000	$933	0.03 %
3247	Lapidary Rm Equip - Replace	20	$46,500	$2,325	0.08 %
3320	Commercial Appliances - Replace	20	$64,000	$3,200	0.11 %
4206	DAIS Audio Visual Equipment - Repla	5	$145,000	$29,000	1.04 %
4206	Live Streaming System - Replace	5	$17,000	$3,400	0.12 %
4525	Stage Hydraulic Lift - Replace	20	$41,500	$2,075	0.07 %
5050	LED Interior Lights - Replace	20	$10,800	$540	0.02 %
5700	Restrooms - Major Refurbish	20	$110,000	$5,500	0.20 %
	Clubhouse #5				
2310	Exterior Surfaces - Repaint	5	$8,800	$1,760	0.06 %
2330	Interior Surfaces - Repaint	10	$14,600	$1,460	0.05 %
2420	Flat Roof - Replace	20	$7,750	$388	0.01 %
2450	Comp Shingle Roof - Replace	25	$60,000	$2,400	0.09 %
2480	Gutter System - Replace	30	$7,150	$238	0.01 %
2500	Walkway Decks - Resurface	20	$14,500	$725	0.03 %
2525	Wood Siding - Repair	30	$21,000	$700	0.03 %
2585	Wood Stairways - Repair	20	$7,750	$388	0.01 %
2710	Fabric Awning - Replace	8	$3,800	$475	0.02 %
3020	Carpet - Replace	10	$32,500	$3,250	0.12 %
3050	Linoleum/Vinyl Floor - Replace	20	$8,600	$430	0.02 %
3060	Laminate Flooring - Replace	20	$7,250	$363	0.01 %
3200	Cafe Furniture - Replace	10	$9,700	$970	0.03 %
3230	Office Furniture - Replace	15	$27,000	$1,800	0.06 %
3231	1st Floor Rec Offices Furn - Replac	10	$7,500	$750	0.03 %
3232	Distribution Office Furnishings	10	$19,000	$1,900	0.07 %
3235	Office Cabinet/Counter - Replace	25	$20,400	$816	0.03 %
3237	Clubhouse #5 - Refurbish	15	$20,000	$1,333	0.05 %
3237	Coin Counting Machine - Replace	10	$8,450	$845	0.03 %
3237	Plotter Printer - Replace	5	$3,450	$690	0.02 %
3237	Tri-Fold Machine - Replace	10	$3,400	$340	0.01 %
3310	Kitchen Cabinetry - Replace	25	$20,700	$828	0.03 %
4500	Elevator - Modernize	25	$125,000	$5,000	0.18 %
4505	Elevator Door Operator - Replace	15	$35,000	$2,333	0.08 %
4530	Elevator Cab - Remodel	15	$40,000	$2,667	0.10 %
5555	Wood Railings - Repair/Replace	20	$10,400	$520	0.02 %
5700	Restrooms - Major Refurbish	20	$25,000	$1,250	0.04 %
	Clubhouse #6				
2300	Stucco - Repaint	10	$27,000	$2,700	0.10 %
2330	Interior Surfaces - Repaint	10	$16,600	$1,660	0.06 %
2420	Flat Roof - Replace	20	$85,000	$4,250	0.15 %
3050	Linoleum/Vinyl Floor - Replace	20	$110,400	$5,520	0.20 %
3055	Rubberized Flooring - Replace	30	$8,450	$282	0.01 %
3060	Laminate Flooring - Replace	20	$72,500	$3,625	0.13 %
3075	Hardwood Floor - Refurbish	5	$22,500	$4,500	0.16 %
3251	Ping Pong Tables - Replace	10	$12,000	$1,200	0.04 %
3300	Kitchen - Remodel	25	$8,150	$326	0.01 %
3525	Gym Equipment - Replace	15	$380,000	$25,333	0.91 %
4500	Elevator - Modernize	25	$125,000	$5,000	0.18 %

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4505	Elevator Door Operator - Replace	15	$35,000	$2,333	0.08 %
4530	Elevator Cab - Remodel	25	$35,000	$1,400	0.05 %
5700	Restrooms - Major Refurbish	20	$110,000	$5,500	0.20 %
5711	Restroom Door Operators - Replace	10	$13,000	$1,300	0.05 %
	Amphitheater				
2300	Exterior Flatwork - Repaint	10	$24,000	$2,400	0.09 %
2310	Wood Surfaces - Repaint	5	$11,000	$2,200	0.08 %
2330	Interior Surfaces - Repaint	10	$17,000	$1,700	0.06 %
2340	Metal Surfaces - Repaint	5	$8,300	$1,660	0.06 %
2420	Built-up Roof - Replace	25	$300,000	$12,000	0.43 %
2690	Blast Door - Replace	20	$118,000	$5,900	0.21 %
3000	2nd Floor Furnishings	15	$20,000	$1,333	0.05 %
3000	News Room - Remodel	12	$14,000	$1,167	0.04 %
3020	Loft Carpet - Replace	8	$7,500	$938	0.03 %
3050	2nd Floor Vinyl Floors - Replace	30	$8,000	$267	0.01 %
3050	Linoleum/Vinyl Floor - Replace	30	$9,200	$307	0.01 %
3070	Stage Hardwood Floor - Replace	30	$73,000	$2,433	0.09 %
3075	Hardwood Floor - Refurbish	5	$16,000	$3,200	0.11 %
3230	News Room Furnishings - Replace	20	$20,000	$1,000	0.04 %
4200	Main Server - Replace	7	$119,000	$17,000	0.61 %
4202	Hard Drive Storage - Replace	5	$4,100	$820	0.03 %
4580	Sewage Ejection Pump - Replace	15	$25,000	$1,667	0.06 %
4585	Storm Pumps - Replace	10	$25,000	$2,500	0.09 %
5005	Large Pole Lights - Replace	25	$12,000	$480	0.02 %
5525	3' Iron Railing - Replace	30	$38,500	$1,283	0.05 %
5535	Pipe Railing - Repair/Replace	30	$50,000	$1,667	0.06 %
5700	Restrooms - Major Refurbish	20	$130,000	$6,500	0.23 %
6565	Theater Bleachers - Replace	20	$560,000	$28,000	1.01 %
6573	Theater Lighting - Replace	30	$110,000	$3,667	0.13 %
6574	Theater Rigging - Replace	30	$34,500	$1,150	0.04 %
6575	Stage/Theater Curtains - Replace	10	$58,000	$5,800	0.21 %
6577	AV/Production Room Facility	15	$59,000	$3,933	0.14 %
6577	Projector/DVD Player - Replace	10	$30,000	$3,000	0.11 %
6577	Theater Sound System - Replace	20	$140,000	$7,000	0.25 %
	Library				
2300	Stucco - Repaint	10	$9,200	$920	0.03 %
2310	Wood Surfaces - Repaint	5	$3,700	$740	0.03 %
2330	Interior Surfaces - Repaint	10	$8,200	$820	0.03 %
2450	Comp Shingle Roof - Replace	25	$52,000	$2,080	0.07 %
2460	Cap Sheet Roof - Replace	40	$22,000	$550	0.02 %
3020	Carpet - Replace	10	$35,000	$3,500	0.13 %
3040	Tile Floor - Replace	30	$27,000	$900	0.03 %
3200	Furnishings - Replace	15	$140,000	$9,333	0.34 %
4801	Patron Management System	10	$8,450	$845	0.03 %
5700	Friend of Library Restrm - Refurb	20	$4,500	$225	0.01 %
5700	Restrooms - Major Refurbish	20	$20,000	$1,000	0.04 %
	Pool Area & Golf Starter Facility				
2360	Block/Stucco Walls - Repaint	10	$16,500	$1,650	0.06 %
3530	Lockers - Replace	20	$13,000	$650	0.02 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
3740	Swimsuit Water Extractor - Replace	10	$2,500	$250	0.01 %
5520	Pool Iron Fence - Replace	25	$3,100	$124	0.00 %
5700	Golf Shack Restrooms - Major Refurb	20	$18,500	$925	0.03 %
5700	Pool Restrms/Locker - Major Refurb	20	$45,000	$2,250	0.08 %
5710	Restrooms - Minor Refurbish	20	$15,000	$750	0.03 %
5750	Outdoor Pool Showers - Re-tile	20	$11,500	$575	0.02 %
5800	Pool Deck Concrete - Repair/Replace	25	$174,000	$6,960	0.25 %
5810	Pool - Resurface & Re-tile	12	$40,000	$3,333	0.12 %
5812	Pool Filters - Replace	10	$17,000	$1,700	0.06 %
5815	Pool Heater - Replace	12	$26,000	$2,167	0.08 %
5820	Spa - Resurface & Re-tile	8	$11,500	$1,438	0.05 %
5822	Spa Filter - Replace	10	$9,000	$900	0.03 %
5825	Spa Heater - Replace	10	$13,500	$1,350	0.05 %
5840	Pool & Spa Pumps & Motors - Replace	5	$6,500	$1,300	0.05 %
5848	Chemical Controllers - Replace	10	$3,500	$350	0.01 %
5900	ADA Pool Lift - Replace	15	$14,000	$933	0.03 %
5910	Swim Lane Markers - Replace	5	$3,800	$760	0.03 %
5950	Pool Area Mastic - Replace	4	$3,400	$850	0.03 %
5990	Pool Furniture - Replace	10	$28,000	$2,800	0.10 %
6315	Fabric Shade Structure - Replace	10	$3,500	$350	0.01 %
	Golf Course				
2330	Interior Surfaces - Repaint	5	$3,000	$600	0.02 %
3020	Golf Shack Carpet - Replace	5	$3,000	$600	0.02 %
3245	Built-in Cabinets - Replace	35	$8,000	$229	0.01 %
5570	Chain Link Fences - Replace	30	$18,000	$600	0.02 %
6030	Cart Path Rubber Surface - Replace	15	$10,900	$727	0.03 %
6305	Vinyl Shade Structures - Replace	20	$23,000	$1,150	0.04 %
6600	Bridge - Repair/Replace	30	$32,000	$1,067	0.04 %
6675	Lake Aerator System - Replace	5	$6,250	$1,250	0.04 %
7013	Golf Course Greens - Refurbish	2	$32,000	$16,000	0.57 %
7014	Golf Course T-Boxes - Refurbish	10	$80,000	$8,000	0.29 %
	Mission Park				
5010	Bell Pole Lights - Replace	20	$10,800	$540	0.02 %
5090	Tennis Court Lights - Replace	20	$28,500	$1,425	0.05 %
5560	Vinyl Fencing - Replace	30	$7,500	$250	0.01 %
5570	Chain Link Fence - Replace	30	$28,100	$937	0.03 %
6105	Park Benches - Replace	20	$24,000	$1,200	0.04 %
6325	Aluminum Shade Structure - Repair	30	$21,500	$717	0.03 %
6505	Pickleball Courts - Resurface	6	$37,500	$6,250	0.22 %
6515	Court Windscreens - Replace	6	$5,200	$867	0.03 %
6530	Basketball Backboard - Replace	20	$1,800	$90	0.00 %
6540	Bocce Ball Court - Refurbish	10	$6,200	$620	0.02 %
6805	Monument - Replace/Refurbish	10	$2,300	$230	0.01 %
	Veterans Plaza				
6305	Vinyl Shade Structure -Replace	30	$11,450	$382	0.01 %
6315	Fabric Shade Structure - Replace	10	$5,700	$570	0.02 %
6805	Veterans Memorial - Refurbish	30	$95,500	$3,183	0.11 %
	Maintenance Yard				
2470	Metal Seamed Roof - Repair/Replace	40	$72,000	$1,800	0.06 %

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2480	Gutter System - Replace	25	$19,000	$760	0.03 %
2535	Corrugated Metal Siding - Replace	50	$102,000	$2,040	0.07 %
3011	Miscellaneous Building Replacement	20	$52,000	$2,600	0.09 %
3020	Carpet - Replace	10	$4,300	$430	0.02 %
3060	Laminate Flooring - Replace	25	$9,550	$382	0.01 %
3227	Work Stations - Replace	20	$3,000	$150	0.01 %
3230	Office/Warehouse Furnishings	15	$48,500	$3,233	0.12 %
3231	Purchasing Office Furnishings	10	$13,000	$1,300	0.05 %
3231	Purchasing Warehouse Facility	15	$13,000	$867	0.03 %
3232	Storage/Wk Area Furnishings	10	$15,000	$1,500	0.05 %
3300	Kitchen - Remodel	25	$12,500	$500	0.02 %
3820	Carpenter Shop Equipment - Replace	20	$81,000	$4,050	0.15 %
3821	Welding Shop Equipment	20	$54,000	$2,700	0.10 %
3835	Hydraulic Lift - Replace	20	$80,000	$4,000	0.14 %
3840	Fuel Leak Detection System- Replace	30	$101,500	$3,383	0.12 %
3842	Waste Oil Storage Tank	30	$28,000	$933	0.03 %
3843	Underground Tank - Replace	50	$210,000	$4,200	0.15 %
3844	Waste Oil Tank - Replace	50	$43,000	$860	0.03 %
	Service Maintenance				
507	Entry Iron Gate - Replace	30	$23,000	$767	0.03 %
832	Roll-Up Doors - Replace	25	$46,500	$1,860	0.07 %
951	Bathrooms/Locker Rm - Refurbish	20	$76,000	$3,800	0.14 %
1008	Barreto Micro Trencher - Replace	20	$11,000	$550	0.02 %
1110	Interior Surfaces - Repaint	10	$3,400	$340	0.01 %
1115	Exterior Surfaces- Repaint	10	$14,000	$1,400	0.05 %
3730	Washers & Dryers - Replace	10	$4,000	$400	0.01 %
	Resale Office				
2310	Wood Surfaces - Repaint	5	$4,300	$860	0.03 %
2330	Interior Surfaces - Repaint	10	$4,850	$485	0.02 %
2450	Comp Shingle Roof - Replace	25	$35,000	$1,400	0.05 %
3020	Carpet - Replace	10	$16,000	$1,600	0.06 %
3300	Kitchen - Remodel	20	$8,000	$400	0.01 %
5700	Restrooms - Major Refurbish	20	$10,600	$530	0.02 %
6830	Signage - Replace/Refurbish	10	$3,000	$300	0.01 %
	Security Office & Gatehouses				
1000	Main Gate Reno Design Work	1	$80,000	$80,000	2.87 %
1990	Main Gate/Security Office - Reno	20	$925,000	$46,250	1.66 %
1990	North Gatehouse - Remodel	20	$250,000	$12,500	0.45 %
1990	South Gatehouse - Remodel	20	$250,000	$12,500	0.45 %
2300	Stucco - Repaint	10	$11,500	$1,150	0.04 %
2330	Interior Surfaces - Repaint	10	$10,100	$1,010	0.04 %
2450	Comp Shingle Roof - Replace	25	$58,000	$2,320	0.08 %
2480	Gutter System - Replace	25	$4,100	$164	0.01 %
3020	Carpet - Replace	5	$42,500	$8,500	0.31 %
3050	Linoleum/Vinyl Floor - Replace	20	$7,300	$365	0.01 %
3230	Furniture/Furnishings - Replace	20	$31,000	$1,550	0.06 %
3300	Kitchen - Remodel	20	$6,500	$325	0.01 %
4660	Security Bldg. Generator - Replace	25	$15,000	$600	0.02 %
5700	Restrooms - Major Refurbish	20	$60,000	$3,000	0.11 %

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	Infrastructure				
2220	(2025) Parking Lots - Resurface	28	$980,000	$35,000	1.26 %
2220	(2041) Asphalt (Phase 1), Resurface	25	$720,000	$28,800	1.03 %
2220	(2042) Asphalt (Phase 2), Resurface	25	$870,000	$34,800	1.25 %
2220	(2043) Asphalt (Phase 3), Resurface	25	$1,150,000	$46,000	1.65 %
2220	(2045) Asphalt (Phase 4), Resurface	25	$530,000	$21,200	0.76 %
2220	(2047) Asphalt (Phase 5), Resurface	25	$1,970,000	$78,800	2.83 %
2220	(2048) Asphalt (Phase 6), Resurface	25	$674,000	$26,960	0.97 %
2230	(2024) Asphalt (Phs 3), Repair/Seal	5	$190,000	$38,000	1.36 %
2230	(2024) Parking (Phs 1), Repair/Seal	4	$94,500	$23,625	0.85 %
2230	(2025) Asphalt (Phs 4), Repair/Seal	5	$190,000	$38,000	1.36 %
2230	(2025) Parking (Phs 3), Repair/Seal	4	$38,000	$9,500	0.34 %
2230	(2026) Asphalt (Phs 5), Repair/Seal	50	$190,000	$3,800	0.14 %
2230	(2026) Parking (Phs 2), Repair/Seal	4	$40,500	$10,125	0.36 %
2230	(2027) Asphalt (Phs 1), Repair/Seal	5	$260,000	$52,000	1.87 %
2230	(2028) Asphalt (Phs 2), Repair/Seal	5	$190,000	$38,000	1.36 %
2300	HC Bldg Exterior Flatwork - Repaint	10	$25,000	$2,500	0.09 %
2310	HC Bldg. Wood Surfaces - Repaint	5	$10,900	$2,180	0.08 %
2340	Metal Surfaces - Repaint	5	$6,200	$1,240	0.04 %
4200	Gate Server Equip - Replace	4	$4,400	$1,100	0.04 %
4595	Sewer System - Repair/Replace	1	$50,000	$50,000	1.80 %
4690	Storm Drain Screens - Replace	25	$620,000	$24,800	0.89 %
5008	Street Pole Light Fixtures - Repl	25	$71,500	$2,860	0.10 %
5330	Gate Operators - Replace	4	$7,500	$1,875	0.07 %
5332	Barrier Arm Operators - Replace	10	$18,000	$1,800	0.06 %
5348	Crosswalk Activation & Lights	20	$109,500	$5,475	0.20 %
5348	Street Lights Backup Battery - Repl	10	$19,000	$1,900	0.07 %
5349	Traffic Light Poles - Replace	30	$45,500	$1,517	0.05 %
5380	Visitor Access System - Replace	10	$64,200	$6,420	0.23 %
5501	Block Walls - Add/Repair/Replace	40	$400,000	$10,000	0.36 %
5510	Main Entry Vehicle Gates - Replace	30	$3,600	$120	0.00 %
5510	North Entry Vehicle Gates - Replace	25	$11,000	$440	0.02 %
5510	South Entry Vehicle Gates - Replace	25	$20,000	$800	0.03 %
5515	Metal Pedestrian Gates - Replace	25	$37,000	$1,480	0.05 %
5570	Chain Link Fence Project, 2023-2030	1	$135,000	$135,000	4.85 %
6631	Waterscape Shoreline - Clean/Repair	50	$150,000	$3,000	0.11 %
6807	Lighted Marquee - Replace	20	$31,000	$1,550	0.06 %
6900	Irrigation Controllers - Replace	5	$31,000	$6,200	0.22 %
7010	Landscape - Renovations	1	$100,000	$100,000	3.59 %
8010	EV Charging Station - Replace	10	$80,000	$8,000	0.29 %
	Miscellaneous Components				
3263	Christmas Trees/Decorations - Repl	6	$18,000	$3,000	0.11 %
4200	2-Way Radios & Microphones - Replac	5	$8,000	$1,600	0.06 %
4220	Audio Sound System - Replace	10	$110,000	$11,000	0.40 %
4515	Elevator Cylinders - Replace	50	$110,000	$2,200	0.08 %
4780	Phone System - Replace	10	$100,000	$10,000	0.36 %
5510	RV Lot Iron Vehicle Gates - Replace	25	$40,000	$1,600	0.06 %
6383	RV Lot Office Trailer - Replace	30	$22,500	$750	0.03 %
6391	Globe Surfaces - Repaint	10	$66,000	$6,600	0.24 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
6392	Globe Lighting - Replace	20	$32,000	$1,600	0.06 %
6805	Monument - Replace/Refurbish	20	$31,000	$1,550	0.06 %
6850	Street Name Signs - Replace	20	$67,500	$3,375	0.12 %
7980	Bus Stop Shelters - Replace	10	$80,500	$8,050	0.29 %
	Fleet Maintenance				
1900	(2024) Cushmans - Replace	15	$320,000	$21,333	0.77 %
1900	(2025) Cushmans - Replace	15	$320,000	$21,333	0.77 %
1900	(2026) Cushmans - Replace	15	$320,000	$21,333	0.77 %
1902	Forklift - Replace	20	$30,000	$1,500	0.05 %
1902	Front Loader/Backhoe - Replace	25	$46,000	$1,840	0.07 %
1902	Tractors - Replace	30	$66,000	$2,200	0.08 %
1903	(2024) Automobiles - Replace	15	$100,000	$6,667	0.24 %
1903	Elect Club Car Vehicles - Replace	10	$257,000	$25,700	0.92 %
1903	Elect Gem Vehicles - Replace	10	$75,000	$7,500	0.27 %
1904	(2024) Van - Replace	15	$45,000	$3,000	0.11 %
1904	(2033) Chevy Trucks - Replace	10	$156,000	$15,600	0.56 %
1905	(2025) #5-#8, Buses - Replace	18	$350,000	$19,444	0.70 %
1905	(2032) #9, Freedom Bus - Replace	18	$130,000	$7,222	0.26 %
1905	(2041) #1-#4, Buses - Replace	18	$620,000	$34,444	1.24 %
1906	(2025) Radar Trailer - Replace	10	$16,000	$1,600	0.06 %
1906	(2032) Radar Trailers - Replace	10	$32,000	$3,200	0.11 %
1906	Emergency Equip Trailer- Replace	10	$10,450	$1,045	0.04 %
1906	Trailer for Backhoe - Replace	25	$3,400	$136	0.00 %
1906	Trailers - Replace	30	$10,900	$363	0.01 %
1910	Golf Cart - Replace	20	$12,500	$625	0.02 %
390	Total Funded Components			$2,784,279	100.00 %

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
	Combined Assets					
2520	Wood Surfaces - Repair Materials	5	0	$4,000	$4,000	$65.80
2580	Metal Handrailing - Repair/Replace	30	27	$21,000	$2,100	$57.57
2600	Exterior Doors - Replace	1	0	$37,500	$37,500	$3,084.28
2725	Building Signage - Replace	15	8	$34,000	$15,867	$186.43
2740	Windows - Repair/Replace	1	0	$100,000	$100,000	$8,224.75
3255	Pianos - Replace	5	3	$6,000	$2,400	$98.70
3270	Outdoor Furnishings - Replace	10	8	$20,000	$4,000	$164.49
3270	Patio Furniture - Replace	10	4	$35,000	$21,000	$287.87
3355	Ice makers- Replace	12	6	$14,250	$7,125	$97.67
4250	Technology Equipment - Replace	1	0	$450,000	$450,000	$37,011.37
4290	Cameras & Recording Equip - Replace	10	0	$295,000	$295,000	$2,426.30
4570	Water Heaters - Replace	1	0	$12,500	$12,500	$1,028.09
4580	Water District Main Valves - Replac	1	0	$18,500	$18,500	$1,521.58
4590	Plumbing - Replace	40	11	$220,000	$159,500	$452.36
4592	Admin Bldg Dist. Piping - Re-pipe	40	16	$16,000	$9,600	$32.90
4592	Amphitheater Dist. Piping - Re-pipe	40	11	$64,500	$46,763	$132.62
4592	Library Dist. Piping - Re-pipe	40	11	$12,500	$9,063	$25.70
4592	Resale Office Dist.Piping - Re-pipe	40	21	$9,200	$4,370	$18.92
4592	Security Dist. Piping - Re-pipe	40	11	$17,000	$12,325	$34.96
4600	HVAC Systems - Replace	1	0	$91,000	$91,000	$7,484.52
4607	Exhaust Fans - Replace	5	8	$35,000	$0	$575.73
4800	Fire Alarm Systems - Replace	20	6	$75,000	$52,500	$308.43
4850	AED Defibrillators - Replace	10	0	$5,250	$5,250	$43.18
5010	Walkway Pole Lights - Replace	8	1	$32,000	$28,000	$328.99
6160	Drinking Fountains - Replace	20	0	$50,600	$50,600	$208.09
6207	Space Heater - Replace	24	1	$6,350	$6,085	$21.76
8010	EV Charging Stations - Replace	10	9	$45,500	$4,550	$374.23
	Administration Building					
2300	Stucco - Repaint	10	0	$13,200	$13,200	$108.57
2310	Wood Surfaces - Repaint	5	0	$6,050	$6,050	$99.52
2330	Interior Surfaces - Repaint	10	3	$31,500	$22,050	$259.08
2420	5-Ply Built-up Roof - Replace	15	11	$150,000	$40,000	$822.47
2455	Mansard Steel Shingles - Replace	50	46	$205,000	$16,400	$337.21
2500	Stair Elastomeric - Resurface	20	2	$13,500	$12,150	$55.52
3002	2nd Floor Kitchen	10	5	$12,000	$6,000	$98.70
3002	Admin Small Conference Rooms	15	5	$9,500	$6,333	$52.09
3002	Administration Remodel Projects	15	0	$52,000	$52,000	$285.12
3002	GRF Board Room - Remodel	15	0	$19,500	$19,500	$106.92
3002	Stock Transfer Kitchenette	15	6	$10,450	$6,270	$57.30
3004	Furnishings & Work Stations - Repl	15	12	$168,000	$33,600	$921.17
3004	Lobby Furnishings	15	0	$7,000	$7,000	$38.38
3020	Carpet - Replace	8	1	$52,000	$45,500	$534.61
3040	Tile Floor (Lobbies) - Replace	30	0	$17,500	$17,500	$47.98
3050	Linoleum/Vinyl Floor - Replace	24	1	$7,600	$7,283	$26.05

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
4500	Elevator - Modernize	25	19	$125,000	$30,000	$411.24
4505	Elevator Door Operator - Replace	15	9	$35,000	$14,000	$191.91
4530	Elevator Cab - Remodel	12	11	$35,000	$2,917	$239.89
4660	Admin Bldg Generator - Replace	20	19	$30,000	$1,500	$123.37
5382	FOB Access System - Replace	10	9	$90,000	$9,000	$740.23
5700	Restrooms - Major Refurbish	20	0	$95,500	$95,500	$392.73
	Clubhouse #1					
2300	Stucco - Repaint	10	0	$13,000	$13,000	$106.92
2310	Wood Surfaces - Repaint	5	0	$12,500	$12,500	$205.62
2330	Interior Surfaces - Repaint	10	0	$56,500	$56,500	$464.70
2450	Comp Shingle Roof - Replace	25	16	$256,000	$92,160	$842.21
2480	Gutter System - Replace	30	16	$8,400	$3,920	$23.03
2520	Wood Surfaces - Repair	30	0	$8,950	$8,950	$24.54
2525	Wood Siding - Repair/Replace	30	5	$75,500	$62,917	$206.99
3020	Carpet - Replace	10	4	$27,000	$16,200	$222.07
3050	Kitchen Floor - Replace	20	19	$15,000	$750	$61.69
3050	Linoleum/Vinyl Floor - Replace	20	4	$82,000	$65,600	$337.21
3200	Ballroom Furnishing - Replace	15	6	$38,000	$22,800	$208.36
3200	Lobby Furniture - Replace	15	4	$19,400	$14,227	$106.37
3248	Billiard Rooms - Remodel	10	9	$25,600	$2,560	$210.55
3250	Billiard Tables - Replace/Re-cover	15	8	$21,500	$10,033	$117.89
3257	Woodshop Equipment - Replace	10	8	$35,800	$7,160	$294.45
3320	Commercial Appliances - Replace	20	4	$90,000	$72,000	$370.11
5050	Interior Lights - Replace	20	19	$75,000	$3,750	$308.43
5700	Restrooms - Major Refurbish	20	4	$58,000	$46,400	$238.52
6215	Gas BBQ Free Standing - Replace	10	9	$2,600	$260	$21.38
	CH 1, Shuffleboard Building'					
2300	Exterior Surfaces - Repaint	10	0	$4,350	$4,350	$35.78
2330	Interior Surfaces - Repaint	10	0	$11,700	$11,700	$96.23
2450	Comp Shingle Roof - Replace	25	5	$63,000	$50,400	$207.26
2485	Skylights - Replace	25	5	$18,000	$14,400	$59.22
6543	Shuffleboard Equipment - Replace	15	14	$13,200	$880	$72.38
	Clubhouse #2					
2300	Stucco - Repaint	10	0	$13,250	$13,250	$108.98
2310	Wood Surfaces - Repaint	5	0	$15,900	$15,900	$261.55
2330	Interior Surfaces - Repaint	10	8	$30,300	$6,060	$249.21
2450	Comp Shingle Roof - Replace	25	2	$230,000	$211,600	$756.68
2480	Gutter System - Replace	30	0	$19,500	$19,500	$53.46
2520	Wood Surfaces - Repair	5	0	$9,000	$9,000	$148.05
2525	Wood Siding - Repair/Replace	30	0	$31,000	$31,000	$84.99
2710	Entry Canopy - Replace	10	0	$6,200	$6,200	$50.99
3020	Carpet - Replace	10	8	$19,500	$3,900	$160.38
3020	Game Room Carpet - Replace	10	8	$6,800	$1,360	$55.93
3040	Kitchen Tile Floor - Replace	25	4	$31,600	$26,544	$103.96
3050	Billiard Vinyl Floor - Replace	20	17	$19,600	$2,940	$80.60
3050	Linoleum/Vinyl Floor - Replace	20	4	$125,000	$100,000	$514.05
3075	Stage Hardwood Floor - Refurbish	5	4	$3,800	$760	$62.51
3200	Billiard Rm Furniture - Replace	15	12	$11,000	$2,200	$60.31
3205	CH2 Ballroom Furnishings - Replace	15	0	$38,000	$38,000	$208.36

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
3205	CH2 Lobby Refurb & Furnishings	15	13	$138,000	$18,400	$756.68
3245	Billiard -Cabinet/Counter - Replace	25	22	$5,000	$600	$16.45
3250	Billiard Table - Replace/Re-cover	15	12	$37,000	$7,400	$202.88
3251	Arcade & Game Tables - Repl	10	7	$17,000	$5,100	$139.82
3320	Kitchen Appliances - Replace	20	8	$109,000	$65,400	$448.25
4211	Theater Equipment - Replace	10	0	$12,000	$12,000	$98.70
4580	Sewer Ejection System - Replace	15	7	$185,000	$98,667	$1,014.39
4581	Sewer Lit Stn Generator - Replace	10	9	$15,000	$1,500	$123.37
5050	Large Interior Lights - Replace	20	18	$75,000	$7,500	$308.43
5700	Main Restrooms - Major Refurbish	20	0	$58,000	$58,000	$238.52
5700	Stage Restrooms - Major Refurbish	20	2	$15,000	$13,500	$61.69
	Clubhouse #3					
2300	Stucco - Repaint	10	5	$6,600	$3,300	$54.28
2310	Wood Surfaces - Repaint	5	0	$22,000	$22,000	$361.89
2330	Interior Surfaces - Repaint	10	0	$43,400	$43,400	$356.95
2450	Comp Shingle Roof - Replace	25	0	$267,000	$267,000	$878.40
2460	Flat Roof System (SPF) - Replace	30	14	$8,150	$4,347	$22.34
2462	Flat Roof - Seal/Re-coat	10	4	$3,750	$2,250	$30.84
2480	Gutter System - Replace	30	0	$13,000	$13,000	$35.64
2485	Skylights - Replace	25	0	$3,900	$3,900	$12.83
2525	Wood Siding - Repair/Replace	30	10	$110,000	$73,333	$301.57
3000	Sewing Room - Remodel	10	8	$21,500	$4,300	$176.83
3001	Sewing Equipment - Replace	10	8	$30,500	$6,100	$250.85
3050	Flooring - Replace	20	0	$220,000	$220,000	$904.72
3150	Window Treatments - Replace	10	5	$9,850	$4,925	$81.01
3200	Auditorium Furniture - Replace	15	6	$54,000	$32,400	$296.09
3230	Meeting Rooms Furniture - Replace	15	6	$54,000	$32,400	$296.09
3300	Kitchens of Rooms 1-8, Remodel	25	24	$123,000	$4,920	$404.66
3310	Demonstration Kitchen, Cabinetry	30	26	$33,000	$4,400	$90.47
5050	Interior Lights - Replace	20	16	$75,000	$15,000	$308.43
5700	Restrooms - Major Refurbish	20	10	$120,000	$60,000	$493.48
	Knowledge & Learning Center (CH-3)					
3040	Carpet Floor - Replace	30	27	$12,000	$1,200	$32.90
3160	Acoustic Wall Panels - Replace	15	6	$5,100	$3,060	$27.96
3200	Furniture/Furnishings - Replace	10	6	$62,000	$24,800	$509.93
3225	Stack Chairs - Replace	10	6	$7,700	$3,080	$63.33
4201	Hearing Loop Electronics - Replace	15	5	$8,000	$5,333	$43.87
	Clubhouse #4					
2300	Stucco - Repaint	10	6	$12,000	$4,800	$98.70
2330	Interior Surfaces - Repaint	10	2	$37,700	$30,160	$310.07
2450	Comp Shingle Roof - Replace	25	2	$125,000	$115,000	$411.24
2460	Flat Roof System (SPF) - Replace	40	2	$45,500	$43,225	$93.56
2480	Gutter System - Replace	30	2	$8,400	$7,840	$23.03
2520	Wood Surfaces - Repair	5	1	$9,200	$7,360	$151.34
3050	Linoleum/Vinyl Floor - Replace	20	16	$44,100	$8,820	$181.36
3060	Laminate Flooring - Replace	20	16	$71,000	$14,200	$291.98
3120	Acoustic Room Dividers - Replace	20	16	$8,300	$1,660	$34.13
3230	Furniture/Furnishings - Replace	20	16	$130,000	$26,000	$534.61
3245	Built-in Cabinets & Lockers	20	16	$26,000	$5,200	$106.92

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
3246	Art/Lapidary Cabinetry - Replace	20	16	$43,000	$8,600	$176.83
3247	Kilns - Replace	15	8	$14,000	$6,533	$76.76
3247	Lapidary Rm Equip - Replace	20	16	$46,500	$9,300	$191.23
3320	Commercial Appliances - Replace	20	1	$64,000	$60,800	$263.19
4206	DAIS Audio Visual Equipment - Repla	5	4	$145,000	$29,000	$2,385.18
4206	Live Streaming System - Replace	5	1	$17,000	$13,600	$279.64
4525	Stage Hydraulic Lift - Replace	20	1	$41,500	$39,425	$170.66
5050	LED Interior Lights - Replace	20	14	$10,800	$3,240	$44.41
5700	Restrooms - Major Refurbish	20	0	$110,000	$110,000	$452.36
	Clubhouse #5					
2310	Exterior Surfaces - Repaint	5	4	$8,800	$1,760	$144.76
2330	Interior Surfaces - Repaint	10	9	$14,600	$1,460	$120.08
2420	Flat Roof - Replace	20	1	$7,750	$7,363	$31.87
2450	Comp Shingle Roof - Replace	25	1	$60,000	$57,600	$197.39
2480	Gutter System - Replace	30	1	$7,150	$6,912	$19.60
2500	Walkway Decks - Resurface	20	18	$14,500	$1,450	$59.63
2525	Wood Siding - Repair	30	11	$21,000	$13,300	$57.57
2585	Wood Stairways - Repair	20	18	$7,750	$775	$31.87
2710	Fabric Awning - Replace	8	6	$3,800	$950	$39.07
3020	Carpet - Replace	10	8	$32,500	$6,500	$267.30
3050	Linoleum/Vinyl Floor - Replace	20	18	$8,600	$860	$35.37
3060	Laminate Flooring - Replace	20	18	$7,250	$725	$29.81
3200	Cafe Furniture - Replace	10	5	$9,700	$4,850	$79.78
3230	Office Furniture - Replace	15	8	$27,000	$12,600	$148.05
3231	1st Floor Rec Offices Furn - Replac	10	3	$7,500	$5,250	$61.69
3232	Distribution Office Furnishings	10	5	$19,000	$9,500	$156.27
3235	Office Cabinet/Counter - Replace	25	2	$20,400	$18,768	$67.11
3237	Clubhouse #5 - Refurbish	15	14	$20,000	$1,333	$109.66
3237	Coin Counting Machine - Replace	10	0	$8,450	$8,450	$69.50
3237	Plotter Printer - Replace	5	3	$3,450	$1,380	$56.75
3237	Tri-Fold Machine - Replace	10	9	$3,400	$340	$27.96
3310	Kitchen Cabinetry - Replace	25	5	$20,700	$16,560	$68.10
4500	Elevator - Modernize	25	22	$125,000	$15,000	$411.24
4505	Elevator Door Operator - Replace	15	10	$35,000	$11,667	$191.91
4530	Elevator Cab - Remodel	15	3	$40,000	$32,000	$219.33
5555	Wood Railings - Repair/Replace	20	18	$10,400	$1,040	$42.77
5700	Restrooms - Major Refurbish	20	1	$25,000	$23,750	$102.81
	Clubhouse #6					
2300	Stucco - Repaint	10	3	$27,000	$18,900	$222.07
2330	Interior Surfaces - Repaint	10	6	$16,600	$6,640	$136.53
2420	Flat Roof - Replace	20	2	$85,000	$76,500	$349.55
3050	Linoleum/Vinyl Floor - Replace	20	16	$110,400	$22,080	$454.01
3055	Rubberized Flooring - Replace	30	16	$8,450	$3,943	$23.17
3060	Laminate Flooring - Replace	20	17	$72,500	$10,875	$298.15
3075	Hardwood Floor - Refurbish	5	2	$22,500	$13,500	$370.11
3251	Ping Pong Tables - Replace	10	9	$12,000	$1,200	$98.70
3300	Kitchen - Remodel	25	17	$8,150	$2,608	$26.81
3525	Gym Equipment - Replace	15	11	$380,000	$101,333	$2,083.60
4500	Elevator - Modernize	25	5	$125,000	$100,000	$411.24

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
4505	Elevator Door Operator - Replace	15	5	$35,000	$23,333	$191.91
4530	Elevator Cab - Remodel	25	5	$35,000	$28,000	$115.15
5700	Restrooms - Major Refurbish	20	6	$110,000	$77,000	$452.36
5711	Restroom Door Operators - Replace	10	8	$13,000	$2,600	$106.92
	Amphitheater					
2300	Exterior Flatwork - Repaint	10	1	$24,000	$21,600	$197.39
2310	Wood Surfaces - Repaint	5	1	$11,000	$8,800	$180.94
2330	Interior Surfaces - Repaint	10	1	$17,000	$15,300	$139.82
2340	Metal Surfaces - Repaint	5	1	$8,300	$6,640	$136.53
2420	Built-up Roof - Replace	25	21	$300,000	$48,000	$986.97
2690	Blast Door - Replace	20	1	$118,000	$112,100	$485.26
3000	2nd Floor Furnishings	15	14	$20,000	$1,333	$109.66
3000	News Room - Remodel	12	2	$14,000	$11,667	$95.96
3020	Loft Carpet - Replace	8	5	$7,500	$2,813	$77.11
3050	2nd Floor Vinyl Floors - Replace	30	29	$8,000	$267	$21.93
3050	Linoleum/Vinyl Floor - Replace	30	5	$9,200	$7,667	$25.22
3070	Stage Hardwood Floor - Replace	30	21	$73,000	$21,900	$200.14
3075	Hardwood Floor - Refurbish	5	1	$16,000	$12,800	$263.19
3230	News Room Furnishings - Replace	20	13	$20,000	$7,000	$82.25
4200	Main Server - Replace	7	1	$119,000	$102,000	$1,398.21
4202	Hard Drive Storage - Replace	5	2	$4,100	$2,460	$67.44
4580	Sewage Ejection Pump - Replace	15	2	$25,000	$21,667	$137.08
4585	Storm Pumps - Replace	10	2	$25,000	$20,000	$205.62
5005	Large Pole Lights - Replace	25	13	$12,000	$5,760	$39.48
5525	3' Iron Railing - Replace	30	9	$38,500	$26,950	$105.55
5535	Pipe Railing - Repair/Replace	30	9	$50,000	$35,000	$137.08
5700	Restrooms - Major Refurbish	20	1	$130,000	$123,500	$534.61
6565	Theater Bleachers - Replace	20	14	$560,000	$168,000	$2,302.93
6573	Theater Lighting - Replace	30	0	$110,000	$110,000	$301.57
6574	Theater Rigging - Replace	30	21	$34,500	$10,350	$94.58
6575	Stage/Theater Curtains - Replace	10	4	$58,000	$34,800	$477.04
6577	AV/Production Room Facility	15	6	$59,000	$35,400	$323.51
6577	Projector/DVD Player - Replace	10	0	$30,000	$30,000	$246.74
6577	Theater Sound System - Replace	20	14	$140,000	$42,000	$575.73
	Library					
2300	Stucco - Repaint	10	4	$9,200	$5,520	$75.67
2310	Wood Surfaces - Repaint	5	0	$3,700	$3,700	$60.86
2330	Interior Surfaces - Repaint	10	9	$8,200	$820	$67.44
2450	Comp Shingle Roof - Replace	25	1	$52,000	$49,920	$171.07
2460	Cap Sheet Roof - Replace	40	1	$22,000	$21,450	$45.24
3020	Carpet - Replace	10	0	$35,000	$35,000	$287.87
3040	Tile Floor - Replace	30	0	$27,000	$27,000	$74.02
3200	Furnishings - Replace	15	8	$140,000	$65,333	$767.64
4801	Patron Management System	10	0	$8,450	$8,450	$69.50
5700	Friend of Library Restrm - Refurb	20	8	$4,500	$2,700	$18.51
5700	Restrooms - Major Refurbish	20	1	$20,000	$19,000	$82.25
	Pool Area & Golf Starter Facility					
2360	Block/Stucco Walls - Repaint	10	8	$16,500	$3,300	$135.71
3530	Lockers - Replace	20	18	$13,000	$1,300	$53.46

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
3740	Swimsuit Water Extractor - Replace	10	8	$2,500	$500	$20.56
5520	Pool Iron Fence - Replace	25	23	$3,100	$248	$10.20
5700	Golf Shack Restrooms - Major Refurb	20	18	$18,500	$1,850	$76.08
5700	Pool Restrms/Locker - Major Refurb	20	18	$45,000	$4,500	$185.06
5710	Restrooms - Minor Refurbish	20	8	$15,000	$9,000	$61.69
5750	Outdoor Pool Showers - Re-tile	20	18	$11,500	$1,150	$47.29
5800	Pool Deck Concrete - Repair/Replace	25	18	$174,000	$48,720	$572.44
5810	Pool - Resurface & Re-tile	12	10	$40,000	$6,667	$274.16
5812	Pool Filters - Replace	10	8	$17,000	$3,400	$139.82
5815	Pool Heater - Replace	12	10	$26,000	$4,333	$178.20
5820	Spa - Resurface & Re-tile	8	6	$11,500	$2,875	$118.23
5822	Spa Filter - Replace	10	8	$9,000	$1,800	$74.02
5825	Spa Heater - Replace	10	8	$13,500	$2,700	$111.03
5840	Pool & Spa Pumps & Motors - Replace	5	3	$6,500	$2,600	$106.92
5848	Chemical Controllers - Replace	10	8	$3,500	$700	$28.79
5900	ADA Pool Lift - Replace	15	13	$14,000	$1,867	$76.76
5910	Swim Lane Markers - Replace	5	3	$3,800	$1,520	$62.51
5950	Pool Area Mastic - Replace	4	2	$3,400	$1,700	$69.91
5990	Pool Furniture - Replace	10	8	$28,000	$5,600	$230.29
6315	Fabric Shade Structure - Replace	10	8	$3,500	$700	$28.79
	Golf Course					
2330	Interior Surfaces - Repaint	5	3	$3,000	$1,200	$49.35
3020	Golf Shack Carpet - Replace	5	3	$3,000	$1,200	$49.35
3245	Built-in Cabinets - Replace	35	33	$8,000	$457	$18.80
5570	Chain Link Fences - Replace	30	6	$18,000	$14,400	$49.35
6030	Cart Path Rubber Surface - Replace	15	0	$10,900	$10,900	$59.77
6305	Vinyl Shade Structures - Replace	20	17	$23,000	$3,450	$94.58
6600	Bridge - Repair/Replace	30	15	$32,000	$16,000	$87.73
6675	Lake Aerator System - Replace	5	0	$6,250	$6,250	$102.81
7013	Golf Course Greens - Refurbish	2	0	$32,000	$32,000	$1,315.96
7014	Golf Course T-Boxes - Refurbish	10	6	$80,000	$32,000	$657.98
	Mission Park					
5010	Bell Pole Lights - Replace	20	14	$10,800	$3,240	$44.41
5090	Tennis Court Lights - Replace	20	14	$28,500	$8,550	$117.20
5560	Vinyl Fencing - Replace	30	24	$7,500	$1,500	$20.56
5570	Chain Link Fence - Replace	30	24	$28,100	$5,620	$77.04
6105	Park Benches - Replace	20	10	$24,000	$12,000	$98.70
6325	Aluminum Shade Structure - Repair	30	14	$21,500	$11,467	$58.94
6505	Pickleball Courts - Resurface	6	1	$37,500	$31,250	$514.05
6515	Court Windscreens - Replace	6	1	$5,200	$4,333	$71.28
6530	Basketball Backboard - Replace	20	14	$1,800	$540	$7.40
6540	Bocce Ball Court - Refurbish	10	4	$6,200	$3,720	$50.99
6805	Monument - Replace/Refurbish	10	4	$2,300	$1,380	$18.92
	Veterans Plaza					
6305	Vinyl Shade Structure -Replace	30	25	$11,450	$1,908	$31.39
6315	Fabric Shade Structure - Replace	10	6	$5,700	$2,280	$46.88
6805	Veterans Memorial - Refurbish	30	24	$95,500	$19,100	$261.82
	Maintenance Yard					
2470	Metal Seamed Roof - Repair/Replace	40	9	$72,000	$55,800	$148.05

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
2480	Gutter System - Replace	25	19	$19,000	$4,560	$62.51
2535	Corrugated Metal Siding - Replace	50	4	$102,000	$93,840	$167.78
3011	Miscellaneous Building Replacement	20	1	$52,000	$49,400	$213.84
3020	Carpet - Replace	10	1	$4,300	$3,870	$35.37
3060	Laminate Flooring - Replace	25	17	$9,550	$3,056	$31.42
3227	Work Stations - Replace	20	17	$3,000	$450	$12.34
3230	Office/Warehouse Furnishings	15	6	$48,500	$29,100	$265.93
3231	Purchasing Office Furnishings	10	3	$13,000	$9,100	$106.92
3231	Purchasing Warehouse Facility	15	10	$13,000	$4,333	$71.28
3232	Storage/Wk Area Furnishings	10	3	$15,000	$10,500	$123.37
3300	Kitchen - Remodel	25	15	$12,500	$5,000	$41.12
3820	Carpenter Shop Equipment - Replace	20	5	$81,000	$60,750	$333.10
3821	Welding Shop Equipment	20	5	$54,000	$40,500	$222.07
3835	Hydraulic Lift - Replace	20	5	$80,000	$60,000	$328.99
3840	Fuel Leak Detection System- Replace	30	20	$101,500	$33,833	$278.27
3842	Waste Oil Storage Tank	30	20	$28,000	$9,333	$76.76
3843	Underground Tank - Replace	50	10	$210,000	$168,000	$345.44
3844	Waste Oil Tank - Replace	50	10	$43,000	$34,400	$70.73
	Service Maintenance					
507	Entry Iron Gate - Replace	30	27	$23,000	$2,300	$63.06
832	Roll-Up Doors - Replace	25	3	$46,500	$40,920	$152.98
951	Bathrooms/Locker Rm - Refurbish	20	15	$76,000	$19,000	$312.54
1008	Barreto Micro Trencher - Replace	20	16	$11,000	$2,200	$45.24
1110	Interior Surfaces - Repaint	10	1	$3,400	$3,060	$27.96
1115	Exterior Surfaces- Repaint	10	6	$14,000	$5,600	$115.15
3730	Washers & Dryers - Replace	10	9	$4,000	$400	$32.90
	Resale Office					
2310	Wood Surfaces - Repaint	5	0	$4,300	$4,300	$70.73
2330	Interior Surfaces - Repaint	10	0	$4,850	$4,850	$39.89
2450	Comp Shingle Roof - Replace	25	14	$35,000	$15,400	$115.15
3020	Carpet - Replace	10	0	$16,000	$16,000	$131.60
3300	Kitchen - Remodel	20	0	$8,000	$8,000	$32.90
5700	Restrooms - Major Refurbish	20	10	$10,600	$5,300	$43.59
6830	Signage - Replace/Refurbish	10	6	$3,000	$1,200	$24.67
	Security Office & Gatehouses					
1000	Main Gate Reno Design Work	1	0	$80,000	$80,000	$6,579.80
1990	Main Gate/Security Office - Reno	20	0	$925,000	$925,000	$3,803.95
1990	North Gatehouse - Remodel	20	0	$250,000	$250,000	$1,028.09
1990	South Gatehouse - Remodel	20	0	$250,000	$250,000	$1,028.09
2300	Stucco - Repaint	10	10	$11,500	$0	$94.58
2330	Interior Surfaces - Repaint	10	10	$10,100	$0	$83.07
2450	Comp Shingle Roof - Replace	25	25	$58,000	$0	$190.81
2480	Gutter System - Replace	25	25	$4,100	$0	$13.49
3020	Carpet - Replace	5	5	$42,500	$0	$699.10
3050	Linoleum/Vinyl Floor - Replace	20	20	$7,300	$0	$30.02
3230	Furniture/Furnishings - Replace	20	11	$31,000	$13,950	$127.48
3300	Kitchen - Remodel	20	20	$6,500	$0	$26.73
4660	Security Bldg. Generator - Replace	25	25	$15,000	$0	$49.35
5700	Restrooms - Major Refurbish	20	20	$60,000	$0	$246.74

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
	Infrastructure					
2220	(2025) Parking Lots - Resurface	28	1	$980,000	$945,000	$2,878.66
2220	(2041) Asphalt (Phase 1), Resurface	25	17	$720,000	$230,400	$2,368.73
2220	(2042) Asphalt (Phase 2), Resurface	25	18	$870,000	$243,600	$2,862.21
2220	(2043) Asphalt (Phase 3), Resurface	25	19	$1,150,000	$276,000	$3,783.38
2220	(2045) Asphalt (Phase 4), Resurface	25	21	$530,000	$84,800	$1,743.65
2220	(2047) Asphalt (Phase 5), Resurface	25	23	$1,970,000	$157,600	$6,481.10
2220	(2048) Asphalt (Phase 6), Resurface	25	24	$674,000	$26,960	$2,217.39
2230	(2024) Asphalt (Phs 3), Repair/Seal	5	0	$190,000	$190,000	$3,125.40
2230	(2024) Parking (Phs 1), Repair/Seal	4	0	$94,500	$94,500	$1,943.10
2230	(2025) Asphalt (Phs 4), Repair/Seal	5	1	$190,000	$152,000	$3,125.40
2230	(2025) Parking (Phs 3), Repair/Seal	4	1	$38,000	$28,500	$781.35
2230	(2026) Asphalt (Phs 5), Repair/Seal	50	2	$190,000	$182,400	$312.54
2230	(2026) Parking (Phs 2), Repair/Seal	4	2	$40,500	$20,250	$832.76
2230	(2027) Asphalt (Phs 1), Repair/Seal	5	3	$260,000	$104,000	$4,276.87
2230	(2028) Asphalt (Phs 2), Repair/Seal	5	4	$190,000	$38,000	$3,125.40
2300	HC Bldg Exterior Flatwork - Repaint	10	5	$25,000	$12,500	$205.62
2310	HC Bldg. Wood Surfaces - Repaint	5	0	$10,900	$10,900	$179.30
2340	Metal Surfaces - Repaint	5	0	$6,200	$6,200	$101.99
4200	Gate Server Equip - Replace	4	0	$4,400	$4,400	$90.47
4595	Sewer System - Repair/Replace	1	0	$50,000	$50,000	$4,112.37
4690	Storm Drain Screens - Replace	25	23	$620,000	$49,600	$2,039.74
5008	Street Pole Light Fixtures - Repl	25	19	$71,500	$17,160	$235.23
5330	Gate Operators - Replace	4	2	$7,500	$3,750	$154.21
5332	Barrier Arm Operators - Replace	10	0	$18,000	$18,000	$148.05
5348	Crosswalk Activation & Lights	20	11	$109,500	$49,275	$450.31
5348	Street Lights Backup Battery - Repl	10	4	$19,000	$11,400	$156.27
5349	Traffic Light Poles - Replace	30	23	$45,500	$10,617	$124.74
5380	Visitor Access System - Replace	10	9	$64,200	$6,420	$528.03
5501	Block Walls - Add/Repair/Replace	40	5	$400,000	$350,000	$822.47
5510	Main Entry Vehicle Gates - Replace	30	26	$3,600	$480	$9.87
5510	North Entry Vehicle Gates - Replace	25	4	$11,000	$9,240	$36.19
5510	South Entry Vehicle Gates - Replace	25	4	$20,000	$16,800	$65.80
5515	Metal Pedestrian Gates - Replace	25	19	$37,000	$8,880	$121.73
5570	Chain Link Fence Project, 2023-2030	1	0	$135,000	$135,000	$11,103.41
6631	Waterscape Shoreline - Clean/Repair	50	1	$150,000	$147,000	$246.74
6807	Lighted Marquee - Replace	20	18	$31,000	$3,100	$127.48
6900	Irrigation Controllers - Replace	5	2	$31,000	$18,600	$509.93
7010	Landscape - Renovations	1	0	$100,000	$100,000	$8,224.75
8010	EV Charging Station - Replace	10	8	$80,000	$16,000	$657.98
	Miscellaneous Components					
3263	Christmas Trees/Decorations - Repl	6	5	$18,000	$3,000	$246.74
4200	2-Way Radios & Microphones - Replac	5	2	$8,000	$4,800	$131.60
4220	Audio Sound System - Replace	10	0	$110,000	$110,000	$904.72
4515	Elevator Cylinders - Replace	50	25	$110,000	$55,000	$180.94
4780	Phone System - Replace	10	9	$100,000	$10,000	$822.47
5510	RV Lot Iron Vehicle Gates - Replace	25	27	$40,000	$0	$131.60
6383	RV Lot Office Trailer - Replace	30	23	$22,500	$5,250	$61.69
6391	Globe Surfaces - Repaint	10	2	$66,000	$52,800	$542.83

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
6392	Globe Lighting - Replace	20	14	$32,000	$9,600	$131.60
6805	Monument - Replace/Refurbish	20	18	$31,000	$3,100	$127.48
6850	Street Name Signs - Replace	20	3	$67,500	$57,375	$277.59
7980	Bus Stop Shelters - Replace	10	6	$80,500	$32,200	$662.09
	Fleet Maintenance					
1900	(2024) Cushmans - Replace	15	0	$320,000	$320,000	$1,754.61
1900	(2025) Cushmans - Replace	15	1	$320,000	$298,667	$1,754.61
1900	(2026) Cushmans - Replace	15	2	$320,000	$277,333	$1,754.61
1902	Forklift - Replace	20	17	$30,000	$4,500	$123.37
1902	Front Loader/Backhoe - Replace	25	16	$46,000	$16,560	$151.34
1902	Tractors - Replace	30	1	$66,000	$63,800	$180.94
1903	(2024) Automobiles - Replace	15	0	$100,000	$100,000	$548.32
1903	Elect Club Car Vehicles - Replace	10	6	$257,000	$102,800	$2,113.76
1903	Elect Gem Vehicles - Replace	10	2	$75,000	$60,000	$616.86
1904	(2024) Van - Replace	15	0	$45,000	$45,000	$246.74
1904	(2033) Chevy Trucks - Replace	10	9	$156,000	$15,600	$1,283.06
1905	(2025) #5-#8, Buses - Replace	18	1	$350,000	$330,556	$1,599.26
1905	(2032) #9, Freedom Bus - Replace	18	8	$130,000	$72,222	$594.01
1905	(2041) #1-#4, Buses - Replace	18	17	$620,000	$34,444	$2,832.97
1906	(2025) Radar Trailer - Replace	10	1	$16,000	$14,400	$131.60
1906	(2032) Radar Trailers - Replace	10	9	$32,000	$3,200	$263.19
1906	Emergency Equip Trailer- Replace	10	6	$10,450	$4,180	$85.95
1906	Trailer for Backhoe - Replace	25	19	$3,400	$816	$11.19
1906	Trailers - Replace	30	7	$10,900	$8,357	$29.88
1910	Golf Cart - Replace	20	18	$12,500	$1,250	$51.40
390	**Total Funded Components**				**$15,318,803**	**$229,000**

30-Year Reserve Plan Summary

Report # 26608-6
With-Site-Visit

Fiscal Year Start: 2024

Interest: 3.00 % **Inflation:** 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date					Projected Reserve Balance Changes			
Year	**Starting Reserve Balance**	**Fully Funded Balance**	**Percent Funded**	**Special Assmt Risk**	**Reserve Funding**	**Loan or Special Assmts**	**Interest Income**	**Reserve Expenses**
2024	$10,016,850	$15,318,803	65.4 %	Medium	$2,748,000	$0	$266,498	$5,258,150
2025	$7,773,198	$13,139,023	59.2 %	Medium	$3,022,800	$0	$218,588	$4,195,963
2026	$6,818,623	$12,071,198	56.5 %	Medium	$3,325,080	$0	$218,612	$2,587,535
2027	$7,774,779	$12,715,563	61.1 %	Medium	$3,391,582	$0	$262,660	$1,669,960
2028	$9,759,061	$14,420,661	67.7 %	Medium	$3,459,413	$0	$312,257	$2,445,112
2029	$11,085,619	$15,469,817	71.7 %	Low	$3,528,601	$0	$346,990	$2,883,520
2030	$12,077,690	$16,192,937	74.6 %	Low	$3,599,174	$0	$378,873	$2,841,785
2031	$13,213,952	$16,911,576	78.1 %	Low	$3,671,157	$0	$435,662	$1,452,112
2032	$15,868,659	$19,177,934	82.7 %	Low	$3,744,580	$0	$495,134	$2,924,402
2033	$17,183,971	$20,093,465	85.5 %	Low	$3,819,472	$0	$539,129	$2,737,023
2034	$18,805,548	$21,330,033	88.2 %	Low	$3,895,861	$0	$577,403	$3,539,876
2035	$19,738,936	$21,880,345	90.2 %	Low	$3,973,778	$0	$613,779	$3,092,655
2036	$21,233,838	$23,014,499	92.3 %	Low	$4,053,254	$0	$675,492	$2,103,995
2037	$23,858,589	$25,228,140	94.6 %	Low	$4,134,319	$0	$754,019	$2,271,014
2038	$26,475,913	$27,519,929	96.2 %	Low	$4,217,005	$0	$814,628	$3,602,989
2039	$27,904,557	$28,624,761	97.5 %	Low	$4,301,346	$0	$864,240	$3,282,404
2040	$29,787,739	$30,212,649	98.6 %	Low	$4,387,372	$0	$901,229	$4,702,592
2041	$30,373,748	$30,508,681	99.6 %	Low	$4,475,120	$0	$918,181	$4,847,637
2042	$30,919,413	$30,791,197	100.4 %	Low	$4,564,622	$0	$931,380	$5,160,585
2043	$31,254,830	$30,890,661	101.2 %	Low	$4,655,915	$0	$922,298	$6,519,886
2044	$30,313,157	$29,727,763	102.0 %	Low	$4,749,033	$0	$876,865	$7,717,152
2045	$28,221,902	$27,435,571	102.9 %	Low	$4,844,014	$0	$850,155	$5,385,925
2046	$28,530,146	$27,618,716	103.3 %	Low	$4,940,894	$0	$889,266	$3,527,546
2047	$30,832,759	$29,868,712	103.2 %	Low	$5,039,712	$0	$885,620	$8,471,324
2048	$28,286,767	$27,245,762	103.8 %	Low	$5,140,506	$0	$851,473	$5,725,466
2049	$28,553,280	$27,528,550	103.7 %	Low	$5,243,316	$0	$878,607	$4,577,103
2050	$30,098,100	$29,163,515	103.2 %	Low	$5,348,183	$0	$909,214	$5,759,069
2051	$30,596,427	$29,795,811	102.7 %	Low	$5,455,146	$0	$958,535	$3,619,590
2052	$33,390,517	$32,821,414	101.7 %	Low	$5,455,146	$0	$1,028,227	$4,625,160
2053	$35,248,730	$35,077,847	100.5 %	Low	$5,455,146	$0	$1,045,187	$7,226,408

30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 26608-6
With-Site-Visit

Fiscal Year Start: 2024

Interest: 3.00 %

Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date					Projected Reserve Balance Changes			
Year	**Starting Reserve Balance**	**Fully Funded Balance**	**Percent Funded**	**Special Assmt Risk**	**Reserve Funding**	**Loan or Special Assmts**	**Interest Income**	**Reserve Expenses**
2024	$10,016,850	$15,318,803	65.4 %	Medium	$2,256,000	$0	$259,015	$5,258,150
2025	$7,273,715	$13,139,023	55.4 %	Medium	$2,481,600	$0	$195,165	$4,195,963
2026	$5,754,518	$12,071,198	47.7 %	Medium	$2,729,760	$0	$177,192	$2,587,535
2027	$6,073,935	$12,715,563	47.8 %	Medium	$2,784,355	$0	$201,692	$1,669,960
2028	$7,390,022	$14,420,661	51.2 %	Medium	$2,840,042	$0	$230,781	$2,445,112
2029	$8,015,734	$15,469,817	51.8 %	Medium	$2,896,843	$0	$244,009	$2,883,520
2030	$8,273,065	$16,192,937	51.1 %	Medium	$2,954,780	$0	$253,352	$2,841,785
2031	$8,639,412	$16,911,576	51.1 %	Medium	$3,013,876	$0	$286,527	$1,452,112
2032	$10,487,703	$19,177,934	54.7 %	Medium	$3,074,153	$0	$321,271	$2,924,402
2033	$10,958,725	$20,093,465	54.5 %	Medium	$3,135,636	$0	$339,382	$2,737,023
2034	$11,696,721	$21,330,033	54.8 %	Medium	$3,198,349	$0	$350,573	$3,539,876
2035	$11,705,767	$21,880,345	53.5 %	Medium	$3,262,316	$0	$358,622	$3,092,655
2036	$12,234,050	$23,014,499	53.2 %	Medium	$3,327,562	$0	$390,718	$2,103,995
2037	$13,848,335	$25,228,140	54.9 %	Medium	$3,394,113	$0	$438,290	$2,271,014
2038	$15,409,725	$27,519,929	56.0 %	Medium	$3,461,996	$0	$466,557	$3,602,989
2039	$15,735,289	$28,624,761	55.0 %	Medium	$3,531,236	$0	$482,388	$3,282,404
2040	$16,466,509	$30,212,649	54.5 %	Medium	$3,601,860	$0	$484,105	$4,702,592
2041	$15,849,882	$30,508,681	52.0 %	Medium	$3,673,898	$0	$464,239	$4,847,637
2042	$15,140,382	$30,791,197	49.2 %	Medium	$3,747,376	$0	$439,017	$5,160,585
2043	$14,166,189	$30,890,661	45.9 %	Medium	$3,822,323	$0	$389,854	$6,519,886
2044	$11,858,480	$29,727,763	39.9 %	Medium	$3,898,769	$0	$302,617	$7,717,152
2045	$8,342,714	$27,435,571	30.4 %	Medium	$3,976,745	$0	$232,321	$5,385,925
2046	$7,165,855	$27,618,716	25.9 %	High	$4,056,280	$0	$225,997	$3,527,546
2047	$7,920,586	$29,868,712	26.5 %	High	$4,137,405	$0	$175,002	$8,471,324
2048	$3,761,669	$27,245,762	13.8 %	High	$4,220,153	$0	$91,522	$5,725,466
2049	$2,347,878	$27,528,550	8.5 %	High	$4,304,557	$0	$67,268	$4,577,103
2050	$2,142,600	$29,163,515	7.3 %	High	$4,390,648	$0	$44,358	$5,759,069
2051	$818,536	$29,795,811	2.7 %	High	$4,478,461	$0	$37,958	$3,619,590
2052	$1,715,365	$32,821,414	5.2 %	High	$4,478,461	$0	$49,943	$4,625,160
2053	$1,618,609	$35,077,847	4.6 %	High	$4,478,461	$0	$7,441	$7,226,408

	Fiscal Year	2024	2025	2026	2027	2028
	Starting Reserve Balance	$10,016,850	$7,773,198	$6,818,623	$7,774,779	$9,759,061
	Annual Reserve Funding	$2,748,000	$3,022,800	$3,325,080	$3,391,582	$3,459,413
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$266,498	$218,588	$218,612	$262,660	$312,257
	Total Income	$13,031,348	$11,014,585	$10,362,314	$11,429,021	$13,530,730
#	Component					
	Combined Assets					
2520	Wood Surfaces - Repair Materials	$4,000	$0	$0	$0	$0
2580	Metal Handrailing - Repair/Replace	$0	$0	$0	$0	$0
2600	Exterior Doors - Replace	$37,500	$38,625	$39,784	$40,977	$42,207
2725	Building Signage - Replace	$0	$0	$0	$0	$0
2740	Windows - Repair/Replace	$100,000	$103,000	$106,090	$109,273	$112,551
3255	Pianos - Replace	$0	$0	$0	$6,556	$0
3270	Outdoor Furnishings - Replace	$0	$0	$0	$0	$0
3270	Patio Furniture - Replace	$0	$0	$0	$0	$39,393
3355	Ice makers- Replace	$0	$0	$0	$0	$0
4250	Technology Equipment - Replace	$450,000	$463,500	$477,405	$491,727	$506,479
4290	Cameras & Recording Equip - Replace	$295,000	$0	$0	$0	$0
4570	Water Heaters - Replace	$12,500	$12,875	$13,261	$13,659	$14,069
4580	Water District Main Valves - Replac	$18,500	$19,055	$19,627	$20,215	$20,822
4590	Plumbing - Replace	$0	$0	$0	$0	$0
4592	Admin Bldg Dist. Piping - Re-pipe	$0	$0	$0	$0	$0
4592	Amphitheater Dist. Piping - Re-pipe	$0	$0	$0	$0	$0
4592	Library Dist. Piping - Re-pipe	$0	$0	$0	$0	$0
4592	Resale Office Dist.Piping - Re-pipe	$0	$0	$0	$0	$0
4592	Security Dist. Piping - Re-pipe	$0	$0	$0	$0	$0
4600	HVAC Systems - Replace	$91,000	$93,730	$96,542	$99,438	$102,421
4607	Exhaust Fans - Replace	$0	$0	$0	$0	$0
4800	Fire Alarm Systems - Replace	$0	$0	$0	$0	$0
4850	AED Defibrillators - Replace	$5,250	$0	$0	$0	$0
5010	Walkway Pole Lights - Replace	$0	$32,960	$0	$0	$0
6160	Drinking Fountains - Replace	$50,600	$0	$0	$0	$0
6207	Space Heater - Replace	$0	$6,541	$0	$0	$0
8010	EV Charging Stations - Replace	$0	$0	$0	$0	$0
	Administration Building					
2300	Stucco - Repaint	$13,200	$0	$0	$0	$0
2310	Wood Surfaces - Repaint	$6,050	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$0	$0	$34,421	$0
2420	5-Ply Built-up Roof - Replace	$0	$0	$0	$0	$0
2455	Mansard Steel Shingles - Replace	$0	$0	$0	$0	$0
2500	Stair Elastomeric - Resurface	$0	$0	$14,322	$0	$0
3002	2nd Floor Kitchen	$0	$0	$0	$0	$0
3002	Admin Small Conference Rooms	$0	$0	$0	$0	$0
3002	Administration Remodel Projects	$52,000	$0	$0	$0	$0
3002	GRF Board Room - Remodel	$19,500	$0	$0	$0	$0
3002	Stock Transfer Kitchenette	$0	$0	$0	$0	$0
3004	Furnishings & Work Stations - Repl	$0	$0	$0	$0	$0
3004	Lobby Furnishings	$7,000	$0	$0	$0	$0
3020	Carpet - Replace	$0	$53,560	$0	$0	$0
3040	Tile Floor (Lobbies) - Replace	$17,500	$0	$0	$0	$0
3050	Linoleum/Vinyl Floor - Replace	$0	$7,828	$0	$0	$0
4500	Elevator - Modernize	$0	$0	$0	$0	$0
4505	Elevator Door Operator - Replace	$0	$0	$0	$0	$0
4530	Elevator Cab - Remodel	$0	$0	$0	$0	$0
4660	Admin Bldg Generator - Replace	$0	$0	$0	$0	$0
5382	FOB Access System - Replace	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$95,500	$0	$0	$0	$0
	Clubhouse #1					
2300	Stucco - Repaint	$13,000	$0	$0	$0	$0
2310	Wood Surfaces - Repaint	$12,500	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$56,500	$0	$0	$0	$0
2450	Comp Shingle Roof - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2024	2025	2026	2027	2028
2480	Gutter System - Replace	$0	$0	$0	$0	$0
2520	Wood Surfaces - Repair	$8,950	$0	$0	$0	$0
2525	Wood Siding - Repair/Replace	$0	$0	$0	$0	$0
3020	Carpet - Replace	$0	$0	$0	$0	$30,389
3050	Kitchen Floor - Replace	$0	$0	$0	$0	$0
3050	Linoleum/Vinyl Floor - Replace	$0	$0	$0	$0	$92,292
3200	Ballroom Furnishing - Replace	$0	$0	$0	$0	$0
3200	Lobby Furniture - Replace	$0	$0	$0	$0	$21,835
3248	Billiard Rooms - Remodel	$0	$0	$0	$0	$0
3250	Billiard Tables - Replace/Re-cover	$0	$0	$0	$0	$0
3257	Woodshop Equipment - Replace	$0	$0	$0	$0	$0
3320	Commercial Appliances - Replace	$0	$0	$0	$0	$101,296
5050	Interior Lights - Replace	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$65,280
6215	Gas BBQ Free Standing - Replace	$0	$0	$0	$0	$0
	CH 1, Shuffleboard Building'					
2300	Exterior Surfaces - Repaint	$4,350	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$11,700	$0	$0	$0	$0
2450	Comp Shingle Roof - Replace	$0	$0	$0	$0	$0
2485	Skylights - Replace	$0	$0	$0	$0	$0
6543	Shuffleboard Equipment - Replace	$0	$0	$0	$0	$0
	Clubhouse #2					
2300	Stucco - Repaint	$13,250	$0	$0	$0	$0
2310	Wood Surfaces - Repaint	$15,900	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
2450	Comp Shingle Roof - Replace	$0	$0	$244,007	$0	$0
2480	Gutter System - Replace	$19,500	$0	$0	$0	$0
2520	Wood Surfaces - Repair	$9,000	$0	$0	$0	$0
2525	Wood Siding - Repair/Replace	$31,000	$0	$0	$0	$0
2710	Entry Canopy - Replace	$6,200	$0	$0	$0	$0
3020	Carpet - Replace	$0	$0	$0	$0	$0
3020	Game Room Carpet - Replace	$0	$0	$0	$0	$0
3040	Kitchen Tile Floor - Replace	$0	$0	$0	$0	$35,566
3050	Billiard Vinyl Floor - Replace	$0	$0	$0	$0	$0
3050	Linoleum/Vinyl Floor - Replace	$0	$0	$0	$0	$140,689
3075	Stage Hardwood Floor - Refurbish	$0	$0	$0	$0	$4,277
3200	Billiard Rm Furniture - Replace	$0	$0	$0	$0	$0
3205	CH2 Ballroom Furnishings - Replace	$38,000	$0	$0	$0	$0
3205	CH2 Lobby Refurb & Furnishings	$0	$0	$0	$0	$0
3245	Billiard -Cabinet/Counter - Replace	$0	$0	$0	$0	$0
3250	Billiard Table - Replace/Re-cover	$0	$0	$0	$0	$0
3251	Arcade & Game Tables - Repl	$0	$0	$0	$0	$0
3320	Kitchen Appliances - Replace	$0	$0	$0	$0	$0
4211	Theater Equipment - Replace	$12,000	$0	$0	$0	$0
4580	Sewer Ejection System - Replace	$0	$0	$0	$0	$0
4581	Sewer Lit Stn Generator - Replace	$0	$0	$0	$0	$0
5050	Large Interior Lights - Replace	$0	$0	$0	$0	$0
5700	Main Restrooms - Major Refurbish	$58,000	$0	$0	$0	$0
5700	Stage Restrooms - Major Refurbish	$0	$0	$15,914	$0	$0
	Clubhouse #3					
2300	Stucco - Repaint	$0	$0	$0	$0	$0
2310	Wood Surfaces - Repaint	$22,000	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$43,400	$0	$0	$0	$0
2450	Comp Shingle Roof - Replace	$267,000	$0	$0	$0	$0
2460	Flat Roof System (SPF) - Replace	$0	$0	$0	$0	$0
2462	Flat Roof - Seal/Re-coat	$0	$0	$0	$0	$4,221
2480	Gutter System - Replace	$13,000	$0	$0	$0	$0
2485	Skylights - Replace	$3,900	$0	$0	$0	$0
2525	Wood Siding - Repair/Replace	$0	$0	$0	$0	$0
3000	Sewing Room - Remodel	$0	$0	$0	$0	$0
3001	Sewing Equipment - Replace	$0	$0	$0	$0	$0
3050	Flooring - Replace	$220,000	$0	$0	$0	$0
3150	Window Treatments - Replace	$0	$0	$0	$0	$0
3200	Auditorium Furniture - Replace	$0	$0	$0	$0	$0
3230	Meeting Rooms Furniture - Replace	$0	$0	$0	$0	$0
3300	Kitchens of Rooms 1-8, Remodel	$0	$0	$0	$0	$0
3310	Demonstration Kitchen, Cabinetry	$0	$0	$0	$0	$0
5050	Interior Lights - Replace	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$0

	Fiscal Year	2024	2025	2026	2027	2028
	Knowledge & Learning Center (CH-3)					
3040	Carpet Floor - Replace	$0	$0	$0	$0	$0
3160	Acoustic Wall Panels - Replace	$0	$0	$0	$0	$0
3200	Furniture/Furnishings - Replace	$0	$0	$0	$0	$0
3225	Stack Chairs - Replace	$0	$0	$0	$0	$0
4201	Hearing Loop Electronics - Replace	$0	$0	$0	$0	$0
	Clubhouse #4					
2300	Stucco - Repaint	$0	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$0	$39,996	$0	$0
2450	Comp Shingle Roof - Replace	$0	$0	$132,613	$0	$0
2460	Flat Roof System (SPF) - Replace	$0	$0	$48,271	$0	$0
2480	Gutter System - Replace	$0	$0	$8,912	$0	$0
2520	Wood Surfaces - Repair	$0	$9,476	$0	$0	$0
3050	Linoleum/Vinyl Floor - Replace	$0	$0	$0	$0	$0
3060	Laminate Flooring - Replace	$0	$0	$0	$0	$0
3120	Acoustic Room Dividers - Replace	$0	$0	$0	$0	$0
3230	Furniture/Furnishings - Replace	$0	$0	$0	$0	$0
3245	Built-in Cabinets & Lockers	$0	$0	$0	$0	$0
3246	Art/Lapidary Cabinetry - Replace	$0	$0	$0	$0	$0
3247	Kilns - Replace	$0	$0	$0	$0	$0
3247	Lapidary Rm Equip - Replace	$0	$0	$0	$0	$0
3320	Commercial Appliances - Replace	$0	$65,920	$0	$0	$0
4206	DAIS Audio Visual Equipment - Repla	$0	$0	$0	$0	$163,199
4206	Live Streaming System - Replace	$0	$17,510	$0	$0	$0
4525	Stage Hydraulic Lift - Replace	$0	$42,745	$0	$0	$0
5050	LED Interior Lights - Replace	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$110,000	$0	$0	$0	$0
	Clubhouse #5					
2310	Exterior Surfaces - Repaint	$0	$0	$0	$0	$9,904
2330	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
2420	Flat Roof - Replace	$0	$7,983	$0	$0	$0
2450	Comp Shingle Roof - Replace	$0	$61,800	$0	$0	$0
2480	Gutter System - Replace	$0	$7,365	$0	$0	$0
2500	Walkway Decks - Resurface	$0	$0	$0	$0	$0
2525	Wood Siding - Repair	$0	$0	$0	$0	$0
2585	Wood Stairways - Repair	$0	$0	$0	$0	$0
2710	Fabric Awning - Replace	$0	$0	$0	$0	$0
3020	Carpet - Replace	$0	$0	$0	$0	$0
3050	Linoleum/Vinyl Floor - Replace	$0	$0	$0	$0	$0
3060	Laminate Flooring - Replace	$0	$0	$0	$0	$0
3200	Cafe Furniture - Replace	$0	$0	$0	$0	$0
3230	Office Furniture - Replace	$0	$0	$0	$0	$0
3231	1st Floor Rec Offices Furn - Replac	$0	$0	$0	$8,195	$0
3232	Distribution Office Furnishings	$0	$0	$0	$0	$0
3235	Office Cabinet/Counter - Replace	$0	$0	$21,642	$0	$0
3237	Clubhouse #5 - Refurbish	$0	$0	$0	$0	$0
3237	Coin Counting Machine - Replace	$8,450	$0	$0	$0	$0
3237	Plotter Printer - Replace	$0	$0	$0	$3,770	$0
3237	Tri-Fold Machine - Replace	$0	$0	$0	$0	$0
3310	Kitchen Cabinetry - Replace	$0	$0	$0	$0	$0
4500	Elevator - Modernize	$0	$0	$0	$0	$0
4505	Elevator Door Operator - Replace	$0	$0	$0	$0	$0
4530	Elevator Cab - Remodel	$0	$0	$0	$43,709	$0
5555	Wood Railings - Repair/Replace	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$0	$25,750	$0	$0	$0
	Clubhouse #6					
2300	Stucco - Repaint	$0	$0	$0	$29,504	$0
2330	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
2420	Flat Roof - Replace	$0	$0	$90,177	$0	$0
3050	Linoleum/Vinyl Floor - Replace	$0	$0	$0	$0	$0
3055	Rubberized Flooring - Replace	$0	$0	$0	$0	$0
3060	Laminate Flooring - Replace	$0	$0	$0	$0	$0
3075	Hardwood Floor - Refurbish	$0	$0	$23,870	$0	$0
3251	Ping Pong Tables - Replace	$0	$0	$0	$0	$0
3300	Kitchen - Remodel	$0	$0	$0	$0	$0
3525	Gym Equipment - Replace	$0	$0	$0	$0	$0
4500	Elevator - Modernize	$0	$0	$0	$0	$0
4505	Elevator Door Operator - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2024	2025	2026	2027	2028
4530	Elevator Cab - Remodel	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$0
5711	Restroom Door Operators - Replace	$0	$0	$0	$0	$0
	Amphitheater					
2300	Exterior Flatwork - Repaint	$0	$24,720	$0	$0	$0
2310	Wood Surfaces - Repaint	$0	$11,330	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$17,510	$0	$0	$0
2340	Metal Surfaces - Repaint	$0	$8,549	$0	$0	$0
2420	Built-up Roof - Replace	$0	$0	$0	$0	$0
2690	Blast Door - Replace	$0	$121,540	$0	$0	$0
3000	2nd Floor Furnishings	$0	$0	$0	$0	$0
3000	News Room - Remodel	$0	$0	$14,853	$0	$0
3020	Loft Carpet - Replace	$0	$0	$0	$0	$0
3050	2nd Floor Vinyl Floors - Replace	$0	$0	$0	$0	$0
3050	Linoleum/Vinyl Floor - Replace	$0	$0	$0	$0	$0
3070	Stage Hardwood Floor - Replace	$0	$0	$0	$0	$0
3075	Hardwood Floor - Refurbish	$0	$16,480	$0	$0	$0
3230	News Room Furnishings - Replace	$0	$0	$0	$0	$0
4200	Main Server - Replace	$0	$122,570	$0	$0	$0
4202	Hard Drive Storage - Replace	$0	$0	$4,350	$0	$0
4580	Sewage Ejection Pump - Replace	$0	$0	$26,523	$0	$0
4585	Storm Pumps - Replace	$0	$0	$26,523	$0	$0
5005	Large Pole Lights - Replace	$0	$0	$0	$0	$0
5525	3' Iron Railing - Replace	$0	$0	$0	$0	$0
5535	Pipe Railing - Repair/Replace	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$0	$133,900	$0	$0	$0
6565	Theater Bleachers - Replace	$0	$0	$0	$0	$0
6573	Theater Lighting - Replace	$110,000	$0	$0	$0	$0
6574	Theater Rigging - Replace	$0	$0	$0	$0	$0
6575	Stage/Theater Curtains - Replace	$0	$0	$0	$0	$65,280
6577	AV/Production Room Facility	$0	$0	$0	$0	$0
6577	Projector/DVD Player - Replace	$30,000	$0	$0	$0	$0
6577	Theater Sound System - Replace	$0	$0	$0	$0	$0
	Library					
2300	Stucco - Repaint	$0	$0	$0	$0	$10,355
2310	Wood Surfaces - Repaint	$3,700	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
2450	Comp Shingle Roof - Replace	$0	$53,560	$0	$0	$0
2460	Cap Sheet Roof - Replace	$0	$22,660	$0	$0	$0
3020	Carpet - Replace	$35,000	$0	$0	$0	$0
3040	Tile Floor - Replace	$27,000	$0	$0	$0	$0
3200	Furnishings - Replace	$0	$0	$0	$0	$0
4801	Patron Management System	$8,450	$0	$0	$0	$0
5700	Friend of Library Restrm - Refurb	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$0	$20,600	$0	$0	$0
	Pool Area & Golf Starter Facility					
2360	Block/Stucco Walls - Repaint	$0	$0	$0	$0	$0
3530	Lockers - Replace	$0	$0	$0	$0	$0
3740	Swimsuit Water Extractor - Replace	$0	$0	$0	$0	$0
5520	Pool Iron Fence - Replace	$0	$0	$0	$0	$0
5700	Golf Shack Restrooms - Major Refurb	$0	$0	$0	$0	$0
5700	Pool Restrms/Locker - Major Refurb	$0	$0	$0	$0	$0
5710	Restrooms - Minor Refurbish	$0	$0	$0	$0	$0
5750	Outdoor Pool Showers - Re-tile	$0	$0	$0	$0	$0
5800	Pool Deck Concrete - Repair/Replace	$0	$0	$0	$0	$0
5810	Pool - Resurface & Re-tile	$0	$0	$0	$0	$0
5812	Pool Filters - Replace	$0	$0	$0	$0	$0
5815	Pool Heater - Replace	$0	$0	$0	$0	$0
5820	Spa - Resurface & Re-tile	$0	$0	$0	$0	$0
5822	Spa Filter - Replace	$0	$0	$0	$0	$0
5825	Spa Heater - Replace	$0	$0	$0	$0	$0
5840	Pool & Spa Pumps & Motors - Replace	$0	$0	$0	$7,103	$0
5848	Chemical Controllers - Replace	$0	$0	$0	$0	$0
5900	ADA Pool Lift - Replace	$0	$0	$0	$0	$0
5910	Swim Lane Markers - Replace	$0	$0	$0	$4,152	$0
5950	Pool Area Mastic - Replace	$0	$0	$3,607	$0	$0
5990	Pool Furniture - Replace	$0	$0	$0	$0	$0
6315	Fabric Shade Structure - Replace	$0	$0	$0	$0	$0
	Golf Course					

	Fiscal Year	2024	2025	2026	2027	2028
2330	Interior Surfaces - Repaint	$0	$0	$0	$3,278	$0
3020	Golf Shack Carpet - Replace	$0	$0	$0	$3,278	$0
3245	Built-in Cabinets - Replace	$0	$0	$0	$0	$0
5570	Chain Link Fences - Replace	$0	$0	$0	$0	$0
6030	Cart Path Rubber Surface - Replace	$10,900	$0	$0	$0	$0
6305	Vinyl Shade Structures - Replace	$0	$0	$0	$0	$0
6600	Bridge - Repair/Replace	$0	$0	$0	$0	$0
6675	Lake Aerator System - Replace	$6,250	$0	$0	$0	$0
7013	Golf Course Greens - Refurbish	$32,000	$0	$33,949	$0	$36,016
7014	Golf Course T-Boxes - Refurbish	$0	$0	$0	$0	$0
	Mission Park					
5010	Bell Pole Lights - Replace	$0	$0	$0	$0	$0
5090	Tennis Court Lights - Replace	$0	$0	$0	$0	$0
5560	Vinyl Fencing - Replace	$0	$0	$0	$0	$0
5570	Chain Link Fence - Replace	$0	$0	$0	$0	$0
6105	Park Benches - Replace	$0	$0	$0	$0	$0
6325	Aluminum Shade Structure - Repair	$0	$0	$0	$0	$0
6505	Pickleball Courts - Resurface	$0	$38,625	$0	$0	$0
6515	Court Windscreens - Replace	$0	$5,356	$0	$0	$0
6530	Basketball Backboard - Replace	$0	$0	$0	$0	$0
6540	Bocce Ball Court - Refurbish	$0	$0	$0	$0	$6,978
6805	Monument - Replace/Refurbish	$0	$0	$0	$0	$2,589
	Veterans Plaza					
6305	Vinyl Shade Structure -Replace	$0	$0	$0	$0	$0
6315	Fabric Shade Structure - Replace	$0	$0	$0	$0	$0
6805	Veterans Memorial - Refurbish	$0	$0	$0	$0	$0
	Maintenance Yard					
2470	Metal Seamed Roof - Repair/Replace	$0	$0	$0	$0	$0
2480	Gutter System - Replace	$0	$0	$0	$0	$0
2535	Corrugated Metal Siding - Replace	$0	$0	$0	$0	$114,802
3011	Miscellaneous Building Replacement	$0	$53,560	$0	$0	$0
3020	Carpet - Replace	$0	$4,429	$0	$0	$0
3060	Laminate Flooring - Replace	$0	$0	$0	$0	$0
3227	Work Stations - Replace	$0	$0	$0	$0	$0
3230	Office/Warehouse Furnishings	$0	$0	$0	$0	$0
3231	Purchasing Office Furnishings	$0	$0	$0	$14,205	$0
3231	Purchasing Warehouse Facility	$0	$0	$0	$0	$0
3232	Storage/Wk Area Furnishings	$0	$0	$0	$16,391	$0
3300	Kitchen - Remodel	$0	$0	$0	$0	$0
3820	Carpenter Shop Equipment - Replace	$0	$0	$0	$0	$0
3821	Welding Shop Equipment	$0	$0	$0	$0	$0
3835	Hydraulic Lift - Replace	$0	$0	$0	$0	$0
3840	Fuel Leak Detection System- Replace	$0	$0	$0	$0	$0
3842	Waste Oil Storage Tank	$0	$0	$0	$0	$0
3843	Underground Tank - Replace	$0	$0	$0	$0	$0
3844	Waste Oil Tank - Replace	$0	$0	$0	$0	$0
	Service Maintenance					
507	Entry Iron Gate - Replace	$0	$0	$0	$0	$0
832	Roll-Up Doors - Replace	$0	$0	$0	$50,812	$0
951	Bathrooms/Locker Rm - Refurbish	$0	$0	$0	$0	$0
1008	Barreto Micro Trencher - Replace	$0	$0	$0	$0	$0
1110	Interior Surfaces - Repaint	$0	$3,502	$0	$0	$0
1115	Exterior Surfaces- Repaint	$0	$0	$0	$0	$0
3730	Washers & Dryers - Replace	$0	$0	$0	$0	$0
	Resale Office					
2310	Wood Surfaces - Repaint	$4,300	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$4,850	$0	$0	$0	$0
2450	Comp Shingle Roof - Replace	$0	$0	$0	$0	$0
3020	Carpet - Replace	$16,000	$0	$0	$0	$0
3300	Kitchen - Remodel	$8,000	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$0
6830	Signage - Replace/Refurbish	$0	$0	$0	$0	$0
	Security Office & Gatehouses					
1000	Main Gate Reno Design Work	$80,000	$0	$0	$0	$0
1990	Main Gate/Security Office - Reno	$925,000	$0	$0	$0	$0
1990	North Gatehouse - Remodel	$250,000	$0	$0	$0	$0
1990	South Gatehouse - Remodel	$250,000	$0	$0	$0	$0

	Fiscal Year	2024	2025	2026	2027	2028
2300	Stucco - Repaint	$0	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
2450	Comp Shingle Roof - Replace	$0	$0	$0	$0	$0
2480	Gutter System - Replace	$0	$0	$0	$0	$0
3020	Carpet - Replace	$0	$0	$0	$0	$0
3050	Linoleum/Vinyl Floor - Replace	$0	$0	$0	$0	$0
3230	Furniture/Furnishings - Replace	$0	$0	$0	$0	$0
3300	Kitchen - Remodel	$0	$0	$0	$0	$0
4660	Security Bldg. Generator - Replace	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$0
	Infrastructure					
2220	(2025) Parking Lots - Resurface	$0	$1,009,400	$0	$0	$0
2220	(2041) Asphalt (Phase 1), Resurface	$0	$0	$0	$0	$0
2220	(2042) Asphalt (Phase 2), Resurface	$0	$0	$0	$0	$0
2220	(2043) Asphalt (Phase 3), Resurface	$0	$0	$0	$0	$0
2220	(2045) Asphalt (Phase 4), Resurface	$0	$0	$0	$0	$0
2220	(2047) Asphalt (Phase 5), Resurface	$0	$0	$0	$0	$0
2220	(2048) Asphalt (Phase 6), Resurface	$0	$0	$0	$0	$0
2230	(2024) Asphalt (Phs 3), Repair/Seal	$190,000	$0	$0	$0	$0
2230	(2024) Parking (Phs 1), Repair/Seal	$94,500	$0	$0	$0	$106,361
2230	(2025) Asphalt (Phs 4), Repair/Seal	$0	$195,700	$0	$0	$0
2230	(2025) Parking (Phs 3), Repair/Seal	$0	$39,140	$0	$0	$0
2230	(2026) Asphalt (Phs 5), Repair/Seal	$0	$0	$201,571	$0	$0
2230	(2026) Parking (Phs 2), Repair/Seal	$0	$0	$42,966	$0	$0
2230	(2027) Asphalt (Phs 1), Repair/Seal	$0	$0	$0	$284,109	$0
2230	(2028) Asphalt (Phs 2), Repair/Seal	$0	$0	$0	$0	$213,847
2300	HC Bldg Exterior Flatwork - Repaint	$0	$0	$0	$0	$0
2310	HC Bldg. Wood Surfaces - Repaint	$10,900	$0	$0	$0	$0
2340	Metal Surfaces - Repaint	$6,200	$0	$0	$0	$0
4200	Gate Server Equip - Replace	$4,400	$0	$0	$0	$4,952
4595	Sewer System - Repair/Replace	$50,000	$51,500	$53,045	$54,636	$56,275
4690	Storm Drain Screens - Replace	$0	$0	$0	$0	$0
5008	Street Pole Light Fixtures - Repl	$0	$0	$0	$0	$0
5330	Gate Operators - Replace	$0	$0	$7,957	$0	$0
5332	Barrier Arm Operators - Replace	$18,000	$0	$0	$0	$0
5348	Crosswalk Activation & Lights	$0	$0	$0	$0	$0
5348	Street Lights Backup Battery - Repl	$0	$0	$0	$0	$21,385
5349	Traffic Light Poles - Replace	$0	$0	$0	$0	$0
5380	Visitor Access System - Replace	$0	$0	$0	$0	$0
5501	Block Walls - Add/Repair/Replace	$0	$0	$0	$0	$0
5510	Main Entry Vehicle Gates - Replace	$0	$0	$0	$0	$0
5510	North Entry Vehicle Gates - Replace	$0	$0	$0	$0	$12,381
5510	South Entry Vehicle Gates - Replace	$0	$0	$0	$0	$22,510
5515	Metal Pedestrian Gates - Replace	$0	$0	$0	$0	$0
5570	Chain Link Fence Project, 2023-2030	$135,000	$139,050	$143,222	$147,518	$151,944
6631	Waterscape Shoreline - Clean/Repair	$0	$154,500	$0	$0	$0
6807	Lighted Marquee - Replace	$0	$0	$0	$0	$0
6900	Irrigation Controllers - Replace	$0	$0	$32,888	$0	$0
7010	Landscape - Renovations	$100,000	$103,000	$106,090	$109,273	$112,551
8010	EV Charging Station - Replace	$0	$0	$0	$0	$0
	Miscellaneous Components					
3263	Christmas Trees/Decorations - Repl	$0	$0	$0	$0	$0
4200	2-Way Radios & Microphones - Replac	$0	$0	$8,487	$0	$0
4220	Audio Sound System - Replace	$110,000	$0	$0	$0	$0
4515	Elevator Cylinders - Replace	$0	$0	$0	$0	$0
4780	Phone System - Replace	$0	$0	$0	$0	$0
5510	RV Lot Iron Vehicle Gates - Replace	$0	$0	$0	$0	$0
6383	RV Lot Office Trailer - Replace	$0	$0	$0	$0	$0
6391	Globe Surfaces - Repaint	$0	$0	$70,019	$0	$0
6392	Globe Lighting - Replace	$0	$0	$0	$0	$0
6805	Monument - Replace/Refurbish	$0	$0	$0	$0	$0
6850	Street Name Signs - Replace	$0	$0	$0	$73,759	$0
7980	Bus Stop Shelters - Replace	$0	$0	$0	$0	$0
	Fleet Maintenance					
1900	(2024) Cushmans - Replace	$320,000	$0	$0	$0	$0
1900	(2025) Cushmans - Replace	$0	$329,600	$0	$0	$0
1900	(2026) Cushmans - Replace	$0	$0	$339,488	$0	$0
1902	Forklift - Replace	$0	$0	$0	$0	$0
1902	Front Loader/Backhoe - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2024	2025	2026	2027	2028
1902	Tractors - Replace	$0	$67,980	$0	$0	$0
1903	(2024) Automobiles - Replace	$100,000	$0	$0	$0	$0
1903	Elect Club Car Vehicles - Replace	$0	$0	$0	$0	$0
1903	Elect Gem Vehicles - Replace	$0	$0	$79,568	$0	$0
1904	(2024) Van - Replace	$45,000	$0	$0	$0	$0
1904	(2033) Chevy Trucks - Replace	$0	$0	$0	$0	$0
1905	(2025) #5-#8, Buses - Replace	$0	$360,500	$0	$0	$0
1905	(2032) #9, Freedom Bus - Replace	$0	$0	$0	$0	$0
1905	(2041) #1-#4, Buses - Replace	$0	$0	$0	$0	$0
1906	(2025) Radar Trailer - Replace	$0	$16,480	$0	$0	$0
1906	(2032) Radar Trailers - Replace	$0	$0	$0	$0	$0
1906	Emergency Equip Trailer- Replace	$0	$0	$0	$0	$0
1906	Trailer for Backhoe - Replace	$0	$0	$0	$0	$0
1906	Trailers - Replace	$0	$0	$0	$0	$0
1910	Golf Cart - Replace	$0	$0	$0	$0	$0
	Total Expenses	$5,258,150	$4,195,963	$2,587,535	$1,669,960	$2,445,112
	Ending Reserve Balance	$7,773,198	$6,818,623	$7,774,779	$9,759,061	$11,085,619

	Fiscal Year	2029	2030	2031	2032	2033
	Starting Reserve Balance	$11,085,619	$12,077,690	$13,213,952	$15,868,659	$17,183,971
	Annual Reserve Funding	$3,528,601	$3,599,174	$3,671,157	$3,744,580	$3,819,472
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$346,990	$378,873	$435,662	$495,134	$539,129
	Total Income	$14,961,210	$16,055,736	$17,320,771	$20,108,373	$21,542,571
#	Component					
	Combined Assets					
2520	Wood Surfaces - Repair Materials	$4,637	$0	$0	$0	$0
2580	Metal Handrailing - Repair/Replace	$0	$0	$0	$0	$0
2600	Exterior Doors - Replace	$43,473	$44,777	$46,120	$47,504	$48,929
2725	Building Signage - Replace	$0	$0	$0	$43,070	$0
2740	Windows - Repair/Replace	$115,927	$119,405	$122,987	$126,677	$130,477
3255	Pianos - Replace	$0	$0	$0	$7,601	$0
3270	Outdoor Furnishings - Replace	$0	$0	$0	$25,335	$0
3270	Patio Furniture - Replace	$0	$0	$0	$0	$0
3355	Ice makers- Replace	$0	$17,015	$0	$0	$0
4250	Technology Equipment - Replace	$521,673	$537,324	$553,443	$570,047	$587,148
4290	Cameras & Recording Equip - Replace	$0	$0	$0	$0	$0
4570	Water Heaters - Replace	$14,491	$14,926	$15,373	$15,835	$16,310
4580	Water District Main Valves - Replac	$21,447	$22,090	$22,753	$23,435	$24,138
4590	Plumbing - Replace	$0	$0	$0	$0	$0
4592	Admin Bldg Dist. Piping - Re-pipe	$0	$0	$0	$0	$0
4592	Amphitheater Dist. Piping - Re-pipe	$0	$0	$0	$0	$0
4592	Library Dist. Piping - Re-pipe	$0	$0	$0	$0	$0
4592	Resale Office Dist.Piping - Re-pipe	$0	$0	$0	$0	$0
4592	Security Dist. Piping - Re-pipe	$0	$0	$0	$0	$0
4600	HVAC Systems - Replace	$105,494	$108,659	$111,919	$115,276	$118,734
4607	Exhaust Fans - Replace	$0	$0	$0	$44,337	$0
4800	Fire Alarm Systems - Replace	$0	$89,554	$0	$0	$0
4850	AED Defibrillators - Replace	$0	$0	$0	$0	$0
5010	Walkway Pole Lights - Replace	$0	$0	$0	$0	$41,753
6160	Drinking Fountains - Replace	$0	$0	$0	$0	$0
6207	Space Heater - Replace	$0	$0	$0	$0	$0
8010	EV Charging Stations - Replace	$0	$0	$0	$0	$59,367
	Administration Building					
2300	Stucco - Repaint	$0	$0	$0	$0	$0
2310	Wood Surfaces - Repaint	$7,014	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
2420	5-Ply Built-up Roof - Replace	$0	$0	$0	$0	$0
2455	Mansard Steel Shingles - Replace	$0	$0	$0	$0	$0
2500	Stair Elastomeric - Resurface	$0	$0	$0	$0	$0
3002	2nd Floor Kitchen	$13,911	$0	$0	$0	$0
3002	Admin Small Conference Rooms	$11,013	$0	$0	$0	$0
3002	Administration Remodel Projects	$0	$0	$0	$0	$0
3002	GRF Board Room - Remodel	$0	$0	$0	$0	$0
3002	Stock Transfer Kitchenette	$0	$12,478	$0	$0	$0
3004	Furnishings & Work Stations - Repl	$0	$0	$0	$0	$0
3004	Lobby Furnishings	$0	$0	$0	$0	$0
3020	Carpet - Replace	$0	$0	$0	$0	$67,848
3040	Tile Floor (Lobbies) - Replace	$0	$0	$0	$0	$0
3050	Linoleum/Vinyl Floor - Replace	$0	$0	$0	$0	$0
4500	Elevator - Modernize	$0	$0	$0	$0	$0
4505	Elevator Door Operator - Replace	$0	$0	$0	$0	$45,667
4530	Elevator Cab - Remodel	$0	$0	$0	$0	$0
4660	Admin Bldg Generator - Replace	$0	$0	$0	$0	$0
5382	FOB Access System - Replace	$0	$0	$0	$0	$117,430
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$0
	Clubhouse #1					
2300	Stucco - Repaint	$0	$0	$0	$0	$0
2310	Wood Surfaces - Repaint	$14,491	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
2450	Comp Shingle Roof - Replace	$0	$0	$0	$0	$0
2480	Gutter System - Replace	$0	$0	$0	$0	$0
2520	Wood Surfaces - Repair	$0	$0	$0	$0	$0
2525	Wood Siding - Repair/Replace	$87,525	$0	$0	$0	$0
3020	Carpet - Replace	$0	$0	$0	$0	$0
3050	Kitchen Floor - Replace	$0	$0	$0	$0	$0
3050	Linoleum/Vinyl Floor - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2029	2030	2031	2032	2033
3200	Ballroom Furnishing - Replace	$0	$45,374	$0	$0	$0
3200	Lobby Furniture - Replace	$0	$0	$0	$0	$0
3248	Billiard Rooms - Remodel	$0	$0	$0	$0	$33,402
3250	Billiard Tables - Replace/Re-cover	$0	$0	$0	$27,236	$0
3257	Woodshop Equipment - Replace	$0	$0	$0	$45,350	$0
3320	Commercial Appliances - Replace	$0	$0	$0	$0	$0
5050	Interior Lights - Replace	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$0
6215	Gas BBQ Free Standing - Replace	$0	$0	$0	$0	$3,392
	CH 1, Shuffleboard Building'					
2300	Exterior Surfaces - Repaint	$0	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
2450	Comp Shingle Roof - Replace	$73,034	$0	$0	$0	$0
2485	Skylights - Replace	$20,867	$0	$0	$0	$0
6543	Shuffleboard Equipment - Replace	$0	$0	$0	$0	$0
	Clubhouse #2					
2300	Stucco - Repaint	$0	$0	$0	$0	$0
2310	Wood Surfaces - Repaint	$18,432	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$0	$0	$38,383	$0
2450	Comp Shingle Roof - Replace	$0	$0	$0	$0	$0
2480	Gutter System - Replace	$0	$0	$0	$0	$0
2520	Wood Surfaces - Repair	$10,433	$0	$0	$0	$0
2525	Wood Siding - Repair/Replace	$0	$0	$0	$0	$0
2710	Entry Canopy - Replace	$0	$0	$0	$0	$0
3020	Carpet - Replace	$0	$0	$0	$24,702	$0
3020	Game Room Carpet - Replace	$0	$0	$0	$8,614	$0
3040	Kitchen Tile Floor - Replace	$0	$0	$0	$0	$0
3050	Billiard Vinyl Floor - Replace	$0	$0	$0	$0	$0
3050	Linoleum/Vinyl Floor - Replace	$0	$0	$0	$0	$0
3075	Stage Hardwood Floor - Refurbish	$0	$0	$0	$0	$4,958
3200	Billiard Rm Furniture - Replace	$0	$0	$0	$0	$0
3205	CH2 Ballroom Furnishings - Replace	$0	$0	$0	$0	$0
3205	CH2 Lobby Refurb & Furnishings	$0	$0	$0	$0	$0
3245	Billiard -Cabinet/Counter - Replace	$0	$0	$0	$0	$0
3250	Billiard Table - Replace/Re-cover	$0	$0	$0	$0	$0
3251	Arcade & Game Tables - Repl	$0	$0	$20,908	$0	$0
3320	Kitchen Appliances - Replace	$0	$0	$0	$138,078	$0
4211	Theater Equipment - Replace	$0	$0	$0	$0	$0
4580	Sewer Ejection System - Replace	$0	$0	$227,527	$0	$0
4581	Sewer Lit Stn Generator - Replace	$0	$0	$0	$0	$19,572
5050	Large Interior Lights - Replace	$0	$0	$0	$0	$0
5700	Main Restrooms - Major Refurbish	$0	$0	$0	$0	$0
5700	Stage Restrooms - Major Refurbish	$0	$0	$0	$0	$0
	Clubhouse #3					
2300	Stucco - Repaint	$7,651	$0	$0	$0	$0
2310	Wood Surfaces - Repaint	$25,504	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
2450	Comp Shingle Roof - Replace	$0	$0	$0	$0	$0
2460	Flat Roof System (SPF) - Replace	$0	$0	$0	$0	$0
2462	Flat Roof - Seal/Re-coat	$0	$0	$0	$0	$0
2480	Gutter System - Replace	$0	$0	$0	$0	$0
2485	Skylights - Replace	$0	$0	$0	$0	$0
2525	Wood Siding - Repair/Replace	$0	$0	$0	$0	$0
3000	Sewing Room - Remodel	$0	$0	$0	$27,236	$0
3001	Sewing Equipment - Replace	$0	$0	$0	$38,636	$0
3050	Flooring - Replace	$0	$0	$0	$0	$0
3150	Window Treatments - Replace	$11,419	$0	$0	$0	$0
3200	Auditorium Furniture - Replace	$0	$64,479	$0	$0	$0
3230	Meeting Rooms Furniture - Replace	$0	$64,479	$0	$0	$0
3300	Kitchens of Rooms 1-8, Remodel	$0	$0	$0	$0	$0
3310	Demonstration Kitchen, Cabinetry	$0	$0	$0	$0	$0
5050	Interior Lights - Replace	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$0
	Knowledge & Learning Center (CH-3)					
3040	Carpet Floor - Replace	$0	$0	$0	$0	$0
3160	Acoustic Wall Panels - Replace	$0	$6,090	$0	$0	$0
3200	Furniture/Furnishings - Replace	$0	$74,031	$0	$0	$0
3225	Stack Chairs - Replace	$0	$9,194	$0	$0	$0

	Fiscal Year	2029	2030	2031	2032	2033
4201	Hearing Loop Electronics - Replace	$9,274	$0	$0	$0	$0
	Clubhouse #4					
2300	Stucco - Repaint	$0	$14,329	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
2450	Comp Shingle Roof - Replace	$0	$0	$0	$0	$0
2460	Flat Roof System (SPF) - Replace	$0	$0	$0	$0	$0
2480	Gutter System - Replace	$0	$0	$0	$0	$0
2520	Wood Surfaces - Repair	$0	$10,985	$0	$0	$0
3050	Linoleum/Vinyl Floor - Replace	$0	$0	$0	$0	$0
3060	Laminate Flooring - Replace	$0	$0	$0	$0	$0
3120	Acoustic Room Dividers - Replace	$0	$0	$0	$0	$0
3230	Furniture/Furnishings - Replace	$0	$0	$0	$0	$0
3245	Built-in Cabinets & Lockers	$0	$0	$0	$0	$0
3246	Art/Lapidary Cabinetry - Replace	$0	$0	$0	$0	$0
3247	Kilns - Replace	$0	$0	$0	$17,735	$0
3247	Lapidary Rm Equip - Replace	$0	$0	$0	$0	$0
3320	Commercial Appliances - Replace	$0	$0	$0	$0	$0
4206	DAIS Audio Visual Equipment - Repla	$0	$0	$0	$0	$189,192
4206	Live Streaming System - Replace	$0	$20,299	$0	$0	$0
4525	Stage Hydraulic Lift - Replace	$0	$0	$0	$0	$0
5050	LED Interior Lights - Replace	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$0
	Clubhouse #5					
2310	Exterior Surfaces - Repaint	$0	$0	$0	$0	$11,482
2330	Interior Surfaces - Repaint	$0	$0	$0	$0	$19,050
2420	Flat Roof - Replace	$0	$0	$0	$0	$0
2450	Comp Shingle Roof - Replace	$0	$0	$0	$0	$0
2480	Gutter System - Replace	$0	$0	$0	$0	$0
2500	Walkway Decks - Resurface	$0	$0	$0	$0	$0
2525	Wood Siding - Repair	$0	$0	$0	$0	$0
2585	Wood Stairways - Repair	$0	$0	$0	$0	$0
2710	Fabric Awning - Replace	$0	$4,537	$0	$0	$0
3020	Carpet - Replace	$0	$0	$0	$41,170	$0
3050	Linoleum/Vinyl Floor - Replace	$0	$0	$0	$0	$0
3060	Laminate Flooring - Replace	$0	$0	$0	$0	$0
3200	Cafe Furniture - Replace	$11,245	$0	$0	$0	$0
3230	Office Furniture - Replace	$0	$0	$0	$34,203	$0
3231	1st Floor Rec Offices Furn - Replac	$0	$0	$0	$0	$0
3232	Distribution Office Furnishings	$22,026	$0	$0	$0	$0
3235	Office Cabinet/Counter - Replace	$0	$0	$0	$0	$0
3237	Clubhouse #5 - Refurbish	$0	$0	$0	$0	$0
3237	Coin Counting Machine - Replace	$0	$0	$0	$0	$0
3237	Plotter Printer - Replace	$0	$0	$0	$4,370	$0
3237	Tri-Fold Machine - Replace	$0	$0	$0	$0	$4,436
3310	Kitchen Cabinetry - Replace	$23,997	$0	$0	$0	$0
4500	Elevator - Modernize	$0	$0	$0	$0	$0
4505	Elevator Door Operator - Replace	$0	$0	$0	$0	$0
4530	Elevator Cab - Remodel	$0	$0	$0	$0	$0
5555	Wood Railings - Repair/Replace	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$0
	Clubhouse #6					
2300	Stucco - Repaint	$0	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$19,821	$0	$0	$0
2420	Flat Roof - Replace	$0	$0	$0	$0	$0
3050	Linoleum/Vinyl Floor - Replace	$0	$0	$0	$0	$0
3055	Rubberized Flooring - Replace	$0	$0	$0	$0	$0
3060	Laminate Flooring - Replace	$0	$0	$0	$0	$0
3075	Hardwood Floor - Refurbish	$0	$0	$27,672	$0	$0
3251	Ping Pong Tables - Replace	$0	$0	$0	$0	$15,657
3300	Kitchen - Remodel	$0	$0	$0	$0	$0
3525	Gym Equipment - Replace	$0	$0	$0	$0	$0
4500	Elevator - Modernize	$144,909	$0	$0	$0	$0
4505	Elevator Door Operator - Replace	$40,575	$0	$0	$0	$0
4530	Elevator Cab - Remodel	$40,575	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$0	$131,346	$0	$0	$0
5711	Restroom Door Operators - Replace	$0	$0	$0	$16,468	$0
	Amphitheater					
2300	Exterior Flatwork - Repaint	$0	$0	$0	$0	$0

	Fiscal Year	2029	2030	2031	2032	2033
2310	Wood Surfaces - Repaint	$0	$13,135	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
2340	Metal Surfaces - Repaint	$0	$9,911	$0	$0	$0
2420	Built-up Roof - Replace	$0	$0	$0	$0	$0
2690	Blast Door - Replace	$0	$0	$0	$0	$0
3000	2nd Floor Furnishings	$0	$0	$0	$0	$0
3000	News Room - Remodel	$0	$0	$0	$0	$0
3020	Loft Carpet - Replace	$8,695	$0	$0	$0	$0
3050	2nd Floor Vinyl Floors - Replace	$0	$0	$0	$0	$0
3050	Linoleum/Vinyl Floor - Replace	$10,665	$0	$0	$0	$0
3070	Stage Hardwood Floor - Replace	$0	$0	$0	$0	$0
3075	Hardwood Floor - Refurbish	$0	$19,105	$0	$0	$0
3230	News Room Furnishings - Replace	$0	$0	$0	$0	$0
4200	Main Server - Replace	$0	$0	$0	$150,746	$0
4202	Hard Drive Storage - Replace	$0	$0	$5,042	$0	$0
4580	Sewage Ejection Pump - Replace	$0	$0	$0	$0	$0
4585	Storm Pumps - Replace	$0	$0	$0	$0	$0
5005	Large Pole Lights - Replace	$0	$0	$0	$0	$0
5525	3' Iron Railing - Replace	$0	$0	$0	$0	$50,234
5535	Pipe Railing - Repair/Replace	$0	$0	$0	$0	$65,239
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$0
6565	Theater Bleachers - Replace	$0	$0	$0	$0	$0
6573	Theater Lighting - Replace	$0	$0	$0	$0	$0
6574	Theater Rigging - Replace	$0	$0	$0	$0	$0
6575	Stage/Theater Curtains - Replace	$0	$0	$0	$0	$0
6577	AV/Production Room Facility	$0	$70,449	$0	$0	$0
6577	Projector/DVD Player - Replace	$0	$0	$0	$0	$0
6577	Theater Sound System - Replace	$0	$0	$0	$0	$0
	Library					
2300	Stucco - Repaint	$0	$0	$0	$0	$0
2310	Wood Surfaces - Repaint	$4,289	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$0	$0	$0	$10,699
2450	Comp Shingle Roof - Replace	$0	$0	$0	$0	$0
2460	Cap Sheet Roof - Replace	$0	$0	$0	$0	$0
3020	Carpet - Replace	$0	$0	$0	$0	$0
3040	Tile Floor - Replace	$0	$0	$0	$0	$0
3200	Furnishings - Replace	$0	$0	$0	$177,348	$0
4801	Patron Management System	$0	$0	$0	$0	$0
5700	Friend of Library Restrm - Refurb	$0	$0	$0	$5,700	$0
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$0
	Pool Area & Golf Starter Facility					
2360	Block/Stucco Walls - Repaint	$0	$0	$0	$20,902	$0
3530	Lockers - Replace	$0	$0	$0	$0	$0
3740	Swimsuit Water Extractor - Replace	$0	$0	$0	$3,167	$0
5520	Pool Iron Fence - Replace	$0	$0	$0	$0	$0
5700	Golf Shack Restrooms - Major Refurb	$0	$0	$0	$0	$0
5700	Pool Restrms/Locker - Major Refurb	$0	$0	$0	$0	$0
5710	Restrooms - Minor Refurbish	$0	$0	$0	$19,002	$0
5750	Outdoor Pool Showers - Re-tile	$0	$0	$0	$0	$0
5800	Pool Deck Concrete - Repair/Replace	$0	$0	$0	$0	$0
5810	Pool - Resurface & Re-tile	$0	$0	$0	$0	$0
5812	Pool Filters - Replace	$0	$0	$0	$21,535	$0
5815	Pool Heater - Replace	$0	$0	$0	$0	$0
5820	Spa - Resurface & Re-tile	$0	$13,732	$0	$0	$0
5822	Spa Filter - Replace	$0	$0	$0	$11,401	$0
5825	Spa Heater - Replace	$0	$0	$0	$17,101	$0
5840	Pool & Spa Pumps & Motors - Replace	$0	$0	$0	$8,234	$0
5848	Chemical Controllers - Replace	$0	$0	$0	$4,434	$0
5900	ADA Pool Lift - Replace	$0	$0	$0	$0	$0
5910	Swim Lane Markers - Replace	$0	$0	$0	$4,814	$0
5950	Pool Area Mastic - Replace	$0	$4,060	$0	$0	$0
5990	Pool Furniture - Replace	$0	$0	$0	$35,470	$0
6315	Fabric Shade Structure - Replace	$0	$0	$0	$4,434	$0
	Golf Course					
2330	Interior Surfaces - Repaint	$0	$0	$0	$3,800	$0
3020	Golf Shack Carpet - Replace	$0	$0	$0	$3,800	$0
3245	Built-in Cabinets - Replace	$0	$0	$0	$0	$0
5570	Chain Link Fences - Replace	$0	$21,493	$0	$0	$0
6030	Cart Path Rubber Surface - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2029	2030	2031	2032	2033
6305	Vinyl Shade Structures - Replace	$0	$0	$0	$0	$0
6600	Bridge - Repair/Replace	$0	$0	$0	$0	$0
6675	Lake Aerator System - Replace	$7,245	$0	$0	$0	$0
7013	Golf Course Greens - Refurbish	$0	$38,210	$0	$40,537	$0
7014	Golf Course T-Boxes - Refurbish	$0	$95,524	$0	$0	$0
	Mission Park					
5010	Bell Pole Lights - Replace	$0	$0	$0	$0	$0
5090	Tennis Court Lights - Replace	$0	$0	$0	$0	$0
5560	Vinyl Fencing - Replace	$0	$0	$0	$0	$0
5570	Chain Link Fence - Replace	$0	$0	$0	$0	$0
6105	Park Benches - Replace	$0	$0	$0	$0	$0
6325	Aluminum Shade Structure - Repair	$0	$0	$0	$0	$0
6505	Pickleball Courts - Resurface	$0	$0	$46,120	$0	$0
6515	Court Windscreens - Replace	$0	$0	$6,395	$0	$0
6530	Basketball Backboard - Replace	$0	$0	$0	$0	$0
6540	Bocce Ball Court - Refurbish	$0	$0	$0	$0	$0
6805	Monument - Replace/Refurbish	$0	$0	$0	$0	$0
	Veterans Plaza					
6305	Vinyl Shade Structure -Replace	$0	$0	$0	$0	$0
6315	Fabric Shade Structure - Replace	$0	$6,806	$0	$0	$0
6805	Veterans Memorial - Refurbish	$0	$0	$0	$0	$0
	Maintenance Yard					
2470	Metal Seamed Roof - Repair/Replace	$0	$0	$0	$0	$93,944
2480	Gutter System - Replace	$0	$0	$0	$0	$0
2535	Corrugated Metal Siding - Replace	$0	$0	$0	$0	$0
3011	Miscellaneous Building Replacement	$0	$0	$0	$0	$0
3020	Carpet - Replace	$0	$0	$0	$0	$0
3060	Laminate Flooring - Replace	$0	$0	$0	$0	$0
3227	Work Stations - Replace	$0	$0	$0	$0	$0
3230	Office/Warehouse Furnishings	$0	$57,912	$0	$0	$0
3231	Purchasing Office Furnishings	$0	$0	$0	$0	$0
3231	Purchasing Warehouse Facility	$0	$0	$0	$0	$0
3232	Storage/Wk Area Furnishings	$0	$0	$0	$0	$0
3300	Kitchen - Remodel	$0	$0	$0	$0	$0
3820	Carpenter Shop Equipment - Replace	$93,901	$0	$0	$0	$0
3821	Welding Shop Equipment	$62,601	$0	$0	$0	$0
3835	Hydraulic Lift - Replace	$92,742	$0	$0	$0	$0
3840	Fuel Leak Detection System- Replace	$0	$0	$0	$0	$0
3842	Waste Oil Storage Tank	$0	$0	$0	$0	$0
3843	Underground Tank - Replace	$0	$0	$0	$0	$0
3844	Waste Oil Tank - Replace	$0	$0	$0	$0	$0
	Service Maintenance					
507	Entry Iron Gate - Replace	$0	$0	$0	$0	$0
832	Roll-Up Doors - Replace	$0	$0	$0	$0	$0
951	Bathrooms/Locker Rm - Refurbish	$0	$0	$0	$0	$0
1008	Barreto Micro Trencher - Replace	$0	$0	$0	$0	$0
1110	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
1115	Exterior Surfaces- Repaint	$0	$16,717	$0	$0	$0
3730	Washers & Dryers - Replace	$0	$0	$0	$0	$5,219
	Resale Office					
2310	Wood Surfaces - Repaint	$4,985	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
2450	Comp Shingle Roof - Replace	$0	$0	$0	$0	$0
3020	Carpet - Replace	$0	$0	$0	$0	$0
3300	Kitchen - Remodel	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$0
6830	Signage - Replace/Refurbish	$0	$3,582	$0	$0	$0
	Security Office & Gatehouses					
1000	Main Gate Reno Design Work	$0	$0	$0	$0	$0
1990	Main Gate/Security Office - Reno	$0	$0	$0	$0	$0
1990	North Gatehouse - Remodel	$0	$0	$0	$0	$0
1990	South Gatehouse - Remodel	$0	$0	$0	$0	$0
2300	Stucco - Repaint	$0	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
2450	Comp Shingle Roof - Replace	$0	$0	$0	$0	$0
2480	Gutter System - Replace	$0	$0	$0	$0	$0
3020	Carpet - Replace	$49,269	$0	$0	$0	$0
3050	Linoleum/Vinyl Floor - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2029	2030	2031	2032	2033
3230	Furniture/Furnishings - Replace	$0	$0	$0	$0	$0
3300	Kitchen - Remodel	$0	$0	$0	$0	$0
4660	Security Bldg. Generator - Replace	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$0
	Infrastructure					
2220	(2025) Parking Lots - Resurface	$0	$0	$0	$0	$0
2220	(2041) Asphalt (Phase 1), Resurface	$0	$0	$0	$0	$0
2220	(2042) Asphalt (Phase 2), Resurface	$0	$0	$0	$0	$0
2220	(2043) Asphalt (Phase 3), Resurface	$0	$0	$0	$0	$0
2220	(2045) Asphalt (Phase 4), Resurface	$0	$0	$0	$0	$0
2220	(2047) Asphalt (Phase 5), Resurface	$0	$0	$0	$0	$0
2220	(2048) Asphalt (Phase 6), Resurface	$0	$0	$0	$0	$0
2230	(2024) Asphalt (Phs 3), Repair/Seal	$220,262	$0	$0	$0	$0
2230	(2024) Parking (Phs 1), Repair/Seal	$0	$0	$0	$119,710	$0
2230	(2025) Asphalt (Phs 4), Repair/Seal	$0	$226,870	$0	$0	$0
2230	(2025) Parking (Phs 3), Repair/Seal	$44,052	$0	$0	$0	$49,581
2230	(2026) Asphalt (Phs 5), Repair/Seal	$0	$0	$0	$0	$0
2230	(2026) Parking (Phs 2), Repair/Seal	$0	$48,359	$0	$0	$0
2230	(2027) Asphalt (Phs 1), Repair/Seal	$0	$0	$0	$329,360	$0
2230	(2028) Asphalt (Phs 2), Repair/Seal	$0	$0	$0	$0	$247,907
2300	HC Bldg Exterior Flatwork - Repaint	$28,982	$0	$0	$0	$0
2310	HC Bldg. Wood Surfaces - Repaint	$12,636	$0	$0	$0	$0
2340	Metal Surfaces - Repaint	$7,187	$0	$0	$0	$0
4200	Gate Server Equip - Replace	$0	$0	$0	$5,574	$0
4595	Sewer System - Repair/Replace	$57,964	$59,703	$61,494	$63,339	$65,239
4690	Storm Drain Screens - Replace	$0	$0	$0	$0	$0
5008	Street Pole Light Fixtures - Repl	$0	$0	$0	$0	$0
5330	Gate Operators - Replace	$0	$8,955	$0	$0	$0
5332	Barrier Arm Operators - Replace	$0	$0	$0	$0	$0
5348	Crosswalk Activation & Lights	$0	$0	$0	$0	$0
5348	Street Lights Backup Battery - Repl	$0	$0	$0	$0	$0
5349	Traffic Light Poles - Replace	$0	$0	$0	$0	$0
5380	Visitor Access System - Replace	$0	$0	$0	$0	$83,766
5501	Block Walls - Add/Repair/Replace	$463,710	$0	$0	$0	$0
5510	Main Entry Vehicle Gates - Replace	$0	$0	$0	$0	$0
5510	North Entry Vehicle Gates - Replace	$0	$0	$0	$0	$0
5510	South Entry Vehicle Gates - Replace	$0	$0	$0	$0	$0
5515	Metal Pedestrian Gates - Replace	$0	$0	$0	$0	$0
5570	Chain Link Fence Project, 2023-2030	$156,502	$161,197	$0	$0	$0
6631	Waterscape Shoreline - Clean/Repair	$0	$0	$0	$0	$0
6807	Lighted Marquee - Replace	$0	$0	$0	$0	$0
6900	Irrigation Controllers - Replace	$0	$0	$38,126	$0	$0
7010	Landscape - Renovations	$115,927	$119,405	$122,987	$126,677	$130,477
8010	EV Charging Station - Replace	$0	$0	$0	$101,342	$0
	Miscellaneous Components					
3263	Christmas Trees/Decorations - Repl	$20,867	$0	$0	$0	$0
4200	2-Way Radios & Microphones - Replac	$0	$0	$9,839	$0	$0
4220	Audio Sound System - Replace	$0	$0	$0	$0	$0
4515	Elevator Cylinders - Replace	$0	$0	$0	$0	$0
4780	Phone System - Replace	$0	$0	$0	$0	$130,477
5510	RV Lot Iron Vehicle Gates - Replace	$0	$0	$0	$0	$0
6383	RV Lot Office Trailer - Replace	$0	$0	$0	$0	$0
6391	Globe Surfaces - Repaint	$0	$0	$0	$0	$0
6392	Globe Lighting - Replace	$0	$0	$0	$0	$0
6805	Monument - Replace/Refurbish	$0	$0	$0	$0	$0
6850	Street Name Signs - Replace	$0	$0	$0	$0	$0
7980	Bus Stop Shelters - Replace	$0	$96,121	$0	$0	$0
	Fleet Maintenance					
1900	(2024) Cushmans - Replace	$0	$0	$0	$0	$0
1900	(2025) Cushmans - Replace	$0	$0	$0	$0	$0
1900	(2026) Cushmans - Replace	$0	$0	$0	$0	$0
1902	Forklift - Replace	$0	$0	$0	$0	$0
1902	Front Loader/Backhoe - Replace	$0	$0	$0	$0	$0
1902	Tractors - Replace	$0	$0	$0	$0	$0
1903	(2024) Automobiles - Replace	$0	$0	$0	$0	$0
1903	Elect Club Car Vehicles - Replace	$0	$306,871	$0	$0	$0
1903	Elect Gem Vehicles - Replace	$0	$0	$0	$0	$0
1904	(2024) Van - Replace	$0	$0	$0	$0	$0
1904	(2033) Chevy Trucks - Replace	$0	$0	$0	$0	$203,545

	Fiscal Year	2029	2030	2031	2032	2033
1905	(2025) #5-#8, Buses - Replace	$0	$0	$0	$0	$0
1905	(2032) #9, Freedom Bus - Replace	$0	$0	$0	$164,680	$0
1905	(2041) #1-#4, Buses - Replace	$0	$0	$0	$0	$0
1906	(2025) Radar Trailer - Replace	$0	$0	$0	$0	$0
1906	(2032) Radar Trailers - Replace	$0	$0	$0	$0	$41,753
1906	Emergency Equip Trailer- Replace	$0	$12,478	$0	$0	$0
1906	Trailer for Backhoe - Replace	$0	$0	$0	$0	$0
1906	Trailers - Replace	$0	$0	$13,406	$0	$0
1910	Golf Cart - Replace	$0	$0	$0	$0	$0
	Total Expenses	$2,883,520	$2,841,785	$1,452,112	$2,924,402	$2,737,023
	Ending Reserve Balance	$12,077,690	$13,213,952	$15,868,659	$17,183,971	$18,805,548

	Fiscal Year	2034	2035	2036	2037	2038
	Starting Reserve Balance	$18,805,548	$19,738,936	$21,233,838	$23,858,589	$26,475,913
	Annual Reserve Funding	$3,895,861	$3,973,778	$4,053,254	$4,134,319	$4,217,005
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$577,403	$613,779	$675,492	$754,019	$814,628
	Total Income	$23,278,812	$24,326,493	$25,962,584	$28,746,927	$31,507,546
#	Component					
	Combined Assets					
2520	Wood Surfaces - Repair Materials	$5,376	$0	$0	$0	$0
2580	Metal Handrailing - Repair/Replace	$0	$0	$0	$0	$0
2600	Exterior Doors - Replace	$50,397	$51,909	$53,466	$55,070	$56,722
2725	Building Signage - Replace	$0	$0	$0	$0	$0
2740	Windows - Repair/Replace	$134,392	$138,423	$142,576	$146,853	$151,259
3255	Pianos - Replace	$0	$0	$0	$8,811	$0
3270	Outdoor Furnishings - Replace	$0	$0	$0	$0	$0
3270	Patio Furniture - Replace	$0	$0	$0	$0	$52,941
3355	Ice makers- Replace	$0	$0	$0	$0	$0
4250	Technology Equipment - Replace	$604,762	$622,905	$641,592	$660,840	$680,665
4290	Cameras & Recording Equip - Replace	$396,455	$0	$0	$0	$0
4570	Water Heaters - Replace	$16,799	$17,303	$17,822	$18,357	$18,907
4580	Water District Main Valves - Replac	$24,862	$25,608	$26,377	$27,168	$27,983
4590	Plumbing - Replace	$0	$304,531	$0	$0	$0
4592	Admin Bldg Dist. Piping - Re-pipe	$0	$0	$0	$0	$0
4592	Amphitheater Dist. Piping - Re-pipe	$0	$89,283	$0	$0	$0
4592	Library Dist. Piping - Re-pipe	$0	$17,303	$0	$0	$0
4592	Resale Office Dist.Piping - Re-pipe	$0	$0	$0	$0	$0
4592	Security Dist. Piping - Re-pipe	$0	$23,532	$0	$0	$0
4600	HVAC Systems - Replace	$122,296	$125,965	$129,744	$133,637	$137,646
4607	Exhaust Fans - Replace	$0	$0	$0	$51,399	$0
4800	Fire Alarm Systems - Replace	$0	$0	$0	$0	$0
4850	AED Defibrillators - Replace	$7,056	$0	$0	$0	$0
5010	Walkway Pole Lights - Replace	$0	$0	$0	$0	$0
6160	Drinking Fountains - Replace	$0	$0	$0	$0	$0
6207	Space Heater - Replace	$0	$0	$0	$0	$0
8010	EV Charging Stations - Replace	$0	$0	$0	$0	$0
	Administration Building					
2300	Stucco - Repaint	$17,740	$0	$0	$0	$0
2310	Wood Surfaces - Repaint	$8,131	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$0	$0	$46,259	$0
2420	5-Ply Built-up Roof - Replace	$0	$207,635	$0	$0	$0
2455	Mansard Steel Shingles - Replace	$0	$0	$0	$0	$0
2500	Stair Elastomeric - Resurface	$0	$0	$0	$0	$0
3002	2nd Floor Kitchen	$0	$0	$0	$0	$0
3002	Admin Small Conference Rooms	$0	$0	$0	$0	$0
3002	Administration Remodel Projects	$0	$0	$0	$0	$0
3002	GRF Board Room - Remodel	$0	$0	$0	$0	$0
3002	Stock Transfer Kitchenette	$0	$0	$0	$0	$0
3004	Furnishings & Work Stations - Repl	$0	$0	$239,528	$0	$0
3004	Lobby Furnishings	$0	$0	$0	$0	$0
3020	Carpet - Replace	$0	$0	$0	$0	$0
3040	Tile Floor (Lobbies) - Replace	$0	$0	$0	$0	$0
3050	Linoleum/Vinyl Floor - Replace	$0	$0	$0	$0	$0
4500	Elevator - Modernize	$0	$0	$0	$0	$0
4505	Elevator Door Operator - Replace	$0	$0	$0	$0	$0
4530	Elevator Cab - Remodel	$0	$48,448	$0	$0	$0
4660	Admin Bldg Generator - Replace	$0	$0	$0	$0	$0
5382	FOB Access System - Replace	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$0
	Clubhouse #1					
2300	Stucco - Repaint	$17,471	$0	$0	$0	$0
2310	Wood Surfaces - Repaint	$16,799	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$75,931	$0	$0	$0	$0
2450	Comp Shingle Roof - Replace	$0	$0	$0	$0	$0
2480	Gutter System - Replace	$0	$0	$0	$0	$0
2520	Wood Surfaces - Repair	$0	$0	$0	$0	$0
2525	Wood Siding - Repair/Replace	$0	$0	$0	$0	$0
3020	Carpet - Replace	$0	$0	$0	$0	$40,840
3050	Kitchen Floor - Replace	$0	$0	$0	$0	$0
3050	Linoleum/Vinyl Floor - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2034	2035	2036	2037	2038
3200	Ballroom Furnishing - Replace	$0	$0	$0	$0	$0
3200	Lobby Furniture - Replace	$0	$0	$0	$0	$0
3248	Billiard Rooms - Remodel	$0	$0	$0	$0	$0
3250	Billiard Tables - Replace/Re-cover	$0	$0	$0	$0	$0
3257	Woodshop Equipment - Replace	$0	$0	$0	$0	$0
3320	Commercial Appliances - Replace	$0	$0	$0	$0	$0
5050	Interior Lights - Replace	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$0
6215	Gas BBQ Free Standing - Replace	$0	$0	$0	$0	$0
	CH 1, Shuffleboard Building'					
2300	Exterior Surfaces - Repaint	$5,846	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$15,724	$0	$0	$0	$0
2450	Comp Shingle Roof - Replace	$0	$0	$0	$0	$0
2485	Skylights - Replace	$0	$0	$0	$0	$0
6543	Shuffleboard Equipment - Replace	$0	$0	$0	$0	$19,966
	Clubhouse #2					
2300	Stucco - Repaint	$17,807	$0	$0	$0	$0
2310	Wood Surfaces - Repaint	$21,368	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
2450	Comp Shingle Roof - Replace	$0	$0	$0	$0	$0
2480	Gutter System - Replace	$0	$0	$0	$0	$0
2520	Wood Surfaces - Repair	$12,095	$0	$0	$0	$0
2525	Wood Siding - Repair/Replace	$0	$0	$0	$0	$0
2710	Entry Canopy - Replace	$8,332	$0	$0	$0	$0
3020	Carpet - Replace	$0	$0	$0	$0	$0
3020	Game Room Carpet - Replace	$0	$0	$0	$0	$0
3040	Kitchen Tile Floor - Replace	$0	$0	$0	$0	$0
3050	Billiard Vinyl Floor - Replace	$0	$0	$0	$0	$0
3050	Linoleum/Vinyl Floor - Replace	$0	$0	$0	$0	$0
3075	Stage Hardwood Floor - Refurbish	$0	$0	$0	$0	$5,748
3200	Billiard Rm Furniture - Replace	$0	$0	$15,683	$0	$0
3205	CH2 Ballroom Furnishings - Replace	$0	$0	$0	$0	$0
3205	CH2 Lobby Refurb & Furnishings	$0	$0	$0	$202,658	$0
3245	Billiard -Cabinet/Counter - Replace	$0	$0	$0	$0	$0
3250	Billiard Table - Replace/Re-cover	$0	$0	$52,753	$0	$0
3251	Arcade & Game Tables - Repl	$0	$0	$0	$0	$0
3320	Kitchen Appliances - Replace	$0	$0	$0	$0	$0
4211	Theater Equipment - Replace	$16,127	$0	$0	$0	$0
4580	Sewer Ejection System - Replace	$0	$0	$0	$0	$0
4581	Sewer Lit Stn Generator - Replace	$0	$0	$0	$0	$0
5050	Large Interior Lights - Replace	$0	$0	$0	$0	$0
5700	Main Restrooms - Major Refurbish	$0	$0	$0	$0	$0
5700	Stage Restrooms - Major Refurbish	$0	$0	$0	$0	$0
	Clubhouse #3					
2300	Stucco - Repaint	$0	$0	$0	$0	$0
2310	Wood Surfaces - Repaint	$29,566	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$58,326	$0	$0	$0	$0
2450	Comp Shingle Roof - Replace	$0	$0	$0	$0	$0
2460	Flat Roof System (SPF) - Replace	$0	$0	$0	$0	$12,328
2462	Flat Roof - Seal/Re-coat	$0	$0	$0	$0	$5,672
2480	Gutter System - Replace	$0	$0	$0	$0	$0
2485	Skylights - Replace	$0	$0	$0	$0	$0
2525	Wood Siding - Repair/Replace	$147,831	$0	$0	$0	$0
3000	Sewing Room - Remodel	$0	$0	$0	$0	$0
3001	Sewing Equipment - Replace	$0	$0	$0	$0	$0
3050	Flooring - Replace	$0	$0	$0	$0	$0
3150	Window Treatments - Replace	$0	$0	$0	$0	$0
3200	Auditorium Furniture - Replace	$0	$0	$0	$0	$0
3230	Meeting Rooms Furniture - Replace	$0	$0	$0	$0	$0
3300	Kitchens of Rooms 1-8, Remodel	$0	$0	$0	$0	$0
3310	Demonstration Kitchen, Cabinetry	$0	$0	$0	$0	$0
5050	Interior Lights - Replace	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$161,270	$0	$0	$0	$0
	Knowledge & Learning Center (CH-3)					
3040	Carpet Floor - Replace	$0	$0	$0	$0	$0
3160	Acoustic Wall Panels - Replace	$0	$0	$0	$0	$0
3200	Furniture/Furnishings - Replace	$0	$0	$0	$0	$0
3225	Stack Chairs - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2034	2035	2036	2037	2038
4201	Hearing Loop Electronics - Replace	$0	$0	$0	$0	$0
	Clubhouse #4					
2300	Stucco - Repaint	$0	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$0	$53,751	$0	$0
2450	Comp Shingle Roof - Replace	$0	$0	$0	$0	$0
2460	Flat Roof System (SPF) - Replace	$0	$0	$0	$0	$0
2480	Gutter System - Replace	$0	$0	$0	$0	$0
2520	Wood Surfaces - Repair	$0	$12,735	$0	$0	$0
3050	Linoleum/Vinyl Floor - Replace	$0	$0	$0	$0	$0
3060	Laminate Flooring - Replace	$0	$0	$0	$0	$0
3120	Acoustic Room Dividers - Replace	$0	$0	$0	$0	$0
3230	Furniture/Furnishings - Replace	$0	$0	$0	$0	$0
3245	Built-in Cabinets & Lockers	$0	$0	$0	$0	$0
3246	Art/Lapidary Cabinetry - Replace	$0	$0	$0	$0	$0
3247	Kilns - Replace	$0	$0	$0	$0	$0
3247	Lapidary Rm Equip - Replace	$0	$0	$0	$0	$0
3320	Commercial Appliances - Replace	$0	$0	$0	$0	$0
4206	DAIS Audio Visual Equipment - Repla	$0	$0	$0	$0	$219,326
4206	Live Streaming System - Replace	$0	$23,532	$0	$0	$0
4525	Stage Hydraulic Lift - Replace	$0	$0	$0	$0	$0
5050	LED Interior Lights - Replace	$0	$0	$0	$0	$16,336
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$0
	Clubhouse #5					
2310	Exterior Surfaces - Repaint	$0	$0	$0	$0	$13,311
2330	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
2420	Flat Roof - Replace	$0	$0	$0	$0	$0
2450	Comp Shingle Roof - Replace	$0	$0	$0	$0	$0
2480	Gutter System - Replace	$0	$0	$0	$0	$0
2500	Walkway Decks - Resurface	$0	$0	$0	$0	$0
2525	Wood Siding - Repair	$0	$29,069	$0	$0	$0
2585	Wood Stairways - Repair	$0	$0	$0	$0	$0
2710	Fabric Awning - Replace	$0	$0	$0	$0	$5,748
3020	Carpet - Replace	$0	$0	$0	$0	$0
3050	Linoleum/Vinyl Floor - Replace	$0	$0	$0	$0	$0
3060	Laminate Flooring - Replace	$0	$0	$0	$0	$0
3200	Cafe Furniture - Replace	$0	$0	$0	$0	$0
3230	Office Furniture - Replace	$0	$0	$0	$0	$0
3231	1st Floor Rec Offices Furn - Replac	$0	$0	$0	$11,014	$0
3232	Distribution Office Furnishings	$0	$0	$0	$0	$0
3235	Office Cabinet/Counter - Replace	$0	$0	$0	$0	$0
3237	Clubhouse #5 - Refurbish	$0	$0	$0	$0	$30,252
3237	Coin Counting Machine - Replace	$11,356	$0	$0	$0	$0
3237	Plotter Printer - Replace	$0	$0	$0	$5,066	$0
3237	Tri-Fold Machine - Replace	$0	$0	$0	$0	$0
3310	Kitchen Cabinetry - Replace	$0	$0	$0	$0	$0
4500	Elevator - Modernize	$0	$0	$0	$0	$0
4505	Elevator Door Operator - Replace	$47,037	$0	$0	$0	$0
4530	Elevator Cab - Remodel	$0	$0	$0	$0	$0
5555	Wood Railings - Repair/Replace	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$0
	Clubhouse #6					
2300	Stucco - Repaint	$0	$0	$0	$39,650	$0
2330	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
2420	Flat Roof - Replace	$0	$0	$0	$0	$0
3050	Linoleum/Vinyl Floor - Replace	$0	$0	$0	$0	$0
3055	Rubberized Flooring - Replace	$0	$0	$0	$0	$0
3060	Laminate Flooring - Replace	$0	$0	$0	$0	$0
3075	Hardwood Floor - Refurbish	$0	$0	$32,080	$0	$0
3251	Ping Pong Tables - Replace	$0	$0	$0	$0	$0
3300	Kitchen - Remodel	$0	$0	$0	$0	$0
3525	Gym Equipment - Replace	$0	$526,009	$0	$0	$0
4500	Elevator - Modernize	$0	$0	$0	$0	$0
4505	Elevator Door Operator - Replace	$0	$0	$0	$0	$0
4530	Elevator Cab - Remodel	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$0
5711	Restroom Door Operators - Replace	$0	$0	$0	$0	$0
	Amphitheater					
2300	Exterior Flatwork - Repaint	$0	$33,222	$0	$0	$0

	Fiscal Year	2034	2035	2036	2037	2038
2310	Wood Surfaces - Repaint	$0	$15,227	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$23,532	$0	$0	$0
2340	Metal Surfaces - Repaint	$0	$11,489	$0	$0	$0
2420	Built-up Roof - Replace	$0	$0	$0	$0	$0
2690	Blast Door - Replace	$0	$0	$0	$0	$0
3000	2nd Floor Furnishings	$0	$0	$0	$0	$30,252
3000	News Room - Remodel	$0	$0	$0	$0	$21,176
3020	Loft Carpet - Replace	$0	$0	$0	$11,014	$0
3050	2nd Floor Vinyl Floors - Replace	$0	$0	$0	$0	$0
3050	Linoleum/Vinyl Floor - Replace	$0	$0	$0	$0	$0
3070	Stage Hardwood Floor - Replace	$0	$0	$0	$0	$0
3075	Hardwood Floor - Refurbish	$0	$22,148	$0	$0	$0
3230	News Room Furnishings - Replace	$0	$0	$0	$29,371	$0
4200	Main Server - Replace	$0	$0	$0	$0	$0
4202	Hard Drive Storage - Replace	$0	$0	$5,846	$0	$0
4580	Sewage Ejection Pump - Replace	$0	$0	$0	$0	$0
4585	Storm Pumps - Replace	$0	$0	$35,644	$0	$0
5005	Large Pole Lights - Replace	$0	$0	$0	$17,622	$0
5525	3' Iron Railing - Replace	$0	$0	$0	$0	$0
5535	Pipe Railing - Repair/Replace	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$0
6565	Theater Bleachers - Replace	$0	$0	$0	$0	$847,050
6573	Theater Lighting - Replace	$0	$0	$0	$0	$0
6574	Theater Rigging - Replace	$0	$0	$0	$0	$0
6575	Stage/Theater Curtains - Replace	$0	$0	$0	$0	$87,730
6577	AV/Production Room Facility	$0	$0	$0	$0	$0
6577	Projector/DVD Player - Replace	$40,317	$0	$0	$0	$0
6577	Theater Sound System - Replace	$0	$0	$0	$0	$211,763
	Library					
2300	Stucco - Repaint	$0	$0	$0	$0	$13,916
2310	Wood Surfaces - Repaint	$4,972	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
2450	Comp Shingle Roof - Replace	$0	$0	$0	$0	$0
2460	Cap Sheet Roof - Replace	$0	$0	$0	$0	$0
3020	Carpet - Replace	$47,037	$0	$0	$0	$0
3040	Tile Floor - Replace	$0	$0	$0	$0	$0
3200	Furnishings - Replace	$0	$0	$0	$0	$0
4801	Patron Management System	$11,356	$0	$0	$0	$0
5700	Friend of Library Restrm - Refurb	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$0
	Pool Area & Golf Starter Facility					
2360	Block/Stucco Walls - Repaint	$0	$0	$0	$0	$0
3530	Lockers - Replace	$0	$0	$0	$0	$0
3740	Swimsuit Water Extractor - Replace	$0	$0	$0	$0	$0
5520	Pool Iron Fence - Replace	$0	$0	$0	$0	$0
5700	Golf Shack Restrooms - Major Refurb	$0	$0	$0	$0	$0
5700	Pool Restrms/Locker - Major Refurb	$0	$0	$0	$0	$0
5710	Restrooms - Minor Refurbish	$0	$0	$0	$0	$0
5750	Outdoor Pool Showers - Re-tile	$0	$0	$0	$0	$0
5800	Pool Deck Concrete - Repair/Replace	$0	$0	$0	$0	$0
5810	Pool - Resurface & Re-tile	$53,757	$0	$0	$0	$0
5812	Pool Filters - Replace	$0	$0	$0	$0	$0
5815	Pool Heater - Replace	$34,942	$0	$0	$0	$0
5820	Spa - Resurface & Re-tile	$0	$0	$0	$0	$17,395
5822	Spa Filter - Replace	$0	$0	$0	$0	$0
5825	Spa Heater - Replace	$0	$0	$0	$0	$0
5840	Pool & Spa Pumps & Motors - Replace	$0	$0	$0	$9,545	$0
5848	Chemical Controllers - Replace	$0	$0	$0	$0	$0
5900	ADA Pool Lift - Replace	$0	$0	$0	$20,559	$0
5910	Swim Lane Markers - Replace	$0	$0	$0	$5,580	$0
5950	Pool Area Mastic - Replace	$4,569	$0	$0	$0	$5,143
5990	Pool Furniture - Replace	$0	$0	$0	$0	$0
6315	Fabric Shade Structure - Replace	$0	$0	$0	$0	$0
	Golf Course					
2330	Interior Surfaces - Repaint	$0	$0	$0	$4,406	$0
3020	Golf Shack Carpet - Replace	$0	$0	$0	$4,406	$0
3245	Built-in Cabinets - Replace	$0	$0	$0	$0	$0
5570	Chain Link Fences - Replace	$0	$0	$0	$0	$0
6030	Cart Path Rubber Surface - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2034	2035	2036	2037	2038
6305	Vinyl Shade Structures - Replace	$0	$0	$0	$0	$0
6600	Bridge - Repair/Replace	$0	$0	$0	$0	$0
6675	Lake Aerator System - Replace	$8,399	$0	$0	$0	$0
7013	Golf Course Greens - Refurbish	$43,005	$0	$45,624	$0	$48,403
7014	Golf Course T-Boxes - Refurbish	$0	$0	$0	$0	$0
	Mission Park					
5010	Bell Pole Lights - Replace	$0	$0	$0	$0	$16,336
5090	Tennis Court Lights - Replace	$0	$0	$0	$0	$43,109
5560	Vinyl Fencing - Replace	$0	$0	$0	$0	$0
5570	Chain Link Fence - Replace	$0	$0	$0	$0	$0
6105	Park Benches - Replace	$32,254	$0	$0	$0	$0
6325	Aluminum Shade Structure - Repair	$0	$0	$0	$0	$32,521
6505	Pickleball Courts - Resurface	$0	$0	$0	$55,070	$0
6515	Court Windscreens - Replace	$0	$0	$0	$7,636	$0
6530	Basketball Backboard - Replace	$0	$0	$0	$0	$2,723
6540	Bocce Ball Court - Refurbish	$0	$0	$0	$0	$9,378
6805	Monument - Replace/Refurbish	$0	$0	$0	$0	$3,479
	Veterans Plaza					
6305	Vinyl Shade Structure -Replace	$0	$0	$0	$0	$0
6315	Fabric Shade Structure - Replace	$0	$0	$0	$0	$0
6805	Veterans Memorial - Refurbish	$0	$0	$0	$0	$0
	Maintenance Yard					
2470	Metal Seamed Roof - Repair/Replace	$0	$0	$0	$0	$0
2480	Gutter System - Replace	$0	$0	$0	$0	$0
2535	Corrugated Metal Siding - Replace	$0	$0	$0	$0	$0
3011	Miscellaneous Building Replacement	$0	$0	$0	$0	$0
3020	Carpet - Replace	$0	$5,952	$0	$0	$0
3060	Laminate Flooring - Replace	$0	$0	$0	$0	$0
3227	Work Stations - Replace	$0	$0	$0	$0	$0
3230	Office/Warehouse Furnishings	$0	$0	$0	$0	$0
3231	Purchasing Office Furnishings	$0	$0	$0	$19,091	$0
3231	Purchasing Warehouse Facility	$17,471	$0	$0	$0	$0
3232	Storage/Wk Area Furnishings	$0	$0	$0	$22,028	$0
3300	Kitchen - Remodel	$0	$0	$0	$0	$0
3820	Carpenter Shop Equipment - Replace	$0	$0	$0	$0	$0
3821	Welding Shop Equipment	$0	$0	$0	$0	$0
3835	Hydraulic Lift - Replace	$0	$0	$0	$0	$0
3840	Fuel Leak Detection System- Replace	$0	$0	$0	$0	$0
3842	Waste Oil Storage Tank	$0	$0	$0	$0	$0
3843	Underground Tank - Replace	$282,222	$0	$0	$0	$0
3844	Waste Oil Tank - Replace	$57,788	$0	$0	$0	$0
	Service Maintenance					
507	Entry Iron Gate - Replace	$0	$0	$0	$0	$0
832	Roll-Up Doors - Replace	$0	$0	$0	$0	$0
951	Bathrooms/Locker Rm - Refurbish	$0	$0	$0	$0	$0
1008	Barreto Micro Trencher - Replace	$0	$0	$0	$0	$0
1110	Interior Surfaces - Repaint	$0	$4,706	$0	$0	$0
1115	Exterior Surfaces- Repaint	$0	$0	$0	$0	$0
3730	Washers & Dryers - Replace	$0	$0	$0	$0	$0
	Resale Office					
2310	Wood Surfaces - Repaint	$5,779	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$6,518	$0	$0	$0	$0
2450	Comp Shingle Roof - Replace	$0	$0	$0	$0	$52,941
3020	Carpet - Replace	$21,503	$0	$0	$0	$0
3300	Kitchen - Remodel	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$14,246	$0	$0	$0	$0
6830	Signage - Replace/Refurbish	$0	$0	$0	$0	$0
	Security Office & Gatehouses					
1000	Main Gate Reno Design Work	$0	$0	$0	$0	$0
1990	Main Gate/Security Office - Reno	$0	$0	$0	$0	$0
1990	North Gatehouse - Remodel	$0	$0	$0	$0	$0
1990	South Gatehouse - Remodel	$0	$0	$0	$0	$0
2300	Stucco - Repaint	$15,455	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$13,574	$0	$0	$0	$0
2450	Comp Shingle Roof - Replace	$0	$0	$0	$0	$0
2480	Gutter System - Replace	$0	$0	$0	$0	$0
3020	Carpet - Replace	$57,116	$0	$0	$0	$0
3050	Linoleum/Vinyl Floor - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2034	2035	2036	2037	2038
3230	Furniture/Furnishings - Replace	$0	$42,911	$0	$0	$0
3300	Kitchen - Remodel	$0	$0	$0	$0	$0
4660	Security Bldg. Generator - Replace	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$0
	Infrastructure					
2220	(2025) Parking Lots - Resurface	$0	$0	$0	$0	$0
2220	(2041) Asphalt (Phase 1), Resurface	$0	$0	$0	$0	$0
2220	(2042) Asphalt (Phase 2), Resurface	$0	$0	$0	$0	$0
2220	(2043) Asphalt (Phase 3), Resurface	$0	$0	$0	$0	$0
2220	(2045) Asphalt (Phase 4), Resurface	$0	$0	$0	$0	$0
2220	(2047) Asphalt (Phase 5), Resurface	$0	$0	$0	$0	$0
2220	(2048) Asphalt (Phase 6), Resurface	$0	$0	$0	$0	$0
2230	(2024) Asphalt (Phs 3), Repair/Seal	$255,344	$0	$0	$0	$0
2230	(2024) Parking (Phs 1), Repair/Seal	$0	$0	$134,734	$0	$0
2230	(2025) Asphalt (Phs 4), Repair/Seal	$0	$263,004	$0	$0	$0
2230	(2025) Parking (Phs 3), Repair/Seal	$0	$0	$0	$55,804	$0
2230	(2026) Asphalt (Phs 5), Repair/Seal	$0	$0	$0	$0	$0
2230	(2026) Parking (Phs 2), Repair/Seal	$54,429	$0	$0	$0	$61,260
2230	(2027) Asphalt (Phs 1), Repair/Seal	$0	$0	$0	$381,819	$0
2230	(2028) Asphalt (Phs 2), Repair/Seal	$0	$0	$0	$0	$287,392
2300	HC Bldg Exterior Flatwork - Repaint	$0	$0	$0	$0	$0
2310	HC Bldg. Wood Surfaces - Repaint	$14,649	$0	$0	$0	$0
2340	Metal Surfaces - Repaint	$8,332	$0	$0	$0	$0
4200	Gate Server Equip - Replace	$0	$0	$6,273	$0	$0
4595	Sewer System - Repair/Replace	$67,196	$69,212	$71,288	$73,427	$75,629
4690	Storm Drain Screens - Replace	$0	$0	$0	$0	$0
5008	Street Pole Light Fixtures - Repl	$0	$0	$0	$0	$0
5330	Gate Operators - Replace	$10,079	$0	$0	$0	$11,344
5332	Barrier Arm Operators - Replace	$24,190	$0	$0	$0	$0
5348	Crosswalk Activation & Lights	$0	$151,574	$0	$0	$0
5348	Street Lights Backup Battery - Repl	$0	$0	$0	$0	$28,739
5349	Traffic Light Poles - Replace	$0	$0	$0	$0	$0
5380	Visitor Access System - Replace	$0	$0	$0	$0	$0
5501	Block Walls - Add/Repair/Replace	$0	$0	$0	$0	$0
5510	Main Entry Vehicle Gates - Replace	$0	$0	$0	$0	$0
5510	North Entry Vehicle Gates - Replace	$0	$0	$0	$0	$0
5510	South Entry Vehicle Gates - Replace	$0	$0	$0	$0	$0
5515	Metal Pedestrian Gates - Replace	$0	$0	$0	$0	$0
5570	Chain Link Fence Project, 2023-2030	$0	$0	$0	$0	$0
6631	Waterscape Shoreline - Clean/Repair	$0	$0	$0	$0	$0
6807	Lighted Marquee - Replace	$0	$0	$0	$0	$0
6900	Irrigation Controllers - Replace	$0	$0	$44,199	$0	$0
7010	Landscape - Renovations	$134,392	$138,423	$142,576	$146,853	$151,259
8010	EV Charging Station - Replace	$0	$0	$0	$0	$0
	Miscellaneous Components					
3263	Christmas Trees/Decorations - Repl	$0	$24,916	$0	$0	$0
4200	2-Way Radios & Microphones - Replac	$0	$0	$11,406	$0	$0
4220	Audio Sound System - Replace	$147,831	$0	$0	$0	$0
4515	Elevator Cylinders - Replace	$0	$0	$0	$0	$0
4780	Phone System - Replace	$0	$0	$0	$0	$0
5510	RV Lot Iron Vehicle Gates - Replace	$0	$0	$0	$0	$0
6383	RV Lot Office Trailer - Replace	$0	$0	$0	$0	$0
6391	Globe Surfaces - Repaint	$0	$0	$94,100	$0	$0
6392	Globe Lighting - Replace	$0	$0	$0	$0	$48,403
6805	Monument - Replace/Refurbish	$0	$0	$0	$0	$0
6850	Street Name Signs - Replace	$0	$0	$0	$0	$0
7980	Bus Stop Shelters - Replace	$0	$0	$0	$0	$0
	Fleet Maintenance					
1900	(2024) Cushmans - Replace	$0	$0	$0	$0	$0
1900	(2025) Cushmans - Replace	$0	$0	$0	$0	$0
1900	(2026) Cushmans - Replace	$0	$0	$0	$0	$0
1902	Forklift - Replace	$0	$0	$0	$0	$0
1902	Front Loader/Backhoe - Replace	$0	$0	$0	$0	$0
1902	Tractors - Replace	$0	$0	$0	$0	$0
1903	(2024) Automobiles - Replace	$0	$0	$0	$0	$0
1903	Elect Club Car Vehicles - Replace	$0	$0	$0	$0	$0
1903	Elect Gem Vehicles - Replace	$0	$0	$106,932	$0	$0
1904	(2024) Van - Replace	$0	$0	$0	$0	$0
1904	(2033) Chevy Trucks - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2034	2035	2036	2037	2038
1905	(2025) #5-#8, Buses - Replace	$0	$0	$0	$0	$0
1905	(2032) #9, Freedom Bus - Replace	$0	$0	$0	$0	$0
1905	(2041) #1-#4, Buses - Replace	$0	$0	$0	$0	$0
1906	(2025) Radar Trailer - Replace	$0	$22,148	$0	$0	$0
1906	(2032) Radar Trailers - Replace	$0	$0	$0	$0	$0
1906	Emergency Equip Trailer- Replace	$0	$0	$0	$0	$0
1906	Trailer for Backhoe - Replace	$0	$0	$0	$0	$0
1906	Trailers - Replace	$0	$0	$0	$0	$0
1910	Golf Cart - Replace	$0	$0	$0	$0	$0
	Total Expenses	$3,539,876	$3,092,655	$2,103,995	$2,271,014	$3,602,989
	Ending Reserve Balance	$19,738,936	$21,233,838	$23,858,589	$26,475,913	$27,904,557

	Fiscal Year	2039	2040	2041	2042	2043
	Starting Reserve Balance	$27,904,557	$29,787,739	$30,373,748	$30,919,413	$31,254,830
	Annual Reserve Funding	$4,301,346	$4,387,372	$4,475,120	$4,564,622	$4,655,915
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$864,240	$901,229	$918,181	$931,380	$922,298
	Total Income	$33,070,143	$35,076,340	$35,767,049	$36,415,415	$36,833,043
#	Component					
	Combined Assets					
2520	Wood Surfaces - Repair Materials	$6,232	$0	$0	$0	$0
2580	Metal Handrailing - Repair/Replace	$0	$0	$0	$0	$0
2600	Exterior Doors - Replace	$58,424	$60,176	$61,982	$63,841	$65,756
2725	Building Signage - Replace	$0	$0	$0	$0	$0
2740	Windows - Repair/Replace	$155,797	$160,471	$165,285	$170,243	$175,351
3255	Pianos - Replace	$0	$0	$0	$10,215	$0
3270	Outdoor Furnishings - Replace	$0	$0	$0	$34,049	$0
3270	Patio Furniture - Replace	$0	$0	$0	$0	$0
3355	Ice makers- Replace	$0	$0	$0	$24,260	$0
4250	Technology Equipment - Replace	$701,085	$722,118	$743,781	$766,095	$789,078
4290	Cameras & Recording Equip - Replace	$0	$0	$0	$0	$0
4570	Water Heaters - Replace	$19,475	$20,059	$20,661	$21,280	$21,919
4580	Water District Main Valves - Replac	$28,822	$29,687	$30,578	$31,495	$32,440
4590	Plumbing - Replace	$0	$0	$0	$0	$0
4592	Admin Bldg Dist. Piping - Re-pipe	$0	$25,675	$0	$0	$0
4592	Amphitheater Dist. Piping - Re-pipe	$0	$0	$0	$0	$0
4592	Library Dist. Piping - Re-pipe	$0	$0	$0	$0	$0
4592	Resale Office Dist.Piping - Re-pipe	$0	$0	$0	$0	$0
4592	Security Dist. Piping - Re-pipe	$0	$0	$0	$0	$0
4600	HVAC Systems - Replace	$141,775	$146,028	$150,409	$154,921	$159,569
4607	Exhaust Fans - Replace	$0	$0	$0	$59,585	$0
4800	Fire Alarm Systems - Replace	$0	$0	$0	$0	$0
4850	AED Defibrillators - Replace	$0	$0	$0	$0	$0
5010	Walkway Pole Lights - Replace	$0	$0	$52,891	$0	$0
6160	Drinking Fountains - Replace	$0	$0	$0	$0	$0
6207	Space Heater - Replace	$0	$0	$0	$0	$0
8010	EV Charging Stations - Replace	$0	$0	$0	$0	$79,785
	Administration Building					
2300	Stucco - Repaint	$0	$0	$0	$0	$0
2310	Wood Surfaces - Repaint	$9,426	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
2420	5-Ply Built-up Roof - Replace	$0	$0	$0	$0	$0
2455	Mansard Steel Shingles - Replace	$0	$0	$0	$0	$0
2500	Stair Elastomeric - Resurface	$0	$0	$0	$0	$0
3002	2nd Floor Kitchen	$18,696	$0	$0	$0	$0
3002	Admin Small Conference Rooms	$0	$0	$0	$0	$0
3002	Administration Remodel Projects	$81,014	$0	$0	$0	$0
3002	GRF Board Room - Remodel	$30,380	$0	$0	$0	$0
3002	Stock Transfer Kitchenette	$0	$0	$0	$0	$0
3004	Furnishings & Work Stations - Repl	$0	$0	$0	$0	$0
3004	Lobby Furnishings	$10,906	$0	$0	$0	$0
3020	Carpet - Replace	$0	$0	$85,948	$0	$0
3040	Tile Floor (Lobbies) - Replace	$0	$0	$0	$0	$0
3050	Linoleum/Vinyl Floor - Replace	$0	$0	$0	$0	$0
4500	Elevator - Modernize	$0	$0	$0	$0	$219,188
4505	Elevator Door Operator - Replace	$0	$0	$0	$0	$0
4530	Elevator Cab - Remodel	$0	$0	$0	$0	$0
4660	Admin Bldg Generator - Replace	$0	$0	$0	$0	$52,605
5382	FOB Access System - Replace	$0	$0	$0	$0	$157,816
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$0
	Clubhouse #1					
2300	Stucco - Repaint	$0	$0	$0	$0	$0
2310	Wood Surfaces - Repaint	$19,475	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
2450	Comp Shingle Roof - Replace	$0	$410,805	$0	$0	$0
2480	Gutter System - Replace	$0	$13,480	$0	$0	$0
2520	Wood Surfaces - Repair	$0	$0	$0	$0	$0
2525	Wood Siding - Repair/Replace	$0	$0	$0	$0	$0
3020	Carpet - Replace	$0	$0	$0	$0	$0
3050	Kitchen Floor - Replace	$0	$0	$0	$0	$26,303
3050	Linoleum/Vinyl Floor - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2039	2040	2041	2042	2043
3200	Ballroom Furnishing - Replace	$0	$0	$0	$0	$0
3200	Lobby Furniture - Replace	$0	$0	$0	$0	$34,018
3248	Billiard Rooms - Remodel	$0	$0	$0	$0	$44,890
3250	Billiard Tables - Replace/Re-cover	$0	$0	$0	$0	$0
3257	Woodshop Equipment - Replace	$0	$0	$0	$60,947	$0
3320	Commercial Appliances - Replace	$0	$0	$0	$0	$0
5050	Interior Lights - Replace	$0	$0	$0	$0	$131,513
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$0
6215	Gas BBQ Free Standing - Replace	$0	$0	$0	$0	$4,559
	CH 1, Shuffleboard Building'					
2300	Exterior Surfaces - Repaint	$0	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
2450	Comp Shingle Roof - Replace	$0	$0	$0	$0	$0
2485	Skylights - Replace	$0	$0	$0	$0	$0
6543	Shuffleboard Equipment - Replace	$0	$0	$0	$0	$0
	Clubhouse #2					
2300	Stucco - Repaint	$0	$0	$0	$0	$0
2310	Wood Surfaces - Repaint	$24,772	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$0	$0	$51,584	$0
2450	Comp Shingle Roof - Replace	$0	$0	$0	$0	$0
2480	Gutter System - Replace	$0	$0	$0	$0	$0
2520	Wood Surfaces - Repair	$14,022	$0	$0	$0	$0
2525	Wood Siding - Repair/Replace	$0	$0	$0	$0	$0
2710	Entry Canopy - Replace	$0	$0	$0	$0	$0
3020	Carpet - Replace	$0	$0	$0	$33,197	$0
3020	Game Room Carpet - Replace	$0	$0	$0	$11,577	$0
3040	Kitchen Tile Floor - Replace	$0	$0	$0	$0	$0
3050	Billiard Vinyl Floor - Replace	$0	$0	$32,396	$0	$0
3050	Linoleum/Vinyl Floor - Replace	$0	$0	$0	$0	$0
3075	Stage Hardwood Floor - Refurbish	$0	$0	$0	$0	$6,663
3200	Billiard Rm Furniture - Replace	$0	$0	$0	$0	$0
3205	CH2 Ballroom Furnishings - Replace	$59,203	$0	$0	$0	$0
3205	CH2 Lobby Refurb & Furnishings	$0	$0	$0	$0	$0
3245	Billiard -Cabinet/Counter - Replace	$0	$0	$0	$0	$0
3250	Billiard Table - Replace/Re-cover	$0	$0	$0	$0	$0
3251	Arcade & Game Tables - Repl	$0	$0	$28,098	$0	$0
3320	Kitchen Appliances - Replace	$0	$0	$0	$0	$0
4211	Theater Equipment - Replace	$0	$0	$0	$0	$0
4580	Sewer Ejection System - Replace	$0	$0	$0	$0	$0
4581	Sewer Lit Stn Generator - Replace	$0	$0	$0	$0	$26,303
5050	Large Interior Lights - Replace	$0	$0	$0	$127,682	$0
5700	Main Restrooms - Major Refurbish	$0	$0	$0	$0	$0
5700	Stage Restrooms - Major Refurbish	$0	$0	$0	$0	$0
	Clubhouse #3					
2300	Stucco - Repaint	$10,283	$0	$0	$0	$0
2310	Wood Surfaces - Repaint	$34,275	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
2450	Comp Shingle Roof - Replace	$0	$0	$0	$0	$0
2460	Flat Roof System (SPF) - Replace	$0	$0	$0	$0	$0
2462	Flat Roof - Seal/Re-coat	$0	$0	$0	$0	$0
2480	Gutter System - Replace	$0	$0	$0	$0	$0
2485	Skylights - Replace	$0	$0	$0	$0	$0
2525	Wood Siding - Repair/Replace	$0	$0	$0	$0	$0
3000	Sewing Room - Remodel	$0	$0	$0	$36,602	$0
3001	Sewing Equipment - Replace	$0	$0	$0	$51,924	$0
3050	Flooring - Replace	$0	$0	$0	$0	$0
3150	Window Treatments - Replace	$15,346	$0	$0	$0	$0
3200	Auditorium Furniture - Replace	$0	$0	$0	$0	$0
3230	Meeting Rooms Furniture - Replace	$0	$0	$0	$0	$0
3300	Kitchens of Rooms 1-8, Remodel	$0	$0	$0	$0	$0
3310	Demonstration Kitchen, Cabinetry	$0	$0	$0	$0	$0
5050	Interior Lights - Replace	$0	$120,353	$0	$0	$0
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$0
	Knowledge & Learning Center (CH-3)					
3040	Carpet Floor - Replace	$0	$0	$0	$0	$0
3160	Acoustic Wall Panels - Replace	$0	$0	$0	$0	$0
3200	Furniture/Furnishings - Replace	$0	$99,492	$0	$0	$0
3225	Stack Chairs - Replace	$0	$12,356	$0	$0	$0

	Fiscal Year	2039	2040	2041	2042	2043
4201	Hearing Loop Electronics - Replace	$0	$0	$0	$0	$0
	Clubhouse #4					
2300	Stucco - Repaint	$0	$19,256	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
2450	Comp Shingle Roof - Replace	$0	$0	$0	$0	$0
2460	Flat Roof System (SPF) - Replace	$0	$0	$0	$0	$0
2480	Gutter System - Replace	$0	$0	$0	$0	$0
2520	Wood Surfaces - Repair	$0	$14,763	$0	$0	$0
3050	Linoleum/Vinyl Floor - Replace	$0	$70,768	$0	$0	$0
3060	Laminate Flooring - Replace	$0	$113,934	$0	$0	$0
3120	Acoustic Room Dividers - Replace	$0	$13,319	$0	$0	$0
3230	Furniture/Furnishings - Replace	$0	$208,612	$0	$0	$0
3245	Built-in Cabinets & Lockers	$0	$41,722	$0	$0	$0
3246	Art/Lapidary Cabinetry - Replace	$0	$69,002	$0	$0	$0
3247	Kilns - Replace	$0	$0	$0	$0	$0
3247	Lapidary Rm Equip - Replace	$0	$74,619	$0	$0	$0
3320	Commercial Appliances - Replace	$0	$0	$0	$0	$0
4206	DAIS Audio Visual Equipment - Repla	$0	$0	$0	$0	$254,258
4206	Live Streaming System - Replace	$0	$27,280	$0	$0	$0
4525	Stage Hydraulic Lift - Replace	$0	$0	$0	$0	$0
5050	LED Interior Lights - Replace	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$0
	Clubhouse #5					
2310	Exterior Surfaces - Repaint	$0	$0	$0	$0	$15,431
2330	Interior Surfaces - Repaint	$0	$0	$0	$0	$25,601
2420	Flat Roof - Replace	$0	$0	$0	$0	$0
2450	Comp Shingle Roof - Replace	$0	$0	$0	$0	$0
2480	Gutter System - Replace	$0	$0	$0	$0	$0
2500	Walkway Decks - Resurface	$0	$0	$0	$24,685	$0
2525	Wood Siding - Repair	$0	$0	$0	$0	$0
2585	Wood Stairways - Repair	$0	$0	$0	$13,194	$0
2710	Fabric Awning - Replace	$0	$0	$0	$0	$0
3020	Carpet - Replace	$0	$0	$0	$55,329	$0
3050	Linoleum/Vinyl Floor - Replace	$0	$0	$0	$14,641	$0
3060	Laminate Flooring - Replace	$0	$0	$0	$12,343	$0
3200	Cafe Furniture - Replace	$15,112	$0	$0	$0	$0
3230	Office Furniture - Replace	$0	$0	$0	$0	$0
3231	1st Floor Rec Offices Furn - Replac	$0	$0	$0	$0	$0
3232	Distribution Office Furnishings	$29,601	$0	$0	$0	$0
3235	Office Cabinet/Counter - Replace	$0	$0	$0	$0	$0
3237	Clubhouse #5 - Refurbish	$0	$0	$0	$0	$0
3237	Coin Counting Machine - Replace	$0	$0	$0	$0	$0
3237	Plotter Printer - Replace	$0	$0	$0	$5,873	$0
3237	Tri-Fold Machine - Replace	$0	$0	$0	$0	$5,962
3310	Kitchen Cabinetry - Replace	$0	$0	$0	$0	$0
4500	Elevator - Modernize	$0	$0	$0	$0	$0
4505	Elevator Door Operator - Replace	$0	$0	$0	$0	$0
4530	Elevator Cab - Remodel	$0	$0	$0	$68,097	$0
5555	Wood Railings - Repair/Replace	$0	$0	$0	$17,705	$0
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$0
	Clubhouse #6					
2300	Stucco - Repaint	$0	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$26,638	$0	$0	$0
2420	Flat Roof - Replace	$0	$0	$0	$0	$0
3050	Linoleum/Vinyl Floor - Replace	$0	$177,160	$0	$0	$0
3055	Rubberized Flooring - Replace	$0	$13,560	$0	$0	$0
3060	Laminate Flooring - Replace	$0	$0	$119,831	$0	$0
3075	Hardwood Floor - Refurbish	$0	$0	$37,189	$0	$0
3251	Ping Pong Tables - Replace	$0	$0	$0	$0	$21,042
3300	Kitchen - Remodel	$0	$0	$13,471	$0	$0
3525	Gym Equipment - Replace	$0	$0	$0	$0	$0
4500	Elevator - Modernize	$0	$0	$0	$0	$0
4505	Elevator Door Operator - Replace	$0	$0	$0	$0	$0
4530	Elevator Cab - Remodel	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$0
5711	Restroom Door Operators - Replace	$0	$0	$0	$22,132	$0
	Amphitheater					
2300	Exterior Flatwork - Repaint	$0	$0	$0	$0	$0

	Fiscal Year	2039	2040	2041	2042	2043
2310	Wood Surfaces - Repaint	$0	$17,652	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
2340	Metal Surfaces - Repaint	$0	$13,319	$0	$0	$0
2420	Built-up Roof - Replace	$0	$0	$0	$0	$0
2690	Blast Door - Replace	$0	$0	$0	$0	$0
3000	2nd Floor Furnishings	$0	$0	$0	$0	$0
3000	News Room - Remodel	$0	$0	$0	$0	$0
3020	Loft Carpet - Replace	$0	$0	$0	$0	$0
3050	2nd Floor Vinyl Floors - Replace	$0	$0	$0	$0	$0
3050	Linoleum/Vinyl Floor - Replace	$0	$0	$0	$0	$0
3070	Stage Hardwood Floor - Replace	$0	$0	$0	$0	$0
3075	Hardwood Floor - Refurbish	$0	$25,675	$0	$0	$0
3230	News Room Furnishings - Replace	$0	$0	$0	$0	$0
4200	Main Server - Replace	$185,398	$0	$0	$0	$0
4202	Hard Drive Storage - Replace	$0	$0	$6,777	$0	$0
4580	Sewage Ejection Pump - Replace	$0	$0	$41,321	$0	$0
4585	Storm Pumps - Replace	$0	$0	$0	$0	$0
5005	Large Pole Lights - Replace	$0	$0	$0	$0	$0
5525	3' Iron Railing - Replace	$0	$0	$0	$0	$0
5535	Pipe Railing - Repair/Replace	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$0
6565	Theater Bleachers - Replace	$0	$0	$0	$0	$0
6573	Theater Lighting - Replace	$0	$0	$0	$0	$0
6574	Theater Rigging - Replace	$0	$0	$0	$0	$0
6575	Stage/Theater Curtains - Replace	$0	$0	$0	$0	$0
6577	AV/Production Room Facility	$0	$0	$0	$0	$0
6577	Projector/DVD Player - Replace	$0	$0	$0	$0	$0
6577	Theater Sound System - Replace	$0	$0	$0	$0	$0
	Library					
2300	Stucco - Repaint	$0	$0	$0	$0	$0
2310	Wood Surfaces - Repaint	$5,764	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$0	$0	$0	$14,379
2450	Comp Shingle Roof - Replace	$0	$0	$0	$0	$0
2460	Cap Sheet Roof - Replace	$0	$0	$0	$0	$0
3020	Carpet - Replace	$0	$0	$0	$0	$0
3040	Tile Floor - Replace	$0	$0	$0	$0	$0
3200	Furnishings - Replace	$0	$0	$0	$0	$0
4801	Patron Management System	$0	$0	$0	$0	$0
5700	Friend of Library Restrm - Refurb	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$0
	Pool Area & Golf Starter Facility					
2360	Block/Stucco Walls - Repaint	$0	$0	$0	$28,090	$0
3530	Lockers - Replace	$0	$0	$0	$22,132	$0
3740	Swimsuit Water Extractor - Replace	$0	$0	$0	$4,256	$0
5520	Pool Iron Fence - Replace	$0	$0	$0	$0	$0
5700	Golf Shack Restrooms - Major Refurb	$0	$0	$0	$31,495	$0
5700	Pool Restrms/Locker - Major Refurb	$0	$0	$0	$76,609	$0
5710	Restrooms - Minor Refurbish	$0	$0	$0	$0	$0
5750	Outdoor Pool Showers - Re-tile	$0	$0	$0	$19,578	$0
5800	Pool Deck Concrete - Repair/Replace	$0	$0	$0	$296,223	$0
5810	Pool - Resurface & Re-tile	$0	$0	$0	$0	$0
5812	Pool Filters - Replace	$0	$0	$0	$28,941	$0
5815	Pool Heater - Replace	$0	$0	$0	$0	$0
5820	Spa - Resurface & Re-tile	$0	$0	$0	$0	$0
5822	Spa Filter - Replace	$0	$0	$0	$15,322	$0
5825	Spa Heater - Replace	$0	$0	$0	$22,983	$0
5840	Pool & Spa Pumps & Motors - Replace	$0	$0	$0	$11,066	$0
5848	Chemical Controllers - Replace	$0	$0	$0	$5,959	$0
5900	ADA Pool Lift - Replace	$0	$0	$0	$0	$0
5910	Swim Lane Markers - Replace	$0	$0	$0	$6,469	$0
5950	Pool Area Mastic - Replace	$0	$0	$0	$5,788	$0
5990	Pool Furniture - Replace	$0	$0	$0	$47,668	$0
6315	Fabric Shade Structure - Replace	$0	$0	$0	$5,959	$0
	Golf Course					
2330	Interior Surfaces - Repaint	$0	$0	$0	$5,107	$0
3020	Golf Shack Carpet - Replace	$0	$0	$0	$5,107	$0
3245	Built-in Cabinets - Replace	$0	$0	$0	$0	$0
5570	Chain Link Fences - Replace	$0	$0	$0	$0	$0
6030	Cart Path Rubber Surface - Replace	$16,982	$0	$0	$0	$0

	Fiscal Year	2039	2040	2041	2042	2043
6305	Vinyl Shade Structures - Replace	$0	$0	$38,015	$0	$0
6600	Bridge - Repair/Replace	$49,855	$0	$0	$0	$0
6675	Lake Aerator System - Replace	$9,737	$0	$0	$0	$0
7013	Golf Course Greens - Refurbish	$0	$51,351	$0	$54,478	$0
7014	Golf Course T-Boxes - Refurbish	$0	$128,377	$0	$0	$0
	Mission Park					
5010	Bell Pole Lights - Replace	$0	$0	$0	$0	$0
5090	Tennis Court Lights - Replace	$0	$0	$0	$0	$0
5560	Vinyl Fencing - Replace	$0	$0	$0	$0	$0
5570	Chain Link Fence - Replace	$0	$0	$0	$0	$0
6105	Park Benches - Replace	$0	$0	$0	$0	$0
6325	Aluminum Shade Structure - Repair	$0	$0	$0	$0	$0
6505	Pickleball Courts - Resurface	$0	$0	$0	$0	$65,756
6515	Court Windscreens - Replace	$0	$0	$0	$0	$9,118
6530	Basketball Backboard - Replace	$0	$0	$0	$0	$0
6540	Bocce Ball Court - Refurbish	$0	$0	$0	$0	$0
6805	Monument - Replace/Refurbish	$0	$0	$0	$0	$0
	Veterans Plaza					
6305	Vinyl Shade Structure -Replace	$0	$0	$0	$0	$0
6315	Fabric Shade Structure - Replace	$0	$9,147	$0	$0	$0
6805	Veterans Memorial - Refurbish	$0	$0	$0	$0	$0
	Maintenance Yard					
2470	Metal Seamed Roof - Repair/Replace	$0	$0	$0	$0	$0
2480	Gutter System - Replace	$0	$0	$0	$0	$33,317
2535	Corrugated Metal Siding - Replace	$0	$0	$0	$0	$0
3011	Miscellaneous Building Replacement	$0	$0	$0	$0	$0
3020	Carpet - Replace	$0	$0	$0	$0	$0
3060	Laminate Flooring - Replace	$0	$0	$15,785	$0	$0
3227	Work Stations - Replace	$0	$0	$4,959	$0	$0
3230	Office/Warehouse Furnishings	$0	$0	$0	$0	$0
3231	Purchasing Office Furnishings	$0	$0	$0	$0	$0
3231	Purchasing Warehouse Facility	$0	$0	$0	$0	$0
3232	Storage/Wk Area Furnishings	$0	$0	$0	$0	$0
3300	Kitchen - Remodel	$19,475	$0	$0	$0	$0
3820	Carpenter Shop Equipment - Replace	$0	$0	$0	$0	$0
3821	Welding Shop Equipment	$0	$0	$0	$0	$0
3835	Hydraulic Lift - Replace	$0	$0	$0	$0	$0
3840	Fuel Leak Detection System- Replace	$0	$0	$0	$0	$0
3842	Waste Oil Storage Tank	$0	$0	$0	$0	$0
3843	Underground Tank - Replace	$0	$0	$0	$0	$0
3844	Waste Oil Tank - Replace	$0	$0	$0	$0	$0
	Service Maintenance					
507	Entry Iron Gate - Replace	$0	$0	$0	$0	$0
832	Roll-Up Doors - Replace	$0	$0	$0	$0	$0
951	Bathrooms/Locker Rm - Refurbish	$118,406	$0	$0	$0	$0
1008	Barreto Micro Trencher - Replace	$0	$17,652	$0	$0	$0
1110	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
1115	Exterior Surfaces- Repaint	$0	$22,466	$0	$0	$0
3730	Washers & Dryers - Replace	$0	$0	$0	$0	$7,014
	Resale Office					
2310	Wood Surfaces - Repaint	$6,699	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
2450	Comp Shingle Roof - Replace	$0	$0	$0	$0	$0
3020	Carpet - Replace	$0	$0	$0	$0	$0
3300	Kitchen - Remodel	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$0
6830	Signage - Replace/Refurbish	$0	$4,814	$0	$0	$0
	Security Office & Gatehouses					
1000	Main Gate Reno Design Work	$0	$0	$0	$0	$0
1990	Main Gate/Security Office - Reno	$0	$0	$0	$0	$0
1990	North Gatehouse - Remodel	$0	$0	$0	$0	$0
1990	South Gatehouse - Remodel	$0	$0	$0	$0	$0
2300	Stucco - Repaint	$0	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
2450	Comp Shingle Roof - Replace	$0	$0	$0	$0	$0
2480	Gutter System - Replace	$0	$0	$0	$0	$0
3020	Carpet - Replace	$66,214	$0	$0	$0	$0
3050	Linoleum/Vinyl Floor - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2039	2040	2041	2042	2043
3230	Furniture/Furnishings - Replace	$0	$0	$0	$0	$0
3300	Kitchen - Remodel	$0	$0	$0	$0	$0
4660	Security Bldg. Generator - Replace	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$0
	Infrastructure					
2220	(2025) Parking Lots - Resurface	$0	$0	$0	$0	$0
2220	(2041) Asphalt (Phase 1), Resurface	$0	$0	$1,190,050	$0	$0
2220	(2042) Asphalt (Phase 2), Resurface	$0	$0	$0	$1,481,117	$0
2220	(2043) Asphalt (Phase 3), Resurface	$0	$0	$0	$0	$2,016,532
2220	(2045) Asphalt (Phase 4), Resurface	$0	$0	$0	$0	$0
2220	(2047) Asphalt (Phase 5), Resurface	$0	$0	$0	$0	$0
2220	(2048) Asphalt (Phase 6), Resurface	$0	$0	$0	$0	$0
2230	(2024) Asphalt (Phs 3), Repair/Seal	$296,014	$0	$0	$0	$0
2230	(2024) Parking (Phs 1), Repair/Seal	$0	$151,645	$0	$0	$0
2230	(2025) Asphalt (Phs 4), Repair/Seal	$0	$304,894	$0	$0	$0
2230	(2025) Parking (Phs 3), Repair/Seal	$0	$0	$62,808	$0	$0
2230	(2026) Asphalt (Phs 5), Repair/Seal	$0	$0	$0	$0	$0
2230	(2026) Parking (Phs 2), Repair/Seal	$0	$0	$0	$68,949	$0
2230	(2027) Asphalt (Phs 1), Repair/Seal	$0	$0	$0	$442,633	$0
2230	(2028) Asphalt (Phs 2), Repair/Seal	$0	$0	$0	$0	$333,166
2300	HC Bldg Exterior Flatwork - Repaint	$38,949	$0	$0	$0	$0
2310	HC Bldg. Wood Surfaces - Repaint	$16,982	$0	$0	$0	$0
2340	Metal Surfaces - Repaint	$9,659	$0	$0	$0	$0
4200	Gate Server Equip - Replace	$0	$7,061	$0	$0	$0
4595	Sewer System - Repair/Replace	$77,898	$80,235	$82,642	$85,122	$87,675
4690	Storm Drain Screens - Replace	$0	$0	$0	$0	$0
5008	Street Pole Light Fixtures - Repl	$0	$0	$0	$0	$125,376
5330	Gate Operators - Replace	$0	$0	$0	$12,768	$0
5332	Barrier Arm Operators - Replace	$0	$0	$0	$0	$0
5348	Crosswalk Activation & Lights	$0	$0	$0	$0	$0
5348	Street Lights Backup Battery - Repl	$0	$0	$0	$0	$0
5349	Traffic Light Poles - Replace	$0	$0	$0	$0	$0
5380	Visitor Access System - Replace	$0	$0	$0	$0	$112,575
5501	Block Walls - Add/Repair/Replace	$0	$0	$0	$0	$0
5510	Main Entry Vehicle Gates - Replace	$0	$0	$0	$0	$0
5510	North Entry Vehicle Gates - Replace	$0	$0	$0	$0	$0
5510	South Entry Vehicle Gates - Replace	$0	$0	$0	$0	$0
5515	Metal Pedestrian Gates - Replace	$0	$0	$0	$0	$64,880
5570	Chain Link Fence Project, 2023-2030	$0	$0	$0	$0	$0
6631	Waterscape Shoreline - Clean/Repair	$0	$0	$0	$0	$0
6807	Lighted Marquee - Replace	$0	$0	$0	$52,775	$0
6900	Irrigation Controllers - Replace	$0	$0	$51,238	$0	$0
7010	Landscape - Renovations	$155,797	$160,471	$165,285	$170,243	$175,351
8010	EV Charging Station - Replace	$0	$0	$0	$136,195	$0
	Miscellaneous Components					
3263	Christmas Trees/Decorations - Repl	$0	$0	$29,751	$0	$0
4200	2-Way Radios & Microphones - Replac	$0	$0	$13,223	$0	$0
4220	Audio Sound System - Replace	$0	$0	$0	$0	$0
4515	Elevator Cylinders - Replace	$0	$0	$0	$0	$0
4780	Phone System - Replace	$0	$0	$0	$0	$175,351
5510	RV Lot Iron Vehicle Gates - Replace	$0	$0	$0	$0	$0
6383	RV Lot Office Trailer - Replace	$0	$0	$0	$0	$0
6391	Globe Surfaces - Repaint	$0	$0	$0	$0	$0
6392	Globe Lighting - Replace	$0	$0	$0	$0	$0
6805	Monument - Replace/Refurbish	$0	$0	$0	$52,775	$0
6850	Street Name Signs - Replace	$0	$0	$0	$0	$0
7980	Bus Stop Shelters - Replace	$0	$0	$0	$0	$0
	Fleet Maintenance					
1900	(2024) Cushmans - Replace	$498,550	$0	$0	$0	$0
1900	(2025) Cushmans - Replace	$0	$513,506	$0	$0	$0
1900	(2026) Cushmans - Replace	$0	$0	$528,911	$0	$0
1902	Forklift - Replace	$0	$0	$49,585	$0	$0
1902	Front Loader/Backhoe - Replace	$0	$73,816	$0	$0	$0
1902	Tractors - Replace	$0	$0	$0	$0	$0
1903	(2024) Automobiles - Replace	$155,797	$0	$0	$0	$0
1903	Elect Club Car Vehicles - Replace	$0	$412,410	$0	$0	$0
1903	Elect Gem Vehicles - Replace	$0	$0	$0	$0	$0
1904	(2024) Van - Replace	$70,109	$0	$0	$0	$0
1904	(2033) Chevy Trucks - Replace	$0	$0	$0	$0	$273,547

	Fiscal Year	2039	2040	2041	2042	2043
1905	(2025) #5-#8, Buses - Replace	$0	$0	$0	$0	$613,727
1905	(2032) #9, Freedom Bus - Replace	$0	$0	$0	$0	$0
1905	(2041) #1-#4, Buses - Replace	$0	$0	$1,024,766	$0	$0
1906	(2025) Radar Trailer - Replace	$0	$0	$0	$0	$0
1906	(2032) Radar Trailers - Replace	$0	$0	$0	$0	$56,112
1906	Emergency Equip Trailer- Replace	$0	$16,769	$0	$0	$0
1906	Trailer for Backhoe - Replace	$0	$0	$0	$0	$5,962
1906	Trailers - Replace	$0	$0	$0	$0	$0
1910	Golf Cart - Replace	$0	$0	$0	$21,280	$0
	Total Expenses	$3,282,404	$4,702,592	$4,847,637	$5,160,585	$6,519,886
	Ending Reserve Balance	$29,787,739	$30,373,748	$30,919,413	$31,254,830	$30,313,157

	Fiscal Year	2044	2045	2046	2047	2048
	Starting Reserve Balance	$30,313,157	$28,221,902	$28,530,146	$30,832,759	$28,286,767
	Annual Reserve Funding	$4,749,033	$4,844,014	$4,940,894	$5,039,712	$5,140,506
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$876,865	$850,155	$889,266	$885,620	$851,473
	Total Income	$35,939,054	$33,916,071	$34,360,306	$36,758,091	$34,278,746
#	Component					
	Combined Assets					
2520	Wood Surfaces - Repair Materials	$7,224	$0	$0	$0	$0
2580	Metal Handrailing - Repair/Replace	$0	$0	$0	$0	$0
2600	Exterior Doors - Replace	$67,729	$69,761	$71,854	$74,009	$76,230
2725	Building Signage - Replace	$0	$0	$0	$67,102	$0
2740	Windows - Repair/Replace	$180,611	$186,029	$191,610	$197,359	$203,279
3255	Pianos - Replace	$0	$0	$0	$11,842	$0
3270	Outdoor Furnishings - Replace	$0	$0	$0	$0	$0
3270	Patio Furniture - Replace	$0	$0	$0	$0	$71,148
3355	Ice makers- Replace	$0	$0	$0	$0	$0
4250	Technology Equipment - Replace	$812,750	$837,133	$862,247	$888,114	$914,757
4290	Cameras & Recording Equip - Replace	$532,803	$0	$0	$0	$0
4570	Water Heaters - Replace	$22,576	$23,254	$23,951	$24,670	$25,410
4580	Water District Main Valves - Replac	$33,413	$34,415	$35,448	$36,511	$37,607
4590	Plumbing - Replace	$0	$0	$0	$0	$0
4592	Admin Bldg Dist. Piping - Re-pipe	$0	$0	$0	$0	$0
4592	Amphitheater Dist. Piping - Re-pipe	$0	$0	$0	$0	$0
4592	Library Dist. Piping - Re-pipe	$0	$0	$0	$0	$0
4592	Resale Office Dist.Piping - Re-pipe	$0	$17,115	$0	$0	$0
4592	Security Dist. Piping - Re-pipe	$0	$0	$0	$0	$0
4600	HVAC Systems - Replace	$164,356	$169,287	$174,365	$179,596	$184,984
4607	Exhaust Fans - Replace	$0	$0	$0	$69,076	$0
4800	Fire Alarm Systems - Replace	$0	$0	$0	$0	$0
4850	AED Defibrillators - Replace	$9,482	$0	$0	$0	$0
5010	Walkway Pole Lights - Replace	$0	$0	$0	$0	$0
6160	Drinking Fountains - Replace	$91,389	$0	$0	$0	$0
6207	Space Heater - Replace	$0	$0	$0	$0	$0
8010	EV Charging Stations - Replace	$0	$0	$0	$0	$0
	Administration Building					
2300	Stucco - Repaint	$23,841	$0	$0	$0	$0
2310	Wood Surfaces - Repaint	$10,927	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$0	$0	$62,168	$0
2420	5-Ply Built-up Roof - Replace	$0	$0	$0	$0	$0
2455	Mansard Steel Shingles - Replace	$0	$0	$0	$0	$0
2500	Stair Elastomeric - Resurface	$0	$0	$25,867	$0	$0
3002	2nd Floor Kitchen	$0	$0	$0	$0	$0
3002	Admin Small Conference Rooms	$17,158	$0	$0	$0	$0
3002	Administration Remodel Projects	$0	$0	$0	$0	$0
3002	GRF Board Room - Remodel	$0	$0	$0	$0	$0
3002	Stock Transfer Kitchenette	$0	$19,440	$0	$0	$0
3004	Furnishings & Work Stations - Repl	$0	$0	$0	$0	$0
3004	Lobby Furnishings	$0	$0	$0	$0	$0
3020	Carpet - Replace	$0	$0	$0	$0	$0
3040	Tile Floor (Lobbies) - Replace	$0	$0	$0	$0	$0
3050	Linoleum/Vinyl Floor - Replace	$0	$0	$0	$0	$0
4500	Elevator - Modernize	$0	$0	$0	$0	$0
4505	Elevator Door Operator - Replace	$0	$0	$0	$0	$71,148
4530	Elevator Cab - Remodel	$0	$0	$0	$69,076	$0
4660	Admin Bldg Generator - Replace	$0	$0	$0	$0	$0
5382	FOB Access System - Replace	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$172,484	$0	$0	$0	$0
	Clubhouse #1					
2300	Stucco - Repaint	$23,479	$0	$0	$0	$0
2310	Wood Surfaces - Repaint	$22,576	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$102,045	$0	$0	$0	$0
2450	Comp Shingle Roof - Replace	$0	$0	$0	$0	$0
2480	Gutter System - Replace	$0	$0	$0	$0	$0
2520	Wood Surfaces - Repair	$0	$0	$0	$0	$0
2525	Wood Siding - Repair/Replace	$0	$0	$0	$0	$0
3020	Carpet - Replace	$0	$0	$0	$0	$54,885
3050	Kitchen Floor - Replace	$0	$0	$0	$0	$0
3050	Linoleum/Vinyl Floor - Replace	$0	$0	$0	$0	$166,689

	Fiscal Year	2044	2045	2046	2047	2048
3200	Ballroom Furnishing - Replace	$0	$70,691	$0	$0	$0
3200	Lobby Furniture - Replace	$0	$0	$0	$0	$0
3248	Billiard Rooms - Remodel	$0	$0	$0	$0	$0
3250	Billiard Tables - Replace/Re-cover	$0	$0	$0	$42,432	$0
3257	Woodshop Equipment - Replace	$0	$0	$0	$0	$0
3320	Commercial Appliances - Replace	$0	$0	$0	$0	$182,951
5050	Interior Lights - Replace	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$117,902
6215	Gas BBQ Free Standing - Replace	$0	$0	$0	$0	$0
	CH 1, Shuffleboard Building'					
2300	Exterior Surfaces - Repaint	$7,857	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$21,132	$0	$0	$0	$0
2450	Comp Shingle Roof - Replace	$0	$0	$0	$0	$0
2485	Skylights - Replace	$0	$0	$0	$0	$0
6543	Shuffleboard Equipment - Replace	$0	$0	$0	$0	$0
	Clubhouse #2					
2300	Stucco - Repaint	$23,931	$0	$0	$0	$0
2310	Wood Surfaces - Repaint	$28,717	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
2450	Comp Shingle Roof - Replace	$0	$0	$0	$0	$0
2480	Gutter System - Replace	$0	$0	$0	$0	$0
2520	Wood Surfaces - Repair	$16,255	$0	$0	$0	$0
2525	Wood Siding - Repair/Replace	$0	$0	$0	$0	$0
2710	Entry Canopy - Replace	$11,198	$0	$0	$0	$0
3020	Carpet - Replace	$0	$0	$0	$0	$0
3020	Game Room Carpet - Replace	$0	$0	$0	$0	$0
3040	Kitchen Tile Floor - Replace	$0	$0	$0	$0	$0
3050	Billiard Vinyl Floor - Replace	$0	$0	$0	$0	$0
3050	Linoleum/Vinyl Floor - Replace	$0	$0	$0	$0	$254,099
3075	Stage Hardwood Floor - Refurbish	$0	$0	$0	$0	$7,725
3200	Billiard Rm Furniture - Replace	$0	$0	$0	$0	$0
3205	CH2 Ballroom Furnishings - Replace	$0	$0	$0	$0	$0
3205	CH2 Lobby Refurb & Furnishings	$0	$0	$0	$0	$0
3245	Billiard -Cabinet/Counter - Replace	$0	$0	$9,581	$0	$0
3250	Billiard Table - Replace/Re-cover	$0	$0	$0	$0	$0
3251	Arcade & Game Tables - Repl	$0	$0	$0	$0	$0
3320	Kitchen Appliances - Replace	$0	$0	$0	$0	$0
4211	Theater Equipment - Replace	$21,673	$0	$0	$0	$0
4580	Sewer Ejection System - Replace	$0	$0	$354,479	$0	$0
4581	Sewer Lit Stn Generator - Replace	$0	$0	$0	$0	$0
5050	Large Interior Lights - Replace	$0	$0	$0	$0	$0
5700	Main Restrooms - Major Refurbish	$104,754	$0	$0	$0	$0
5700	Stage Restrooms - Major Refurbish	$0	$0	$28,742	$0	$0
	Clubhouse #3					
2300	Stucco - Repaint	$0	$0	$0	$0	$0
2310	Wood Surfaces - Repaint	$39,734	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$78,385	$0	$0	$0	$0
2450	Comp Shingle Roof - Replace	$0	$0	$0	$0	$0
2460	Flat Roof System (SPF) - Replace	$0	$0	$0	$0	$0
2462	Flat Roof - Seal/Re-coat	$0	$0	$0	$0	$7,623
2480	Gutter System - Replace	$0	$0	$0	$0	$0
2485	Skylights - Replace	$0	$0	$0	$0	$0
2525	Wood Siding - Repair/Replace	$0	$0	$0	$0	$0
3000	Sewing Room - Remodel	$0	$0	$0	$0	$0
3001	Sewing Equipment - Replace	$0	$0	$0	$0	$0
3050	Flooring - Replace	$397,344	$0	$0	$0	$0
3150	Window Treatments - Replace	$0	$0	$0	$0	$0
3200	Auditorium Furniture - Replace	$0	$100,456	$0	$0	$0
3230	Meeting Rooms Furniture - Replace	$0	$100,456	$0	$0	$0
3300	Kitchens of Rooms 1-8, Remodel	$0	$0	$0	$0	$250,034
3310	Demonstration Kitchen, Cabinetry	$0	$0	$0	$0	$0
5050	Interior Lights - Replace	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$0
	Knowledge & Learning Center (CH-3)					
3040	Carpet Floor - Replace	$0	$0	$0	$0	$0
3160	Acoustic Wall Panels - Replace	$0	$9,488	$0	$0	$0
3200	Furniture/Furnishings - Replace	$0	$0	$0	$0	$0
3225	Stack Chairs - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2044	2045	2046	2047	2048
4201	Hearing Loop Electronics - Replace	$14,449	$0	$0	$0	$0
	Clubhouse #4					
2300	Stucco - Repaint	$0	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$0	$72,237	$0	$0
2450	Comp Shingle Roof - Replace	$0	$0	$0	$0	$0
2460	Flat Roof System (SPF) - Replace	$0	$0	$0	$0	$0
2480	Gutter System - Replace	$0	$0	$0	$0	$0
2520	Wood Surfaces - Repair	$0	$17,115	$0	$0	$0
3050	Linoleum/Vinyl Floor - Replace	$0	$0	$0	$0	$0
3060	Laminate Flooring - Replace	$0	$0	$0	$0	$0
3120	Acoustic Room Dividers - Replace	$0	$0	$0	$0	$0
3230	Furniture/Furnishings - Replace	$0	$0	$0	$0	$0
3245	Built-in Cabinets & Lockers	$0	$0	$0	$0	$0
3246	Art/Lapidary Cabinetry - Replace	$0	$0	$0	$0	$0
3247	Kilns - Replace	$0	$0	$0	$27,630	$0
3247	Lapidary Rm Equip - Replace	$0	$0	$0	$0	$0
3320	Commercial Appliances - Replace	$0	$119,059	$0	$0	$0
4206	DAIS Audio Visual Equipment - Repla	$0	$0	$0	$0	$294,755
4206	Live Streaming System - Replace	$0	$31,625	$0	$0	$0
4525	Stage Hydraulic Lift - Replace	$0	$77,202	$0	$0	$0
5050	LED Interior Lights - Replace	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$198,672	$0	$0	$0	$0
	Clubhouse #5					
2310	Exterior Surfaces - Repaint	$0	$0	$0	$0	$17,889
2330	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
2420	Flat Roof - Replace	$0	$14,417	$0	$0	$0
2450	Comp Shingle Roof - Replace	$0	$0	$0	$0	$0
2480	Gutter System - Replace	$0	$0	$0	$0	$0
2500	Walkway Decks - Resurface	$0	$0	$0	$0	$0
2525	Wood Siding - Repair	$0	$0	$0	$0	$0
2585	Wood Stairways - Repair	$0	$0	$0	$0	$0
2710	Fabric Awning - Replace	$0	$0	$7,281	$0	$0
3020	Carpet - Replace	$0	$0	$0	$0	$0
3050	Linoleum/Vinyl Floor - Replace	$0	$0	$0	$0	$0
3060	Laminate Flooring - Replace	$0	$0	$0	$0	$0
3200	Cafe Furniture - Replace	$0	$0	$0	$0	$0
3230	Office Furniture - Replace	$0	$0	$0	$53,287	$0
3231	1st Floor Rec Offices Furn - Replac	$0	$0	$0	$14,802	$0
3232	Distribution Office Furnishings	$0	$0	$0	$0	$0
3235	Office Cabinet/Counter - Replace	$0	$0	$0	$0	$0
3237	Clubhouse #5 - Refurbish	$0	$0	$0	$0	$0
3237	Coin Counting Machine - Replace	$15,262	$0	$0	$0	$0
3237	Plotter Printer - Replace	$0	$0	$0	$6,809	$0
3237	Tri-Fold Machine - Replace	$0	$0	$0	$0	$0
3310	Kitchen Cabinetry - Replace	$0	$0	$0	$0	$0
4500	Elevator - Modernize	$0	$0	$239,513	$0	$0
4505	Elevator Door Operator - Replace	$0	$0	$0	$0	$0
4530	Elevator Cab - Remodel	$0	$0	$0	$0	$0
5555	Wood Railings - Repair/Replace	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$0	$46,507	$0	$0	$0
	Clubhouse #6					
2300	Stucco - Repaint	$0	$0	$0	$53,287	$0
2330	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
2420	Flat Roof - Replace	$0	$0	$162,869	$0	$0
3050	Linoleum/Vinyl Floor - Replace	$0	$0	$0	$0	$0
3055	Rubberized Flooring - Replace	$0	$0	$0	$0	$0
3060	Laminate Flooring - Replace	$0	$0	$0	$0	$0
3075	Hardwood Floor - Refurbish	$0	$0	$43,112	$0	$0
3251	Ping Pong Tables - Replace	$0	$0	$0	$0	$0
3300	Kitchen - Remodel	$0	$0	$0	$0	$0
3525	Gym Equipment - Replace	$0	$0	$0	$0	$0
4500	Elevator - Modernize	$0	$0	$0	$0	$0
4505	Elevator Door Operator - Replace	$63,214	$0	$0	$0	$0
4530	Elevator Cab - Remodel	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$0
5711	Restroom Door Operators - Replace	$0	$0	$0	$0	$0
	Amphitheater					
2300	Exterior Flatwork - Repaint	$0	$44,647	$0	$0	$0

	Fiscal Year	2044	2045	2046	2047	2048
2310	Wood Surfaces - Repaint	$0	$20,463	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$31,625	$0	$0	$0
2340	Metal Surfaces - Repaint	$0	$15,440	$0	$0	$0
2420	Built-up Roof - Replace	$0	$558,088	$0	$0	$0
2690	Blast Door - Replace	$0	$219,515	$0	$0	$0
3000	2nd Floor Furnishings	$0	$0	$0	$0	$0
3000	News Room - Remodel	$0	$0	$0	$0	$0
3020	Loft Carpet - Replace	$0	$13,952	$0	$0	$0
3050	2nd Floor Vinyl Floors - Replace	$0	$0	$0	$0	$0
3050	Linoleum/Vinyl Floor - Replace	$0	$0	$0	$0	$0
3070	Stage Hardwood Floor - Replace	$0	$135,802	$0	$0	$0
3075	Hardwood Floor - Refurbish	$0	$29,765	$0	$0	$0
3230	News Room Furnishings - Replace	$0	$0	$0	$0	$0
4200	Main Server - Replace	$0	$0	$228,016	$0	$0
4202	Hard Drive Storage - Replace	$0	$0	$7,856	$0	$0
4580	Sewage Ejection Pump - Replace	$0	$0	$0	$0	$0
4585	Storm Pumps - Replace	$0	$0	$47,903	$0	$0
5005	Large Pole Lights - Replace	$0	$0	$0	$0	$0
5525	3' Iron Railing - Replace	$0	$0	$0	$0	$0
5535	Pipe Railing - Repair/Replace	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$0	$241,838	$0	$0	$0
6565	Theater Bleachers - Replace	$0	$0	$0	$0	$0
6573	Theater Lighting - Replace	$0	$0	$0	$0	$0
6574	Theater Rigging - Replace	$0	$64,180	$0	$0	$0
6575	Stage/Theater Curtains - Replace	$0	$0	$0	$0	$117,902
6577	AV/Production Room Facility	$0	$109,757	$0	$0	$0
6577	Projector/DVD Player - Replace	$54,183	$0	$0	$0	$0
6577	Theater Sound System - Replace	$0	$0	$0	$0	$0
	Library					
2300	Stucco - Repaint	$0	$0	$0	$0	$18,702
2310	Wood Surfaces - Repaint	$6,683	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
2450	Comp Shingle Roof - Replace	$0	$0	$0	$0	$0
2460	Cap Sheet Roof - Replace	$0	$0	$0	$0	$0
3020	Carpet - Replace	$63,214	$0	$0	$0	$0
3040	Tile Floor - Replace	$0	$0	$0	$0	$0
3200	Furnishings - Replace	$0	$0	$0	$276,302	$0
4801	Patron Management System	$15,262	$0	$0	$0	$0
5700	Friend of Library Restrm - Refurb	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$0	$37,206	$0	$0	$0
	Pool Area & Golf Starter Facility					
2360	Block/Stucco Walls - Repaint	$0	$0	$0	$0	$0
3530	Lockers - Replace	$0	$0	$0	$0	$0
3740	Swimsuit Water Extractor - Replace	$0	$0	$0	$0	$0
5520	Pool Iron Fence - Replace	$0	$0	$0	$6,118	$0
5700	Golf Shack Restrooms - Major Refurb	$0	$0	$0	$0	$0
5700	Pool Restrms/Locker - Major Refurb	$0	$0	$0	$0	$0
5710	Restrooms - Minor Refurbish	$0	$0	$0	$0	$0
5750	Outdoor Pool Showers - Re-tile	$0	$0	$0	$0	$0
5800	Pool Deck Concrete - Repair/Replace	$0	$0	$0	$0	$0
5810	Pool - Resurface & Re-tile	$0	$0	$76,644	$0	$0
5812	Pool Filters - Replace	$0	$0	$0	$0	$0
5815	Pool Heater - Replace	$0	$0	$49,819	$0	$0
5820	Spa - Resurface & Re-tile	$0	$0	$22,035	$0	$0
5822	Spa Filter - Replace	$0	$0	$0	$0	$0
5825	Spa Heater - Replace	$0	$0	$0	$0	$0
5840	Pool & Spa Pumps & Motors - Replace	$0	$0	$0	$12,828	$0
5848	Chemical Controllers - Replace	$0	$0	$0	$0	$0
5900	ADA Pool Lift - Replace	$0	$0	$0	$0	$0
5910	Swim Lane Markers - Replace	$0	$0	$0	$7,500	$0
5950	Pool Area Mastic - Replace	$0	$0	$6,515	$0	$0
5990	Pool Furniture - Replace	$0	$0	$0	$0	$0
6315	Fabric Shade Structure - Replace	$0	$0	$0	$0	$0
	Golf Course					
2330	Interior Surfaces - Repaint	$0	$0	$0	$5,921	$0
3020	Golf Shack Carpet - Replace	$0	$0	$0	$5,921	$0
3245	Built-in Cabinets - Replace	$0	$0	$0	$0	$0
5570	Chain Link Fences - Replace	$0	$0	$0	$0	$0
6030	Cart Path Rubber Surface - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2044	2045	2046	2047	2048
6305	Vinyl Shade Structures - Replace	$0	$0	$0	$0	$0
6600	Bridge - Repair/Replace	$0	$0	$0	$0	$0
6675	Lake Aerator System - Replace	$11,288	$0	$0	$0	$0
7013	Golf Course Greens - Refurbish	$57,796	$0	$61,315	$0	$65,049
7014	Golf Course T-Boxes - Refurbish	$0	$0	$0	$0	$0
	Mission Park					
5010	Bell Pole Lights - Replace	$0	$0	$0	$0	$0
5090	Tennis Court Lights - Replace	$0	$0	$0	$0	$0
5560	Vinyl Fencing - Replace	$0	$0	$0	$0	$15,246
5570	Chain Link Fence - Replace	$0	$0	$0	$0	$57,122
6105	Park Benches - Replace	$0	$0	$0	$0	$0
6325	Aluminum Shade Structure - Repair	$0	$0	$0	$0	$0
6505	Pickleball Courts - Resurface	$0	$0	$0	$0	$0
6515	Court Windscreens - Replace	$0	$0	$0	$0	$0
6530	Basketball Backboard - Replace	$0	$0	$0	$0	$0
6540	Bocce Ball Court - Refurbish	$0	$0	$0	$0	$12,603
6805	Monument - Replace/Refurbish	$0	$0	$0	$0	$4,675
	Veterans Plaza					
6305	Vinyl Shade Structure -Replace	$0	$0	$0	$0	$0
6315	Fabric Shade Structure - Replace	$0	$0	$0	$0	$0
6805	Veterans Memorial - Refurbish	$0	$0	$0	$0	$194,132
	Maintenance Yard					
2470	Metal Seamed Roof - Repair/Replace	$0	$0	$0	$0	$0
2480	Gutter System - Replace	$0	$0	$0	$0	$0
2535	Corrugated Metal Siding - Replace	$0	$0	$0	$0	$0
3011	Miscellaneous Building Replacement	$0	$96,735	$0	$0	$0
3020	Carpet - Replace	$0	$7,999	$0	$0	$0
3060	Laminate Flooring - Replace	$0	$0	$0	$0	$0
3227	Work Stations - Replace	$0	$0	$0	$0	$0
3230	Office/Warehouse Furnishings	$0	$90,224	$0	$0	$0
3231	Purchasing Office Furnishings	$0	$0	$0	$25,657	$0
3231	Purchasing Warehouse Facility	$0	$0	$0	$0	$0
3232	Storage/Wk Area Furnishings	$0	$0	$0	$29,604	$0
3300	Kitchen - Remodel	$0	$0	$0	$0	$0
3820	Carpenter Shop Equipment - Replace	$0	$0	$0	$0	$0
3821	Welding Shop Equipment	$0	$0	$0	$0	$0
3835	Hydraulic Lift - Replace	$0	$0	$0	$0	$0
3840	Fuel Leak Detection System- Replace	$183,320	$0	$0	$0	$0
3842	Waste Oil Storage Tank	$50,571	$0	$0	$0	$0
3843	Underground Tank - Replace	$0	$0	$0	$0	$0
3844	Waste Oil Tank - Replace	$0	$0	$0	$0	$0
	Service Maintenance					
507	Entry Iron Gate - Replace	$0	$0	$0	$0	$0
832	Roll-Up Doors - Replace	$0	$0	$0	$0	$0
951	Bathrooms/Locker Rm - Refurbish	$0	$0	$0	$0	$0
1008	Barreto Micro Trencher - Replace	$0	$0	$0	$0	$0
1110	Interior Surfaces - Repaint	$0	$6,325	$0	$0	$0
1115	Exterior Surfaces- Repaint	$0	$0	$0	$0	$0
3730	Washers & Dryers - Replace	$0	$0	$0	$0	$0
	Resale Office					
2310	Wood Surfaces - Repaint	$7,766	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$8,760	$0	$0	$0	$0
2450	Comp Shingle Roof - Replace	$0	$0	$0	$0	$0
3020	Carpet - Replace	$28,898	$0	$0	$0	$0
3300	Kitchen - Remodel	$14,449	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$0
6830	Signage - Replace/Refurbish	$0	$0	$0	$0	$0
	Security Office & Gatehouses					
1000	Main Gate Reno Design Work	$0	$0	$0	$0	$0
1990	Main Gate/Security Office - Reno	$1,670,653	$0	$0	$0	$0
1990	North Gatehouse - Remodel	$451,528	$0	$0	$0	$0
1990	South Gatehouse - Remodel	$451,528	$0	$0	$0	$0
2300	Stucco - Repaint	$20,770	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$18,242	$0	$0	$0	$0
2450	Comp Shingle Roof - Replace	$0	$0	$0	$0	$0
2480	Gutter System - Replace	$0	$0	$0	$0	$0
3020	Carpet - Replace	$76,760	$0	$0	$0	$0
3050	Linoleum/Vinyl Floor - Replace	$13,185	$0	$0	$0	$0

	Fiscal Year	2044	2045	2046	2047	2048
3230	Furniture/Furnishings - Replace	$0	$0	$0	$0	$0
3300	Kitchen - Remodel	$11,740	$0	$0	$0	$0
4660	Security Bldg. Generator - Replace	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$108,367	$0	$0	$0	$0
	Infrastructure					
2220	(2025) Parking Lots - Resurface	$0	$0	$0	$0	$0
2220	(2041) Asphalt (Phase 1), Resurface	$0	$0	$0	$0	$0
2220	(2042) Asphalt (Phase 2), Resurface	$0	$0	$0	$0	$0
2220	(2043) Asphalt (Phase 3), Resurface	$0	$0	$0	$0	$0
2220	(2045) Asphalt (Phase 4), Resurface	$0	$985,956	$0	$0	$0
2220	(2047) Asphalt (Phase 5), Resurface	$0	$0	$0	$3,887,965	$0
2220	(2048) Asphalt (Phase 6), Resurface	$0	$0	$0	$0	$1,370,103
2230	(2024) Asphalt (Phs 3), Repair/Seal	$343,161	$0	$0	$0	$0
2230	(2024) Parking (Phs 1), Repair/Seal	$170,678	$0	$0	$0	$192,099
2230	(2025) Asphalt (Phs 4), Repair/Seal	$0	$353,456	$0	$0	$0
2230	(2025) Parking (Phs 3), Repair/Seal	$0	$70,691	$0	$0	$0
2230	(2026) Asphalt (Phs 5), Repair/Seal	$0	$0	$0	$0	$0
2230	(2026) Parking (Phs 2), Repair/Seal	$0	$0	$77,602	$0	$0
2230	(2027) Asphalt (Phs 1), Repair/Seal	$0	$0	$0	$513,132	$0
2230	(2028) Asphalt (Phs 2), Repair/Seal	$0	$0	$0	$0	$386,231
2300	HC Bldg Exterior Flatwork - Repaint	$0	$0	$0	$0	$0
2310	HC Bldg. Wood Surfaces - Repaint	$19,687	$0	$0	$0	$0
2340	Metal Surfaces - Repaint	$11,198	$0	$0	$0	$0
4200	Gate Server Equip - Replace	$7,947	$0	$0	$0	$8,944
4595	Sewer System - Repair/Replace	$90,306	$93,015	$95,805	$98,679	$101,640
4690	Storm Drain Screens - Replace	$0	$0	$0	$1,223,624	$0
5008	Street Pole Light Fixtures - Repl	$0	$0	$0	$0	$0
5330	Gate Operators - Replace	$0	$0	$14,371	$0	$0
5332	Barrier Arm Operators - Replace	$32,510	$0	$0	$0	$0
5348	Crosswalk Activation & Lights	$0	$0	$0	$0	$0
5348	Street Lights Backup Battery - Repl	$0	$0	$0	$0	$38,623
5349	Traffic Light Poles - Replace	$0	$0	$0	$89,798	$0
5380	Visitor Access System - Replace	$0	$0	$0	$0	$0
5501	Block Walls - Add/Repair/Replace	$0	$0	$0	$0	$0
5510	Main Entry Vehicle Gates - Replace	$0	$0	$0	$0	$0
5510	North Entry Vehicle Gates - Replace	$0	$0	$0	$0	$0
5510	South Entry Vehicle Gates - Replace	$0	$0	$0	$0	$0
5515	Metal Pedestrian Gates - Replace	$0	$0	$0	$0	$0
5570	Chain Link Fence Project, 2023-2030	$0	$0	$0	$0	$0
6631	Waterscape Shoreline - Clean/Repair	$0	$0	$0	$0	$0
6807	Lighted Marquee - Replace	$0	$0	$0	$0	$0
6900	Irrigation Controllers - Replace	$0	$0	$59,399	$0	$0
7010	Landscape - Renovations	$180,611	$186,029	$191,610	$197,359	$203,279
8010	EV Charging Station - Replace	$0	$0	$0	$0	$0
	Miscellaneous Components					
3263	Christmas Trees/Decorations - Repl	$0	$0	$0	$35,525	$0
4200	2-Way Radios & Microphones - Replac	$0	$0	$15,329	$0	$0
4220	Audio Sound System - Replace	$198,672	$0	$0	$0	$0
4515	Elevator Cylinders - Replace	$0	$0	$0	$0	$0
4780	Phone System - Replace	$0	$0	$0	$0	$0
5510	RV Lot Iron Vehicle Gates - Replace	$0	$0	$0	$0	$0
6383	RV Lot Office Trailer - Replace	$0	$0	$0	$44,406	$0
6391	Globe Surfaces - Repaint	$0	$0	$126,463	$0	$0
6392	Globe Lighting - Replace	$0	$0	$0	$0	$0
6805	Monument - Replace/Refurbish	$0	$0	$0	$0	$0
6850	Street Name Signs - Replace	$0	$0	$0	$133,217	$0
7980	Bus Stop Shelters - Replace	$0	$0	$0	$0	$0
	Fleet Maintenance					
1900	(2024) Cushmans - Replace	$0	$0	$0	$0	$0
1900	(2025) Cushmans - Replace	$0	$0	$0	$0	$0
1900	(2026) Cushmans - Replace	$0	$0	$0	$0	$0
1902	Forklift - Replace	$0	$0	$0	$0	$0
1902	Front Loader/Backhoe - Replace	$0	$0	$0	$0	$0
1902	Tractors - Replace	$0	$0	$0	$0	$0
1903	(2024) Automobiles - Replace	$0	$0	$0	$0	$0
1903	Elect Club Car Vehicles - Replace	$0	$0	$0	$0	$0
1903	Elect Gem Vehicles - Replace	$0	$0	$143,708	$0	$0
1904	(2024) Van - Replace	$0	$0	$0	$0	$0
1904	(2033) Chevy Trucks - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2044	2045	2046	2047	2048
1905	(2025) #5-#8, Buses - Replace	$0	$0	$0	$0	$0
1905	(2032) #9, Freedom Bus - Replace	$0	$0	$0	$0	$0
1905	(2041) #1-#4, Buses - Replace	$0	$0	$0	$0	$0
1906	(2025) Radar Trailer - Replace	$0	$29,765	$0	$0	$0
1906	(2032) Radar Trailers - Replace	$0	$0	$0	$0	$0
1906	Emergency Equip Trailer- Replace	$0	$0	$0	$0	$0
1906	Trailer for Backhoe - Replace	$0	$0	$0	$0	$0
1906	Trailers - Replace	$0	$0	$0	$0	$0
1910	Golf Cart - Replace	$0	$0	$0	$0	$0
	Total Expenses	$7,717,152	$5,385,925	$3,527,546	$8,471,324	$5,725,466
	Ending Reserve Balance	$28,221,902	$28,530,146	$30,832,759	$28,286,767	$28,553,280

	Fiscal Year	2049	2050	2051	2052	2053
	Starting Reserve Balance	$28,553,280	$30,098,100	$30,596,427	$33,390,517	$35,248,730
	Annual Reserve Funding	$5,243,316	$5,348,183	$5,455,146	$5,455,146	$5,455,146
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$878,607	$909,214	$958,535	$1,028,227	$1,045,187
	Total Income	$34,675,203	$36,355,496	$37,010,108	$39,873,891	$41,749,063
#	Component					
	Combined Assets					
2520	Wood Surfaces - Repair Materials	$8,375	$0	$0	$0	$0
2580	Metal Handrailing - Repair/Replace	$0	$0	$46,647	$0	$0
2600	Exterior Doors - Replace	$78,517	$80,872	$83,298	$85,797	$88,371
2725	Building Signage - Replace	$0	$0	$0	$0	$0
2740	Windows - Repair/Replace	$209,378	$215,659	$222,129	$228,793	$235,657
3255	Pianos - Replace	$0	$0	$0	$13,728	$0
3270	Outdoor Furnishings - Replace	$0	$0	$0	$45,759	$0
3270	Patio Furniture - Replace	$0	$0	$0	$0	$0
3355	Ice makers- Replace	$0	$0	$0	$0	$0
4250	Technology Equipment - Replace	$942,200	$970,466	$999,580	$1,029,567	$1,060,454
4290	Cameras & Recording Equip - Replace	$0	$0	$0	$0	$0
4570	Water Heaters - Replace	$26,172	$26,957	$27,766	$28,599	$29,457
4580	Water District Main Valves - Replac	$38,735	$39,897	$41,094	$42,327	$43,596
4590	Plumbing - Replace	$0	$0	$0	$0	$0
4592	Admin Bldg Dist. Piping - Re-pipe	$0	$0	$0	$0	$0
4592	Amphitheater Dist. Piping - Re-pipe	$0	$0	$0	$0	$0
4592	Library Dist. Piping - Re-pipe	$0	$0	$0	$0	$0
4592	Resale Office Dist.Piping - Re-pipe	$0	$0	$0	$0	$0
4592	Security Dist. Piping - Re-pipe	$0	$0	$0	$0	$0
4600	HVAC Systems - Replace	$190,534	$196,250	$202,137	$208,201	$214,447
4607	Exhaust Fans - Replace	$0	$0	$0	$80,077	$0
4800	Fire Alarm Systems - Replace	$0	$161,744	$0	$0	$0
4850	AED Defibrillators - Replace	$0	$0	$0	$0	$0
5010	Walkway Pole Lights - Replace	$67,001	$0	$0	$0	$0
6160	Drinking Fountains - Replace	$0	$0	$0	$0	$0
6207	Space Heater - Replace	$13,295	$0	$0	$0	$0
8010	EV Charging Stations - Replace	$0	$0	$0	$0	$107,224
	Administration Building					
2300	Stucco - Repaint	$0	$0	$0	$0	$0
2310	Wood Surfaces - Repaint	$12,667	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
2420	5-Ply Built-up Roof - Replace	$0	$323,489	$0	$0	$0
2455	Mansard Steel Shingles - Replace	$0	$0	$0	$0	$0
2500	Stair Elastomeric - Resurface	$0	$0	$0	$0	$0
3002	2nd Floor Kitchen	$25,125	$0	$0	$0	$0
3002	Admin Small Conference Rooms	$0	$0	$0	$0	$0
3002	Administration Remodel Projects	$0	$0	$0	$0	$0
3002	GRF Board Room - Remodel	$0	$0	$0	$0	$0
3002	Stock Transfer Kitchenette	$0	$0	$0	$0	$0
3004	Furnishings & Work Stations - Repl	$0	$0	$373,177	$0	$0
3004	Lobby Furnishings	$0	$0	$0	$0	$0
3020	Carpet - Replace	$108,876	$0	$0	$0	$0
3040	Tile Floor (Lobbies) - Replace	$0	$0	$0	$0	$0
3050	Linoleum/Vinyl Floor - Replace	$15,913	$0	$0	$0	$0
4500	Elevator - Modernize	$0	$0	$0	$0	$0
4505	Elevator Door Operator - Replace	$0	$0	$0	$0	$0
4530	Elevator Cab - Remodel	$0	$0	$0	$0	$0
4660	Admin Bldg Generator - Replace	$0	$0	$0	$0	$0
5382	FOB Access System - Replace	$0	$0	$0	$0	$212,091
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$0
	Clubhouse #1					
2300	Stucco - Repaint	$0	$0	$0	$0	$0
2310	Wood Surfaces - Repaint	$26,172	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
2450	Comp Shingle Roof - Replace	$0	$0	$0	$0	$0
2480	Gutter System - Replace	$0	$0	$0	$0	$0
2520	Wood Surfaces - Repair	$0	$0	$0	$0	$0
2525	Wood Siding - Repair/Replace	$0	$0	$0	$0	$0
3020	Carpet - Replace	$0	$0	$0	$0	$0
3050	Kitchen Floor - Replace	$0	$0	$0	$0	$0
3050	Linoleum/Vinyl Floor - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2049	2050	2051	2052	2053
3200	Ballroom Furnishing - Replace	$0	$0	$0	$0	$0
3200	Lobby Furniture - Replace	$0	$0	$0	$0	$0
3248	Billiard Rooms - Remodel	$0	$0	$0	$0	$60,328
3250	Billiard Tables - Replace/Re-cover	$0	$0	$0	$0	$0
3257	Woodshop Equipment - Replace	$0	$0	$0	$81,908	$0
3320	Commercial Appliances - Replace	$0	$0	$0	$0	$0
5050	Interior Lights - Replace	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$0
6215	Gas BBQ Free Standing - Replace	$0	$0	$0	$0	$6,127
	CH 1, Shuffleboard Building'					
2300	Exterior Surfaces - Repaint	$0	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
2450	Comp Shingle Roof - Replace	$0	$0	$0	$0	$0
2485	Skylights - Replace	$0	$0	$0	$0	$0
6543	Shuffleboard Equipment - Replace	$0	$0	$0	$0	$31,107
	Clubhouse #2					
2300	Stucco - Repaint	$0	$0	$0	$0	$0
2310	Wood Surfaces - Repaint	$33,291	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$0	$0	$69,324	$0
2450	Comp Shingle Roof - Replace	$0	$0	$510,896	$0	$0
2480	Gutter System - Replace	$0	$0	$0	$0	$0
2520	Wood Surfaces - Repair	$18,844	$0	$0	$0	$0
2525	Wood Siding - Repair/Replace	$0	$0	$0	$0	$0
2710	Entry Canopy - Replace	$0	$0	$0	$0	$0
3020	Carpet - Replace	$0	$0	$0	$44,615	$0
3020	Game Room Carpet - Replace	$0	$0	$0	$15,558	$0
3040	Kitchen Tile Floor - Replace	$0	$0	$0	$0	$74,467
3050	Billiard Vinyl Floor - Replace	$0	$0	$0	$0	$0
3050	Linoleum/Vinyl Floor - Replace	$0	$0	$0	$0	$0
3075	Stage Hardwood Floor - Refurbish	$0	$0	$0	$0	$8,955
3200	Billiard Rm Furniture - Replace	$0	$0	$24,434	$0	$0
3205	CH2 Ballroom Furnishings - Replace	$0	$0	$0	$0	$0
3205	CH2 Lobby Refurb & Furnishings	$0	$0	$0	$315,734	$0
3245	Billiard -Cabinet/Counter - Replace	$0	$0	$0	$0	$0
3250	Billiard Table - Replace/Re-cover	$0	$0	$82,188	$0	$0
3251	Arcade & Game Tables - Repl	$0	$0	$37,762	$0	$0
3320	Kitchen Appliances - Replace	$0	$0	$0	$249,384	$0
4211	Theater Equipment - Replace	$0	$0	$0	$0	$0
4580	Sewer Ejection System - Replace	$0	$0	$0	$0	$0
4581	Sewer Lit Stn Generator - Replace	$0	$0	$0	$0	$35,348
5050	Large Interior Lights - Replace	$0	$0	$0	$0	$0
5700	Main Restrooms - Major Refurbish	$0	$0	$0	$0	$0
5700	Stage Restrooms - Major Refurbish	$0	$0	$0	$0	$0
	Clubhouse #3					
2300	Stucco - Repaint	$13,819	$0	$0	$0	$0
2310	Wood Surfaces - Repaint	$46,063	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
2450	Comp Shingle Roof - Replace	$559,039	$0	$0	$0	$0
2460	Flat Roof System (SPF) - Replace	$0	$0	$0	$0	$0
2462	Flat Roof - Seal/Re-coat	$0	$0	$0	$0	$0
2480	Gutter System - Replace	$0	$0	$0	$0	$0
2485	Skylights - Replace	$8,166	$0	$0	$0	$0
2525	Wood Siding - Repair/Replace	$0	$0	$0	$0	$0
3000	Sewing Room - Remodel	$0	$0	$0	$49,190	$0
3001	Sewing Equipment - Replace	$0	$0	$0	$69,782	$0
3050	Flooring - Replace	$0	$0	$0	$0	$0
3150	Window Treatments - Replace	$20,624	$0	$0	$0	$0
3200	Auditorium Furniture - Replace	$0	$0	$0	$0	$0
3230	Meeting Rooms Furniture - Replace	$0	$0	$0	$0	$0
3300	Kitchens of Rooms 1-8, Remodel	$0	$0	$0	$0	$0
3310	Demonstration Kitchen, Cabinetry	$0	$71,168	$0	$0	$0
5050	Interior Lights - Replace	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$0
	Knowledge & Learning Center (CH-3)					
3040	Carpet Floor - Replace	$0	$0	$26,655	$0	$0
3160	Acoustic Wall Panels - Replace	$0	$0	$0	$0	$0
3200	Furniture/Furnishings - Replace	$0	$133,709	$0	$0	$0
3225	Stack Chairs - Replace	$0	$16,606	$0	$0	$0

	Fiscal Year	2049	2050	2051	2052	2053
4201	Hearing Loop Electronics - Replace	$0	$0	$0	$0	$0
	Clubhouse #4					
2300	Stucco - Repaint	$0	$25,879	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
2450	Comp Shingle Roof - Replace	$0	$0	$277,661	$0	$0
2460	Flat Roof System (SPF) - Replace	$0	$0	$0	$0	$0
2480	Gutter System - Replace	$0	$0	$0	$0	$0
2520	Wood Surfaces - Repair	$0	$19,841	$0	$0	$0
3050	Linoleum/Vinyl Floor - Replace	$0	$0	$0	$0	$0
3060	Laminate Flooring - Replace	$0	$0	$0	$0	$0
3120	Acoustic Room Dividers - Replace	$0	$0	$0	$0	$0
3230	Furniture/Furnishings - Replace	$0	$0	$0	$0	$0
3245	Built-in Cabinets & Lockers	$0	$0	$0	$0	$0
3246	Art/Lapidary Cabinetry - Replace	$0	$0	$0	$0	$0
3247	Kilns - Replace	$0	$0	$0	$0	$0
3247	Lapidary Rm Equip - Replace	$0	$0	$0	$0	$0
3320	Commercial Appliances - Replace	$0	$0	$0	$0	$0
4206	DAIS Audio Visual Equipment - Repla	$0	$0	$0	$0	$341,702
4206	Live Streaming System - Replace	$0	$36,662	$0	$0	$0
4525	Stage Hydraulic Lift - Replace	$0	$0	$0	$0	$0
5050	LED Interior Lights - Replace	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$0
	Clubhouse #5					
2310	Exterior Surfaces - Repaint	$0	$0	$0	$0	$20,738
2330	Interior Surfaces - Repaint	$0	$0	$0	$0	$34,406
2420	Flat Roof - Replace	$0	$0	$0	$0	$0
2450	Comp Shingle Roof - Replace	$0	$129,395	$0	$0	$0
2480	Gutter System - Replace	$0	$0	$0	$0	$0
2500	Walkway Decks - Resurface	$0	$0	$0	$0	$0
2525	Wood Siding - Repair	$0	$0	$0	$0	$0
2585	Wood Stairways - Repair	$0	$0	$0	$0	$0
2710	Fabric Awning - Replace	$0	$0	$0	$0	$0
3020	Carpet - Replace	$0	$0	$0	$74,358	$0
3050	Linoleum/Vinyl Floor - Replace	$0	$0	$0	$0	$0
3060	Laminate Flooring - Replace	$0	$0	$0	$0	$0
3200	Cafe Furniture - Replace	$20,310	$0	$0	$0	$0
3230	Office Furniture - Replace	$0	$0	$0	$0	$0
3231	1st Floor Rec Offices Furn - Replac	$0	$0	$0	$0	$0
3232	Distribution Office Furnishings	$39,782	$0	$0	$0	$0
3235	Office Cabinet/Counter - Replace	$0	$0	$45,314	$0	$0
3237	Clubhouse #5 - Refurbish	$0	$0	$0	$0	$47,131
3237	Coin Counting Machine - Replace	$0	$0	$0	$0	$0
3237	Plotter Printer - Replace	$0	$0	$0	$7,893	$0
3237	Tri-Fold Machine - Replace	$0	$0	$0	$0	$8,012
3310	Kitchen Cabinetry - Replace	$0	$0	$0	$0	$0
4500	Elevator - Modernize	$0	$0	$0	$0	$0
4505	Elevator Door Operator - Replace	$73,282	$0	$0	$0	$0
4530	Elevator Cab - Remodel	$0	$0	$0	$0	$0
5555	Wood Railings - Repair/Replace	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$0
	Clubhouse #6					
2300	Stucco - Repaint	$0	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$35,799	$0	$0	$0
2420	Flat Roof - Replace	$0	$0	$0	$0	$0
3050	Linoleum/Vinyl Floor - Replace	$0	$0	$0	$0	$0
3055	Rubberized Flooring - Replace	$0	$0	$0	$0	$0
3060	Laminate Flooring - Replace	$0	$0	$0	$0	$0
3075	Hardwood Floor - Refurbish	$0	$0	$49,979	$0	$0
3251	Ping Pong Tables - Replace	$0	$0	$0	$0	$28,279
3300	Kitchen - Remodel	$0	$0	$0	$0	$0
3525	Gym Equipment - Replace	$0	$819,505	$0	$0	$0
4500	Elevator - Modernize	$0	$0	$0	$0	$0
4505	Elevator Door Operator - Replace	$0	$0	$0	$0	$0
4530	Elevator Cab - Remodel	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$0	$237,225	$0	$0	$0
5711	Restroom Door Operators - Replace	$0	$0	$0	$29,743	$0
	Amphitheater					
2300	Exterior Flatwork - Repaint	$0	$0	$0	$0	$0

	Fiscal Year	2049	2050	2051	2052	2053
2310	Wood Surfaces - Repaint	$0	$23,723	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
2340	Metal Surfaces - Repaint	$0	$17,900	$0	$0	$0
2420	Built-up Roof - Replace	$0	$0	$0	$0	$0
2690	Blast Door - Replace	$0	$0	$0	$0	$0
3000	2nd Floor Furnishings	$0	$0	$0	$0	$47,131
3000	News Room - Remodel	$0	$30,192	$0	$0	$0
3020	Loft Carpet - Replace	$0	$0	$0	$0	$17,674
3050	2nd Floor Vinyl Floors - Replace	$0	$0	$0	$0	$18,853
3050	Linoleum/Vinyl Floor - Replace	$0	$0	$0	$0	$0
3070	Stage Hardwood Floor - Replace	$0	$0	$0	$0	$0
3075	Hardwood Floor - Refurbish	$0	$34,505	$0	$0	$0
3230	News Room Furnishings - Replace	$0	$0	$0	$0	$0
4200	Main Server - Replace	$0	$0	$0	$0	$280,431
4202	Hard Drive Storage - Replace	$0	$0	$9,107	$0	$0
4580	Sewage Ejection Pump - Replace	$0	$0	$0	$0	$0
4585	Storm Pumps - Replace	$0	$0	$0	$0	$0
5005	Large Pole Lights - Replace	$0	$0	$0	$0	$0
5525	3' Iron Railing - Replace	$0	$0	$0	$0	$0
5535	Pipe Railing - Repair/Replace	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$0
6565	Theater Bleachers - Replace	$0	$0	$0	$0	$0
6573	Theater Lighting - Replace	$0	$0	$0	$0	$0
6574	Theater Rigging - Replace	$0	$0	$0	$0	$0
6575	Stage/Theater Curtains - Replace	$0	$0	$0	$0	$0
6577	AV/Production Room Facility	$0	$0	$0	$0	$0
6577	Projector/DVD Player - Replace	$0	$0	$0	$0	$0
6577	Theater Sound System - Replace	$0	$0	$0	$0	$0
	Library					
2300	Stucco - Repaint	$0	$0	$0	$0	$0
2310	Wood Surfaces - Repaint	$7,747	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$0	$0	$0	$19,324
2450	Comp Shingle Roof - Replace	$0	$112,143	$0	$0	$0
2460	Cap Sheet Roof - Replace	$0	$0	$0	$0	$0
3020	Carpet - Replace	$0	$0	$0	$0	$0
3040	Tile Floor - Replace	$0	$0	$0	$0	$0
3200	Furnishings - Replace	$0	$0	$0	$0	$0
4801	Patron Management System	$0	$0	$0	$0	$0
5700	Friend of Library Restrm - Refurb	$0	$0	$0	$10,296	$0
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$0
	Pool Area & Golf Starter Facility					
2360	Block/Stucco Walls - Repaint	$0	$0	$0	$37,751	$0
3530	Lockers - Replace	$0	$0	$0	$0	$0
3740	Swimsuit Water Extractor - Replace	$0	$0	$0	$5,720	$0
5520	Pool Iron Fence - Replace	$0	$0	$0	$0	$0
5700	Golf Shack Restrooms - Major Refurb	$0	$0	$0	$0	$0
5700	Pool Restrms/Locker - Major Refurb	$0	$0	$0	$0	$0
5710	Restrooms - Minor Refurbish	$0	$0	$0	$34,319	$0
5750	Outdoor Pool Showers - Re-tile	$0	$0	$0	$0	$0
5800	Pool Deck Concrete - Repair/Replace	$0	$0	$0	$0	$0
5810	Pool - Resurface & Re-tile	$0	$0	$0	$0	$0
5812	Pool Filters - Replace	$0	$0	$0	$38,895	$0
5815	Pool Heater - Replace	$0	$0	$0	$0	$0
5820	Spa - Resurface & Re-tile	$0	$0	$0	$0	$0
5822	Spa Filter - Replace	$0	$0	$0	$20,591	$0
5825	Spa Heater - Replace	$0	$0	$0	$30,887	$0
5840	Pool & Spa Pumps & Motors - Replace	$0	$0	$0	$14,872	$0
5848	Chemical Controllers - Replace	$0	$0	$0	$8,008	$0
5900	ADA Pool Lift - Replace	$0	$0	$0	$32,031	$0
5910	Swim Lane Markers - Replace	$0	$0	$0	$8,694	$0
5950	Pool Area Mastic - Replace	$0	$7,332	$0	$0	$0
5990	Pool Furniture - Replace	$0	$0	$0	$64,062	$0
6315	Fabric Shade Structure - Replace	$0	$0	$0	$8,008	$0
	Golf Course					
2330	Interior Surfaces - Repaint	$0	$0	$0	$6,864	$0
3020	Golf Shack Carpet - Replace	$0	$0	$0	$6,864	$0
3245	Built-in Cabinets - Replace	$0	$0	$0	$0	$0
5570	Chain Link Fences - Replace	$0	$0	$0	$0	$0
6030	Cart Path Rubber Surface - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2049	2050	2051	2052	2053
6305	Vinyl Shade Structures - Replace	$0	$0	$0	$0	$0
6600	Bridge - Repair/Replace	$0	$0	$0	$0	$0
6675	Lake Aerator System - Replace	$13,086	$0	$0	$0	$0
7013	Golf Course Greens - Refurbish	$0	$69,011	$0	$73,214	$0
7014	Golf Course T-Boxes - Refurbish	$0	$172,527	$0	$0	$0
	Mission Park					
5010	Bell Pole Lights - Replace	$0	$0	$0	$0	$0
5090	Tennis Court Lights - Replace	$0	$0	$0	$0	$0
5560	Vinyl Fencing - Replace	$0	$0	$0	$0	$0
5570	Chain Link Fence - Replace	$0	$0	$0	$0	$0
6105	Park Benches - Replace	$0	$0	$0	$0	$0
6325	Aluminum Shade Structure - Repair	$0	$0	$0	$0	$0
6505	Pickleball Courts - Resurface	$78,517	$0	$0	$0	$0
6515	Court Windscreens - Replace	$10,888	$0	$0	$0	$0
6530	Basketball Backboard - Replace	$0	$0	$0	$0	$0
6540	Bocce Ball Court - Refurbish	$0	$0	$0	$0	$0
6805	Monument - Replace/Refurbish	$0	$0	$0	$0	$0
	Veterans Plaza					
6305	Vinyl Shade Structure -Replace	$23,974	$0	$0	$0	$0
6315	Fabric Shade Structure - Replace	$0	$12,293	$0	$0	$0
6805	Veterans Memorial - Refurbish	$0	$0	$0	$0	$0
	Maintenance Yard					
2470	Metal Seamed Roof - Repair/Replace	$0	$0	$0	$0	$0
2480	Gutter System - Replace	$0	$0	$0	$0	$0
2535	Corrugated Metal Siding - Replace	$0	$0	$0	$0	$0
3011	Miscellaneous Building Replacement	$0	$0	$0	$0	$0
3020	Carpet - Replace	$0	$0	$0	$0	$0
3060	Laminate Flooring - Replace	$0	$0	$0	$0	$0
3227	Work Stations - Replace	$0	$0	$0	$0	$0
3230	Office/Warehouse Furnishings	$0	$0	$0	$0	$0
3231	Purchasing Office Furnishings	$0	$0	$0	$0	$0
3231	Purchasing Warehouse Facility	$27,219	$0	$0	$0	$0
3232	Storage/Wk Area Furnishings	$0	$0	$0	$0	$0
3300	Kitchen - Remodel	$0	$0	$0	$0	$0
3820	Carpenter Shop Equipment - Replace	$169,596	$0	$0	$0	$0
3821	Welding Shop Equipment	$113,064	$0	$0	$0	$0
3835	Hydraulic Lift - Replace	$167,502	$0	$0	$0	$0
3840	Fuel Leak Detection System- Replace	$0	$0	$0	$0	$0
3842	Waste Oil Storage Tank	$0	$0	$0	$0	$0
3843	Underground Tank - Replace	$0	$0	$0	$0	$0
3844	Waste Oil Tank - Replace	$0	$0	$0	$0	$0
	Service Maintenance					
507	Entry Iron Gate - Replace	$0	$0	$51,090	$0	$0
832	Roll-Up Doors - Replace	$0	$0	$0	$106,389	$0
951	Bathrooms/Locker Rm - Refurbish	$0	$0	$0	$0	$0
1008	Barreto Micro Trencher - Replace	$0	$0	$0	$0	$0
1110	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
1115	Exterior Surfaces- Repaint	$0	$30,192	$0	$0	$0
3730	Washers & Dryers - Replace	$0	$0	$0	$0	$9,426
	Resale Office					
2310	Wood Surfaces - Repaint	$9,003	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
2450	Comp Shingle Roof - Replace	$0	$0	$0	$0	$0
3020	Carpet - Replace	$0	$0	$0	$0	$0
3300	Kitchen - Remodel	$0	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$0
6830	Signage - Replace/Refurbish	$0	$6,470	$0	$0	$0
	Security Office & Gatehouses					
1000	Main Gate Reno Design Work	$0	$0	$0	$0	$0
1990	Main Gate/Security Office - Reno	$0	$0	$0	$0	$0
1990	North Gatehouse - Remodel	$0	$0	$0	$0	$0
1990	South Gatehouse - Remodel	$0	$0	$0	$0	$0
2300	Stucco - Repaint	$0	$0	$0	$0	$0
2330	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
2450	Comp Shingle Roof - Replace	$121,439	$0	$0	$0	$0
2480	Gutter System - Replace	$8,584	$0	$0	$0	$0
3020	Carpet - Replace	$88,986	$0	$0	$0	$0
3050	Linoleum/Vinyl Floor - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2049	2050	2051	2052	2053
3230	Furniture/Furnishings - Replace	$0	$0	$0	$0	$0
3300	Kitchen - Remodel	$0	$0	$0	$0	$0
4660	Security Bldg. Generator - Replace	$31,407	$0	$0	$0	$0
5700	Restrooms - Major Refurbish	$0	$0	$0	$0	$0
	Infrastructure					
2220	(2025) Parking Lots - Resurface	$0	$0	$0	$0	$2,309,434
2220	(2041) Asphalt (Phase 1), Resurface	$0	$0	$0	$0	$0
2220	(2042) Asphalt (Phase 2), Resurface	$0	$0	$0	$0	$0
2220	(2043) Asphalt (Phase 3), Resurface	$0	$0	$0	$0	$0
2220	(2045) Asphalt (Phase 4), Resurface	$0	$0	$0	$0	$0
2220	(2047) Asphalt (Phase 5), Resurface	$0	$0	$0	$0	$0
2220	(2048) Asphalt (Phase 6), Resurface	$0	$0	$0	$0	$0
2230	(2024) Asphalt (Phs 3), Repair/Seal	$397,818	$0	$0	$0	$0
2230	(2024) Parking (Phs 1), Repair/Seal	$0	$0	$0	$216,209	$0
2230	(2025) Asphalt (Phs 4), Repair/Seal	$0	$409,752	$0	$0	$0
2230	(2025) Parking (Phs 3), Repair/Seal	$79,564	$0	$0	$0	$89,549
2230	(2026) Asphalt (Phs 5), Repair/Seal	$0	$0	$0	$0	$0
2230	(2026) Parking (Phs 2), Repair/Seal	$0	$87,342	$0	$0	$0
2230	(2027) Asphalt (Phs 1), Repair/Seal	$0	$0	$0	$594,861	$0
2230	(2028) Asphalt (Phs 2), Repair/Seal	$0	$0	$0	$0	$447,747
2300	HC Bldg Exterior Flatwork - Repaint	$52,344	$0	$0	$0	$0
2310	HC Bldg. Wood Surfaces - Repaint	$22,822	$0	$0	$0	$0
2340	Metal Surfaces - Repaint	$12,981	$0	$0	$0	$0
4200	Gate Server Equip - Replace	$0	$0	$0	$10,067	$0
4595	Sewer System - Repair/Replace	$104,689	$107,830	$111,064	$114,396	$117,828
4690	Storm Drain Screens - Replace	$0	$0	$0	$0	$0
5008	Street Pole Light Fixtures - Repl	$0	$0	$0	$0	$0
5330	Gate Operators - Replace	$0	$16,174	$0	$0	$0
5332	Barrier Arm Operators - Replace	$0	$0	$0	$0	$0
5348	Crosswalk Activation & Lights	$0	$0	$0	$0	$0
5348	Street Lights Backup Battery - Repl	$0	$0	$0	$0	$0
5349	Traffic Light Poles - Replace	$0	$0	$0	$0	$0
5380	Visitor Access System - Replace	$0	$0	$0	$0	$151,292
5501	Block Walls - Add/Repair/Replace	$0	$0	$0	$0	$0
5510	Main Entry Vehicle Gates - Replace	$0	$7,764	$0	$0	$0
5510	North Entry Vehicle Gates - Replace	$0	$0	$0	$0	$25,922
5510	South Entry Vehicle Gates - Replace	$0	$0	$0	$0	$47,131
5515	Metal Pedestrian Gates - Replace	$0	$0	$0	$0	$0
5570	Chain Link Fence Project, 2023-2030	$0	$0	$0	$0	$0
6631	Waterscape Shoreline - Clean/Repair	$0	$0	$0	$0	$0
6807	Lighted Marquee - Replace	$0	$0	$0	$0	$0
6900	Irrigation Controllers - Replace	$0	$0	$68,860	$0	$0
7010	Landscape - Renovations	$209,378	$215,659	$222,129	$228,793	$235,657
8010	EV Charging Station - Replace	$0	$0	$0	$183,034	$0
	Miscellaneous Components					
3263	Christmas Trees/Decorations - Repl	$0	$0	$0	$0	$42,418
4200	2-Way Radios & Microphones - Replac	$0	$0	$17,770	$0	$0
4220	Audio Sound System - Replace	$0	$0	$0	$0	$0
4515	Elevator Cylinders - Replace	$230,316	$0	$0	$0	$0
4780	Phone System - Replace	$0	$0	$0	$0	$235,657
5510	RV Lot Iron Vehicle Gates - Replace	$0	$0	$88,852	$0	$0
6383	RV Lot Office Trailer - Replace	$0	$0	$0	$0	$0
6391	Globe Surfaces - Repaint	$0	$0	$0	$0	$0
6392	Globe Lighting - Replace	$0	$0	$0	$0	$0
6805	Monument - Replace/Refurbish	$0	$0	$0	$0	$0
6850	Street Name Signs - Replace	$0	$0	$0	$0	$0
7980	Bus Stop Shelters - Replace	$0	$0	$0	$0	$0
	Fleet Maintenance					
1900	(2024) Cushmans - Replace	$0	$0	$0	$0	$0
1900	(2025) Cushmans - Replace	$0	$0	$0	$0	$0
1900	(2026) Cushmans - Replace	$0	$0	$0	$0	$0
1902	Forklift - Replace	$0	$0	$0	$0	$0
1902	Front Loader/Backhoe - Replace	$0	$0	$0	$0	$0
1902	Tractors - Replace	$0	$0	$0	$0	$0
1903	(2024) Automobiles - Replace	$0	$0	$0	$0	$0
1903	Elect Club Car Vehicles - Replace	$0	$554,244	$0	$0	$0
1903	Elect Gem Vehicles - Replace	$0	$0	$0	$0	$0
1904	(2024) Van - Replace	$0	$0	$0	$0	$0
1904	(2033) Chevy Trucks - Replace	$0	$0	$0	$0	$367,624

	Fiscal Year	2049	2050	2051	2052	2053
1905	(2025) #5-#8, Buses - Replace	$0	$0	$0	$0	$0
1905	(2032) #9, Freedom Bus - Replace	$0	$280,357	$0	$0	$0
1905	(2041) #1-#4, Buses - Replace	$0	$0	$0	$0	$0
1906	(2025) Radar Trailer - Replace	$0	$0	$0	$0	$0
1906	(2032) Radar Trailers - Replace	$0	$0	$0	$0	$75,410
1906	Emergency Equip Trailer- Replace	$0	$22,536	$0	$0	$0
1906	Trailer for Backhoe - Replace	$0	$0	$0	$0	$0
1906	Trailers - Replace	$0	$0	$0	$0	$0
1910	Golf Cart - Replace	$0	$0	$0	$0	$0
	Total Expenses	$4,577,103	$5,759,069	$3,619,590	$4,625,160	$7,226,408
	Ending Reserve Balance	$30,098,100	$30,596,427	$33,390,517	$35,248,730	$34,522,655

Accuracy, Limitations, and Disclosures

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

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

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

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

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

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

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

Terms and Definitions

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

Component Details

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

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

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

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

Comp #: 2520 Wood Surfaces - Repair Materials **Quantity: Extensive GSF**
Location: Throughout all common areas
Funded?: Yes. Funding Reason
History:
Comments: The surfaces are repaired by the staff, the funding is for materials only. Expect to perform major wood repair project prior to wood surface painting projects. Keep wood well painted to avoid premature wood deterioration. Consult with a qualified contractor for actual evaluation of repair needs. This is an allowance to do some of the major repair work. It is beyond the scope of the reserve study to determine actual repair expenses.

Useful Life:
5 years

Remaining Life:
0 years

Best Case: $ 3,000 Worst Case: $ 5,000

Cost Source: ARI Cost Database

Comp #: 2580 Metal Handrailing - Repair/Replace **Quantity: Moderate LF**
Location:
Funded?: Yes.
History: New 2021, $18,200.
Comments: All metal railing will eventually break down due to a combination of sun and weather exposure. Sometimes this is exacerbated by other factors such as irrigation overspray, abuse and lack of preventive maintenance. For some types of railing, complete replacement is advisable over minor repairs. Remaining useful life of the railing may be prolonged by regular painting to protect the metal from rust and corrosion. Cost estimate range below assumes full replacement with similar material, style and quantity as existing. Remaining life can often be extended with partial repair and/or replacement and quality painting application.

Useful Life:
30 years

Remaining Life:
27 years

No Photo Available

Best Case: $ 21,000 Worst Case: $ 21,000

Cost Source: ARI Cost Database

Comp #: 2600 Exterior Doors - Replace **Quantity: Numerous Doors**
Location: All Building exterior doors
Funded?: Yes.
History: 2018, $29,562 Clubhouse 1 (4) sliding doors. 2020, $31,000. 2020, Learning center storefront $3,120.
Comments: There is no expectation to replace all of the doors at one time. This is an allowance to replace the individual doors when necessary to properly maintain appearance and functionality. Routine maintenance of closures, hinges, latches and hardware and other minor repairs should be handled using Operating funds. Keep all surfaces (other than glass) well painted and protected from moisture causing premature deterioration. As the history for replacement becomes evident, this should be adjusted to accurately meet the needs of the client.

Useful Life:
1 years

Remaining Life:
0 years

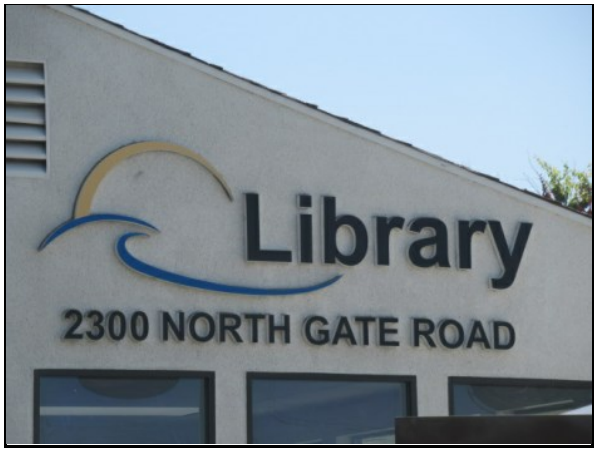
Best Case: $ 26,000 Worst Case: $ 49,000

Cost Source: ARI Cost Database

Comp #: 2725 Building Signage - Replace **Quantity: (1) Allowance**
Location: Common area buildings throughout
Funded?: Yes.
History: To be completed in 2017
Comments: Most of these are new plaques affixed to the buildings, some have just letters and logo affixed to the building. These should be replaced all at the same time to maintain continuity. Monitor for mounting failures, overall fading and becoming dirty & unsightly.

Useful Life:
15 years

Remaining Life:
8 years



Best Case: $ 28,000 Worst Case: $ 40,000

Cost Source: Client cost history with inflation

Comp #: 2740 Windows - Repair/Replace **Quantity: (1) Provision**
Location: All buildings
Funded?: Yes.
History:
Comments: These are typically long life components with no anticipation of total replacement. Due to aging and shifting of buildings the windows should be checked for proper seal and any remedial repairs should be addressed immediately. This funding is established by the association should major window repair or replacement be required.

Useful Life:
1 years

Remaining Life:
0 years

Best Case: $ 100,000 Worst Case: $ 100,000

Cost Source: Estimate Provided by Client

Comp #: 3170 Acoustic Ceiling Panels - Replace **Quantity: Minimal GSF**
Location: Throughout all buildings
Funded?: No. Panels should be replaced individually as necessary using Operating funds. No separate funding required.
History:
Comments: These are acoustic panel ceilings with fluorescent lights with lenses installed. These are long life components with normal repair or replacement as needed to maintain the facilities. Full replacement may be anticipated with a facility remodel project.

Useful Life:

Remaining Life:

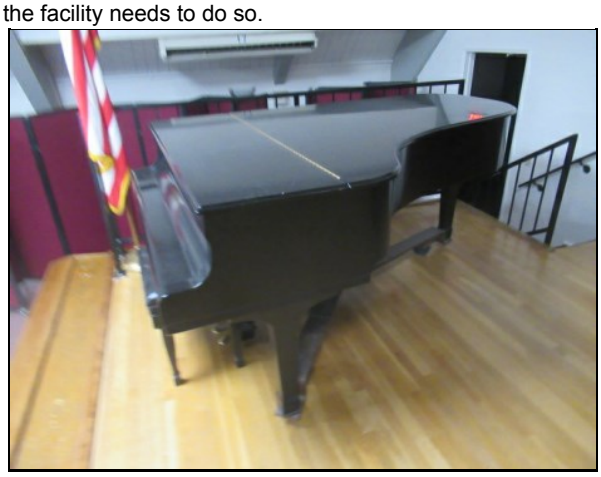
Best Case: Worst Case:

Cost Source:

Comp #: 3255 Pianos - Replace **Quantity: (9) Pianos**
Location: (2) CH1; (4) CH2; (1) CH4 and (2) Amphitheater
Funded?: Yes.
History: CH1 new $4,900.
Comments: The ages and conditions vary. There is no expectation to replace all of the pianos at one time. This is an allowance to replace these individually when the facility needs to do so.

Useful Life:
5 years

Remaining Life:
3 years



Best Case: $ 6,000 Worst Case: $ 6,000

Cost Source: ARI Cost Database

Comp #: 3270 Outdoor Furnishings - Replace **Quantity: (57) Various Pieces**
Location: Throughout community
Funded?: Yes. Funding Reason
History: New 2022.
Comments: There is no expectation the client will replace the furniture "like for like". This is an allowance to replace with approximately the same quantity and quality as the existing furniture. The furniture should be replaced routinely to maintain appearance and functionality. The cushions will become soiled and the framework will weather. The usefulness may decline as the furniture weathers and becomes unattractive. Anticipate replacement at the interval shown to keep the facilities fresh and useful. Avoid mistreatment and abuse.

Useful Life:
10 years

Remaining Life:
8 years

Best Case: $ 15,000 Worst Case: $ 25,000

Cost Source: ARI Cost Database

Comp #: 3270 Patio Furniture - Replace **Quantity: Numerous & Various Pieces**

Location: Various Plazas
Funded?: Yes. Funding Reason
History: New 2018, (6) Sets/(2) cans, $14,121. 2023, new @ Golf shack.
Comments: There is no expectation the client will replace the furniture "like for like". This is an allowance to replace with approximately the same quantity and quality as the existing furniture. The furniture should be replaced routinely to maintain appearance and functionality. The cushions will become soiled and the framework will weather. The usefulness may decline as the furniture weathers and becomes unattractive. Anticipate replacement at the interval shown to keep the facilities fresh and useful. Avoid mistreatment and abuse.

Useful Life:
10 years

Remaining Life:
4 years

Best Case: $ 35,000 Worst Case: $ 35,000

Cost Source: ARI Cost Database

Comp #: 3355 Ice makers- Replace **Quantity: (3) Units**

Location: (1) CH3, (1) CH4; and (1) Maint.
Funded?: Yes.
History: 2018, Maint Bldg, $3,037.
Comments:

Useful Life:
12 years

Remaining Life:
6 years

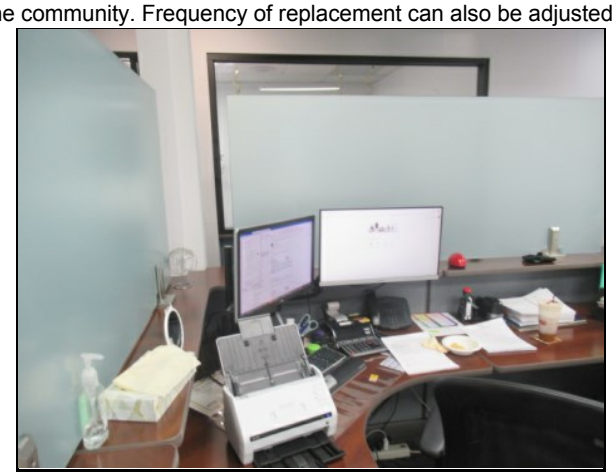
Best Case: $ 12,000 Worst Case: $ 16,500

Cost Source: ARI Cost Database

Comp #: 4200 Computer Hardware Equip - Replace **Quantity: (1) Comment**
Location: All departments
Funded?: No. This is included in #4250 Technology Equipment. No separate funding required.
History: 2022-2023, $323,434.
Comments: This component is separate from the Technology Equipment. It is for the computers throughout the facilities. It is beyond the scope of the study to evaluate the cost or conditions of t. his equipment. This funding can be adjusted by the client as needed to meet the needs of the community. Frequency of replacement can also be adjusted to better budget for replacements.

Useful Life:

Remaining Life:



Best Case: Worst Case:

Cost Source:

Comp #: 4206 Cyber Security Hardware - Replace **Quantity: (1) Provision**
Location:
Funded?: No. This is included in #4250 Technology Equipment - No separate funding required.
History: 2022, $235,961
Comments:

Useful Life:

Remaining Life:

No Photo Available

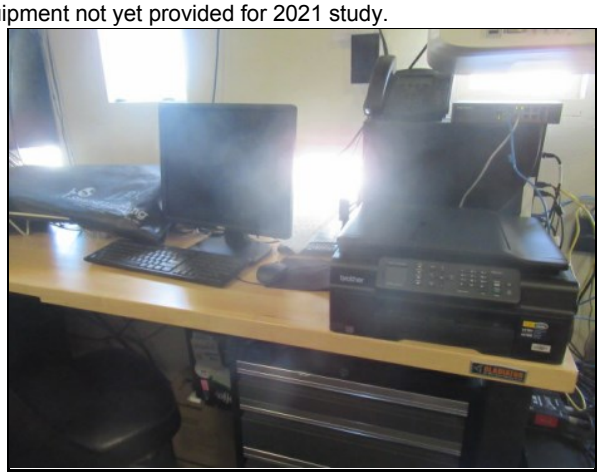
Best Case: Worst Case:

Cost Source:

Comp #: 4210 Audio-Video Equipment - Replace **Quantity: Numerous Components**
Location: All Buildings as Needed: ADMIN (1) Microphone system; CH4 (1) Microphone system; Amphitheater: Dell R710 System.
Funded?: No. This is included in #4250, No separate funding required.
History: 2020, CH-6 New equip $16,284
Comments: 2020 list of new equipment not yet provided for 2021 study.

Useful Life:

Remaining Life:



Best Case: Worst Case:

Cost Source:

Comp #: 4235 Televisions/Display Screens - Repl **Quantity: (1) Comment**
Location: Throughout all buildings
Funded?: No. This funding is included in #4250, IT Equipment - Replace. No separate funding required.
History:
Comments: There are numerous televisions and displays of various sizes throughout the common area buildings. Most are new but some will receive more active use than others.

Useful Life:

Remaining Life:

Best Case: Worst Case:

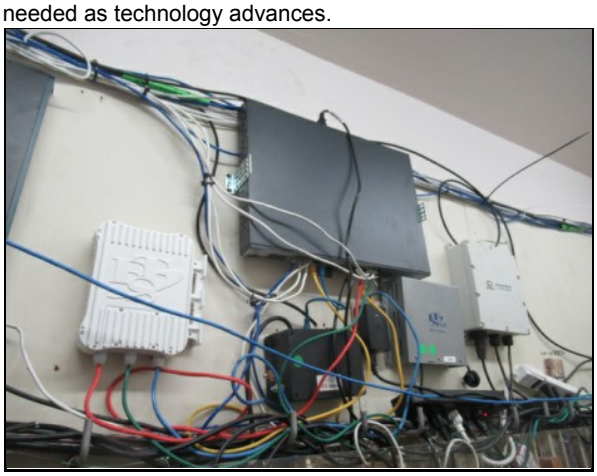
Cost Source:

Comp #: 4250 Technology Equipment - Replace **Quantity: (1) Annual Provision**

Location: This includes Wi-fi 8 Cisco catalyst 3750-48 port POE switches, 32 1Gb SFP for Uplink ports, and consulting fees. (8) Cisco Meraki MR66 Access point + 3 year Enterprise Support, (8) 5GHZ Sector Antenna + 1 yr warranty, (8) 2.4 Ghz Sector Antenna + 1 yr warranty, and miscellaneous materials. Audio video equipment, all locations.
Funded?: Yes.
History:
Comments: This is a provision for the wifi systems, displays, POE switches, antenna systems, server switches, conference equipment, server room equipment and upgrades. This also includes computers, monitors, laptops, printers, keyboards, mice, etc. All audio video equipment, including projectors, microphones, headsets, meeting room microphone systems, etc. This may include additional components as necessary to maintain a quality support system for the community's electronic needs. This allowance can be adjusted by the client as needed as technology advances.

Useful Life:
1 years

Remaining Life:
0 years



Best Case: $ 450,000 Worst Case: $ 450,000

Cost Source: Estimate Provided by Client

Comp #: 4290 Cameras & Recording Equip - Replace **Quantity: NVR Server & 150 Cameras**

Location: Throughout common areas, amphitheater and entry access areas
Funded?: Yes.
History: Updated some 2017, $16,400. 2018 RV Lot $4,139
Comments: Camera and recording equipment should be monitored closely to ensure proper function. We recommend an inspection by a licensed professional to better determine the remaining useful life of the equipment and all related components. This funding anticipates replacement of the full system. Periodic full replacement can be anticipated as technology changes as well as the needs of the client.

Useful Life:
10 years

Remaining Life:
0 years

Best Case: $ 295,000 Worst Case: $ 295,000

Cost Source: Estimate Provided by Client

Comp #: 4535 Elevator Load Test - 5 Year **Quantity: (3) Elevators**

Location: Elevators

Funded?: No. The funding for the testing is believed to be included in the Operating budget. No funding at this time.

History:

Comments: The state requires a 5 year load testing on all elevators. Consult with your maintenance vendor for testing and results.

No Photo Available

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 4570 Water Heaters - Replace **Quantity: Approx (14) Various Units**

Location: All buildings

Funded?: Yes.

History: 2019 CH #4, (1) 250 gallon $6,034.

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

Useful Life:
1 years

Remaining Life:
0 years

Best Case: $ 11,000 Worst Case: $ 14,000

Cost Source: ARI Cost Database

Comp #: 4580 Water District Main Valves - Replac **Quantity: (1) Allowance**
Location: Throughout common areas
Funded?: Yes. Funding Reason
History:
Comments: For the 2019 study, added funding due to the trend of main water valve replacement exceeding expectation. This can be adjusted or removed at the request of the client.

Useful Life:
1 years

Remaining Life:
0 years

No Photo Available

Best Case: $ 12,000 Worst Case: $ 25,000

Cost Source: Estimate Provided by Client

Comp #: 4590 Plumbing - Replace **Quantity: (1) Provision**
Location: Clubhouse #1
Funded?: Yes.
History:
Comments: This is not a typical reserve component. The client has experienced significant plumbing repair issues and prudently determined a funding for major repair or replacement is necessary for ongoing maintenance. The information provided is at the request of the client. Funding can be adjusted as necessary to meet the current needs.

Useful Life:
40 years

Remaining Life:
11 years

No Photo Available

Best Case: $ 180,000 Worst Case: $ 260,000

Cost Source: ARI Cost Database

Comp #: 4592 Admin Bldg Dist. Piping - Re-pipe **Quantity: (1) Provision**
Location: Admin Building
Funded?: Yes.
History:
Comments: The client has determine the need to re-pipe the buildings due to major plumbing repair issues. This is not a typical reserve component as it can not be anticipated with an average life or cost. The information contained in this component is provided by the client and can be adjusted accordingly. It is beyond the scope of the study for Association Reserves to determine the life or cost for this and there is no inspection of the plumbing system during the process of this study.

Useful Life:
40 years

Remaining Life:
16 years

No Photo Available

Best Case: $ 15,000 Worst Case: $ 17,000

Cost Source: Estimate Provided by Client

Comp #: 4592 Amphitheater Dist. Piping - Re-pipe **Quantity: (1) Provision**
Location: Amphitheater
Funded?: Yes.
History:
Comments: The client has determine the need to re-pipe the buildings due to major plumbing repair issues. This is not a typical reserve component as it can not be anticipated with an average life or cost. The information contained in this component is provided by the client and can be adjusted accordingly. It is beyond the scope of the study for Association Reserves to determine the life or cost for this and there is no inspection of the plumbing system during the process of this study.

Useful Life:
40 years

Remaining Life:
11 years

No Photo Available

Best Case: $ 57,000 Worst Case: $ 72,000

Cost Source: Estimate Provided by Client

Comp #: 4592 Library Dist. Piping - Re-pipe **Quantity: (1) Provision**
Location: Library
Funded?: Yes.
History:
Comments: The client has determine the need to re-pipe the buildings due to major plumbing repair issues. This is not a typical reserve component as it can not be anticipated with an average life or cost. The information contained in this component is provided by the client and can be adjusted accordingly. It is beyond the scope of the study for Association Reserves to determine the life or cost for this and there is no inspection of the plumbing system during the process of this study.

No Photo Available

Useful Life:
40 years

Remaining Life:
11 years

Best Case: $ 12,000 Worst Case: $ 13,000

Cost Source: Estimate Provided by Client

Comp #: 4592 Resale Office Dist.Piping - Re-pipe **Quantity: (1) Provision**
Location: Resale Office Building
Funded?: Yes.
History:
Comments: The client has determine the need to re-pipe the buildings due to major plumbing repair issues. This is not a typical reserve component as it can not be anticipated with an average life or cost. The information contained in this component is provided by the client and can be adjusted accordingly. It is beyond the scope of the study for Association Reserves to determine the life or cost for this and there is no inspection of the plumbing system during the process of this study.

No Photo Available

Useful Life:
40 years

Remaining Life:
21 years

Best Case: $ 8,600 Worst Case: $ 9,800

Cost Source: Estimate Provided by Client

Comp #: 4592 Security Dist. Piping - Re-pipe **Quantity: (1) Provision**

Location: Security Office Building
Funded?: Yes.
History:
Comments: The client has determine the need to re-pipe the buildings due to major plumbing repair issues. This is not a typical reserve component as it can not be anticipated with an average life or cost. The information contained in this component is provided by the client and can be adjusted accordingly. It is beyond the scope of the study for Association Reserves to determine the life or cost for this and there is no inspection of the plumbing system during the process of this study.

Useful Life:
40 years

Remaining Life:
11 years

No Photo Available

Best Case: $ 16,000 Worst Case: $ 18,000

Cost Source: Estimate Provided by Client

Comp #: 4600 HVAC Systems - Replace **Quantity: Numerous Assorted Systems**

Location: ADMIN (4) Rheem; (2) Carrier on the roof and (1) small Fujitsu; CH1 (11) ductless split-systems; CH2 (15) ductless split-systems; CH3 (4) 4-ton heat pumps & (13) ductless split-systems; CH4 (13) ductless split-systems & (1) evaporative cooler; CH5 (6) Carrier rooftop package systems; CH6 (12) rooftop package systems; MAINT (2) 2-ton ductless split-systems; AMPH (3) 1-Ton wall units, (3) 2-ton hea
Funded?: Yes.
History: 2018 Admin Conf A $6,200. 2018 Clubhs #1Heat pump $5,400. 2018, CH6 HVAC $25,000. 2021, $60K. 2023, CH2 $9,726.
Comments: As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs. Follow the maintenance recommendations of the manufacturer and installation contractor to maintain the warranty and receive optimum performance.

Useful Life:
1 years

Remaining Life:
0 years

Best Case: $ 91,000 Worst Case: $ 91,000

Cost Source: ARI Cost Database

Comp #: 4607 Exhaust Fans - Replace **Quantity: (38) Assorted Fans**
Location: All buildings, typically roof locations: Inventory in 2017: CH1 (3); CH2 (3); CH3 (9); CH6 (1); MAINT (10) 1/2 hp; AMPH (6) 2-hp; ADMIN (6) exterior.
Funded?: Yes.
History: Replaced 2022
Comments: Fans should be inspected and serviced regularly by HVAC vendor or maintenance staff to ensure proper function and to help attain full life expectancy. Follow the recommendation of the maintenance vendor for replacement needs.

Useful Life:
5 years

Remaining Life:
8 years

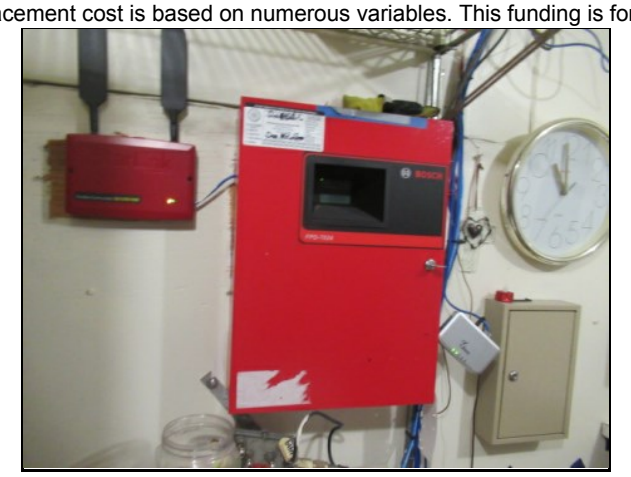
Best Case: $ 27,000 Worst Case: $ 43,000

Cost Source: ARI Cost Database

Comp #: 4800 Fire Alarm Systems - Replace **Quantity: (9) Systems**
Location: Buildings throughout community
Funded?: Yes.
History:
Comments: Ages vary somewhat, however, this is an average age of the panels. Not tested during site visit, these should be inspected and tested on a regular schedule by a qualified, licensed contractor. Follow all repair or replacement recommendations of the vendor. The actual replacement cost is based on numerous variables. This funding is for panel only.

Useful Life:
20 years

Remaining Life:
6 years



Best Case: $ 69,000 Worst Case: $ 81,000

Cost Source: ARI Cost Database

Comp #: 4830 Fire Equip. Cabinets - Replace **Quantity: Several Fixtures**
Location: Hose cabinet boxes and wall mounted extinguishers throughout buildings
Funded?: No. The association replaces these when necessary using Operating funds.
History:
Comments: We are not licensed to inspect this equipment. Hoses and extinguishers are replaced as needed as an Operating expense. No Reserve funding required.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 4850 AED Defibrillators - Replace **Quantity: (4) Devices**
Location: (1) CH3; (1) CH4; and (2) CH6
Funded?: Yes.
History:
Comments: The equipment should be serviced by a qualified technician. Monitor for battery replacement or reliable functionality. Follow the manufacturer's recommendations for maintenance and replacement cycles. It is beyond the scope of the study to determine functionality or service needs of the equipment.

Useful Life:
10 years

Remaining Life:
0 years

Best Case: $ 4,500 Worst Case: $ 6,000

Cost Source: ARI Cost Database

Comp #: 5010 Walkway Pole Lights - Replace **Quantity: Approx (141) Various Fixt**
Location: Throughout grounds
Funded?: Yes. Funding Reason
History:
Comments: Observed during daylight hours; assumed to be in functional operating condition. As routine maintenance, inspect, repair/change bulbs as needed. Best to plan for large scale replacement at roughly the time frame below for cost efficiency and consistent quality/appearance throughout Client. Replacement costs can vary greatly; estimates shown here are based on replacement with a comparable size and design, installed by a qualified electrician. We recommend consideration of LED fixtures or other energy-saving options whenever possible.

Useful Life:
8 years

Remaining Life:
1 years

Best Case: $ 26,000 Worst Case: $ 38,000

Cost Source: Estimate Provided by Client

Comp #: 5030 Interior & Exterior Light Fixtures **Quantity: Numerous Fixtures**
Location: All buildings, interior and exterior fixtures
Funded?: No. The association replaces these fixtures as needed as an Operating expense or included in major facility refurbishing. There is no expectation for complete replacement. No Reserve funding required.
History: Replacing lights with LED
Comments: Observed during daylight hours but assumed to be in functional, operating condition. As routine maintenance, clean by wiping down with an appropriate cleaner, change bulbs and repair as needed. Individual replacements should be considered an Operating expense. If available, an extra supply of replacement fixtures should be kept on-site to allow for prompt individual replacements. We recommend consideration of LED fixtures or other energy-saving options whenever possible.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 5386 Keypad Access System - Replace **Quantity: (5) Keypads**
Location: Administration Building & Server and IT
Funded?: No. Individually the cost to replace these is below the reserve threshold. Replace individually as needed using Operating funds.
History:
Comments: Replacement of system would include new cards/keys issued.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 6105 Golden Age Foundation Benches **Quantity: Approx (50) Benches**
Location: Throughout community
Funded?: No. These are provided as a courtesy of Golden Age Foundation. No replacement funding required.
History:
Comments: Keep clean to maintain appearance and functionality. Damaged or deteriorated benches are not appealing for use. Keep well maintained for functionality and appearance.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 6110 Park Benches - Replace **Quantity: (7) Assorted Benches**
Location: Common areas
Funded?: No. These are not substantial benches and they vary in age and condition. Expect to replace as needed using Operating funds.
History:
Comments: Keep surfaces cleaned and well painted to reach or extend average life. Damaged or deteriorated benches are not appealing for use. Keep well maintained for functionality and appearance. Cost includes removal and disposal of old furniture, build and install new pieces, clean site.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 6160 Drinking Fountains - Replace **Quantity: (23) Various Fountains**
Location: Admin (2) Haws; CH1 (3) Elkay; CH2 (2) Elkay; CH3 (2) Elkay; CH4 (1) Elkay; CH5 (2) Haws; CH6 (3) Oasis; AMPH (2) Porcelain; Maint (2) Haws; Library (1) Elkay; Pool (2) Haws; and Resale (1) Elkay w/cooler.
Funded?: Yes.
History:
Comments: Should be cleaned and inspected regularly as an Operating expense to ensure safe/sanitary conditions and proper function. The cost includes removal and disposal of old units, and installation of similar size and quality of existing by a qualified plumbing contractor. Plan for full replacement when the equipment no longer functions reliably. Avoid calcium build up and keep clean and free flowing.

Useful Life:
20 years

Remaining Life:
0 years

Best Case: $ 41,400 Worst Case: $ 59,800

Cost Source: ARI Cost Database

Comp #: 6165 Bicycle Racks - Replace **Quantity: (18) Various Racks**
Location: Throughout common areas
Funded?: No. Replacement value is too low for Reserve designation. Replace as needed as an Operating expense. No Reserve funding required.
History:
Comments:

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 6207 Space Heater - Replace **Quantity: (3) Various Systems**
Location: CH1 (1) & Maintenance Building (2) Dayton Units.
Funded?: Yes.
History:
Comments: Systems were not tested. No reported problems. Older systems. Fair condition. As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs.

Useful Life:
24 years

Remaining Life:
1 years

Best Case: $ 5,000 Worst Case: $ 7,700

Cost Source: ARI Cost Database

Comp #: 6380 Storage Sheds - Replace **Quantity: (6) Vinyl (1) Metal Shed**
Location: Clubhouses
Funded?: No. These have a long life if not abused. Replacement value is too small for Reserve designation. Replace as needed as an Operating expense.
History:
Comments: Shed structures should be inspected, cleaned, and repaired as needed on a regular basis to prolong useful life. Typically considered temporary structures, replacement will be warranted at longer intervals to restore aesthetic appeal and functionality. Ensure that key structural framework members and hardware are in good condition, and take note of any recommendations for additional anchoring during high winds or storms. Remaining useful life is based on consideration of installation/replacement date, evident visual conditions, and/or repair history provided by the Client. Unless otherwise noted, cost estimates shown below assume replacement with a comparable structure as existing.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 6970 Electrical Panels - Replace **Quantity: (11) Panels**
Location: Ch1 (2) Panels and CH3 (9) Panels
Funded?: No. This is a one-time replacement to fulfill Insurance requirements. No future funding required.
History: 2023, planned $31,350.
Comments:

Useful Life:

Remaining Life:

No Photo Available

Best Case: Worst Case:

Cost Source:

Comp #: 8010 EV Charging Stations - Replace **Quantity: (7) Stations**

Location:
Funded?: Yes.
History:
Comments:

No Photo Available

Useful Life:
10 years

Remaining Life:
9 years

Best Case: $ 45,500 Worst Case: $ 45,500

Cost Source: Estimate provided by client

Administration Building

Comp #: 2300 Stucco - Repaint **Quantity: Approx 9,400 GSF**
Location: Exterior of Admin Building
Funded?: Yes.
History: Repainted 2018 w/Amphitheater $29,800
Comments: Regular uniform, professional paint applications are recommended for appearance, protection and maximum design life. Repairs and cleaning should be completed as-needed prior to application. Assuming proper care and preventative maintenance, plan for regular paint applications as shown below. The cost is for good quality preparation and paint products.

Useful Life:
10 years

Remaining Life:
0 years

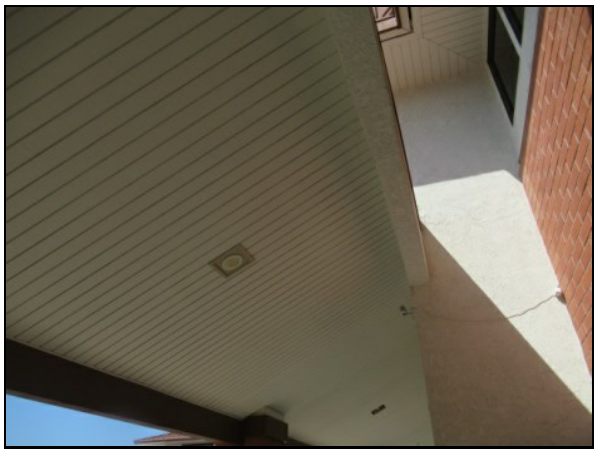
Best Case: $ 10,400 Worst Case: $ 16,000

Cost Source: ARI Cost Database

Comp #: 2310 Wood Surfaces - Repaint **Quantity: Approx 2,900 GSF**
Location: Exterior of Admin Building
Funded?: Yes.
History: 2018 Painted w/Amphitheater $29,800
Comments: Regular uniform, professional paint or sealer applications are recommended for appearance, protection of wood, and maximum design life. Repairs and cleaning should be completed as-needed prior to application. Assuming proper care and preventative maintenance, plan for regular paint/sealant applications as shown below. The cost is for good quality preparation and paint products.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: $ 5,300 Worst Case: $ 6,800

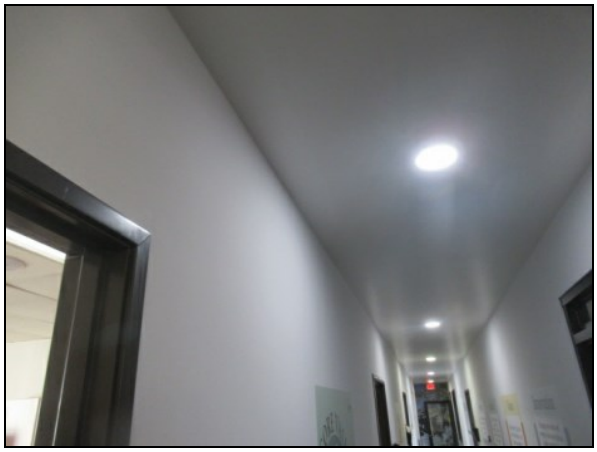
Cost Source: ARI Cost Database

Comp #: 2330 Interior Surfaces - Repaint **Quantity: Approx 22,500 GSF**

Location: Interior room surfaces of Admin Building
Funded?: Yes.
History: Painted in 2017
Comments: The cost is for good quality preparation and paint products. Painting the interior is typically performed with the exterior stucco painting project. Monitor for scuffing, paint surface deterioration, discoloration and fading. Maintain a routine paint cycle to provide a quality appearance. Touch up may be required between paint cycles over full surface painting. Plan for painting at the time frame below. Follow the recommendations of a qualified contractor for types of paint products and maintenance of the surfaces after painting is performed.

Useful Life:
10 years

Remaining Life:
3 years



Best Case: $ 26,500 Worst Case: $ 36,500

Cost Source: ARI Cost Database

Comp #: 2420 5-Ply Built-up Roof - Replace **Quantity: Approx 4,500 GSF**
Location: Rooftop of Admin Building
Funded?: Yes.
History: New 2019-2020, $126,367
Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs. This is a petroleum based product, subject to significant cost fluctuations. It is recommended an annual roof maintenance be put in place to make sure the roof system is performing as expected. Follow all recommendations of the roof maintenance vendor. It is beyond the scope of this study to evaluate the performance or anticipated remaining life from a visual inspection. The client should provide all roof evaluations to the reserve analyst to keep the recommended cycle and funding up to date.

National Roofing Contractors Association (NRCA) http://www.nrca.net/.
Asphalt Roofing Manufacturers Association (ARMA) http://www.asphaltroofing.org/
Roof Consultant Institute (RCI) http://www.rci-online.org/
Western States Roofing Contractors Association (WSRCA) http://www.wsrca.com/

Useful Life:
15 years

Remaining Life:
11 years

Best Case: $ 130,000 Worst Case: $ 170,000

Cost Source: Client cost history with inflation

Comp #: 2455 Mansard Steel Shingles - Replace **Quantity: Approx 5,570 GSF**
Location: Perimeter of Admin building
Funded?: Yes.
History: 2020, being replaced, $174,200 with steel shingles 50 yr life.
Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs. It is recommended an annual roof maintenance be put in place to make sure the roof system is performing as expected. Follow all recommendations of the roof maintenance vendor. It is beyond the scope of this study to evaluate the performance or anticipated remaining life from a visual inspection. The client should provide all roof evaluations to the reserve analyst to keep the recommended cycle and funding up to date.

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Western States Roofing Contractors Association (WSRCA) http://www.wsrca.com/

Useful Life:
50 years

Remaining Life:
46 years

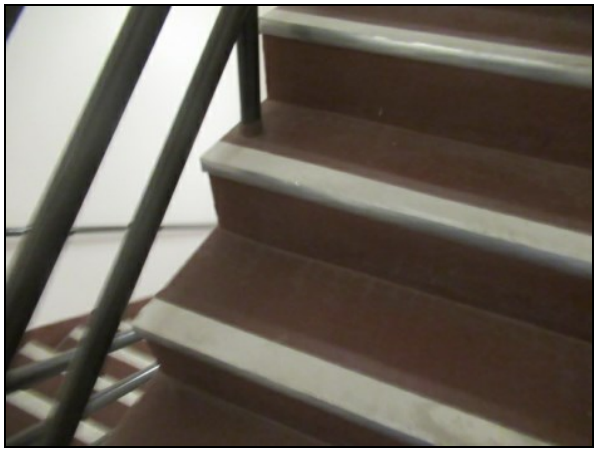
Best Case: $ 180,000 Worst Case: $ 230,000

Cost Source: Client cost history with inflation

Comp #: 2500 Stair Elastomeric - Resurface **Quantity: Approx 1,200 GSF**
Location: Stairways and landings
Funded?: Yes. Funding Reason
History:
Comments: It is beyond the scope of the reserve study to determine the extent of any resurface needs. Consult with a qualified waterproofing contractor for resurface or seal requirements. The surface should be inspected at least every 3-4 years to determine the need for seal or resurfacing. Good quality resurface and routine seal will prevent water penetration into the structure which may cause major remedial repairs. This study does not evaluate the structural integrity or performance of your decking system.

Useful Life:
20 years

Remaining Life:
2 years



Best Case: $ 11,000 Worst Case: $ 16,000

Cost Source: ARI Cost Database

Comp #: 2710 Fabric Awnings - Replace **Quantity: (1) Small**
Location: Admin Building over rear door
Funded?: No. This is below the reserve threshold. Expect to replace as needed using Operating Funds.
History:
Comments: Fabric/canopy should be washed periodically to maintain appearance and inspected regularly to identify any potential maintenance needs. Ensure that anchor points and hardware are intact and take note of any recommendations for removal during high winds or storms to prevent damage to the awning, framing, and/or building structure. Framing should be repaired and usually painted to prolong life expectancy. Minor repairs should be considered an Operating expense. Remaining useful life below is based on consideration of original installation date, evident conditions, and/or any repair/replacement information provided by the Client during this engagement. Existing framing can be re-used in most cases when a new canopy is installed.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 3002 2nd Floor Kitchen **Quantity: (1) Allowance**
Location: Admin Building
Funded?: Yes.
History: 2019, equipment upgrades $10,063.
Comments: This is an allowance for the 2nd floor remodel of the admin building 2nd floor conference room. The details of the allowance is not defined at this time. All details were provided by the client and can be adjusted as needed.

Useful Life:
10 years

Remaining Life:
5 years

Best Case: $ 11,000 Worst Case: $ 13,000

Cost Source: Client cost history with inflation

Comp #: 3002 Admin Small Conference Rooms **Quantity: (2) Rooms**
Location: Admin Building
Funded?: Yes.
History:
Comments:

Useful Life:
15 years

Remaining Life:
5 years

Best Case: $ 7,000 Worst Case: $ 12,000

Cost Source: Estimate Provided by Client

Comp #: 3002 Administration Remodel Projects **Quantity: (1) Allowance**
Location: Admin Building
Funded?: Yes.
History: New, 2023.
Comments: This is an allowance for the 2nd floor remodel of the admin building. The details of the allowance is not defined at this time. This can be updated as actual cost information is provided.

Useful Life:
15 years

Remaining Life:
0 years

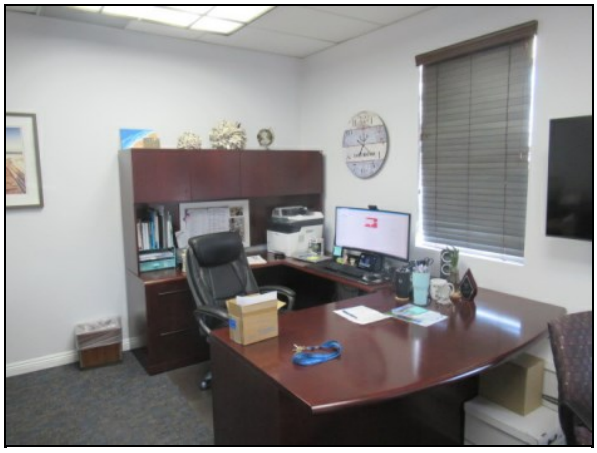
Best Case: $ 52,000 Worst Case: $ 52,000

Cost Source: Estimate Provided by Client

Comp #: 3002 Executive Office **Quantity: (1) Facility**
Location: Admin Building
Funded?: No. This is a small office with various components. Expect to replace individual components as needed using Operating funds. This may be included in the general remodel.
History:
Comments:

Useful Life:

Remaining Life:



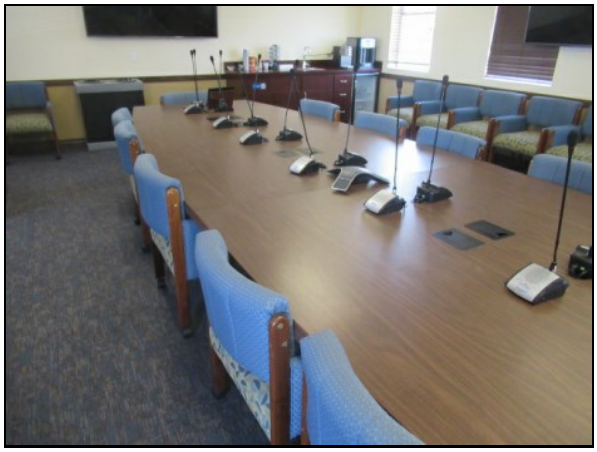
Best Case: Worst Case:

Cost Source:

Comp #: 3002 GRF Board Room - Remodel **Quantity: (1) Facility**
Location: Admin Building
Funded?: Yes.
History:
Comments: This allowance for future remodel of facilities.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: $ 17,000 Worst Case: $ 22,000

Cost Source: ARI Cost Database

Comp #: 3002 Stock Transfer Kitchenette **Quantity: (1) Facility**
Location: Admin Building
Funded?: Yes.
History:
Comments: This is a little kitchenette with a long counter work station. There is (1) Kitchenaid refrigerator; (1) GE microwave; (1) sink and (1) coffee maker. The flooring is linoleum and included in another component. The facilities are clean and well maintained.

Useful Life:
15 years

Remaining Life:
6 years

Best Case: $ 8,900 Worst Case: $ 12,000

Cost Source: ARI Cost Database

Comp #: 3004 Furnishings & Work Stations - Repl **Quantity: Numerous Pieces**
Location: Admin Building
Funded?: Yes.
History: New 11/2018, $12,000. 2021, ergonomic upgrades $4,000. 2022,
Comments: The information provided is from the Project List. These work stations will be new and full life is expected.

Useful Life:
15 years

Remaining Life:
12 years

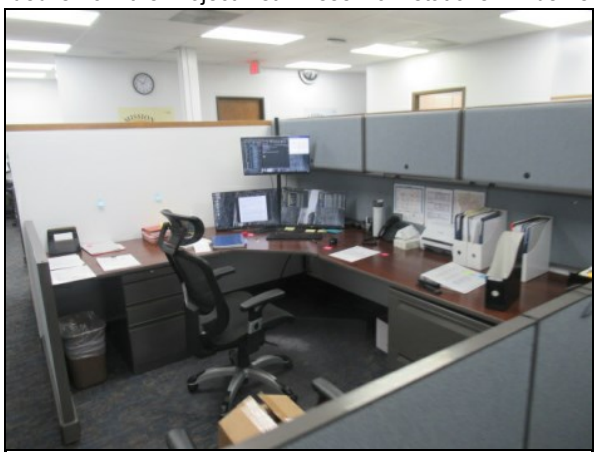
Best Case: $ 158,000 Worst Case: $ 178,000

Cost Source: Client cost history with inflation

Comp #: 3004 Lobby Furnishings **Quantity: Numerous Pieces**
Location: Admin Building
Funded?: Yes.
History: Planned 2024, $7,000.
Comments: The information provided is from the Project List. These work stations will be new and full life is expected.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: $ 7,000 Worst Case: $ 7,000

Cost Source: Estimate Provided by Client

Comp #: 3020 Carpet - Replace **Quantity: Approx 900 GSY**
Location: Admin Building
Funded?: Yes.
History: Replacing 2017, $21,245
Comments: As part of ongoing maintenance program, vacuum regularly and professionally clean as needed. Over time, replacement will be warranted due to excessive wear (stains, fading, discoloration, etc.). Best practice is to coordinate at same time as other interior projects whenever possible to minimize downtime and maintain consistent quality standard. Based on evident conditions, original installation, and project history provided by the Client, we recommend planning for replacement at the approximate interval shown below. Replacement costs can vary greatly depending on quantity, material, and design selected. Unless otherwise noted, cost estimates below assume replacement with similar quantity and quality as existing.

Useful Life:
8 years

Remaining Life:
1 years

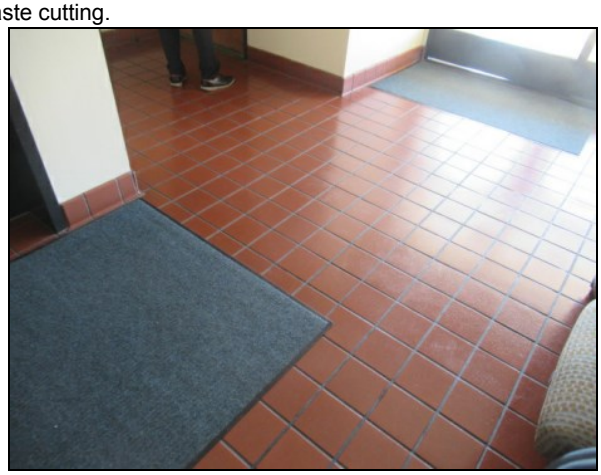
Best Case: $ 45,000 Worst Case: $ 59,000

Cost Source: ARI Cost Database

Comp #: 3040 Tile Floor (Lobbies) - Replace **Quantity: Approx 500 GSF**
Location: Lobby and accounting lobby in Admin Building
Funded?: Yes.
History: Planned 2024
Comments: Showing advanced age and condition. As part of ongoing maintenance program, tile should be inspected regularly and damaged sections repaired/replaced as needed. Best practice is to keep a collection of replacement tiles on hand for partial replacements. With ordinary care and maintenance, tile in interior locations can last for an extended period of time, but replacement is often warranted eventually to enhance and restore aesthetic appeal throughout the common areas. Based on evident conditions, original installation, and project history provided by the Client, we recommend planning for replacement at the approximate interval shown below. Replacement costs can vary greatly depending on size, material, and design of tiles selected. Unless otherwise noted, cost estimates below assume replacement with similar quantity and quality as existing. Measurements are approximate and include waste cutting.

Useful Life:
30 years

Remaining Life:
0 years



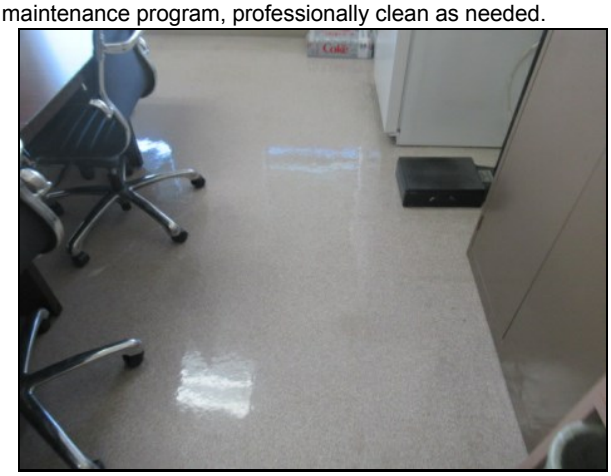
Best Case: $ 15,000 Worst Case: $ 20,000

Cost Source: ARI Cost Database

Comp #: 3050 Linoleum/Vinyl Floor - Replace **Quantity: Approx 620 GSF**
Location: There are (4) small sections throughout Admin Building
Funded?: Yes.
History:
Comments: As part of ongoing maintenance program, professionally clean as needed.

Useful Life:
24 years

Remaining Life:
1 years



Best Case: $ 6,700 Worst Case: $ 8,500

Cost Source: ARI Cost Database

Comp #: 3300 Kitchen Appliances - Remodel **Quantity: (1) Kitchen**
Location: Admin Building: (2) GE Refrigerators; (4) microwaves; (2) coffee makers; (2) convection ovens; and miscellaneous furniture.
Funded?: No. No separate funding required. This is included in General Remodel Projects. Appliances replaced as needed using Operating Funds.
History:
Comments: A typical remodel would include the replacement of cabinets, counters, lighting, appliances, and other dated or damaged elements of the facility. There is no expectation to replace all of the components with "like for like", however, the funding needs to be established to replace with similar quantity and quality of the existing kitchen. Some of the components may remain based on conditions and overall project cost.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 4500 Elevator - Modernize **Quantity: (1) Elevators**

Location: Admin Building

Funded?: Yes.

History: Completed about 2017

Comments: Elevators should be inspected regularly and tested as a preventive maintenance expense. A modernization project typically includes replacement/upgrade of controller, mechanical door equipment, push-button fixtures, and minor electrical work or fire alarm work by others (such as code-required changes, etc.). Traction elevators may require replacement of the hoist machine and hydraulic elevators may require replacement of the hydraulic pumping unit, but replacement depends on the functionality, age, and integration potential of the respective systems. We recommend thorough evaluation of these components by qualified professionals in order to determine whether they will need to be included with the scope of work for modernization. Elevator vendors typically recommend modernization cycles every 20-30 years for continued smooth, safe operation, technology advances and/or code changes. In our experience, actual interval will typically vary depending on level of use, maintenance, availability of replacement parts, etc. For coastal properties or those where the elevator equipment is more exposed to environmental factors, useful life can be closer to 15-20 years. Properties with higher levels of use and/or instances of vandalism can also experience shorter useful lives. When remaining useful life is below 5 years, we recommend beginning discussion with your elevator vendor to determine the most cost effective specifications and approach to a modernization project. Modernization should be anticipated and planned proactively, as lead time for required parts can be months-long if done on short notice. To minimize elevator downtime, schedule the project ahead of time and consult with elevator vendor for more information. Some properties opt to hire an elevator consultant to draft a scope of work and oversee the process of obtaining estimates, and installation for compliance. Costs shown here may need to be re-evaluated during future Reserve Study updates depending on scopes of work (such as unpredictable electrical/fire safety code changes, machinery replacement, etc.) and should be monitored during future Reserve Study updates.

Useful Life:
25 years

Remaining Life:
19 years

Best Case: $ 125,000 Worst Case: $ 125,000

Cost Source: Client's Maintenance Vendor

Comp #: 4505 Elevator Door Operator - Replace **Quantity: (1) 2-stop Elevator**

Location: Administration building

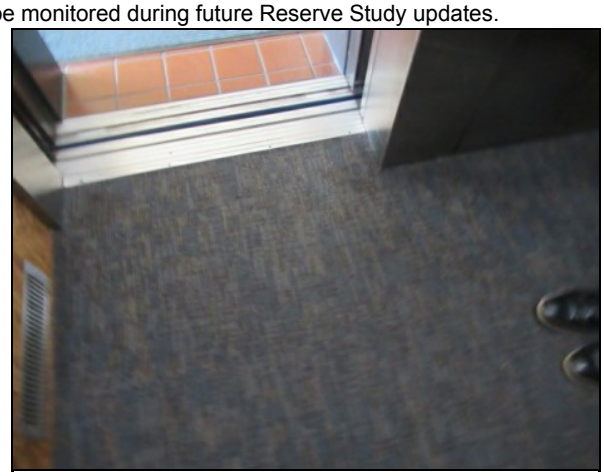
Funded?: Yes.

History: Completed about 2017

Comments: Consult with your elevator maintenance vendor for evaluation of door operator replacement or major repair needs. This is beyond the scope of the reserve study. Door packages should be performed with the elevator modernization unless failure begin to occur prior to this. Door package replacements should be anticipated and planned proactively, as lead time for required parts can be months-long if done on short notice. To minimize elevator downtime, schedule the project ahead of time and consult with elevator vendor for more information. Some properties opt to hire an elevator consultant to draft a scope of work and oversee the process of obtaining estimates, and installation for compliance. Costs shown here may need to be re-evaluated during future Reserve Study updates depending on scopes of work (such as unpredictable electrical/fire safety code changes, machinery replacement, etc.) and should be monitored during future Reserve Study updates.

Useful Life:
15 years

Remaining Life:
9 years



Best Case: $ 35,000 Worst Case: $ 35,000

Cost Source: Client's Maintenance Vendor

Comp #: 4530 Elevator Cab - Remodel **Quantity: (1) Elevator**
Location: Clubhouse #6
Funded?: Yes.
History: New cab 2018 with elevator $92,631
Comments: This component recommends budgeting for periodic remodeling of the elevator cab interior to ensure good physical condition and maintain aesthetic standards of the property. Timing of this elective project is ultimately at the discretion of the Client, but ideally should be coordinated with mechanical modernization to minimize downtime. Cost can vary greatly depending upon chosen design, and our estimates assume remodeling to a similar standard as currently in place. If higher quality standards are being considered, cost estimate increases may need to be incorporated into future updates. A general allowance based upon our experience and consultation with elevator vendors is shown below for budgeting purposes, but any new information or cost estimates should be incorporated into future Reserve Study updates when known.

Useful Life:
12 years

Remaining Life:
11 years

Best Case: $ 30,000 Worst Case: $ 40,000

Cost Source: Client Cost History

Comp #: 4660 Admin Bldg Generator - Replace **Quantity: (1) Unit**
Location: Adjacent to the Administration Building
Funded?: Yes.
History: New 2023
Comments: We recommend periodic inspections by a licensed professional to ensure the unit continues to age properly.

Useful Life:
20 years

Remaining Life:
19 years

Best Case: $ 30,000 Worst Case: $ 30,000

Cost Source: Estimate Provided by Client

Comp #: 5382 FOB Access System - Replace **Quantity: (1) Provision**
Location: Throughout common areas
Funded?: Yes.
History: New 2023, $90,000
Comments: We recommend periodic inspection by a licensed professional to ensure the system is functioning properly. Cost includes replacement of FOB or card.

Useful Life:
10 years

Remaining Life:
9 years

No Photo Available

Best Case: $ 90,000 Worst Case: $ 90,000

Cost Source: Client Cost History

Comp #: 5700 Restrooms - Major Refurbish **Quantity: (4) 110 GSF Bathrooms**
Location: Admin Building
Funded?: Yes. Funding Reason
History:
Comments: There are (6) toilets; (4) sinks; (2) urinal; (50 LF) partitions; approx 860 GSF tile; and miscellaneous fixtures and rails, lighting, doors, and all other fixtures. Frequency of refurbishing will depend a great deal on active use and abuse. This should be adjusted when conditions warrant. Replacing these components as one will be cost saving and are typically performed together to update the facilities.

Useful Life:
20 years

Remaining Life:
0 years

Best Case: $ 81,000 Worst Case: $ 110,000

Cost Source: ARI Cost Database

Clubhouse #1

Comp #: 2300 Stucco - Repaint **Quantity: Approx 9,100 GSF**
Location: Exterior building surface of Clubhouse #1
Funded?: Yes.
History: Project planned for 2020
Comments: Regular uniform, professional paint applications are recommended for appearance, protection and maximum design life. Repairs and cleaning should be completed as-needed prior to application. Assuming proper care and preventative maintenance, plan for regular paint applications as shown below. The cost is for good quality preparation and paint products.

Useful Life:
10 years

Remaining Life:
0 years

Best Case: $ 12,000 Worst Case: $ 14,000

Cost Source: ARI Cost Database

Comp #: 2310 Wood Surfaces - Repaint **Quantity: Approx 6,700 GSF**
Location: Exterior surfaces of Clubhouse #1
Funded?: Yes.
History:
Comments: Regular uniform, professional paint or sealer applications are recommended for appearance, protection of wood, and maximum design life. Repairs and cleaning should be completed as-needed prior to application. Assuming proper care and preventative maintenance, plan for regular paint/sealant applications as shown below. The cost is for good quality preparation and paint products.

Useful Life:
5 years

Remaining Life:
0 years

Best Case: $ 11,000 Worst Case: $ 14,000

Cost Source: ARI Cost Database

Comp #: 2330 Interior Surfaces - Repaint **Quantity: Approx 32,300 GSF**
Location: Interior room surfaces of Clubhouse #1
Funded?: Yes.
History: Painting 2017, $25,000. 2022 Billiard Room w/remodel.
Comments: The cost is for good quality preparation and paint products. Painting the interior is typically performed with the exterior stucco painting project. Monitor for scuffing, paint surface deterioration, discoloration and fading. Maintain a routine paint cycle to provide a quality appearance. Touch up may be required between paint cycles over full surface painting. Plan for painting at the time frame below. Follow the recommendations of a qualified contractor for types of paint products and maintenance of the surfaces after painting is performed.

Useful Life:
10 years

Remaining Life:
0 years

Best Case: $ 46,500 Worst Case: $ 66,500

Cost Source: ARI Cost Database

Comp #: 2340 Metal Surfaces - Repaint **Quantity: Minimal GSF**
Location: Clubhouse #1
Funded?: No. Cost of repainting small quantity of metal surfaces is too small for Reserve designation. Repaint on a regular basis as an Operating expense.
History:
Comments: This is to cover two sides of fencing & railings as well as all other metal surfaces, primed and painted with good quality preparation and paint products. Expect to perform minor remedial repair with each paint cycle. Keep on routine paint cycle to avoid unnecessary repair projects and to protect metal from moisture causing corrosion and rust.

Useful Life:

Remaining Life:

No Photo Available

Best Case: Worst Case:

Cost Source:

Comp #: 2450 Comp Shingle Roof - Replace **Quantity: Approx 25,600 GSF**

Location: Rooftop of Clubhouse #1
Funded?: Yes.
History:
Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs. This is a petroleum based product subject to significant cost fluctuations. It is recommended an annual roof maintenance be put in place to make sure the roof system is performing as expected. Follow all recommendations of the roof maintenance vendor. It is beyond the scope of this study to evaluate the performance or anticipated remaining life from a visual inspection. The client should provide all roof evaluations to the reserve analyst to keep the recommended cycle and funding up to date.

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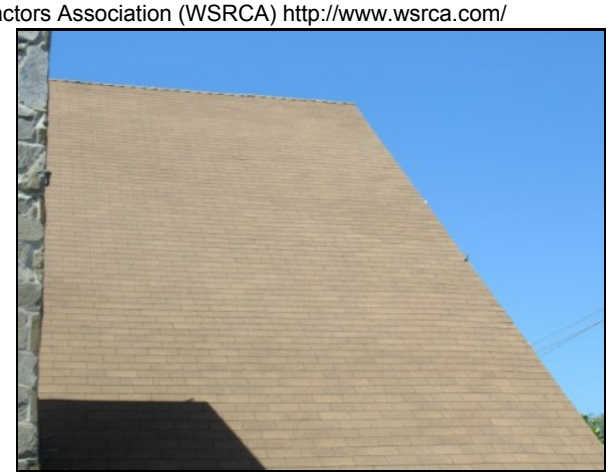
Roof Consultant Institute (RCI) http://www.rci-online.org/
Western States Roofing Contractors Association (WSRCA) http://www.wsrca.com/

Useful Life:
25 years

Remaining Life:
16 years



Best Case: $ 205,000 Worst Case: $ 307,000

Cost Source: ARI Cost Database

Comp #: 2480 Gutter System - Replace **Quantity: Approx 600 LF**
Location: Perimeter and downspouts of Clubhouse #1
Funded?: Yes.
History:
Comments: The gutters should be cleaned and free flowing annually to avoid premature repair or replacement needs. Monitor for mounting failures or dents in the flow lines and plan sectional repairs between replacement cycles. The gutter system is typically a very long life component if properly maintained and repaired. Anticipate full replacement with the roof replacement projects for cost savings.

Useful Life:
30 years

Remaining Life:
16 years

Best Case: $ 7,700 Worst Case: $ 9,100

Cost Source: ARI Cost Database

Comp #: 2520 Wood Surfaces - Repair **Quantity: Extensive GSF**
Location:
Funded?: Yes.
History:
Comments: Some wood damage evident. Expect to perform major wood repair project prior to wood surface painting projects. Keep wood well painted to avoid premature wood deterioration. Consult with a qualified contractor for actual evaluation of repair needs. This is an allowance to do some of the major repair work. It is beyond the scope of the reserve study to determine actual repair expenses.

Useful Life:
30 years

Remaining Life:
0 years

Best Case: $ 5,900 Worst Case: $ 12,000

Cost Source: ARI Cost Database

Comp #: 2525 Wood Siding - Repair/Replace **Quantity: Extensive GSF**
Location: Exterior of Clubhouse #1
Funded?: Yes.
History:
Comments: Some damaged wood evident, perform remedial repairs. Expect to perform major wood repair prior to wood surface painting projects for cost savings. Keep wood well painted to protect against premature repair requirements.

Useful Life:
30 years

Remaining Life:
5 years

Best Case: $ 69,000 Worst Case: $ 82,000

Cost Source: ARI Cost Database

Comp #: 3020 Carpet - Replace **Quantity: Approx 300 GSY**
Location: Clubhouse interiors
Funded?: Yes.
History:
Comments: As part of ongoing maintenance program, vacuum regularly and professionally clean as needed. Over time, replacement will be warranted due to excessive wear (stains, fading, discoloration, etc.). Best practice is to coordinate at same time as other interior projects whenever possible to minimize downtime and maintain consistent quality standard. Based on evident conditions, original installation, and project history provided by the Client, we recommend planning for replacement at the approximate interval shown below. Replacement costs can vary greatly depending on quantity, material, and design selected. Unless otherwise noted, cost estimates below assume replacement with similar quantity and quality as existing.

Useful Life:
10 years

Remaining Life:
4 years

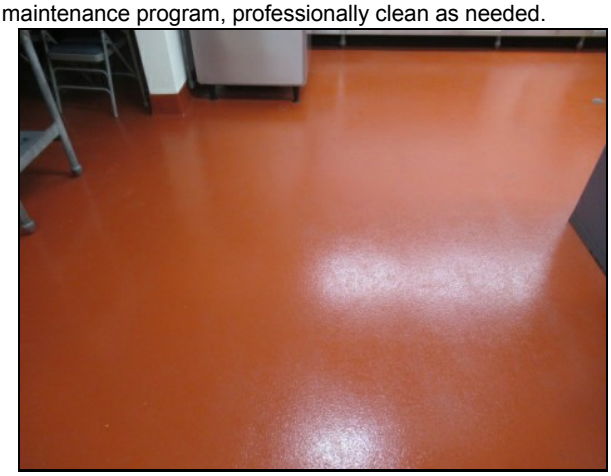
Best Case: $ 27,000 Worst Case: $ 27,000

Cost Source: ARI Cost Database

Comp #: 3050 Kitchen Floor - Replace **Quantity: Moderate GSF**
Location: CH1, Kitchen
Funded?: Yes.
History: New 2023, $14,777.
Comments: As part of ongoing maintenance program, professionally clean as needed.

Useful Life:
20 years

Remaining Life:
19 years



Best Case: $ 15,000 Worst Case: $ 15,000

Cost Source: Client Cost History

Comp #: 3050 Linoleum/Vinyl Floor - Replace **Quantity: Approx 7,900 GSF**
Location: Clubhouse interiors
Funded?: Yes.
History:
Comments: As part of ongoing maintenance program, professionally clean as needed.

Useful Life:
20 years

Remaining Life:
4 years

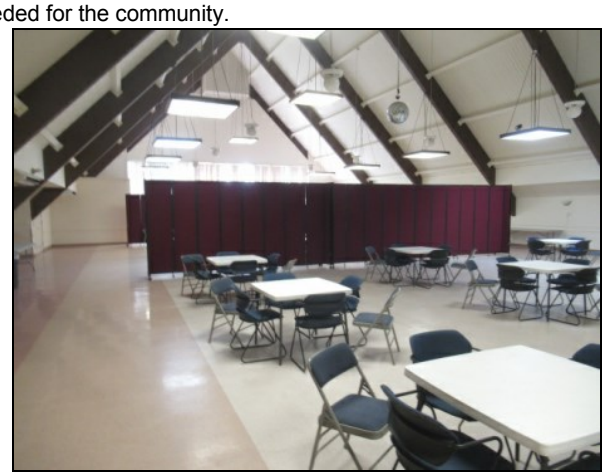
Best Case: $ 72,000 Worst Case: $ 92,000

Cost Source: ARI Cost Database

Comp #: 3200 Ballroom Furnishing - Replace **Quantity: Numerous Pieces**
Location: Clubhouse ballroom
Funded?: Yes.
History:
Comments: The replacement cycle will depend greatly on use and abuse. Provide routine cleaning and maintenance to reach or extend average life. There is no anticipation to replace "like for like". This is an allowance for replacement to update the facilities and provide functionality as needed for the community.

Useful Life:
15 years

Remaining Life:
6 years



Best Case: $ 32,000 Worst Case: $ 44,000

Cost Source: ARI Cost Database

Comp #: 3200 Historical Society Furniture - Repl **Quantity: (1) Office**
Location: Clubhouse interiors
Funded?: No. This is funded by the Historical Society. No separate funding required.
History:
Comments: The replacement cycle will depend greatly on use and abuse. Provide routine cleaning and maintenance to reach or extend average life. There is no anticipation to replace "like for like".

Useful Life:

Remaining Life:

No Photo Available

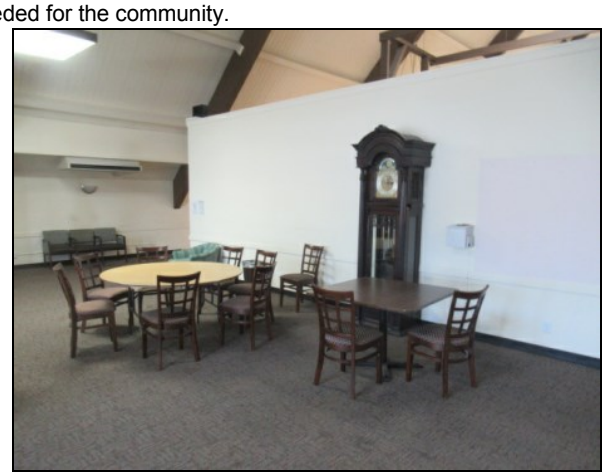
Best Case: Worst Case:

Cost Source:

Comp #: 3200 Lobby Furniture - Replace **Quantity: (54) Assorted Pieces**
Location: Clubhouse entry lobby
Funded?: Yes.
History:
Comments: The replacement cycle will depend greatly on use and abuse. Provide routine cleaning and maintenance to reach or extend average life. There is no anticipation to replace "like for like". This is an allowance for replacement to update the facilities and provide functionality as needed for the community.

Useful Life:
15 years

Remaining Life:
4 years



Best Case: $ 16,400 Worst Case: $ 22,400

Cost Source: Estimate Provided by Client

Comp #: 3248 Billiard Rooms - Remodel **Quantity: (2) Rooms**
Location: Clubhouse billiards rooms
Funded?: Yes.
History: 2022, New Doors, windows, ADA access, storefront door & paint, completed 2023, $23,696.
Comments: The billiard room interiors are aged in appearance. Fair condition. This component provides additional funding for room upgrades, such as furniture, table lights, etc.

Useful Life:
10 years

Remaining Life:
9 years

Best Case: $ 25,600 Worst Case: $ 25,600

Cost Source: Client cost history with inflation

Comp #: 3250 Billiard Tables - Replace/Re-cover **Quantity: (6) Tables**
Location: Clubhouse billiards room
Funded?: Yes.
History:
Comments: The client advised they moved the best tables to this location. Life has been extended. Replace felt surfaces, balls, sticks, etc as needed as an Operating expense.

Useful Life:
15 years

Remaining Life:
8 years

Best Case: $ 18,000 Worst Case: $ 25,000

Cost Source: ARI Cost Database

Comp #: 3257 Woodshop Equipment - Replace **Quantity: Numerous Pieces**
Location: Woodshop of Clubhouse #1
Funded?: Yes.
History: 2017, new Band Saw $1,900. 2022 Remodel $132,582. Equip (no cost breakdown).
Comments: The replacement cycle will depend greatly on use and abuse. Provide routine cleaning and maintenance to reach or extend average life. There is no expectation the equipment will be replaced with "like-for-like" units. This is an allowance to provide funds to replace equipment as needed and that will meet the needs of the community.

Useful Life:
10 years

Remaining Life:
8 years

Best Case: $ 35,800 Worst Case: $ 35,800

Cost Source: ARI Cost Database

Comp #: 3300 Kitchen - Remodel **Quantity: (1) Kitchen**

Location: Clubhouse #1

Funded?: No. There is no expectation for remodeling within the scope of this Study. No Reserve funding required. Refer to #901 for appliances.

History: 2023 Kitchen floor $14,777.

Comments: A typical remodel would include the replacement of cabinets, counters, lighting, appliances, and other dated or damaged elements of the facility. There is no expectation to replace all of the components with "like for like", however, the funding needs to be established to replace with similar quantity and quality of the existing kitchen.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 3320 Commercial Appliances - Replace **Quantity: (7) Assorted Pieces**

Location: Clubhouse staff kitchen:(1) Dual Freezer; (1) CMA dishwasher, (1) ice machine, (1) Hobart food warmer, (1) Royal range, (2) Hobart convection ovens, and (1) fire suppression system.

Funded?: Yes.

History: 2022, Range $7,668, Ice Mach $3,902., range $7,668

Comments: The ages and conditions vary. The replacement cycle will depend greatly on use and abuse. Provide routine cleaning and maintenance to reach or extend average life. There is no expectation the appliances will be replaced with "like-for-like" units. This is an allowance to provide appliances that meet the needs of the community.

Useful Life:
20 years

Remaining Life:
4 years

Best Case: $ 75,000 Worst Case: $ 105,000

Cost Source: ARI Cost Database

Comp #: 5050 Interior Lights - Replace **Quantity: (1) Provision**
Location: Interior of Clubhouse #1
Funded?: Yes.
History:
Comments: Not all lights were tested during inspection. It is assumed all to be in functional, operating condition. As routine maintenance, clean by wiping down with an appropriate cleaner, change bulbs and repair as needed. Individual replacements should be considered an Operating expense. If décor coordination is desired, an extra supply of replacement fixtures should be kept on-site to allow for prompt individual replacements. Unless otherwise noted, costs shown here are based on replacement with comparable quantity and style of lights as existing and installed by a qualified professional electrician. We recommend consideration of LED fixtures or other energy-saving options whenever possible.

Useful Life:
20 years

Remaining Life:
19 years

No Photo Available

Best Case: $ 75,000 Worst Case: $ 75,000

Cost Source: Estimate Provided by Client

Comp #: 5700 Restrooms - Major Refurbish **Quantity: (2) Multi-use**
Location: Clubhouse #1: (6) toilets, (2) urinals, (4) sinks, (2) countertops, (2) mirrors, (6) toilet partitions, (1) urinal partition, and 385 GSF of tile floors.
Funded?: Yes.
History: Minor remodel in 2017, paint, partitions, counter and mirrors $10,000.
Comments: Frequency of refurbishing will depend a great deal on active use and abuse. This should be adjusted when conditions warrant. Replacing these components as one will be cost saving and are typically performed together to update the facilities.

Useful Life:
20 years

Remaining Life:
4 years

Best Case: $ 50,000 Worst Case: $ 66,000

Cost Source: ARI Cost Database

Comp #: 6215 Gas BBQ Free Standing - Replace **Quantity: (1) 8-Burner BBQ**
Location: Park adjacent to Clubhouse #1
Funded?: Yes.
History: 2023, $2,523.
Comments: The replacement cycle will depend greatly on use, abuse, and maintenance. Keep clean, avoid rust and maintain exterior. Interior components can be replaced as needed using Operating funds to reach or extend life.

Useful Life:
10 years

Remaining Life:
9 years

Best Case: $ 2,600 Worst Case: $ 2,600

Cost Source: Client Cost History

CH 1, Shuffleboard Building'

Comp #: 2300 Exterior Surfaces - Repaint **Quantity: Approx 3,500 GSF**
Location: Exterior of building
Funded?: Yes.
History:
Comments: Regular uniform, professional paint applications are recommended for appearance, protection and maximum design life. Repairs and cleaning should be completed as-needed prior to application. Assuming proper care and preventative maintenance, plan for regular paint applications as shown below. The cost is for good quality preparation and paint products.

Useful Life:
10 years

Remaining Life:
0 years

Best Case: $ 3,800 Worst Case: $ 4,900

Cost Source: ARI Cost Database

Comp #: 2330 Interior Surfaces - Repaint **Quantity: Approx 7,300 GSF**
Location: Interior of shuffleboard court building
Funded?: Yes.
History:
Comments: The cost is for good quality preparation and paint products. Painting the interior is typically performed with the exterior stucco painting project. Monitor for scuffing, paint surface deterioration, discoloration and fading. Maintain a routine paint cycle to provide a quality appearance. Touch up may be required between paint cycles over full surface painting. Plan for painting at the time frame below. Follow the recommendations of a qualified contractor for types of paint products and maintenance of the surfaces after painting is performed.

Useful Life:
10 years

Remaining Life:
0 years

Best Case: $ 9,700 Worst Case: $ 13,700

Cost Source: ARI Cost Database

Comp #: 2450 Comp Shingle Roof - Replace **Quantity: Approx 5,800 GSF**
Location: Roof of shuffleboard building
Funded?: Yes.
History:
Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs. This is a petroleum based product subject to significant cost fluctuations. It is recommended an annual roof maintenance be put in place to make sure the roof system is performing as expected. Follow all recommendations of the roof maintenance vendor. It is beyond the scope of this study to evaluate the performance or anticipated remaining life from a visual inspection. The client should provide all roof evaluations to the reserve analyst to keep the recommended cycle and funding up to date.

National Roofing Contractors Association (NRCA) http://www.nrca.net/.
Asphalt Roofing Manufacturers Association (ARMA) http://www.asphaltroofing.org/
Roof Consultant Institute (RCI) http://www.rci-online.org/
Western States Roofing Contractors Association (WSRCA) http://www.wsrca.com/

Useful Life:
25 years

Remaining Life:
5 years

Best Case: $ 46,400 Worst Case: $ 79,600

Cost Source: ARI Cost Database

Comp #: 2485 Skylights - Replace **Quantity: (12) Large Skylights**
Location: Shuffleboard Building
Funded?: Yes.
History:
Comments: Follow the recommendations of a qualified contractor for replacement. These are viewed from ground level. This study does not evaluate the functionality or maintenance of the skylights. The information regarding repair or conditions, other than the visual, would be provided by the client and included in this study.

Useful Life:
25 years

Remaining Life:
5 years

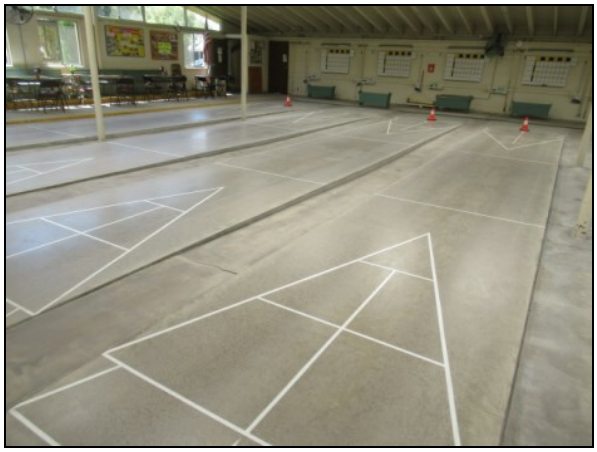
Best Case: $ 16,000 Worst Case: $ 20,000

Cost Source: ARI Cost Database

Comp #: 6542 Shuffleboard Court - Resurface **Quantity: (5) Courts**
Location: Shuffleboard courts adjacent to Clubhouse #1
Funded?: No. This is maintained using Operating Funds.
History:
Comments: Life expectancy assumes normal amount of usage and good care and maintenance. Unless otherwise noted, remaining useful life expectancy is based primarily on last resurfacing date, manufacturer and vendor recommendations and our experience with comparable courts. Costs shown here assume courts will be resurfaced/replaced with same materials as currently in place unless otherwise noted. Costs may also include allowances for additional features (if present) such as benches, lights, scoreboards, etc.

Useful Life:

Remaining Life:



Best Case: Worst Case:

Cost Source:

Comp #: 6543 Shuffleboard Equipment - Replace **Quantity: Numerous Pieces**
Location: Shuffleboard courts adjacent to Clubhouse #1
Funded?: Yes.
History: 2023, Planned $13,140.
Comments: This component provides funding for periodic complete replacement of the shuffleboard play and maintenance equipment. No reported problems.

Useful Life:
15 years

Remaining Life:
14 years

Best Case: $ 13,200 Worst Case: $ 13,200

Cost Source: Client Cost History

Clubhouse #2

Comp #: 2300 Stucco - Repaint **Quantity: Approx 9,100 GSF**
Location: Exterior building surface of Clubhouse #2
Funded?: Yes.
History:
Comments: Regular uniform, professional paint applications are recommended for appearance, protection and maximum design life. Repairs and cleaning should be completed as-needed prior to application. Assuming proper care and preventative maintenance, plan for regular paint applications as shown below. The cost is for good quality preparation and paint products.

Useful Life:
10 years

Remaining Life:
0 years

Best Case: $ 10,800 Worst Case: $ 15,700

Cost Source: ARI Cost Database

Comp #: 2310 Wood Surfaces - Repaint **Quantity: Approx 6,700 GSF**
Location: Exterior surfaces of Clubhouse #2
Funded?: Yes.
History:
Comments: Surfaces are in poor condition. Some repairs will be necessary. Regular uniform, professional paint or sealer applications are recommended for appearance, protection of wood, and maximum design life. Repairs and cleaning should be completed as-needed prior to application. Assuming proper care and preventative maintenance, plan for regular paint/sealant applications as shown below. The cost is for good quality preparation and paint products.

Useful Life:
5 years

Remaining Life:
0 years

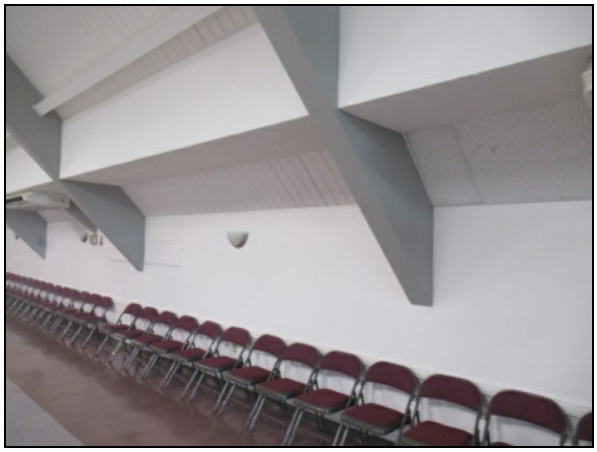
Best Case: $ 20,200 Worst Case: $ 11,600

Cost Source: ARI Cost Database

Comp #: 2330 Interior Surfaces - Repaint **Quantity: Approx 29,700 GSF**
Location: Interior room surfaces of Clubhouse #2
Funded?: Yes.
History: 2023, Refurbish lobby & paint interior $130,177.
Comments: The cost is for good quality preparation and paint products. Painting the interior is typically performed with the exterior stucco painting project. Monitor for scuffing, paint surface deterioration, discoloration and fading. Maintain a routine paint cycle to provide a quality appearance. Touch up may be required between paint cycles over full surface painting. Plan for painting at the time frame below. Follow the recommendations of a qualified contractor for types of paint products and maintenance of the surfaces after painting is performed.

Useful Life:
10 years

Remaining Life:
8 years



Best Case: $ 28,000 Worst Case: $ 32,600

Cost Source: Client cost history with inflation

Comp #: 2340 Metal Surfaces - Repaint **Quantity: Approx 50' LF**
Location: Clubhouse #2
Funded?: No. Client maintains metal surfaces using Operating funds. No separate funding required.
History:
Comments: This is to cover two sides of fencing & railings as well as all other metal surfaces, primed and painted with good quality preparation and paint products. Expect to perform minor remedial repair with each paint cycle. Keep on routine paint cycle to avoid unnecessary repair projects and to protect metal from moisture causing corrosion and rust.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 2450 Comp Shingle Roof - Replace **Quantity: Approx 23,000 GSF**

Location: Rooftop of Clubhouse #2
Funded?: Yes.
History:
Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs. This is a petroleum based product subject to significant cost fluctuations. It is recommended an annual roof maintenance be put in place to make sure the roof system is performing as expected. Follow all recommendations of the roof maintenance vendor. It is beyond the scope of this study to evaluate the performance or anticipated remaining life from a visual inspection. The client should provide all roof evaluations to the reserve analyst to keep the recommended cycle and funding up to date.

National Roofing Contractors Association (NRCA) http://www.nrca.net/.
Asphalt Roofing Manufacturers Association (ARMA) http://www.asphaltroofing.org/
Roof Consultant Institute (RCI) http://www.rci-online.org/
Western States Roofing Contractors Association (WSRCA) http://www.wsrca.com/

Useful Life:
25 years

Remaining Life:
2 years

Best Case: $ 180,000 Worst Case: $ 280,000

Cost Source: ARI Cost Database

Comp #: 2480 Gutter System - Replace **Quantity: Approx 1,400 LF**
Location: Perimeter of buildings and downspouts of Clubhouse #2
Funded?: Yes.
History:
Comments: The gutters should be cleaned and free flowing annually to avoid premature repair or replacement needs. Monitor for mounting failures or dents in the flow lines and plan sectional repairs between replacement cycles. The gutter system is typically a very long life component if properly maintained and repaired. Anticipate full replacement with the roof replacement projects for cost savings.

Useful Life:
30 years

Remaining Life:
0 years

Best Case: $ 16,000 Worst Case: $ 23,000

Cost Source: ARI Cost Database

Comp #: 2520 Wood Surfaces - Repair **Quantity: Extensive GSF**
Location:
Funded?: Yes.
History:
Comments: Expect to perform major wood repair project prior to wood surface painting projects. Keep wood well painted to avoid premature wood deterioration. Consult with a qualified contractor for actual evaluation of repair needs. This is an allowance to do some of the major repair work. It is beyond the scope of the reserve study to determine actual repair expenses.

Useful Life:
5 years

Remaining Life:
0 years

Best Case: $ 6,000 Worst Case: $ 12,000

Cost Source: ARI Cost Database

Comp #: 2525 Wood Siding - Repair/Replace **Quantity: Extensive GSF**
Location: Exterior of Clubhouse #2
Funded?: Yes. Funding Reason
History:
Comments: Expect to perform major wood repair prior to wood surface painting projects for cost savings. Keep wood well painted to protect against premature repair requirements.

Useful Life:
30 years

Remaining Life:
0 years

Best Case: $ 30,000 Worst Case: $ 32,000

Cost Source: ARI Cost Database

Comp #: 2710 Entry Canopy - Replace **Quantity: (1) Canopy, 200 GSF**
Location: Main entrance of Clubhouse #2
Funded?: Yes.
History:
Comments: Fabric/canopy should be washed periodically to maintain appearance and inspected regularly to identify any potential maintenance needs. Ensure that anchor points and hardware are intact and take note of any recommendations for removal during high winds or storms to prevent damage to the awning, framing, and/or building structure. Framing should be repaired and usually painted to prolong life expectancy. Minor repairs should be considered an Operating expense. Remaining useful life below is based on consideration of original installation date, evident conditions, and/or any repair/replacement information provided by the Client during this engagement. Existing framing can be re-used in most cases when a new canopy is installed. As such, cost estimates shown below assume replacement of fabric/canopy only unless otherwise noted.

Useful Life:
10 years

Remaining Life:
0 years

Best Case: $ 4,900 Worst Case: $ 7,500

Cost Source: ARI Cost Database

Comp #: 3020 Carpet - Replace **Quantity: Approx 300 GSY**
Location: Floors of Clubhouse #2
Funded?: Yes.
History: 4/2022, Approx 100 GSY new.
Comments: As part of ongoing maintenance program, vacuum regularly and professionally clean as needed. Over time, replacement will be warranted due to excessive wear (stains, fading, discoloration, etc.). Best practice is to coordinate at same time as other interior projects whenever possible to minimize downtime and maintain consistent quality standard. Based on evident conditions, original installation, and project history provided by the Client, we recommend planning for replacement at the approximate interval shown below. Replacement costs can vary greatly depending on quantity, material, and design selected. Unless otherwise noted, cost estimates below assume replacement with similar quantity and quality as existing.

Useful Life:
10 years

Remaining Life:
8 years

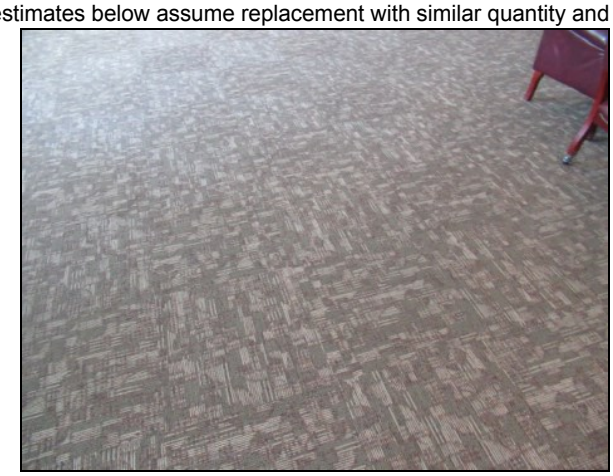
Best Case: $ 16,500 Worst Case: $ 22,500

Cost Source: ARI Cost Database

Comp #: 3020 Game Room Carpet - Replace **Quantity: Approx 105 GSY**
Location: Floors of Clubhouse #2
Funded?: Yes.
History: 4/2022, new $23,085
Comments: As part of ongoing maintenance program, vacuum regularly and professionally clean as needed. Over time, replacement will be warranted due to excessive wear (stains, fading, discoloration, etc.). Best practice is to coordinate at same time as other interior projects whenever possible to minimize downtime and maintain consistent quality standard. Based on evident conditions, original installation, and project history provided by the Client, we recommend planning for replacement at the approximate interval shown below. Replacement costs can vary greatly depending on quantity, material, and design selected. Unless otherwise noted, cost estimates below assume replacement with similar quantity and quality as existing.

Useful Life:
10 years

Remaining Life:
8 years



Best Case: $ 5,800 Worst Case: $ 7,800

Cost Source: Client cost history with inflation

Comp #: 3040 Kitchen Tile Floor - Replace **Quantity: Approx 665 GSF**
Location: Staff kitchen
Funded?: Yes.
History:
Comments: As part of ongoing maintenance program, tile should be inspected regularly and damaged sections repaired/replaced as needed. Best practice is to keep a collection of replacement tiles on hand for partial replacements. With ordinary care and maintenance, tile in interior locations can last for an extended period of time, but replacement is often warranted eventually to enhance and restore aesthetic appeal throughout the common areas. Based on evident conditions, original installation, and project history provided by the Client, we recommend planning for replacement at the approximate interval shown below. Replacement costs can vary greatly depending on size, material, and design of tiles selected. Unless otherwise noted, cost estimates below assume replacement with similar quantity and quality as existing. Measurements are approximate and include waste cutting.

Useful Life:
25 years

Remaining Life:
4 years

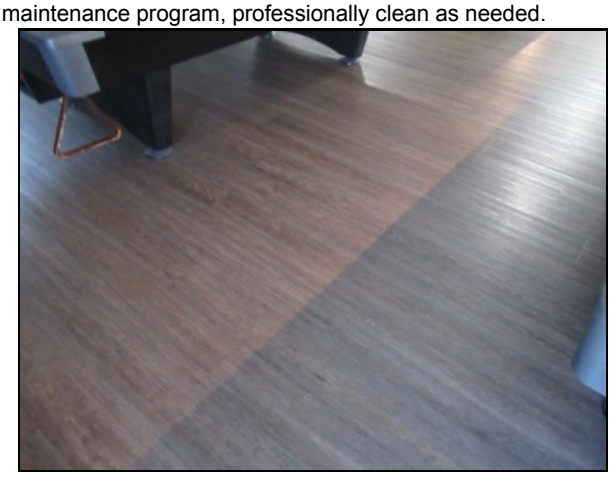
Best Case: $ 26,600 Worst Case: $ 36,600

Cost Source: ARI Cost Database

Comp #: 3050 Billiard Vinyl Floor - Replace **Quantity: Approx 1,600 GSF**
Location: Billiard room
Funded?: Yes.
History:
Comments: As part of ongoing maintenance program, professionally clean as needed.

Useful Life:
20 years

Remaining Life:
17 years



Best Case: $ 17,200 Worst Case: $ 22,000

Cost Source: ARI Cost Database

Comp #: 3050 Linoleum/Vinyl Floor - Replace **Quantity: Approx 10,200 GSF**
Location: Throughout Clubhouse interiors
Funded?: Yes.
History:
Comments: As part of ongoing maintenance program, professionally clean as needed.

Useful Life:
20 years

Remaining Life:
4 years

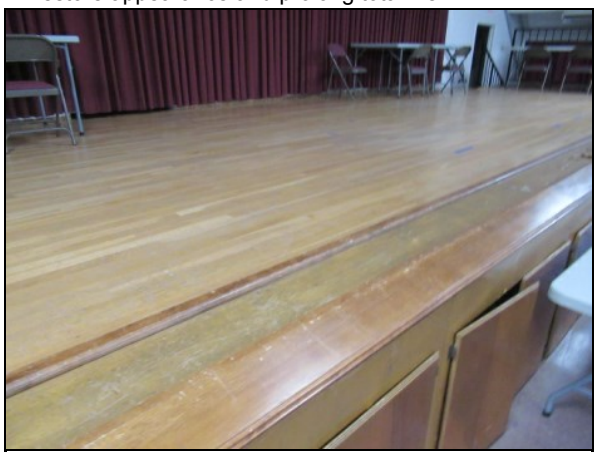
Best Case: $ 110,000 Worst Case: $ 140,000

Cost Source: ARI Cost Database

Comp #: 3070 Stage Hardwood Floor - Replace **Quantity: Approx 500 GSF**
Location: Clubhouse stage
Funded?: No. It is not anticipated the flooring will ever require replacing. The floor will be refinished on the appropriate cycle.
History:
Comments: Periodic refinishing will restore appearance and prolong total life.

Useful Life:

Remaining Life:



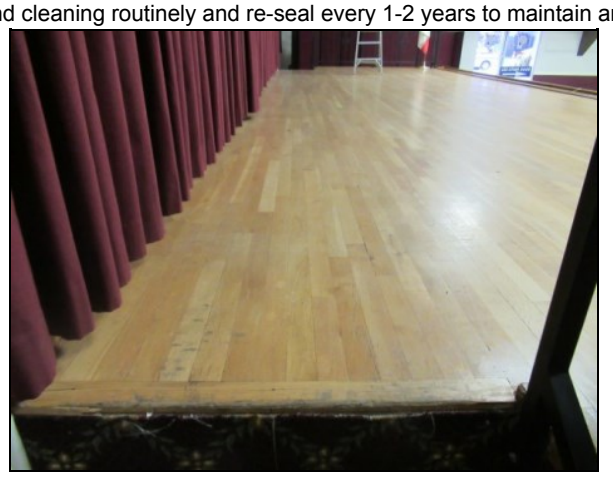
Best Case: Worst Case:

Cost Source:

Comp #: 3075 Stage Hardwood Floor - Refurbish **Quantity: Approx 500 GSF**
Location: Clubhouse stage
Funded?: Yes.
History:
Comments: The floor is scheduled for resurface in 2023 after site visit. Periodic sanding and re-seal will restore appearance and prolong total life. We recommend cleaning routinely and re-seal every 1-2 years to maintain an attractive appearance.

Useful Life:
5 years

Remaining Life:
4 years



Best Case: $ 3,200 Worst Case: $ 4,400

Cost Source: ARI Cost Database

Comp #: 3200 Billiard Rm Furniture - Replace **Quantity: (14) Chairs**
Location: Billiard Room: (14) Chairs & (3) Small Tables
Funded?: Yes.
History: New 2021, $9,300.
Comments: The replacement cycle will depend greatly on use and abuse. Provide routine cleaning and maintenance to reach or extend average life. There is no anticipation to replace "like for like". This is an allowance for replacement to update the facilities and provide functionality as needed for the community.

Useful Life:
15 years

Remaining Life:
12 years

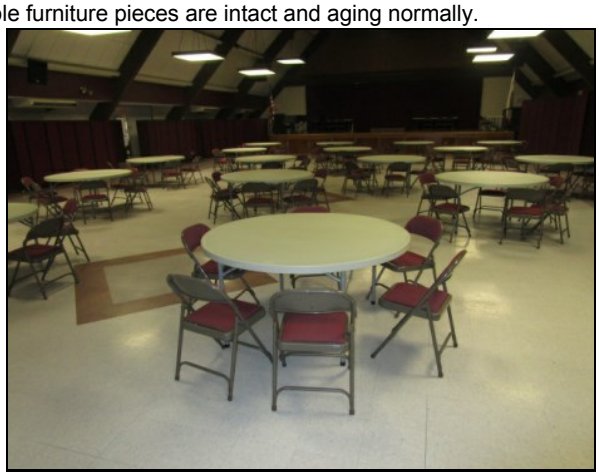
Best Case: $ 9,000 Worst Case: $ 13,000

Cost Source: Client Cost History With Inflation

Comp #: 3205 CH2 Ballroom Furnishings - Replace **Quantity: Numerous Pieces**
Location: Ballroom of Clubhouse #2
Funded?: Yes.
History:
Comments: The ballroom portable furniture pieces are intact and aging normally.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: $ 32,000 Worst Case: $ 44,000

Cost Source: Estimate Provided by Client

Comp #: 3205 CH2 Lobby Refurb & Furnishings **Quantity: (37) Assorted Pieces**
Location: Clubhouse lobby area
Funded?: Yes.
History: 2022, Refurb Lobby & Paint $127,841 (no details)
Comments: The lobby furniture consists of (22) upholstered chairs, (7) wood coffee tables, (3) sofas, and (5) trophy cases.

Useful Life:
15 years

Remaining Life:
13 years

Best Case: $ 128,000 Worst Case: $ 148,000

Cost Source: Client Cost History

Comp #: 3245 Billiard -Cabinet/Counter - Replace **Quantity: Approx 22' LF**
Location: Billiard Room
Funded?: Yes.
History: New 2021, $4,400
Comments:

Useful Life:
25 years

Remaining Life:
22 years

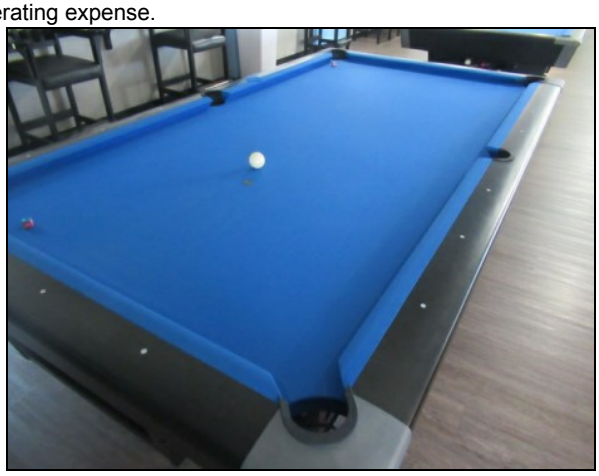
Best Case: $ 4,500 Worst Case: $ 5,500

Cost Source: Client Cost History With Inflation

Comp #: 3250 Billiard Table - Replace/Re-cover **Quantity: (6) Pool Tables**
Location: Billiard Rooms of Clubhouse #2
Funded?: Yes.
History:
Comments: The billiards tables are in good condition. No signs of advance deterioration or abuse. Replace felt surfaces, balls, sticks, etc as needed as an Operating expense.

Useful Life:
15 years

Remaining Life:
12 years



Best Case: $ 32,000 Worst Case: $ 42,000

Cost Source: Client Cost History With Inflation

Comp #: 3251 Arcade & Game Tables - Repl **Quantity: (1) Provision**
Location: Rooms 9 and 10: Shuffleboard table, foosball, air hockey, bumper pool table, skee ball, arcade
Funded?: Yes.
History: 2021, Game RM $15.3K
Comments:

Useful Life:
10 years

Remaining Life:
7 years

Best Case: $ 15,000 Worst Case: $ 19,000

Cost Source: Client Cost History With Inflation

Comp #: 3300 Kitchen - Remodel **Quantity: (1) Kitchen**
Location: Clubhouse #1
Funded?: No. There is no expectation for remodeling within the scope of this Study. No Reserve funding required. Refer to #901 for appliances.
History:
Comments: A typical remodel would include the replacement of cabinets, counters, lighting, appliances, and other dated or damaged elements of the facility. There is no expectation to replace all of the components with "like for like", however, the funding needs to be established to replace with similar quantity and quality of the existing kitchen.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 3320 Kitchen Appliances - Replace **Quantity: (7) Assorted Pieces**
Location: Staff kitchen: (1) CMA dishwasher, (1) ice machine, (1) Vulcan stove/griddles,(1) griddle; (2) convection ovens, (1) fire suppression system, (1) Kenmore 2-door refrigerator, (1) Kenmore Freezer; (1) coffee maker, and (1) broiler.
Funded?: Yes.
History: 2018 added (2) griddles $4,600. 2023, Refrigerator $14,162.
Comments: The replacement cycle will depend greatly on use and abuse. Provide routine cleaning and maintenance to reach or extend average life. There is no expectation the appliances will be replaced with "like-for-like" units. This is an allowance to provide appliances that meet the needs of the community.

Useful Life:
20 years

Remaining Life:
8 years

Best Case: $ 98,000 Worst Case: $ 120,000

Cost Source: ARI Cost Database

Comp #: 4211 Theater Equipment - Replace **Quantity: (1) Provision**
Location: Clubhouse #2: Equipment includes (6) speakers and (6) spot lights.
Funded?: Yes.
History:
Comments: No reported problems but equipment is older. Anticipate the need to upgrade in the near future.

Useful Life:
10 years

Remaining Life:
0 years

Best Case: $ 10,000 Worst Case: $ 14,000

Cost Source: ARI Cost Database

Comp #: 4580 Sewer Ejection System - Replace **Quantity: (1) System**
Location: Adjacent to Clubhouse
Funded?: Yes.
History: 2018 added $20K per Mark for pump.
Comments: No access to inspect the pump (underground). The pump system was replaced in 2016. No reported problems. This component includes the controllers.

Useful Life:
15 years

Remaining Life:
7 years

Best Case: $ 150,000 Worst Case: $ 220,000

Cost Source: Estimate Provided by Client

Comp #: 4581 Sewer Lit Stn Generator - Replace **Quantity: (1) Generator**
Location: Sewer pump system
Funded?: Yes.
History:
Comments: This equipment and all related component information has been provided by the client. The funding should be adjusted as needed to keep system operational. No inspection at the time of this study.

Useful Life:
10 years

Remaining Life:
9 years

No Photo Available

Best Case: $ 15,000 Worst Case: $ 15,000

Cost Source: e

Comp #: 4688 Air Filtration Unit - Replace **Quantity: (1) Jet System**
Location: Woodshop
Funded?: No. Replacement value is too small for Reserve designation. Replace as needed as an Operating expense.
History: Replaced in roughly 2017.
Comments:

No Photo Available

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 5050 Large Interior Lights - Replace **Quantity: (1) Provision**
Location: Interior of Clubhouse #2
Funded?: Yes.
History:
Comments: Not all lights were tested during inspection. It is assumed all to be in functional, operating condition. As routine maintenance, clean by wiping down with an appropriate cleaner, change bulbs and repair as needed. Individual replacements should be considered an Operating expense. If décor coordination is desired, an extra supply of replacement fixtures should be kept on-site to allow for prompt individual replacements. Unless otherwise noted, costs shown here are based on replacement with comparable quantity and style of lights as existing and installed by a qualified professional electrician. We recommend consideration of LED fixtures or other energy-saving options whenever possible.

No Photo Available

Useful Life:
20 years

Remaining Life:
18 years

Best Case: $ 75,000 Worst Case: $ 75,000

Cost Source: Estimate Provided by Client

Comp #: 5525 Iron Railing - Replace **Quantity: Approx 50' LF**
Location: Clubhouse #2
Funded?: No. The cost to replace this minimal section of iron is below the reserve threshold. Replace as needed using Operating Funds.
History:
Comments: Not all locations were accessed during inspection, consult with a qualified contractor to evaluate the structural integrity of all of the railings and recommend repairing options or replacement. All metal will eventually break down due to a combination of sun and weather exposure. Sometimes this is exacerbated by other factors such as irrigation overspray, abuse and lack of preventive maintenance. For some types of railing, complete replacement is advisable over minor repairs.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 5700 Main Restrooms - Major Refurbish **Quantity: (2) Multi-Use**
Location: Common area: replacement of (5) toilets; (4) sinks; (40' LF) partitions; (10 'LF) counters; approx (680) gsf tile wall and floor; lighting, doors, and all other fixtures.
Funded?: Yes.
History:
Comments: Frequency of refurbishing will depend a great deal on active use and abuse. This should be adjusted when conditions warrant. Replacing these components as one will be cost saving and are typically performed together to update the facilities.

Useful Life:
20 years

Remaining Life:
0 years

Best Case: $ 58,000 Worst Case: $ 58,000

Cost Source: Estimate Provided by Client

Comp #: 5700 Stage Restrooms - Major Refurbish **Quantity: (2) Single Use Restrooms**

Location: Behind stage: replacement of (2) toilets; (2) sinks; approx (80) gsf vinyl floor; lighting, doors, and all other fixtures.

Funded?: Yes.

History:

Comments: Frequency of refurbishing will depend a great deal on active use and abuse. This should be adjusted when conditions warrant. Replacing these components as one will be cost saving and are typically performed together to update the facilities.

Useful Life:
20 years

Remaining Life:
2 years

Best Case: $ 12,000 Worst Case: $ 18,000

Cost Source: ARI Cost Database

Clubhouse #3

Comp #: 2300 Stucco - Repaint **Quantity: (1) Building**
Location: Exterior of Clubhouse #3
Funded?: Yes.
History:
Comments: Regular uniform, professional paint applications are recommended for appearance, protection and maximum design life. Repairs and cleaning should be completed as-needed prior to application. Assuming proper care and preventative maintenance, plan for regular paint applications as shown below. The cost is for good quality preparation and paint products.

Useful Life:
10 years

Remaining Life:
5 years

Best Case: $ 5,900 Worst Case: $ 7,300

Cost Source: ARI Cost Database

Comp #: 2310 Wood Surfaces - Repaint **Quantity: Approx 11,500 GSF**
Location: Exterior of Clubhouse #3
Funded?: Yes.
History:
Comments: Dry and faded, paint now. Regular uniform, professional paint or sealer applications are recommended for appearance, protection of wood, and maximum design life. Repairs and cleaning should be completed as-needed prior to application. Assuming proper care and preventative maintenance, plan for regular paint/sealant applications as shown below. The cost is for good quality preparation and paint products.

Useful Life:
5 years

Remaining Life:
0 years

Best Case: $ 22,000 Worst Case: $ 22,000

Cost Source: ARI Cost Database

Comp #: 2330 Interior Surfaces - Repaint **Quantity: Approx 31,000 GSF**
Location: Interior room surfaces of Clubhouse #3
Funded?: Yes.
History: Planned for late 2020, $30,000
Comments: The cost is for good quality preparation and paint products. Painting the interior is typically performed with the exterior stucco painting project. Monitor for scuffing, paint surface deterioration, discoloration and fading. Maintain a routine paint cycle to provide a quality appearance. Touch up may be required between paint cycles over full surface painting. Plan for painting at the time frame below. Follow the recommendations of a qualified contractor for types of paint products and maintenance of the surfaces after painting is performed.

Useful Life:
10 years

Remaining Life:
0 years

Best Case: $ 38,400 Worst Case: $ 48,400

Cost Source: ARI Cost Database

Comp #: 2340 Metal Surfaces - Repaint **Quantity: Minimal GSF**
Location: Clubhouse #3
Funded?: No. Client maintains metal surfaces using Operating funds. No separate funding required.
History:
Comments: Keep on routine paint cycle to avoid unnecessary repair projects and to protect metal from moisture causing corrosion and rust.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 2450 Comp Shingle Roof - Replace **Quantity: Approx 26,700 GSF**
Location: Roof of Clubhouse #3
Funded?: Yes.
History: 2018 Sectional repair/replacement $8,344
Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs. This is a petroleum based product subject to significant cost fluctuations. It is recommended an annual roof maintenance be put in place to make sure the roof system is performing as expected. Follow all recommendations of the roof maintenance vendor. It is beyond the scope of this study to evaluate the performance or anticipated remaining life from a visual inspection. The client should provide all roof evaluations to the reserve analyst to keep the recommended cycle and funding up to date.

National Roofing Contractors Association (NRCA) http://www.nrca.net/.
Asphalt Roofing Manufacturers Association (ARMA) http://www.asphaltroofing.org/
Roof Consultant Institute (RCI) http://www.rci-online.org/
Western States Roofing Contractors Association (WSRCA) http://www.wsrca.com/

Useful Life:
25 years

Remaining Life:
0 years

Best Case: $ 214,000 Worst Case: $ 320,000

Cost Source: ARI Cost Database

Comp #: 2460 Flat Roof System (SPF) - Replace **Quantity: Approx 980 GSF**
Location: Spray Polyurethane Foam
Funded?: Yes.
History:
Comments: Not accessed at the time of inspection. Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs. It is recommended an annual roof maintenance be put in place to make sure the roof system is performing as expected. This can be installed over other types of roofing. The roof requires a "seal" or "re-coat" every 5-8 years to reach a full life. Follow all recommendations of the roof maintenance vendor. It is beyond the scope of this study to evaluate the performance or anticipated remaining life from a visual inspection. The client should provide all roof evaluations to the reserve analyst to keep the recommended cycle and funding up to date.

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Western States Roofing Contractors Association (WSRCA) http://www.wsrca.com/

Useful Life:
30 years

Remaining Life:
14 years

Best Case: $ 7,600 Worst Case: $ 8,700

Cost Source: ARI Cost Database

Comp #: 2462 Flat Roof - Seal/Re-coat **Quantity: Approx 980 GSF**

Location: Rooftop of Clubhouse #3

Funded?: Yes.

History: Completed 2018

Comments: Not accessed at the time of inspection. Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs. It is recommended an annual roof maintenance be put in place to make sure the roof system is performing as expected. This can be installed over other types of roofing. The roof requires a "seal" or "re-coat" every 5-8 years to reach a full life. Follow all recommendations of the roof maintenance vendor. It is beyond the scope of this study to evaluate the performance or anticipated remaining life from a visual inspection. The client should provide all roof evaluations to the reserve analyst to keep the recommended cycle and funding up to date.

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Useful Life:
10 years

Remaining Life:
4 years

No Photo Available

Best Case: $ 3,200 Worst Case: $ 4,300

Cost Source: Client cost history with inflation

Comp #: 2480 Gutter System - Replace **Quantity: Approx 1,000 LF**
Location: Perimeter of buildings and downspouts of Clubhouse #3
Funded?: Yes.
History:
Comments: The gutters should be cleaned and free flowing annually to avoid premature repair or replacement needs. Monitor for mounting failures or dents in the flow lines and plan sectional repairs between replacement cycles. The gutter system is typically a very long life component if properly maintained and repaired. Anticipate full replacement with the roof replacement projects for cost savings.

Useful Life:
30 years

Remaining Life:
0 years

Best Case: $ 12,000 Worst Case: $ 14,000

Cost Source: ARI Cost Database

Comp #: 2485 Skylights - Replace **Quantity: (3) Lg Skylights**
Location: Rooftop of Clubhouse #3
Funded?: Yes.
History:
Comments: Follow the recommendations of a qualified contractor for replacement. These are viewed from ground level. This study does not evaluate the functionality or maintenance of the skylights. The information regarding repair or conditions, other than the visual, would be provided by the client and included in this study.

Useful Life:
25 years

Remaining Life:
0 years

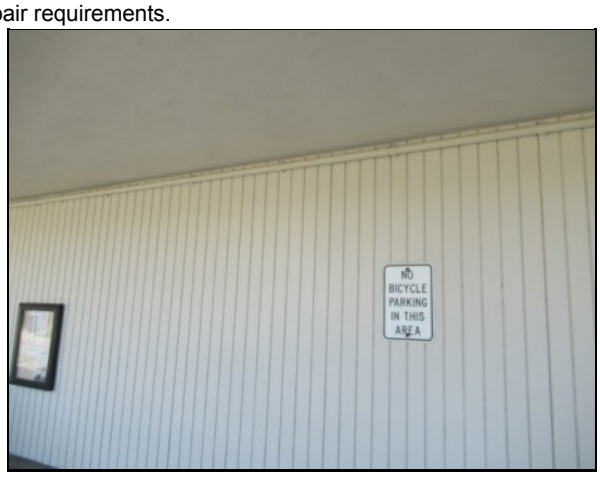
Best Case: $ 3,900 Worst Case: $ 3,900

Cost Source: ARI Cost Database

Comp #: 2525 Wood Siding - Repair/Replace **Quantity: Approx 8,000 GSF**
Location: Exterior of Clubhouse #3
Funded?: Yes. Funding Reason
History:
Comments: Expect to perform major wood repair prior to wood surface painting projects for cost savings. Keep wood well painted to protect against premature repair requirements.

Useful Life:
30 years

Remaining Life:
10 years



Best Case: $ 100,000 Worst Case: $ 120,000

Cost Source: ARI Cost Database

Comp #: 3000 Sewing Room - Remodel **Quantity: (1) Room**
Location: Sewing room of Clubhouse #3
Funded?: Yes.
History: 4/2022, $19,231.
Comments:

Useful Life:
10 years

Remaining Life:
8 years

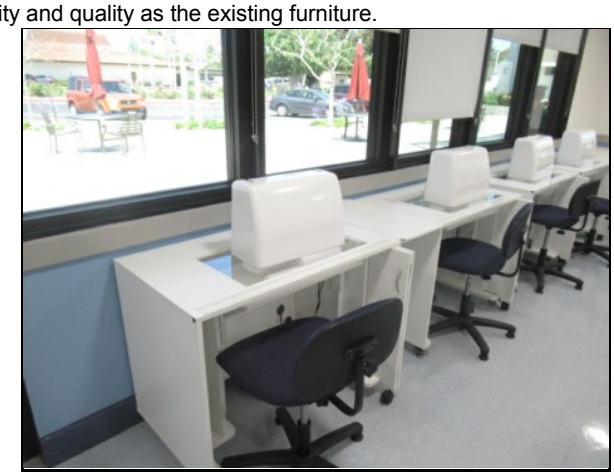
Best Case: $ 17,000 Worst Case: $ 26,000

Cost Source: ARI Cost Database

Comp #: 3001 Sewing Equipment - Replace **Quantity: (28) Items**
Location: Sewing room of Clubhouse #3: (13) Sewing Machinges; (13) laminate sewing tables; (21) wood tables.
Funded?: Yes.
History: 4/2022, $27,132.
Comments: The replacement cycle will depend greatly on use and abuse. Provide routine cleaning and maintenance to reach or extend average life. There is no expectation the client will replace the furniture "like for like". This is an allowance to replace with approximately the same quantity and quality as the existing furniture.

Useful Life:
10 years

Remaining Life:
8 years



Best Case: $ 25,000 Worst Case: $ 36,000

Cost Source: Client cost history with inflation

Comp #: 3020 Carpet - Replace **Quantity: Approx 54 GSY**
Location: Video Producer's Room
Funded?: No. All flooring in CH3 will be replaced at one time. This is included in the Flooring component. No separate funding required.
History:
Comments: As part of ongoing maintenance program, vacuum regularly and professionally clean as needed. Over time, replacement will be warranted due to excessive wear (stains, fading, discoloration, etc.). Best practice is to coordinate at same time as other interior projects whenever possible to minimize downtime and maintain consistent quality standard. Based on evident conditions, original installation, and project history provided by the Client, we recommend planning for replacement at the approximate interval shown below. Replacement costs can vary greatly depending on quantity, material, and design selected. Unless otherwise noted, cost estimates below assume replacement with similar quantity and quality as existing.

Useful Life:

Remaining Life:

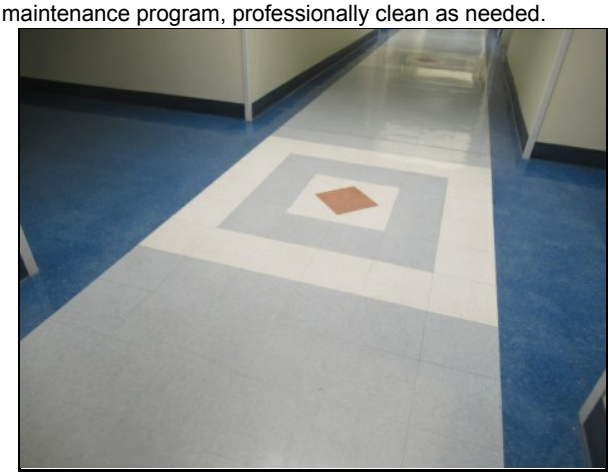
Best Case: Worst Case:

Cost Source:

Comp #: 3050 Flooring - Replace **Quantity: Approx 18,750 GSF**
Location: Flooring of Clubhouse #3, includes linoleum, carpet and laminate.
Funded?: Yes.
History:
Comments: As part of ongoing maintenance program, professionally clean as needed.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: $ 180,000 Worst Case: $ 260,000

Cost Source: ARI Cost Database

Comp #: 3150 Window Treatments - Replace **Quantity: All Windows**
Location: Clubhouse #3
Funded?: Yes.
History: New in 2019, $8,296
Comments: Periodic cleaning and maintenance can extend average life.

Useful Life:
10 years

Remaining Life:
5 years

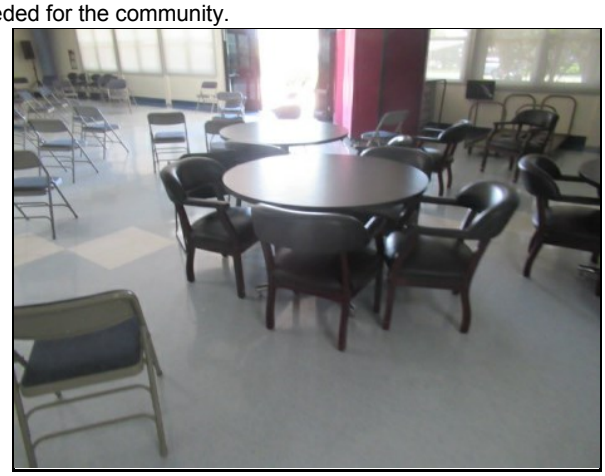
Best Case: $ 8,700 Worst Case: $ 11,000

Cost Source: Client cost history with inflation

Comp #: 3200 Auditorium Furniture - Replace **Quantity: Numerous Pieces**
Location: Clubhouse #3: (4) leather sofas, (3) lg round tables, (12) upholstered chairs and numerous portable meeting furniture.
Funded?: Yes.
History:
Comments: The replacement cycle will depend greatly on use and abuse. Provide routine cleaning and maintenance to reach or extend average life. There is no anticipation to replace "like for like". This is an allowance for replacement to update the facilities and provide functionality as needed for the community.

Useful Life:
15 years

Remaining Life:
6 years



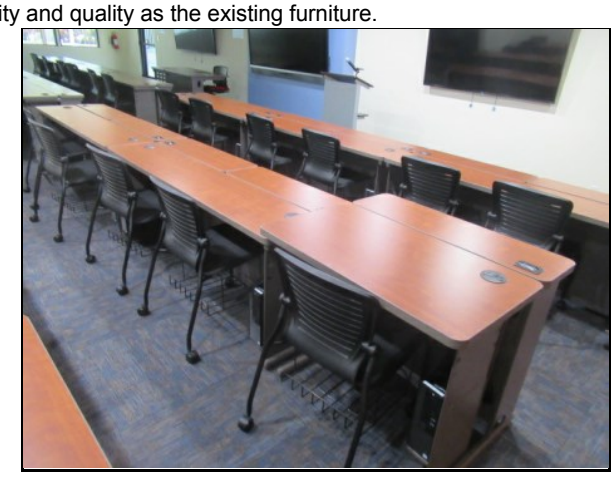
Best Case: $ 46,000 Worst Case: $ 62,000

Cost Source: ARI Cost Database

Comp #: 3230 Meeting Rooms Furniture - Replace **Quantity: (9) Rooms**
Location: Clubhouse #3: Portable meeting furniture
Funded?: Yes.
History:
Comments: The replacement cycle will depend greatly on use and abuse. Provide routine cleaning and maintenance to reach or extend average life. There is no expectation the client will replace the furniture "like for like". This is an allowance to replace with approximately the same quantity and quality as the existing furniture.

Useful Life:
15 years

Remaining Life:
6 years



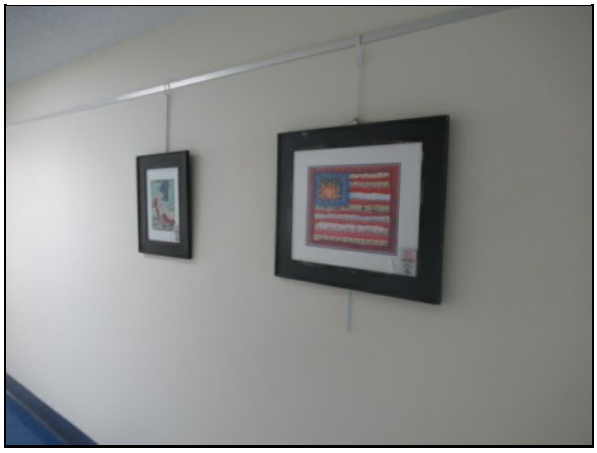
Best Case: $ 46,000 Worst Case: $ 62,000

Cost Source: ARI Cost Database

Comp #: 3260 Artwork/Decor Items - Replace **Quantity: Numerous Pieces**
Location: Clubhouse #3
Funded?: No. There is no expectation for future large-scale replacements or upgrades. Most artwork is created by residents. No Reserve funding required.
History:
Comments:

Useful Life:

Remaining Life:



Best Case: Worst Case:

Cost Source:

Comp #: 3300 Kitchens of Rooms 1-8, Remodel **Quantity: (8) Kitchens**
Location: Kitchens of Clubhouse #3
Funded?: Yes.
History: 2020, Remodeled Learning Center's. 2023, planned project $122,905.
Comments: A typical remodel would include the replacement of cabinets, counters, lighting, appliances, and other dated or damaged elements of the facility. There is no expectation to replace all of the components with "like for like", however, the funding needs to be established to replace with similar quantity and quality of the existing kitchen. The funding can be adjusted by the client when accurate plans for the remodel are established. Some of the components may remain based on conditions and overall project cost.

Useful Life:
25 years

Remaining Life:
24 years

Best Case: $ 123,000 Worst Case: $ 123,000

Cost Source: ARI Cost Database

Comp #: 3310 Demonstration Kitchen, Cabinetry **Quantity: (1) Provision**
Location: Clubhouse 3 kitchen
Funded?: Yes.
History: New 2020, $12,186 + labor
Comments: These are long life components if properly treated and not abused. Plan for routine cleaning, minor repairs and door adjustments between replacement cycles. Keep cleaned and sealed, avoid abuse or mistreatment. Replacement would include cabinets, counters, backsplash, sink(s), and faucets. Replacement cycle will depend a great deal on use and abuse as well as the quality of the selected materials.

Useful Life:
30 years

Remaining Life:
26 years

Best Case: $ 33,000 Worst Case: $ 33,000

Cost Source: Client cost history with inflation

Comp #: 3320 Kitchen Appliances - Replace **Quantity: (42) Assorted Appliances**
Location: Kitchens of CH3 includes: Stoves, ovens, microwaves, refrigerators, dishwashers and vent hoods.
Funded?: No. Included in remodel projects. Replace individual pieces as needed as an Operating expense outside of remodel.
History: 2020, Learning Center's replaced.
Comments:

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 4850 AED Defibrillator - Replace **Quantity: (1) Unit**
Location: Wall Mounted
Funded?: No. These are included in the "Combined Asset" chapter. No separate funding required.
History:
Comments: The equipment should be serviced by a qualified technician. Monitor for battery replacement or reliable functionality. Follow the manufacturer's recommendations for maintenance and replacement cycles. It is beyond the scope of the study to determine functionality or service needs of the equipment.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 5050 Interior Lights - Replace **Quantity: Numerous Fixtures**
Location: Interior facilities Clubhouse #3
Funded?: Yes.
History: New 2020, $36,500.
Comments: As routine maintenance, clean by wiping down with an appropriate cleaner, change bulbs and repair as needed. Individual replacements should be considered an Operating expense. If décor coordination is desired, an extra supply of replacement fixtures should be kept on-site to allow for prompt individual replacements. Unless otherwise noted, costs shown here are based on replacement with comparable quantity and style of lights as existing and installed by a qualified professional electrician. We recommend consideration of LED fixtures or other energy-saving options whenever possible.

Useful Life:
20 years

Remaining Life:
16 years

Best Case: $ 75,000 Worst Case: $ 75,000

Cost Source: Client cost history with inflation

Comp #: 5700 Restrooms - Major Refurbish **Quantity: (5) Facilities**

Location: Clubhouse #3:

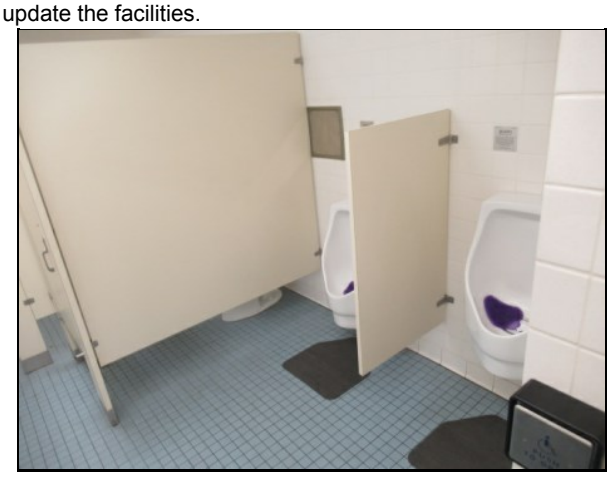
Funded?: Yes. Funding Reason

History:

Comments: The bathroom assets consists of (12) toilets, (13) sinks, (5) countertops, (5) mirrors, (4) urinals, (4) urinal partions, (11) toilet partitions, and approx 750 GSF of tile floors. Frequency of refurbishing will depend a great deal on active use and abuse. This should be adjusted when conditions warrant. Replacing these components as one will be cost saving and are typically performed together to update the facilities.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: $ 110,000 Worst Case: $ 130,000

Cost Source: ARI Cost Database

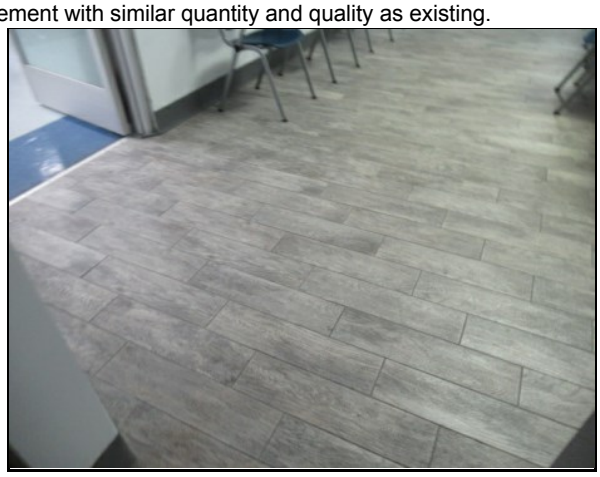
Knowledge & Learning Center (CH-3)

Comp #: 3040 Carpet Floor - Replace **Quantity: (1) Provision**

Location: Tile floor in Clubhouse 3
Funded?: Yes.
History: New 2020,
Comments: As part of ongoing maintenance program, tile should be inspected regularly and damaged sections repaired/replaced as needed. Best practice is to keep a collection of replacement tiles on hand for partial replacements. With ordinary care and maintenance, tile in interior locations can last for an extended period of time, but replacement is often warranted eventually to enhance and restore aesthetic appeal throughout the common areas. Based on evident conditions, original installation, and project history provided by the Client, we recommend planning for replacement at the approximate interval shown below. Replacement costs can vary greatly depending on size, material, and design of tiles selected. Unless otherwise noted, cost estimates below assume replacement with similar quantity and quality as existing.

Useful Life:
30 years

Remaining Life:
27 years



Best Case: $ 12,000 Worst Case: $ 12,000

Cost Source: ARI Cost Database

Comp #: 3160 Acoustic Wall Panels - Replace **Quantity: (1) Provision**
Location: Interior walls
Funded?: Yes.
History: New 2021, $3,275 + labor
Comments: Wallcoverings should be replaced periodically to update appearance of common/amenity areas. Best practice is to coordinate at same time as other interior projects (such as flooring/lighting replacements) whenever possible to minimize downtime and maintain consistent quality standard. Timing of replacements is ultimately subjective to the Client based on the wallcovering's overall condition compared to the property's aesthetic standards. Unless otherwise noted, cost estimates below assume replacement with similar quality/quantity as existing and are based on our experience with similar properties.

Useful Life:
15 years

Remaining Life:
6 years

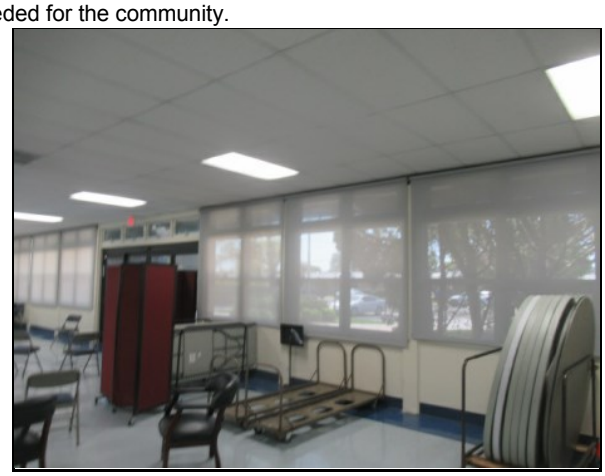
Best Case: $ 5,100 Worst Case: $ 5,100

Cost Source: Client Cost History

Comp #: 3200 Furniture/Furnishings - Replace **Quantity: (1) Provision**
Location: Clubhouse 3, Learning Center
Funded?: Yes.
History: New 2021, $54,590.
Comments: The replacement cycle will depend greatly on use and abuse. Provide routine cleaning and maintenance to reach or extend average life. There is no anticipation to replace "like for like". This is an allowance for replacement to update the facilities and provide functionality as needed for the community.

Useful Life:
10 years

Remaining Life:
6 years



Best Case: $ 62,000 Worst Case: $ 62,000

Cost Source: Client cost history with inflation

Comp #: 3225 Stack Chairs - Replace **Quantity: (1) Provision**
Location: Learning Center
Funded?: Yes.
History: New 2021, $6,759.
Comments: The replacement cycle will depend greatly on use and abuse. Provide routine cleaning and maintenance to reach or extend average life.

Useful Life:
10 years

Remaining Life:
6 years

Best Case: $ 7,700 Worst Case: $ 7,700

Cost Source: Client Cost History

Comp #: 4200 Electronics - Replace **Quantity: (1) Provision**
Location: Learning Center
Funded?: No. This is included in #4250 Technology Equipment. No separate funding required.
History: New 2020, $63,695.
Comments: This funding is an allowance to replace electronics, televisions, computers, monitors, radios, microphones, headsets, printers, etc. All electronics are not anticipated to be replaced all at one time. This will fund for major replacement as needed to maintain and improve the functionality of the facility. This funding can be adjusted by the client to meet the needs of the facility.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 4201 Hearing Loop Electronics - Replace **Quantity: (1) Hearing Now**

Location: Clubhouse 3
Funded?: Yes.
History: New 2020, $3,808.
Comments:

Useful Life:
15 years

Remaining Life:
5 years

No Photo Available

Best Case: $ 8,000 Worst Case: $ 8,000

Cost Source: Estimate Provided by Client

Clubhouse #4

Comp #: 2300 Stucco - Repaint **Quantity: Approx 5,800 GSF**
Location: Exterior of Clubhouse #4
Funded?: Yes.
History:
Comments: Regular uniform, professional paint applications are recommended for appearance, protection and maximum design life. Repairs and cleaning should be completed as-needed prior to application. Assuming proper care and preventative maintenance, plan for regular paint applications as shown below. The cost is for good quality preparation and paint products.

Useful Life:
10 years

Remaining Life:
6 years

Best Case: $ 11,000 Worst Case: $ 13,000

Cost Source: ARI Cost Database

Comp #: 2330 Interior Surfaces - Repaint **Quantity: Approx 26,900 GSF**
Location: Interior room surfaces of Clubhouse #4
Funded?: Yes.
History: Painted 2018, $5,600 Ceramic, Art, Lapidary and storage rooms.
Comments: The cost is for good quality preparation and paint products. Painting the interior is typically performed with the exterior stucco painting project. Monitor for scuffing, paint surface deterioration, discoloration and fading. Maintain a routine paint cycle to provide a quality appearance. Touch up may be required between paint cycles over full surface painting. Plan for painting at the time frame below. Follow the recommendations of a qualified contractor for types of paint products and maintenance of the surfaces after painting is performed.

Useful Life:
10 years

Remaining Life:
2 years

Best Case: $ 32,700 Worst Case: $ 42,700

Cost Source: ARI Cost Database

Comp #: 2450 Comp Shingle Roof - Replace **Quantity: Approx 12,500 GSF**
Location: Roof of Clubhouse #4
Funded?: Yes.
History:
Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs. This is a petroleum based product subject to significant cost fluctuations. It is recommended an annual roof maintenance be put in place to make sure the roof system is performing as expected. Follow all recommendations of the roof maintenance vendor. It is beyond the scope of this study to evaluate the performance or anticipated remaining life from a visual inspection. The client should provide all roof evaluations to the reserve analyst to keep the recommended cycle and funding up to date.

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Western States Roofing Contractors Association (WSRCA) http://www.wsrca.com/

Useful Life:
25 years

Remaining Life:
2 years

Best Case: $ 100,000 Worst Case: $ 150,000

Cost Source: ARI Cost Database

Comp #: 2460 Flat Roof System (SPF) - Replace **Quantity: Approx 5,500 GSF**

Location: Spray Polyurethane Foam
Funded?: Yes.
History:
Comments: Not accessed during inspection. Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs. It is recommended an annual roof maintenance be put in place to make sure the roof system is performing as expected. This can be installed over other types of roofing. The roof requires a "seal" or "re-coat" every 5-8 years to reach a full life. Follow all recommendations of the roof maintenance vendor. It is beyond the scope of this study to evaluate the performance or anticipated remaining life from a visual inspection. The client should provide all roof evaluations to the reserve analyst to keep the recommended cycle and funding up to date.

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Western States Roofing Contractors Association (WSRCA) http://www.wsrca.com/

Useful Life:
40 years

Remaining Life:
2 years

No Photo Available

Best Case: $ 42,000 Worst Case: $ 49,000

Cost Source: ARI Cost Database

Comp #: 2480 Gutter System - Replace **Quantity: Approx 600 LF**
Location: Perimeter of buildings and downspouts of Clubhouse #4
Funded?: Yes.
History:
Comments: The gutters should be cleaned and free flowing annually to avoid premature repair or replacement needs. Monitor for mounting failures or dents in the flow lines and plan sectional repairs between replacement cycles. The gutter system is typically a very long life component if properly maintained and repaired. Anticipate full replacement with the roof replacement projects for cost savings.

Useful Life:
30 years

Remaining Life:
2 years

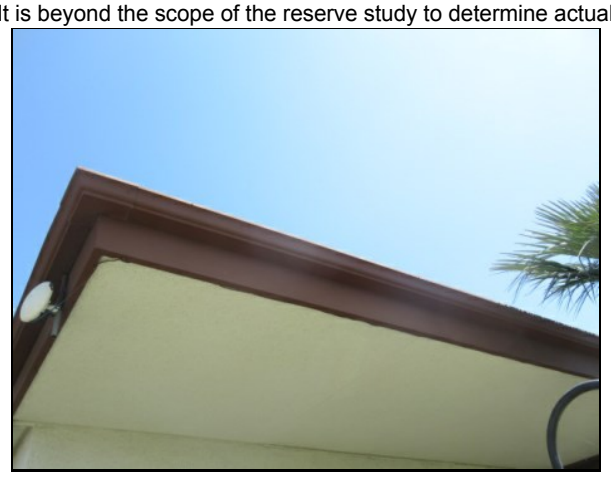
Best Case: $ 7,700 Worst Case: $ 9,100

Cost Source: ARI Cost Database

Comp #: 2520 Wood Surfaces - Repair **Quantity: Fascia Perimeters**
Location: Exterior of Clubhouse #4
Funded?: Yes.
History:
Comments: Expect to perform major wood repair project prior to wood surface painting projects. Keep wood well painted to avoid premature wood deterioration. Consult with a qualified contractor for actual evaluation of repair needs. This is an allowance to do some of the major repair work. It is beyond the scope of the reserve study to determine actual repair expenses.

Useful Life:
5 years

Remaining Life:
1 years



Best Case: $ 8,600 Worst Case: $ 9,800

Cost Source: ARI Cost Database

Comp #: 3050 Linoleum/Vinyl Floor - Replace **Quantity: Approx 3,600 GSF**
Location: Flooring of Clubhouse #4
Funded?: Yes.
History: 3/2020 Lapidary Room $7,815.
Comments: Ages may vary, all are well maintained and attractive. Life has been extended based on conditions. As part of ongoing maintenance program, professionally clean as needed.

Useful Life:
20 years

Remaining Life:
16 years

Best Case: $ 38,700 Worst Case: $ 49,500

Cost Source: ARI Cost Database

Comp #: 3060 Laminate Flooring - Replace **Quantity: Approx 6,900 GSF**
Location: Clubhouse interiors
Funded?: Yes. Funding Reason
History: New 2019
Comments: Inspect regularly, repair any damaged areas, and clean through the Operating/maintenance budget. Over time, replacement will be warranted due to excessive wear (such as lifting seams). Best practice is to coordinate at same time as other interior projects whenever possible to minimize downtime and maintain consistent quality standard. Based on evident conditions, original installation, and project history provided by the Client, we recommend planning for replacement at the approximate interval shown below. Replacement costs can vary greatly depending on quantity, material, and design selected. Unless otherwise noted, cost estimates below assume replacement with similar quantity and quality as existing.

Useful Life:
20 years

Remaining Life:
16 years

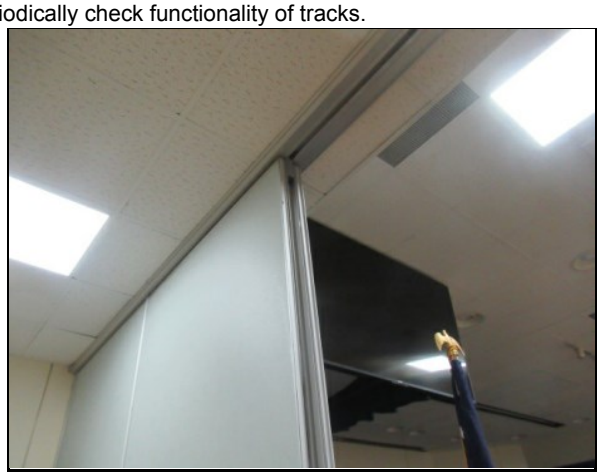
Best Case: $ 62,000 Worst Case: $ 80,000

Cost Source: ARI Cost Database

Comp #: 3120 Acoustic Room Dividers - Replace **Quantity: (1) 10'x53' Divider**
Location: Clubhouse #4
Funded?: Yes.
History: New in 2016.
Comments: Keep clean and periodically check functionality of tracks.

Useful Life:
20 years

Remaining Life:
16 years



Best Case: $ 7,700 Worst Case: $ 8,900

Cost Source: Client cost history with inflation

Comp #: 3230 Furniture/Furnishings - Replace **Quantity: All types of furniture**
Location: Clubhouse #4
Funded?: Yes.
History: New in 2016
Comments: Not all rooms were accessed at the time of inspection. The replacement cycle will depend greatly on use and abuse. Provide routine cleaning and maintenance to reach or extend average life. There is no expectation the client will replace the furniture "like for like". This is an allowance to allow for replacement of the furniture and furnishings as needed to update the facilities in the future.

Useful Life:
20 years

Remaining Life:
16 years

Best Case: $ 125,000 Worst Case: $ 135,000

Cost Source: ARI Cost Database

Comp #: 3245 Built-in Cabinets & Lockers **Quantity: (1) Provision**
Location: Clubhouse #4
Funded?: Yes.
History: 2019-2020, Reno included hallway lockers and display cabinets $20,860
Comments: All are new, attractive and in good condition. We need the cost breakdown for the renovations to set up the components properly.

Useful Life:
20 years

Remaining Life:
16 years

Best Case: $ 22,000 Worst Case: $ 30,000

Cost Source: ARI Cost Database

Comp #: 3246 Art/Lapidary Cabinetry - Replace **Quantity: Approx 151 LF**
Location: Art, ceramic and lapidary rooms
Funded?: Yes.
History:
Comments: The built in cabinetry consists of 57 LF of countertops, 57 LF of base cabinets, and 37 LF of upper cabinets. Cabinetry is newly painted and is "like new" condition, and the counter-tops are new. The room was still in the process of being renovated.

Useful Life:
20 years

Remaining Life:
16 years

Best Case: $ 43,000 Worst Case: $ 43,000

Cost Source: Client Cost History

Comp #: 3247 Art Room Assets - Replace **Quantity: (1) Provision**
Location: Art Room of CH 4
Funded?: No. This is included in #940 Cabinetry. No separate funding required.
History: New 4/2020,
Comments: This includes cabinets, sinks, book storage and window coverings. The facilities was revitalized in 2020 and should be updated again in the future.

No Photo Available

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 3247 Kilns - Replace **Quantity: (3) Kilns**
Location: Ceramics Room, Clubhouse #4
Funded?: Yes.
History: New 3/2022, $13,391
Comments: The kilns were not tested, one was in operation at the time of inspection. No reported problems. No signs of damage or abuse. Client reported there is a new hood system, clay trap and air filter in the ceramics area.

Useful Life:
15 years

Remaining Life:
8 years

Best Case: $ 12,000 Worst Case: $ 16,000

Cost Source: Client cost history with inflation

Comp #: 3247 Lapidary Rm Equip - Replace **Quantity: (40) Pieces**
Location: Clubhouse #4
Funded?: Yes.
History: New 2020
Comments: The lapidary equipment was not tested. The equipment is clean and well maintained. Some looks newer than others. Some of the motors were set aside away from equipment. No reported problems. No signs of abuse.

Useful Life:
20 years

Remaining Life:
16 years

Best Case: $ 41,000 Worst Case: $ 52,000

Cost Source: Client cost history with inflation

Comp #: 3300 Kitchen - Remodel **Quantity: (9) Kitchens**
Location: Kitchens of Clubhouse #4
Funded?: No. There is no expectation for remodeling this kitchen within the scope of this Study. No Reserve funding required. Refer to #901 for appliances.
History:
Comments: The stainless steel counters A typical remodel would include the replacement of cabinets, counters, lighting, appliances, and other dated or damaged elements of the facility.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 3320 Commercial Appliances - Replace **Quantity: (5) Assorted Pieces**
Location: Kitchen: (1) Hobart dishwasher, (1) 4-burner range/dbl oven/griddle; (1) 1-door refrigerator, and (1) 2-door refrigerator; and (1) 3-drawer warmer.
Funded?: Yes.
History: 2020, Dishwasher $8,241.
Comments: The replacement cycle will depend greatly on use and abuse. Provide routine cleaning and maintenance to reach or extend average life. There is no expectation the appliances will be replaced with "like-for-like" units. This is an allowance to provide appliances that meet the needs of the community.

Useful Life:
20 years

Remaining Life:
1 years

Best Case: $ 57,000 Worst Case: $ 71,000

Cost Source: ARI Cost Database

Comp #: 4206 DAIS Audio Visual Equipment - Repla **Quantity: (1) Provision**
Location: CH4
Funded?: Yes. Funding Reason
History: New in 2018, $11,300. 2023, $98,500.
Comments: Client added to the clubhouses for new technology enhancements. This funding is for future replacement or upgrades as technology advances. The funding can be adjusted by the client as needed.

Useful Life:
5 years

Remaining Life:
4 years

No Photo Available

Best Case: $ 145,000 Worst Case: $ 145,000

Cost Source: Estimate Provided by Client

Comp #: 4206 Live Streaming System - Replace **Quantity: (1) A/V System**
Location: Conference room, CH4
Funded?: Yes. Funding Reason
History: New 6/2020, $14,835
Comments: This is new equipment, presumed to be functional and operating properly.

Useful Life:
5 years

Remaining Life:
1 years

No Photo Available

Best Case: $ 17,000 Worst Case: $ 17,000

Cost Source: Client cost history with inflation

Comp #: 4525 Stage Hydraulic Lift - Replace **Quantity: (1) Stage Lift**
Location: Clubhouse #4
Funded?: Yes.
History:
Comments: Should be inspected for safety and proper function on a regular basis to prevent injury or misuse. Keep moving parts unobstructed and abide by any safety or weight restrictions posted on the device. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Vendors report that life expectancy is not necessarily dependent on level of use, although it is a contributing factor. Replacement is sometimes warranted due to lack of available replacement parts, etc. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Partial repairs and/or replacements should be tracked and reported by the Client during future Reserve Study updates. This component should then be re-evaluated based on the most current information available at that time.

Useful Life:
20 years

Remaining Life:
1 years

Best Case: $ 39,000 Worst Case: $ 44,000

Cost Source: ARI Cost Database

Comp #: 5050 LED Interior Lights - Replace **Quantity: (1) Provision**
Location: Interior of Clubhouse #4
Funded?: Yes.
History:
Comments: Not all lights were tested during inspection. It is assumed all to be in functional, operating condition. As routine maintenance, clean by wiping down with an appropriate cleaner, change bulbs and repair as needed. Individual replacements should be considered an Operating expense. If décor coordination is desired, an extra supply of replacement fixtures should be kept on-site to allow for prompt individual replacements. Unless otherwise noted, costs shown here are based on replacement with comparable quantity and style of lights as existing and installed by a qualified professional electrician. We recommend consideration of LED fixtures or other energy-saving options whenever possible.

Useful Life:
20 years

Remaining Life:
14 years

No Photo Available

Best Case: $ 10,800 Worst Case: $ 10,800

Cost Source: Estimate Provided by Client

Comp #: 5700 Restrooms - Major Refurbish **Quantity: (2) Multi-use**
Location: Clubhouse #4
Funded?: Yes. Funding Reason
History:
Comments: Refurbish would include replacement of (9) toilets; (3) urinal; (10) sinks; (9) partitions; (9' LF) counters; (240 gsf) floor & wall tile; lighting, doors, and all other fixtures. Frequency of refurbishing will depend a great deal on active use and abuse. This should be adjusted when conditions warrant. Replacing these components as one will be cost saving and are typically performed together to update the facilities.

Useful Life:
20 years

Remaining Life:
0 years

Best Case: $ 110,000 Worst Case: $ 110,000

Cost Source: Estimate Provided by Client

Clubhouse #5

Comp #: 2310 Exterior Surfaces - Repaint **Quantity: Approx 5,500 GSF**
Location: Building exteriors
Funded?: Yes.
History: 2012, painted. 2019, painted. Painted 2023
Comments: Regular uniform, professional paint or sealer applications are recommended for appearance, protection of wood, and maximum design life. Repairs and cleaning should be completed as-needed prior to application. Assuming proper care and preventative maintenance, plan for regular paint/sealant applications as shown below. The cost is for good quality preparation and paint products.

Useful Life:
5 years

Remaining Life:
4 years

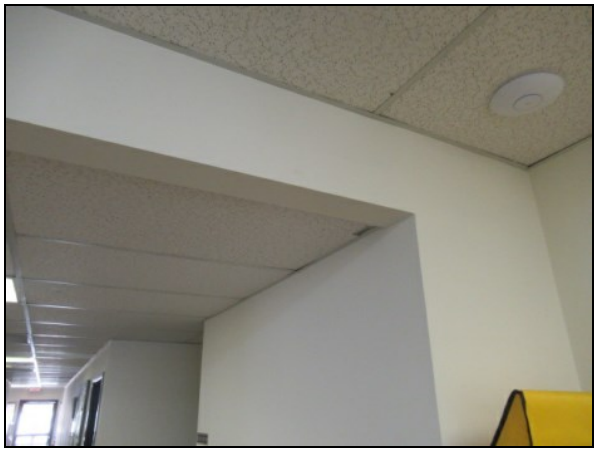
Best Case: $ 7,800 Worst Case: $ 9,800

Cost Source: ARI Cost Database

Comp #: 2330 Interior Surfaces - Repaint **Quantity: Approx 10,400 GSF**
Location: Interior room surfaces
Funded?: Yes.
History: Painted 2023
Comments: The cost is for good quality preparation and paint products. Painting the interior is typically performed with the exterior stucco painting project. Monitor for scuffing, paint surface deterioration, discoloration and fading. Maintain a routine paint cycle to provide a quality appearance. Touch up may be required between paint cycles over full surface painting. Plan for painting at the time frame below. Follow the recommendations of a qualified contractor for types of paint products and maintenance of the surfaces after painting is performed.

Useful Life:
10 years

Remaining Life:
9 years



Best Case: $ 12,600 Worst Case: $ 16,600

Cost Source: ARI Cost Database

Comp #: 2420 Flat Roof - Replace **Quantity: Approx 550 GSF**

Location: Building rooftop
Funded?: Yes.
History:
Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs. This is a petroleum based product, subject to significant cost fluctuations. It is recommended an annual roof maintenance be put in place to make sure the roof system is performing as expected. Follow all recommendations of the roof maintenance vendor. It is beyond the scope of this study to evaluate the performance or anticipated remaining life from a visual inspection. The client should provide all roof evaluations to the reserve analyst to keep the recommended cycle and funding up to date.

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Western States Roofing Contractors Association (WSRCA) http://www.wsrca.com/

Useful Life:
20 years

Remaining Life:
1 years

Best Case: $ 7,100 Worst Case: $ 8,400

Cost Source: ARI Cost Database

Comp #: 2450 Comp Shingle Roof - Replace **Quantity: Approx 6,000 GSF**

Location: Building rooftop
Funded?: Yes.
History:
Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs. This is a petroleum based product subject to significant cost fluctuations. It is recommended an annual roof maintenance be put in place to make sure the roof system is performing as expected. Follow all recommendations of the roof maintenance vendor. It is beyond the scope of this study to evaluate the performance or anticipated remaining life from a visual inspection. The client should provide all roof evaluations to the reserve analyst to keep the recommended cycle and funding up to date.

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Western States Roofing Contractors Association (WSRCA) http://www.wsrca.com/

Useful Life:
25 years

Remaining Life:
1 years

Best Case: $ 48,000 Worst Case: $ 72,000

Cost Source: ARI Cost Database

Comp #: 2480 Gutter System - Replace **Quantity: Approx 500 LF**
Location: Attached to building sides
Funded?: Yes.
History:
Comments: The gutters should be cleaned and free flowing annually to avoid premature repair or replacement needs. Monitor for mounting failures or dents in the flow lines and plan sectional repairs between replacement cycles. The gutter system is typically a very long life component if properly maintained and repaired. Anticipate full replacement with the roof replacement projects for cost savings.

Useful Life:
30 years

Remaining Life:
1 years

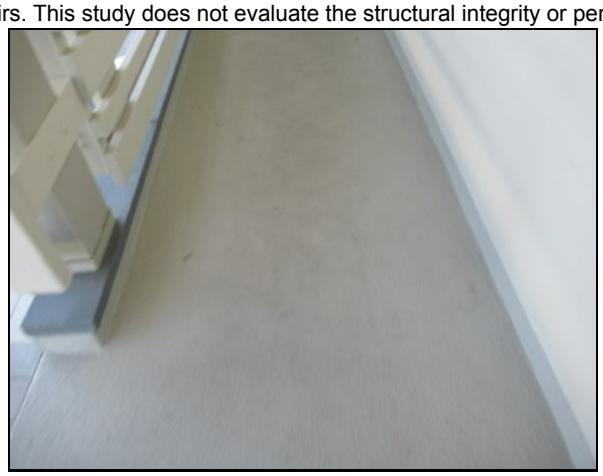
Best Case: $ 6,600 Worst Case: $ 7,700

Cost Source: ARI Cost Database

Comp #: 2500 Walkway Decks - Resurface **Quantity: Approx 1,700 GSF**
Location: Deck of Clubhouse #5
Funded?: Yes. Funding Reason
History: Resurfaced 2022.
Comments: It is beyond the scope of the reserve study to determine the extent of any resurface needs. Consult with a qualified waterproofing contractor for resurface or seal requirements. The decks should be inspected at least every 3-4 years to determine the need for seal or resurfacing. Good quality resurface and routine seal will prevent water penetration into the structure which may cause major remedial repairs. This study does not evaluate the structural integrity or performance of your decking system.

Useful Life:
20 years

Remaining Life:
18 years



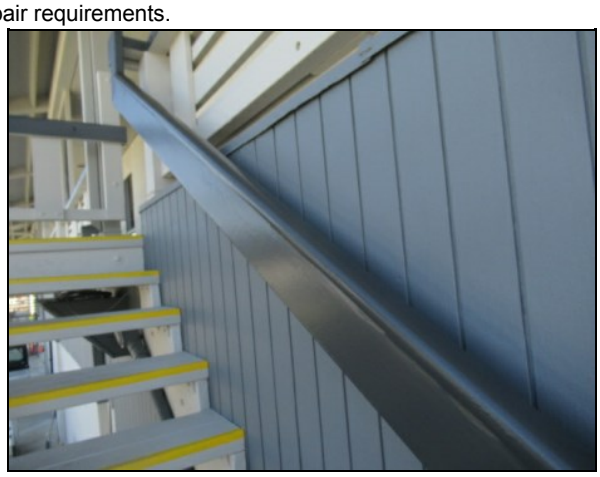
Best Case: $ 13,000 Worst Case: $ 16,000

Cost Source: Client cost history with inflation

Comp #: 2525 Wood Siding - Repair **Quantity: Approx 1,500 GSF**
Location: Building exteriors
Funded?: Yes.
History:
Comments: Expect to perform major wood repair prior to wood surface painting projects for cost savings. Keep wood well painted to protect against premature repair requirements.

Useful Life:
30 years

Remaining Life:
11 years



Best Case: $ 17,000 Worst Case: $ 25,000

Cost Source: ARI Cost Database

Comp #: 2585 Wood Stairways - Repair **Quantity: (2) Stairs, 260 GSF**
Location: Exterior staircases
Funded?: Yes.
History: 2022 Refurb.
Comments: These are wood stair stringers with metal brackets supporting concrete steps. Steps should be replaced individually as needed using Operating funds. It is recommended the client inspect routinely for safety and structural integrity. Respond to all repair needs immediately. Brackets should be checked for security and that welding is holding up. Keep wood structures & metals well painted to protect against rust and corrosion and against wood rot. It is beyond the scope of this reserve study to ascertain the structural integrity of all stairways. The stairs inspected are....

Useful Life:
20 years

Remaining Life:
18 years

Best Case: $ 6,600 Worst Case: $ 8,900

Cost Source: ARI Cost Database

Comp #: 2710 Fabric Awning - Replace **Quantity: (1) 6'x30' Canvas**
Location: 1st floor entrance facing the parking lot
Funded?: Yes.
History: New 2022
Comments: Fabric/canopy should be washed periodically to maintain appearance and inspected regularly to identify any potential maintenance needs. Ensure that anchor points and hardware are intact and take note of any recommendations for removal during high winds or storms to prevent damage to the awning, framing, and/or building structure. Framing should be repaired and usually painted to prolong life expectancy. Minor repairs should be considered an Operating expense. Remaining useful life below is based on consideration of original installation date, evident conditions, and/or any repair/replacement information provided by the Client during this engagement. Existing framing can be re-used in most cases when a new canopy is installed. As such, cost estimates shown below assume replacement of fabric/canopy only unless otherwise noted.

Useful Life:
8 years

Remaining Life:
6 years

Best Case: $ 3,200 Worst Case: $ 4,400

Cost Source: ARI Cost Database

Comp #: 3020 Carpet - Replace **Quantity: Approx 550 GSY**
Location: Throughout building inteiors
Funded?: Yes.
History: New 2022
Comments: As part of ongoing maintenance program, vacuum regularly and professionally clean as needed. Over time, replacement will be warranted due to excessive wear (stains, fading, discoloration, etc.). Best practice is to coordinate at same time as other interior projects whenever possible to minimize downtime and maintain consistent quality standard. Based on evident conditions, original installation, and project history provided by the Client, we recommend planning for replacement at the approximate interval shown below. Replacement costs can vary greatly depending on quantity, material, and design selected. Unless otherwise noted, cost estimates below assume replacement with similar quantity and quality as existing.

Useful Life:
10 years

Remaining Life:
8 years

Best Case: $ 29,000 Worst Case: $ 36,000

Cost Source: ARI Cost Database

Comp #: 3040 Tile Floor - Replace **Quantity: Approx 40 GSF**
Location: Downstairs cafe
Funded?: No. This flooring has a long and extensive life with a minimal cost for replacement. No funding required at this time.
History:
Comments: As part of ongoing maintenance program, tile should be inspected regularly and damaged sections repaired/replaced as needed. Best practice is to keep a collection of replacement tiles on hand for partial replacements. With ordinary care and maintenance, tile in interior locations can last for an extended period of time, but replacement is often warranted eventually to enhance and restore aesthetic appeal throughout the common areas. Based on evident conditions, original installation, and project history provided by the Client, we recommend planning for replacement at the approximate interval shown below. Replacement costs can vary greatly depending on size, material, and design of tiles selected. Unless otherwise noted, cost estimates below assume replacement with similar quantity and quality as existing. Measurements are approximate and include waste cutting.

Useful Life:

Remaining Life:

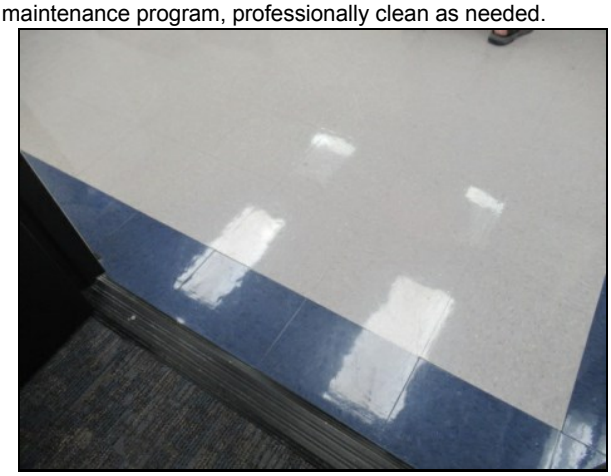
Best Case: Worst Case:

Cost Source:

Comp #: 3050 Linoleum/Vinyl Floor - Replace **Quantity: Approx 700 GSF**
Location: Conference room, bathrooms, storage rooms and lower employee breakroom
Funded?: Yes.
History: New 2022 with remodel
Comments: As part of ongoing maintenance program, professionally clean as needed.

Useful Life:
20 years

Remaining Life:
18 years



Best Case: $ 7,500 Worst Case: $ 9,700

Cost Source: ARI Cost Database

Comp #: 3060 Laminate Flooring - Replace **Quantity: Approx 705 GSF**
Location: 2nd floor conference and break rooms & 1st floor cafe bathroom
Funded?: Yes. Funding Reason
History: Installed 2016
Comments: Inspect regularly, repair any damaged areas, and clean through the Operating/maintenance budget. Over time, replacement will be warranted due to excessive wear (such as lifting seams). Best practice is to coordinate at same time as other interior projects whenever possible to minimize downtime and maintain consistent quality standard. Based on evident conditions, original installation, and project history provided by the Client, we recommend planning for replacement at the approximate interval shown below. Replacement costs can vary greatly depending on quantity, material, and design selected. Unless otherwise noted, cost estimates below assume replacement with similar quantity and quality as existing.

Useful Life:
20 years

Remaining Life:
18 years

Best Case: $ 6,400 Worst Case: $ 8,100

Cost Source: ARI Cost Database

Comp #: 3200 Cafe Furniture - Replace **Quantity: (27) Assorted Pieces**
Location: 1st floor Cafe
Funded?: Yes.
History: 2019, (4) standard patio sets $8,080.
Comments: The replacement cycle will depend greatly on use and abuse. Provide routine cleaning and maintenance to reach or extend average life. There is no anticipation to replace "like for like". This is an allowance for replacement to update the facilities and provide functionality as needed for the community.

Useful Life:
10 years

Remaining Life:
5 years

Best Case: $ 8,400 Worst Case: $ 11,000

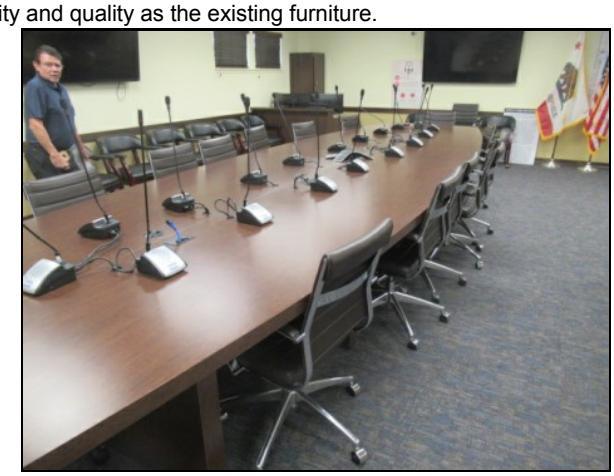
Cost Source: Client cost history with inflation

Comp #: 3230 Office Furniture - Replace **Quantity: (172) Assorted Pieces**

Location: Upstairs admin offices and downstairs conference rooms
Funded?: Yes. These pieces will be replaced as needed using Operating Funds.
History:
Comments: Upstairs Admin Offices: (4) cubicles w/built-in desks, (16) desks, (16) swivel chairs, (1) conference table, (23) stackable chairs. Upstairs Employee Breakroom: (5) tables, (14) chairs, (1) sofa. Downstairs Conference Room B: (1) lg conference table, (18) conference chairs, (58) stackable chairs. Conference Room C: (1) table, (6) chairs, (8) stackable chairs. Furniture is in good to fair condition overall. Replace art decor and assorted file cabinets as needed as an Operating expense. The replacement cycle will depend greatly on use and abuse. Provide routine cleaning and maintenance to reach or extend average life. There is no expectation the client will replace the furniture "like for like". This is an allowance to replace with approximately the same quantity and quality as the existing furniture.

Useful Life:
15 years

Remaining Life:
8 years



Best Case: $ 27,000 Worst Case: $ 27,000

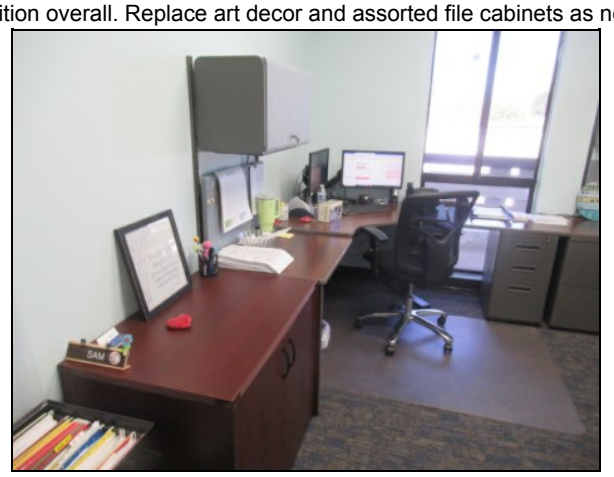
Cost Source: Estimate Provided by Client

Comp #: 3231 1st Floor Rec Offices Furn - Replac **Quantity: Numerous Pieces**

Location: Downstairs new furniture
Funded?: Yes. These pieces will be replaced as needed using Operating Funds.
History:
Comments: Upstairs Admin Offices: (4) cubicles w/built-in desks, (16) desks, (16) swivel chairs, (1) conference table, (23) stackable chairs. Upstairs Employee Breakroom: (5) tables, (14) chairs, (1) sofa. Downstairs Conference Room B: (1) lg conference table, (18) conference chairs, (58) stackable chairs. Conference Room C: (1) table, (6) chairs, (8) stackable chairs. Furniture is in good to fair condition overall. Replace art decor and assorted file cabinets as needed as an Operating expense.

Useful Life:
10 years

Remaining Life:
3 years



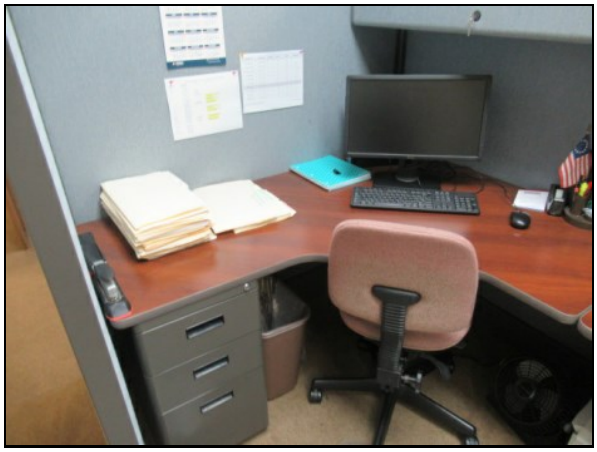
Best Case: $ 6,400 Worst Case: $ 8,600

Cost Source: Client cost history with inflation

Comp #: 3232 Distribution Office Furnishings **Quantity: Numerous Pieces**
Location: Building 5
Funded?: Yes.
History: New in 2018-2019
Comments:

Useful Life:
10 years

Remaining Life:
5 years



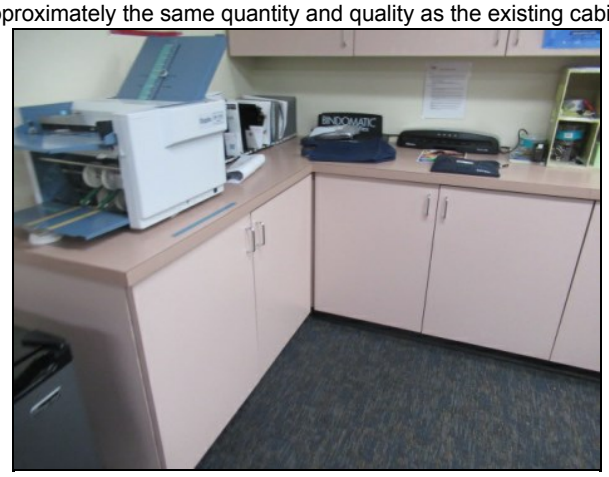
Best Case: $ 14,000 Worst Case: $ 24,000

Cost Source: Estimate Provided by Client

Comp #: 3235 Office Cabinet/Counter - Replace **Quantity: Approx 68 LF**
Location: Upstairs Office areas: 31 LF of laminate countertops, 31 LF of laminate base cabinets. Conference Room B: 6 LF of laminate countertops, 6 LF of base cabinets.
Funded?: Yes.
History:
Comments: The cost for cabinets and countertops can vary widely depending on the grade, configuration and labor cost. This is an allowance to replace with approximately the same quantity and quality as the existing cabinet and counters.

Useful Life:
25 years

Remaining Life:
2 years



Best Case: $ 17,000 Worst Case: $ 23,800

Cost Source: ARI Cost Database

Comp #: 3237 Clubhouse #5 - Refurbish **Quantity: (1) Provision**
Location: Building #5
Funded?: Yes.
History: 2019 move & remodel completed
Comments: The facilities are functional and in good condition.

Useful Life:
15 years

Remaining Life:
14 years

Best Case: $ 20,000 Worst Case: $ 20,000

Cost Source: Estimate Provided by Client

Comp #: 3237 Coin Counting Machine - Replace **Quantity: (1) Machine**
Location: Security office
Funded?: Yes.
History: New in 2017, $6,900
Comments: This was not located or accessed during inspection. It is assumed to be functional and operating properly.

Useful Life:
10 years

Remaining Life:
0 years

No Photo Available

Best Case: $ 7,300 Worst Case: $ 9,600

Cost Source: Client cost history with inflation

Comp #: 3237 Plotter Printer - Replace **Quantity: (1) Design Jet**
Location: Physical Property
Funded?: Yes.
History: New 5/2022, $3,012.
Comments: It is assumed to be functional and operating properly.

Useful Life:
5 years

Remaining Life:
3 years

Best Case: $ 2,900 Worst Case: $ 4,000

Cost Source: Client cost history with inflation

Comp #: 3237 Tri-Fold Machine - Replace **Quantity: (1) Unit**
Location: Copy & Supply
Funded?: Yes. Funding Reason
History: New in 2018, $2,700. New 2023.
Comments:

Useful Life:
10 years

Remaining Life:
9 years

Best Case: $ 2,800 Worst Case: $ 4,000

Cost Source: Client cost history with inflation

Comp #: 3310 Kitchen Cabinetry - Replace **Quantity: Approx 69 LF**
Location: Upstairs employee break room
Funded?: Yes.
History:
Comments: These are long life components if properly treated and not abused. Plan for routine cleaning, minor repairs and door adjustments between replacement cycles. Keep cleaned and sealed, avoid abuse or mistreatment. Replacement would include cabinets, counters, backsplash, sink(s), and faucets. Replacement cycle will depend a great deal on use and abuse as well as the quality of the selected materials.

Useful Life:
25 years

Remaining Life:
5 years

Best Case: $ 17,200 Worst Case: $ 24,200

Cost Source: ARI Cost Database

Comp #: 4500 Elevator - Modernize **Quantity: (1) 2-Stop Hydraulic**

Location: Building exterior

Funded?: Yes.

History: 2021, $50,100.

Comments: Elevators should be inspected regularly and tested as a preventive maintenance expense. A modernization project typically includes replacement/upgrade of controller, mechanical door equipment, push-button fixtures, and minor electrical work or fire alarm work by others (such as code-required changes, etc.). Traction elevators may require replacement of the hoist machine and hydraulic elevators may require replacement of the hydraulic pumping unit, but replacement depends on the functionality, age, and integration potential of the respective systems. We recommend thorough evaluation of these components by qualified professionals in order to determine whether they will need to be included with the scope of work for modernization. Elevator vendors typically recommend modernization cycles every 20-30 years for continued smooth, safe operation, technology advances and/or code changes. In our experience, actual interval will typically vary depending on level of use, maintenance, availability of replacement parts, etc. For coastal properties or those where the elevator equipment is more exposed to environmental factors, useful life can be closer to 15-20 years. Properties with higher levels of use and/or instances of vandalism can also experience shorter useful lives. When remaining useful life is below 5 years, we recommend beginning discussion with your elevator vendor to determine the most cost effective specifications and approach to a modernization project. Modernization should be anticipated and planned proactively, as lead time for required parts can be months-long if done on short notice. To minimize elevator downtime, schedule the project ahead of time and consult with elevator vendor for more information. Some properties opt to hire an elevator consultant to draft a scope of work and oversee the process of obtaining estimates, and installation for compliance. Costs shown here may need to be re-evaluated during future Reserve Study updates depending on scopes of work (such as unpredictable electrical/fire safety code changes, machinery replacement, etc.) and should be monitored during future Reserve Study updates.

Useful Life:
25 years

Remaining Life:
22 years

Best Case: $ 125,000 Worst Case: $ 125,000

Cost Source: Client's Maintenance Vendor

Comp #: 4505 Elevator Door Operator - Replace **Quantity: (1) Provision**

Location:

Funded?: Yes.

History:

Comments: Consult with your elevator maintenance vendor for evaluation of door operator replacement or major repair needs. This is beyond the scope of the reserve study. Door packages should be performed with the elevator modernization unless failure begin to occur prior to this. Door package replacements should be anticipated and planned proactively, as lead time for required parts can be months-long if done on short notice. To minimize elevator downtime, schedule the project ahead of time and consult with elevator vendor for more information. Some properties opt to hire an elevator consultant to draft a scope of work and oversee the process of obtaining estimates, and installation for compliance. Costs shown here may need to be re-evaluated during future Reserve Study updates depending on scopes of work (such as unpredictable electrical/fire safety code changes, machinery replacement, etc.) and should be monitored during future Reserve Study updates.

Useful Life:
15 years

Remaining Life:
10 years

No Photo Available

Best Case: $ 35,000 Worst Case: $ 35,000

Cost Source: c

Comp #: 4530 Elevator Cab - Remodel **Quantity: (1) Passenger Cab**
Location: Building exterior
Funded?: Yes.
History:
Comments: This component recommends budgeting for periodic remodeling of the elevator cab interior to ensure good physical condition and maintain aesthetic standards of the property. Timing of this elective project is ultimately at the discretion of the Client, but ideally should be coordinated with mechanical modernization to minimize downtime. Cost can vary greatly depending upon chosen design, and our estimates assume remodeling to a similar standard as currently in place. If higher quality standards are being considered, cost estimate increases may need to be incorporated into future updates. A general allowance based upon our experience and consultation with elevator vendors is shown below for budgeting purposes, but any new information or cost estimates should be incorporated into future Reserve Study updates when known.

Useful Life:
15 years

Remaining Life:
3 years

Best Case: $ 35,000 Worst Case: $ 45,000

Cost Source: Client's Maintenance Vendor

Comp #: 5555 Wood Railings - Repair/Replace **Quantity: Approx 418 LF**
Location: Exterior walkways and staircases
Funded?: Yes.
History: New 2022
Comments: Unprotected wood will deteriorate over time. Routine paint or seal of some type is necessary to avoid premature repair or replacement. Typically the railings will not require full replacement all at one time. Sectional repair with each paint project should be anticipated over full scale replacement. Railings are meant to be a long life component if properly maintained and water penetration avoided. Inspect for termite damage and wood rot prior to painting to avoid major repair or sectional replacement cost. Keep wood surfaces well painted.

Useful Life:
20 years

Remaining Life:
18 years

Best Case: $ 7,400 Worst Case: $ 13,400

Cost Source: ARI Cost Database

Comp #: 5700 Restrooms - Major Refurbish **Quantity: (5) Single-use Facilities**

Location: Upstairs admin (2 total), lower conference rooms (2 total), and cafe (1 total)

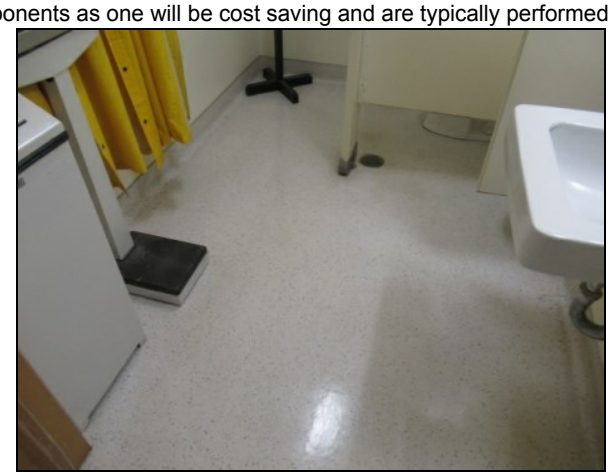
Funded?: Yes.

History:

Comments: (6) toilets, (2) urinals, (5) sinks, (5) mirrors, (5) toilet partitions, and (2) urinal partitions; lighting, doors, and all other fixtures. Frequency of refurbishing will depend a great deal on active use and abuse. This should be adjusted when conditions warrant. Replacing these components as one will be cost saving and are typically performed together to update the facilities.

Useful Life:
20 years

Remaining Life:
1 years



Best Case: $ 20,000 Worst Case: $ 30,000

Cost Source: ARI Cost Database

Clubhouse #6

Comp #: 2300 Stucco - Repaint **Quantity: Approx 8,200 GSF**
Location: Exterior of Clubhouse #6
Funded?: Yes.
History: Planned for late 2017 to 2018, $20,000
Comments: Regular uniform, professional paint applications are recommended for appearance, protection and maximum design life. Repairs and cleaning should be completed as-needed prior to application. Assuming proper care and preventative maintenance, plan for regular paint applications as shown below. The cost is for good quality preparation and paint products.

Useful Life:
10 years

Remaining Life:
3 years

Best Case: $ 25,000 Worst Case: $ 29,000

Cost Source: ARI Cost Database

Comp #: 2330 Interior Surfaces - Repaint **Quantity: Approx 11,400 GSF**
Location: Interior room surfaces of Clubhouse #6
Funded?: Yes.
History: Painting 2020, $5,850.
Comments: The cost is for good quality preparation and paint products. Painting the interior is typically performed with the exterior stucco painting project. Monitor for scuffing, paint surface deterioration, discoloration and fading. Maintain a routine paint cycle to provide a quality appearance. Touch up may be required between paint cycles over full surface painting. Plan for painting at the time frame below. Follow the recommendations of a qualified contractor for types of paint products and maintenance of the surfaces after painting is performed.

Useful Life:
10 years

Remaining Life:
6 years

Best Case: $ 15,000 Worst Case: $ 18,200

Cost Source: ARI Cost Database

Comp #: 2340 Metal Surfaces - Repaint **Quantity: Approx 1,500 GSF**
Location: Admin Building
Funded?: No. Client maintains metal surfaces using Operating funds or with other painting projects. No separate funding required.
History:
Comments: Keep on routine paint cycle to avoid unnecessary repair projects and to protect metal from moisture causing corrosion and rust.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 2420 Flat Roof - Replace **Quantity: Approx 10,000 GSF**
Location: Rooftop of Clubhouse #6
Funded?: Yes.
History:
Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs. This is a petroleum based product, subject to significant cost fluctuations. It is recommended an annual roof maintenance be put in place to make sure the roof system is performing as expected. Follow all recommendations of the roof maintenance vendor. It is beyond the scope of this study to evaluate the performance or anticipated remaining life from a visual inspection. The client should provide all roof evaluations to the reserve analyst to keep the recommended cycle and funding up to date.

National Roofing Contractors Association (NRCA) http://www.nrca.net/.
Asphalt Roofing Manufacturers Association (ARMA) http://www.asphaltroofing.org/
Roof Consultant Institute (RCI) http://www.rci-online.org/
Western States Roofing Contractors Association (WSRCA) http://www.wsrca.com/

Useful Life:
20 years

Remaining Life:
2 years

Best Case: $ 70,000 Worst Case: $ 100,000

Cost Source: ARI Cost Database

Comp #: 2710 Fabric Door Awning - Replace **Quantity: (1) 5'x13'**
Location: Side entrance of Clubhouse
Funded?: No. Replacement value is below the minimum threshold for Reserve funding. Replace as needed as an Operating expense.
History:
Comments: Fabric/canopy should be washed periodically to maintain appearance and inspected regularly to identify any potential maintenance needs. Ensure that anchor points and hardware are intact and take note of any recommendations for removal during high winds or storms to prevent damage to the awning, framing, and/or building structure. Framing should be repaired and usually painted to prolong life expectancy. Minor repairs should be considered an Operating expense. Remaining useful life below is based on consideration of original installation date, evident conditions, and/or any repair/replacement information provided by the Client during this engagement. Existing framing can be re-used in most cases when a new canopy is installed. As such, cost estimates shown below assume replacement of fabric/canopy only unless otherwise noted.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 3050 Linoleum/Vinyl Floor - Replace **Quantity: Approx 9,000 GSF**
Location: Flooring of Clubhouse #6
Funded?: Yes.
History: 2019-2020 Clubhouse revitalization project, $111,378.
Comments: As part of ongoing maintenance program, professionally clean as needed.

Useful Life:
20 years

Remaining Life:
16 years

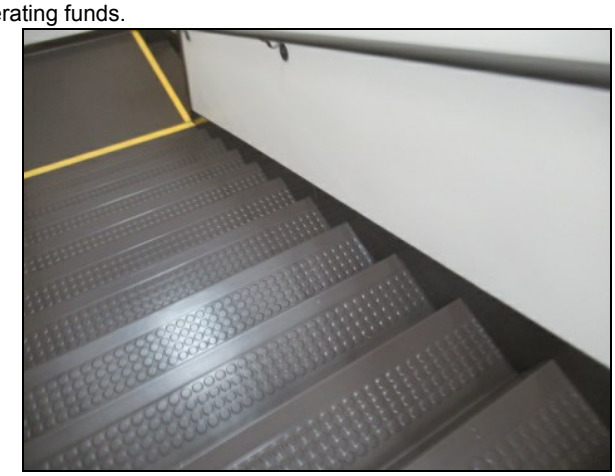
Best Case: $ 96,800 Worst Case: $ 124,000

Cost Source: ARI Cost Database

Comp #: 3055 Rubberized Flooring - Replace **Quantity: Approx 500 GSF**
Location: Clubhouse #6 stairwell
Funded?: Yes.
History: 2020, replaced with CH6 renovations.
Comments: A properly applied flooring of this nature has an extensive useful life if not abuse. This is typically installed over a concrete base. The appropriate bond to the concrete can make this costly to remove and replace. This type of flooring is not typically replaced it is covered over with new epoxy, carpet or other desired flooring. For the purpose of this study it is presumed the flooring will be covered over with an additional epoxy resin. Routine cleaning for standard maintenance. Damage can be spot repaired as needed using Operating funds.

Useful Life:
30 years

Remaining Life:
16 years



Best Case: $ 7,800 Worst Case: $ 9,100

Cost Source: Estimate Provided by Client

Comp #: 3060 Laminate Flooring - Replace **Quantity: Approx 7,000 GSF**
Location: Clubhouse #6
Funded?: Yes. Funding Reason
History: New in 2016.
Comments: Inspect regularly, repair any damaged areas, and clean through the Operating/maintenance budget. Over time, replacement will be warranted due to excessive wear (such as lifting seams). Best practice is to coordinate at same time as other interior projects whenever possible to minimize downtime and maintain consistent quality standard. Based on evident conditions, original installation, and project history provided by the Client, we recommend planning for replacement at the approximate interval shown below. Replacement costs can vary greatly depending on quantity, material, and design selected. Unless otherwise noted, cost estimates below assume replacement with similar quantity and quality as existing.

Useful Life:
20 years

Remaining Life:
17 years

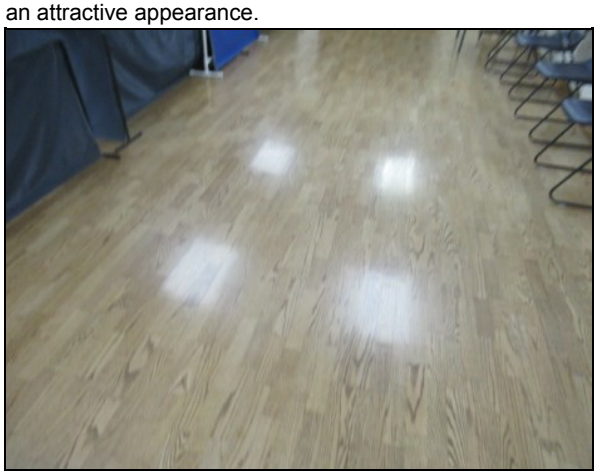
Best Case: $ 64,000 Worst Case: $ 81,000

Cost Source: ARI Cost Database

Comp #: 3075 Hardwood Floor - Refurbish **Quantity: Approx 3,500 GSF**
Location:
Funded?: Yes.
History:
Comments: Periodic sanding and re-seal will restore appearance and prolong total life. We recommend cleaning routinely and re-seal every 1-2 years to maintain an attractive appearance.

Useful Life:
5 years

Remaining Life:
2 years



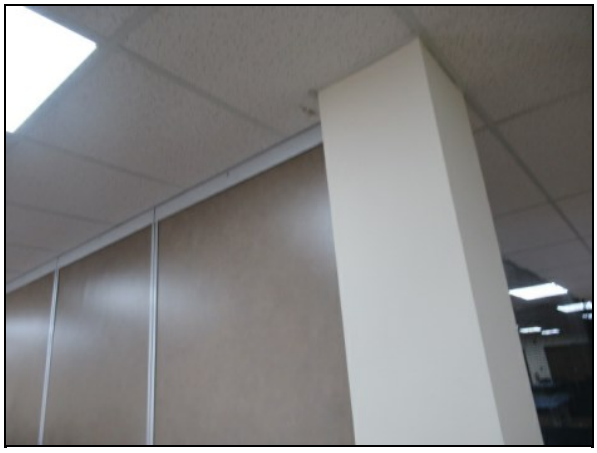
Best Case: $ 21,000 Worst Case: $ 24,000

Cost Source: ARI Cost Database

Comp #: 3115 Wall Panel System - Replace **Quantity: (2) Fixed Wall**
Location: Interior walls
Funded?: No. These are part of the structure, permanent walls as part of a refurbishing project. These are not a reserve component.
History: New in 2017, $20,000
Comments:

Useful Life:

Remaining Life:



Best Case: Worst Case:

Cost Source:

Comp #: 3251 Ping Pong Tables - Replace **Quantity: (10) Tables**
Location: Clubhouse #6
Funded?: Yes. Funding Reason
History:
Comments: The quality of the equipment can vary widely. The client can adjust the allowance for a higher or lower quality. Keep equipment clean and avoid damage or abuse. Perform minor repairs as needed using Operating funds.

Useful Life:
10 years

Remaining Life:
9 years

Best Case: $ 10,000 Worst Case: $ 14,000

Cost Source: ARI Cost Database

Comp #: 3300 Kitchen - Remodel **Quantity: (1) Provision**
Location: Kitchenet of clubhouse
Funded?: Yes.
History: New in 2016
Comments: A typical remodel would include the replacement of cabinets, counters, lighting, appliances, and other dated or damaged elements of the facility. There is no expectation to replace all of the components with "like for like", however, the funding needs to be established to replace with similar quantity and quality of the existing kitchen. The funding can be adjusted by the client when accurate plans for the remodel are established. Some of the components may remain based on conditions and overall project cost.

Useful Life:
25 years

Remaining Life:
17 years

Best Case: $ 7,600 Worst Case: $ 8,700

Cost Source: Estimate Provided by Client

Comp #: 3525 Gym Equipment - Replace **Quantity: (46) Assorted Pieces**

Location: The fitness equipment consists of (18) assorted weight machines and (28) assorted cardio machines.
Funded?: Yes.
History: New 2020, $322,348.
Comments: Inspect regularly, clean for appearance, maintain and repair promptly as needed from Operating budget to ensure safety. Equipment was not tested at time of inspection and our observations do not make any judgement about safety of the equipment. In our experience, cardio equipment tends to have a shorter useful life overall than strength equipment due to reliance on more electronic components, more moving parts, and obsolescence due to advancements in technology. Best practice is to coordinate replacement of all equipment together to obtain better pricing and achieve consistent style and quality. It is not anticipated replacement would be "like for like" as systems change. Cost estimates shown here are based on replacement with similar to existing equipment. This is an allowance that can be adjusted for budgeting purposes by the client.

Useful Life:
15 years

Remaining Life:
11 years

Best Case: $ 380,000 Worst Case: $ 380,000

Cost Source: Client cost history with inflation

Comp #: 4500 Elevator - Modernize **Quantity: (1) 2-Stop Hydraulic**

Location: Clubhouse of #6

Funded?: Yes.

History:

Comments: Elevators should be inspected regularly and tested as a preventive maintenance expense. A modernization project typically includes replacement/upgrade of controller, mechanical door equipment, push-button fixtures, and minor electrical work or fire alarm work by others (such as code-required changes, etc.). Traction elevators may require replacement of the hoist machine and hydraulic elevators may require replacement of the hydraulic pumping unit, but replacement depends on the functionality, age, and integration potential of the respective systems. We recommend thorough evaluation of these components by qualified professionals in order to determine whether they will need to be included with the scope of work for modernization. Elevator vendors typically recommend modernization cycles every 20-30 years for continued smooth, safe operation, technology advances and/or code changes. In our experience, actual interval will typically vary depending on level of use, maintenance, availability of replacement parts, etc. For coastal properties or those where the elevator equipment is more exposed to environmental factors, useful life can be closer to 15-20 years. Properties with higher levels of use and/or instances of vandalism can also experience shorter useful lives. When remaining useful life is below 5 years, we recommend beginning discussion with your elevator vendor to determine the most cost effective specifications and approach to a modernization project. Modernization should be anticipated and planned proactively, as lead time for required parts can be months-long if done on short notice. To minimize elevator downtime, schedule the project ahead of time and consult with elevator vendor for more information. Some properties opt to hire an elevator consultant to draft a scope of work and oversee the process of obtaining estimates, and installation for compliance. Costs shown here may need to be re-evaluated during future Reserve Study updates depending on scopes of work (such as unpredictable electrical/fire safety code changes, machinery replacement, etc.) and should be monitored during future Reserve Study updates.

Useful Life:
25 years

Remaining Life:
5 years

Best Case: $ 125,000 Worst Case: $ 125,000

Cost Source: Client's Maintenance Vendor

Comp #: 4505 Elevator Door Operator - Replace **Quantity: (1) Elevator 2-Stop**

Location: Clubhouse 6

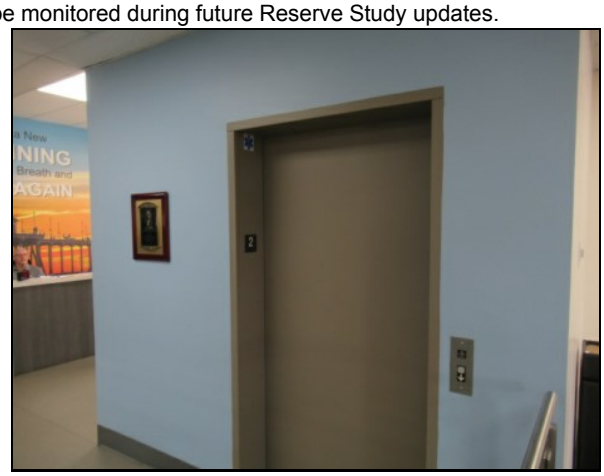
Funded?: Yes.

History:

Comments: Consult with your elevator maintenance vendor for evaluation of door operator replacement or major repair needs. This is beyond the scope of the reserve study. Door packages should be performed with the elevator modernization unless failure begin to occur prior to this. Door package replacements should be anticipated and planned proactively, as lead time for required parts can be months-long if done on short notice. To minimize elevator downtime, schedule the project ahead of time and consult with elevator vendor for more information. Some properties opt to hire an elevator consultant to draft a scope of work and oversee the process of obtaining estimates, and installation for compliance. Costs shown here may need to be re-evaluated during future Reserve Study updates depending on scopes of work (such as unpredictable electrical/fire safety code changes, machinery replacement, etc.) and should be monitored during future Reserve Study updates.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: $ 35,000 Worst Case: $ 35,000

Cost Source: Client's Maintenance Vendor

Comp #: 4530 Elevator Cab - Remodel **Quantity: (1) Elevator**
Location: Clubhouse #6
Funded?: Yes.
History:
Comments: This component recommends budgeting for periodic remodeling of the elevator cab interior to ensure good physical condition and maintain aesthetic standards of the property. Timing of this elective project is ultimately at the discretion of the Client, but ideally should be coordinated with mechanical modernization to minimize downtime. Cost can vary greatly depending upon chosen design, and our estimates assume remodeling to a similar standard as currently in place. If higher quality standards are being considered, cost estimate increases may need to be incorporated into future updates. A general allowance based upon our experience and consultation with elevator vendors is shown below for budgeting purposes, but any new information or cost estimates should be incorporated into future Reserve Study updates when known.

Useful Life:
25 years

Remaining Life:
5 years

Best Case: $ 35,000 Worst Case: $ 35,000

Cost Source: Client's Maintenance Vendor

Comp #: 4850 AED Defibrillator - Replace **Quantity: (2) Unit**
Location: Wall Mounted
Funded?: No. These are included in the "Combined Asset" chapter. No separate funding required.
History:
Comments: The equipment should be serviced by a qualified technician. Monitor for battery replacement or reliable functionality. Follow the manufacturer's recommendations for maintenance and replacement cycles. It is beyond the scope of the study to determine functionality or service needs of the equipment.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 5700 Restrooms - Major Refurbish **Quantity: (4) Multi-use Facilities**
Location: Clubhouse #5:
Funded?: Yes. Funding Reason
History:
Comments: Refurbish would include replacement of (12) toilets, (12) sinks, (4) urinals, (2) tile countertops, (2) mirrors, (12) toilet partitions, (2) urinal partitions, and 720 GSF; lighting, doors, and all other fixtures. Frequency of refurbishing will depend a great deal on active use and abuse. This should be adjusted when conditions warrant. Replacing these components as one will be cost saving and are typically performed together to update the facilities.

Useful Life:
20 years

Remaining Life:
6 years

Best Case: $ 100,000 Worst Case: $ 120,000

Cost Source: ARI Cost Database

Comp #: 5711 Restroom Door Operators - Replace **Quantity: (4) Restrooms**
Location: Restroom doors
Funded?: Yes.
History: New 2022, $11,822.
Comments:

Useful Life:
10 years

Remaining Life:
8 years

Best Case: $ 13,000 Worst Case: $ 13,000

Cost Source: Client cost history with inflation

Amphitheater

Comp #: 2300 Exterior Flatwork - Repaint **Quantity: Approx 16,000 GSF**
Location: Exterior building surface of Amphitheater
Funded?: Yes.
History: 2018, Painted with Admin $29,800
Comments: Regular uniform, professional paint applications are recommended for appearance, protection and maximum design life. Repairs and cleaning should be completed as-needed prior to application. Assuming proper care and preventative maintenance, plan for regular paint applications as shown below. The cost is for good quality preparation and paint products.

Useful Life:
10 years

Remaining Life:
1 years

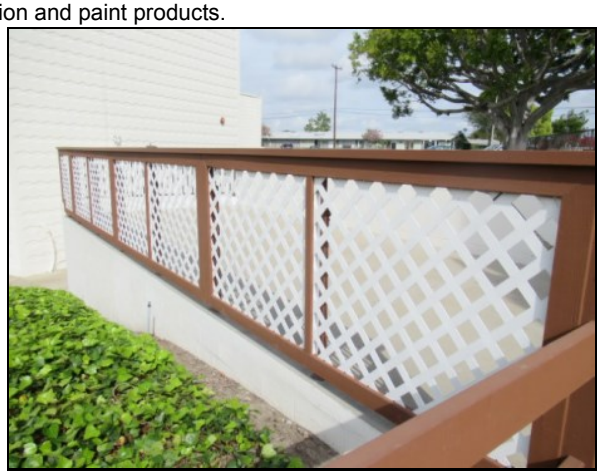
Best Case: $ 23,000 Worst Case: $ 25,000

Cost Source: ARI Cost Database

Comp #: 2310 Wood Surfaces - Repaint **Quantity: Approx 5,000 GSF**
Location: Exterior of Amphitheater
Funded?: Yes.
History: Painted in 2018 w/Admin Bldg
Comments: Faded & dry, paint now for protection. Regular uniform, professional paint or sealer applications are recommended for appearance, protection of wood, and maximum design life. Repairs and cleaning should be completed as-needed prior to application. Assuming proper care and preventative maintenance, plan for regular paint/sealant applications as shown below. The cost is for good quality preparation and paint products.

Useful Life:
5 years

Remaining Life:
1 years



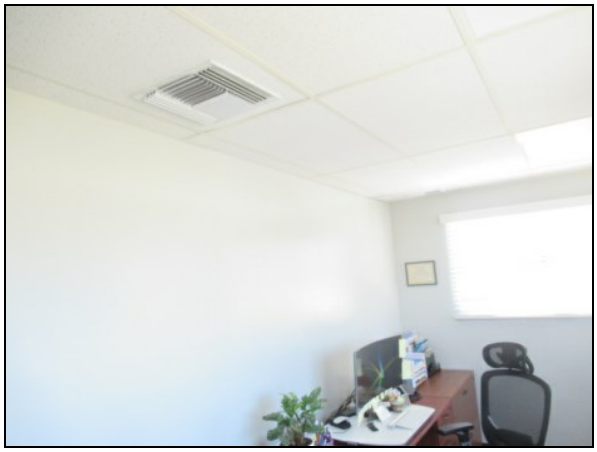
Best Case: $ 10,000 Worst Case: $ 12,000

Cost Source: ARI Cost Database

Comp #: 2330 Interior Surfaces - Repaint **Quantity: Approx 16,000 GSF**
Location: Interior room surfaces of Amphitheater
Funded?: Yes.
History:
Comments: The cost is for good quality preparation and paint products. Painting the interior is typically performed with the exterior stucco painting project. Monitor for scuffing, paint surface deterioration, discoloration and fading. Maintain a routine paint cycle to provide a quality appearance. Touch up may be required between paint cycles over full surface painting. Plan for painting at the time frame below. Follow the recommendations of a qualified contractor for types of paint products and maintenance of the surfaces after painting is performed.

Useful Life:
10 years

Remaining Life:
1 years



Best Case: $ 16,000 Worst Case: $ 18,000

Cost Source: ARI Cost Database

Comp #: 2340 Metal Surfaces - Repaint **Quantity: Approx 4,000 GSF**
Location: Amphitheater railings, doors, and light poles
Funded?: Yes.
History: Painted in 2018
Comments: Faded & dry, paint now for protection. This is to cover two sides of fencing & railings as well as all other metal surfaces, primed and painted with good quality preparation and paint products. Expect to perform minor remedial repair with each paint cycle. Keep on routine paint cycle to avoid unnecessary repair projects and to protect metal from moisture causing corrosion and rust. Cost can increase if there is not reasonable access to all areas or if landscape is not removed from surfaces prior to painting. Cost is also increased if there is major prep work required prior to painting. This is typically caused by deferred painting projects.

Useful Life:
5 years

Remaining Life:
1 years

Best Case: $ 7,700 Worst Case: $ 8,900

Cost Source: ARI Cost Database

Comp #: 2420 Built-up Roof - Replace **Quantity: Approx 13,,000 GSF**
Location: Rooftop of Amphitheater, West bathroom, News Office, Aux Bldg, East Bathroom
Funded?: Yes.
History: 2020, replaced $206,653 + $22,861 plywood base replacement.
Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs. This is a petroleum based product, subject to significant cost fluctuations. It is recommended an annual roof maintenance be put in place to make sure the roof system is performing as expected. Follow all recommendations of the roof maintenance vendor. It is beyond the scope of this study to evaluate the performance or anticipated remaining life from a visual inspection. The client should provide all roof evaluations to the reserve analyst to keep the recommended cycle and funding up to date.

National Roofing Contractors Association (NRCA) http://www.nrca.net/.
Asphalt Roofing Manufacturers Association (ARMA) http://www.asphaltroofing.org/
Roof Consultant Institute (RCI) http://www.rci-online.org/
Western States Roofing Contractors Association (WSRCA) http://www.wsrca.com/

Useful Life:
25 years

Remaining Life:
21 years

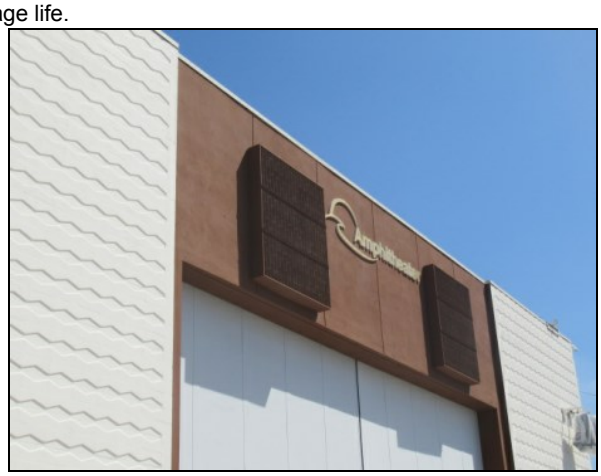
Best Case: $ 280,000 Worst Case: $ 320,000

Cost Source: Client cost history with inflation

Comp #: 2690 Blast Door - Replace **Quantity: (1) Provision**
Location: Amphitheater
Funded?: Yes. Funding Reason
History:
Comments: Follow the maintenance recommendations of the manufacturer and installation vendor. The replacement cycle will depend a great deal on use and abuse. Replacement of the doors is eventual, however, quality maintenance and repairs when necessary can extend the average life.

Useful Life:
20 years

Remaining Life:
1 years



Best Case: $ 86,000 Worst Case: $ 150,000

Cost Source: Estimate Provided by Client

Comp #: 3000 2nd Floor Furnishings **Quantity: (1) Facility**
Location: Amphitheater
Funded?: Yes.
History:
Comments: This facility could not be located in the amphitheater.

Useful Life:
15 years

Remaining Life:
14 years

No Photo Available

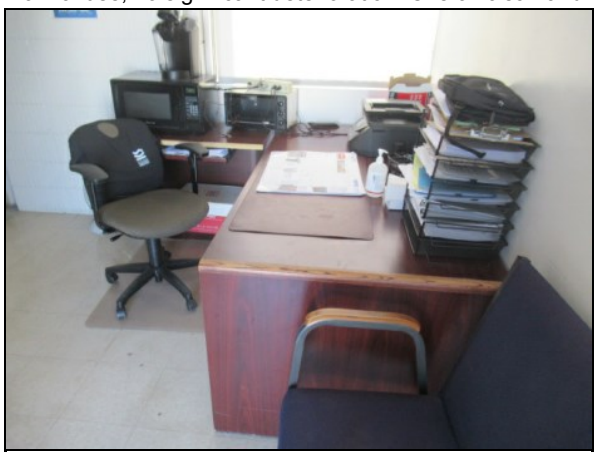
Best Case: $ 20,000 Worst Case: $ 20,000

Cost Source: Estimate Provided by Client

Comp #: 3000 News Room - Remodel **Quantity: (1) Facility**
Location: News Room
Funded?: Yes.
History:
Comments: There facilities show normal use, no significant deterioration. Overall clean and well maintained.

Useful Life:
12 years

Remaining Life:
2 years



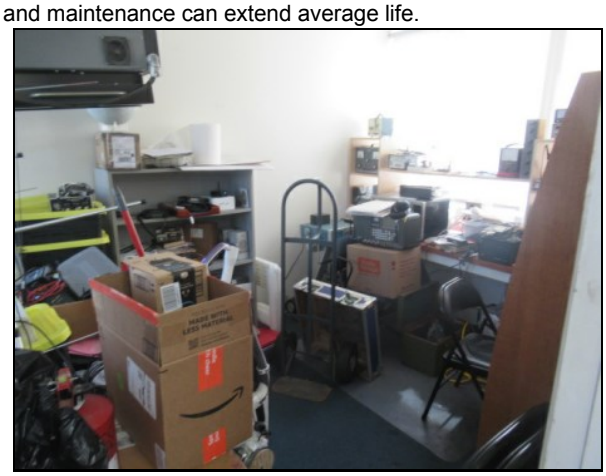
Best Case: $ 12,000 Worst Case: $ 16,000

Cost Source: ARI Cost Database

Comp #: 3000 Radio Room - Remodel **Quantity: (1) Facility**
Location: Amphitheater
Funded?: No. This facility has been removed from funding. No allowance at this time.
History:
Comments: I. Periodic cleaning and maintenance can extend average life.

Useful Life:

Remaining Life:



Best Case: Worst Case:

Cost Source:

Comp #: 3020 Loft Carpet - Replace **Quantity: Approx 175 GSY**
Location: Theater club, sound room, video club room and short wave room Clubhouse
Funded?: Yes.
History: New 2021, $6,543.
Comments: As part of ongoing maintenance program, vacuum regularly and professionally clean as needed. Over time, replacement will be warranted due to excessive wear (stains, fading, discoloration, etc.). Best practice is to coordinate at same time as other interior projects whenever possible to minimize downtime and maintain consistent quality standard. Based on evident conditions, original installation, and project history provided by the Client, we recommend planning for replacement at the approximate interval shown below. Replacement costs can vary greatly depending on quantity, material, and design selected. Unless otherwise noted, cost estimates below assume replacement with similar quantity and quality as existing.

Useful Life:
8 years

Remaining Life:
5 years

Best Case: $ 7,500 Worst Case: $ 7,500

Cost Source: Client cost history with inflation

Comp #: 3050 2nd Floor Vinyl Floors - Replace **Quantity: Moderate GSF**
Location: 2nd Floor Offices
Funded?: Yes.
History:
Comments: As part of ongoing maintenance program, professionally clean as needed. Plan to replace with a future carpet replacement cycle.

Useful Life:
30 years

Remaining Life:
29 years

Best Case: $ 8,000 Worst Case: $ 8,000

Cost Source: Client Cost History

Comp #: 3050 Linoleum/Vinyl Floor - Replace **Quantity: Approx 750 GSF**
Location: Amphitheater bathrooms, projection room, theater club storage room, etc.
Funded?: Yes.
History:
Comments: As part of ongoing maintenance program, professionally clean as needed. Plan to replace with a future carpet replacement cycle.

Useful Life:
30 years

Remaining Life:
5 years

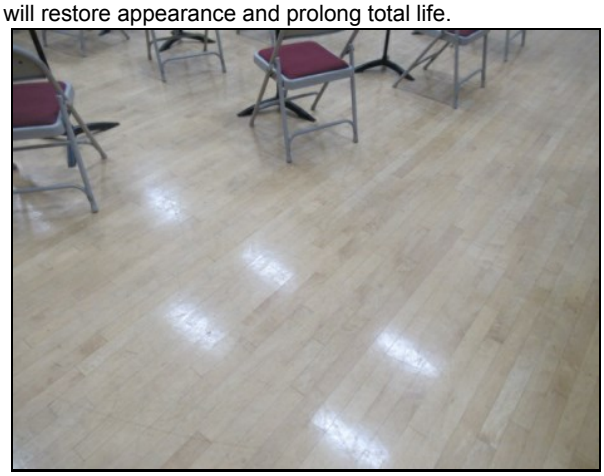
Best Case: $ 8,100 Worst Case: $ 10,300

Cost Source: ARI Cost Database

Comp #: 3070 Stage Hardwood Floor - Replace **Quantity: Approx 3,000 GSF**
Location: Amphitheater
Funded?: Yes.
History:
Comments: Periodic refinishing will restore appearance and prolong total life.

Useful Life:
30 years

Remaining Life:
21 years



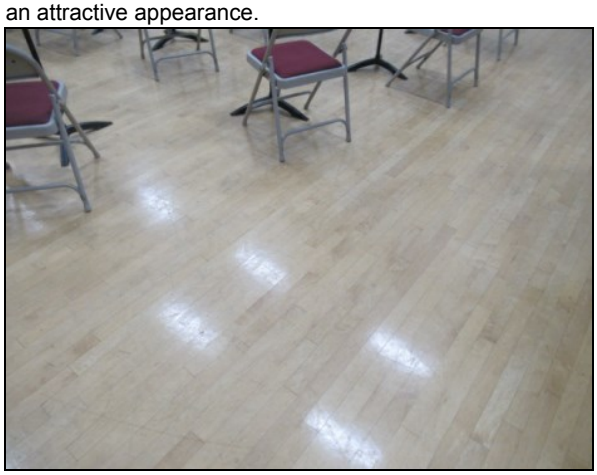
Best Case: $ 66,000 Worst Case: $ 80,000

Cost Source: Client cost history with inflation

Comp #: 3075 Hardwood Floor - Refurbish **Quantity: Approx 3,000 GSF**
Location: Amphitheater
Funded?: Yes.
History:
Comments: Periodic sanding and re-seal will restore appearance and prolong total life. We recommend cleaning routinely and re-seal every 1-2 years to maintain an attractive appearance.

Useful Life:
5 years

Remaining Life:
1 years



Best Case: $ 15,000 Worst Case: $ 17,000

Cost Source: ARI Cost Database

Comp #: 3230 News Room Furnishings - Replace **Quantity: (1) Multiple Offices**
Location: Amphitheater
Funded?: Yes.
History:
Comments: The replacement cycle will depend greatly on use and abuse. Provide routine cleaning and maintenance to reach or extend average life. There is no expectation the client will replace the furniture "like for like". This is an allowance to replace with approximately the same quantity and quality as the existing furniture.

Useful Life:
20 years

Remaining Life:
13 years

Best Case: $ 20,000 Worst Case: $ 20,000

Cost Source: Estimate Provided by Client

Comp #: 4200 Main Server - Replace **Quantity: (1) System**
Location: Amphitheater
Funded?: Yes. Funding Reason
History:
Comments:

Useful Life:
7 years

Remaining Life:
1 years

Best Case: $ 98,000 Worst Case: $ 140,000

Cost Source: Estimate Provided by Client

Comp #: 4202 Hard Drive Storage - Replace **Quantity: (1) Synology NAS**
Location:
Funded?: Yes.
History: New 2021, $3,557.
Comments:

Useful Life:
5 years

Remaining Life:
2 years

No Photo Available

Best Case: $ 4,100 Worst Case: $ 4,100

Cost Source: Client Cost History

Comp #: 4580 Sewage Ejection Pump - Replace **Quantity: (1) Pump**
Location: Amphitheater
Funded?: Yes.
History:
Comments: No access at the time of inspection. Follow the recommendations of a qualified contractor to inspect and provide accurate information regarding this equipment.

Useful Life:
15 years

Remaining Life:
2 years

Best Case: $ 25,000 Worst Case: $ 25,000

Cost Source: Estimate Provided by Client

Comp #: 4585 Storm Pumps - Replace **Quantity: (2) Pumps**
Location: Storm drain
Funded?: Yes.
History: Replacing 2023.
Comments: There was no direct access to the equipment at the time of inspection. Follow the recommendations of a qualified contractor to inspect and provide accurate information regarding this equipment.

Useful Life:
10 years

Remaining Life:
2 years

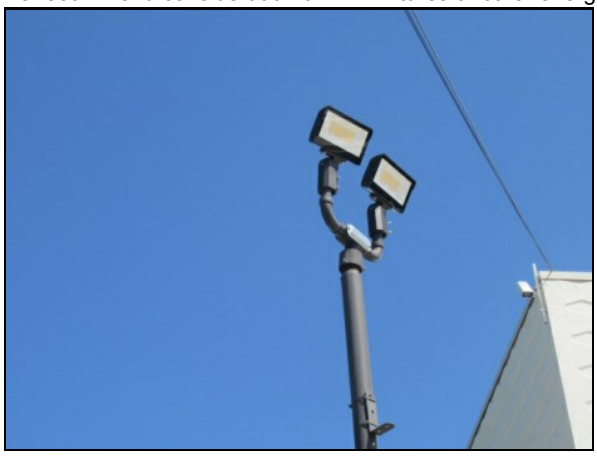
Best Case: $ 25,000 Worst Case: $ 25,000

Cost Source: ARI Cost Database

Comp #: 5005 Large Pole Lights - Replace **Quantity: (3) High Intensity**
Location: Perimeter of Amphitheater
Funded?: Yes.
History: 12/2018, new fixtures only with Trust Parking lot
Comments: Observed during daylight hours but assumed to be in functional, operating condition. Best practice is to plan for total replacement to periodically restore an attractive aesthetic standard within the community. Based on evident conditions, we recommend financially preparing for comprehensive replacement at the approximate time frame below. Unless otherwise noted, costs shown here are based on replacement with comparable quantity and style of lights as existing and installed by a qualified professional lighting contractor. We recommend consideration of LED fixtures or other energy-saving options whenever possible.

Useful Life:
25 years

Remaining Life:
13 years



Best Case: $ 9,000 Worst Case: $ 15,000

Cost Source: ARI Cost Database

Comp #: 5525 3' Iron Railing - Replace **Quantity: Approx 476' LF**
Location: Throughout facility
Funded?: Yes.
History:
Comments: Not all locations were accessed during inspection, consult with a qualified contractor to evaluate the structural integrity of all of the railings and recommend repairing options or replacement. All metal will eventually break down due to a combination of sun and weather exposure. Sometimes this is exacerbated by other factors such as irrigation overspray, abuse and lack of preventive maintenance. For some types of railing, complete replacement is advisable over minor repairs. Remaining useful life of the railing may be prolonged by regular painting to protect the metal from rust and corrosion. Cost estimate range below assumes full replacement with similar material, style and quantity as existing. Remaining life can often be extended with partial repair and/or replacement and quality painting application.

Useful Life:
30 years

Remaining Life:
9 years

Best Case: $ 33,500 Worst Case: $ 43,500

Cost Source: ARI Cost Database

Comp #: 5535 Pipe Railing - Repair/Replace **Quantity: Approx 912' LF**
Location: Throughout Amphitheater
Funded?: Yes.
History:
Comments: Metal pipe railings will have a very extensive life. Welded sections can be repaired. Moisture causing corrosion is what will cause eventual replacement. Routine painting can minimize rusting and prevent premature replacement. Based on evident conditions at the time of inspection, plan to replace at the approximate interval below. Remaining useful life of the railings may be prolonged through painting/re-coating, so this component should be re-evaluated during future Reserve Study updates based on the most current conditions and information available at that time. Cost estimate range below assumes replacement with similar quantity, material, and style as existing railing.

Useful Life:
30 years

Remaining Life:
9 years

Best Case: $ 45,000 Worst Case: $ 55,000

Cost Source: ARI Cost Database

Comp #: 5700 Restrooms - Major Refurbish **Quantity: (11) Bathrooms**
Location: Amphitheater
Funded?: Yes.
History:
Comments: Refurbish would include replacement of (15) toilets, (21) sinks, (7) urinals; (10) counters approx 94' LF, (150' LF) partitions, (24) light fixtures, tile replacement; and restoring all surfaces to "like new" condition. Flooring is noted under separate component. Frequency of refurbishing will depend a great deal on active use and abuse. This should be adjusted when conditions warrant. Replacing these components as one will be cost saving and are typically performed together to update the facilities.

Useful Life:
20 years

Remaining Life:
1 years

Best Case: $ 120,000 Worst Case: $ 140,000

Cost Source: ARI Cost Database

Comp #: 6564 Stage Platform - Repair/Replace **Quantity: (1) Metal Framed**
Location: Across orchestra pit
Funded?: No. All portions of the platform can be maintained or sectionally repaired using Operating funds. No funding is required.
History:
Comments: This is a fabricated structure with a waterproof platform. it is structurally sound and in good condition. Periodic resurface and seal may be required to maintain surface. Keep metal well painted to protect metals from rusting.

Useful Life:

Remaining Life:

Best Case: Worst Case:

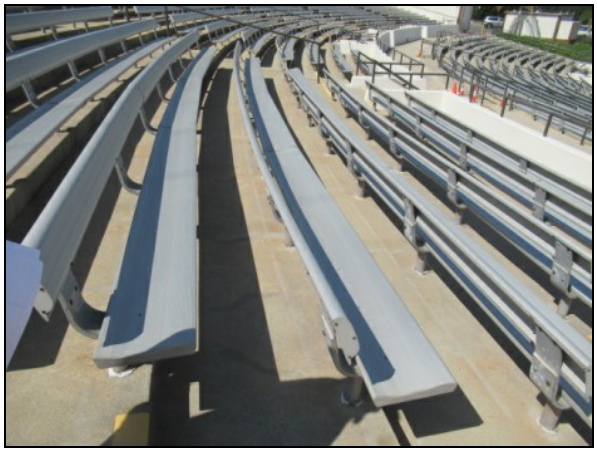
Cost Source:

Comp #: 6565 Theater Bleachers - Replace **Quantity: Approx 4,350 LF Aluminum**

Location: Amphitheater seating
Funded?: Yes.
History:
Comments: The seating is structurally sound, some rusting noted on the back brace supports where bolted together. Regular inspection and maintenance should allow for full useful life.

Useful Life:
20 years

Remaining Life:
14 years



Best Case: $ 530,000 Worst Case: $ 590,000

Cost Source: ARI Cost Database

Comp #: 6573 Theater Lighting - Replace **Quantity: (1) Allowance**

Location: Amphitheater
Funded?: Yes.
History:
Comments: There are various lights both in stage area and projection area. Some were on and functional. All are presumed to be functional.

Useful Life:
30 years

Remaining Life:
0 years

Best Case: $ 110,000 Worst Case: $ 110,000

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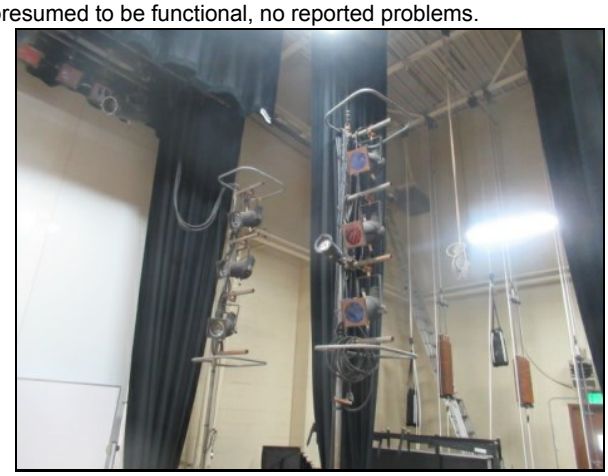
Cost Source: Estimate Provided by Client

Comp #: 6574 Theater Rigging - Replace **Quantity: (1) Allowance**
Location: Amphitheater
Funded?: Yes.
History:
Comments: The equipment is presumed to be functional, no reported problems.

Useful Life:
30 years

Remaining Life:
21 years



Best Case: $ 28,000 Worst Case: $ 41,000

Cost Source: Estimate Provided by Client

Comp #: 6575 Stage/Theater Curtains - Replace **Quantity: (1) Allowance**
Location: Amphitheater
Funded?: Yes.
History: New in 2018, $37,632
Comments: These are relatively new, attractive and in good conditions.

Useful Life:
10 years

Remaining Life:
4 years

Best Case: $ 48,000 Worst Case: $ 68,000

Cost Source: Client Cost History

Comp #: 6577 AV/Production Room Facility **Quantity: (1) Facility**
Location: Amphitheater
Funded?: Yes.
History:
Comments: The equipment is not showing any advanced age. Overall good conditions noted.

Useful Life:
15 years

Remaining Life:
6 years

Best Case: $ 51,000 Worst Case: $ 67,000

Cost Source: Estimate Provided by Client

Comp #: 6577 Projector/DVD Player - Replace **Quantity: (1) System**
Location: Amphitheater
Funded?: Yes. Funding Reason
History:
Comments:

Useful Life:
10 years

Remaining Life:
0 years

Best Case: $ 30,000 Worst Case: $ 30,000

Cost Source: Client cost history with inflation

Comp #: 6577 Theater Sound System - Replace **Quantity: (1) Allowance**
Location: Amphitheater
Funded?: Yes.
History: New Sound System 2018 $120,000
Comments:

Useful Life:
20 years

Remaining Life:
14 years

Best Case: $ 120,000 Worst Case: $ 160,000

Cost Source: Client Cost History

Library

Comp #: 2300 Stucco - Repaint **Quantity: Approx 4,400 GSF**
Location: Exterior building surface of Library
Funded?: Yes.
History: 2018 Painted exterior $3,600 w/wood
Comments: Regular uniform, professional paint applications are recommended for appearance, protection and maximum design life. Repairs and cleaning should be completed as-needed prior to application. Assuming proper care and preventative maintenance, plan for regular paint applications as shown below. The cost is for good quality preparation and paint products.

Useful Life:
10 years

Remaining Life:
4 years

Best Case: $ 8,600 Worst Case: $ 9,800

Cost Source: ARI Cost Database

Comp #: 2310 Wood Surfaces - Repaint **Quantity: Approx 2,000 GSF**
Location: Exterior of Library
Funded?: Yes.
History: 2018 Painted exterior $3,600 w/stucco
Comments: Surfaces are dry and need paint now. Regular uniform, professional paint or sealer applications are recommended for appearance, protection of wood, and maximum design life. Repairs and cleaning should be completed as-needed prior to application. Assuming proper care and preventative maintenance, plan for regular paint/sealant applications as shown below. The cost is for good quality preparation and paint products.

Useful Life:
5 years

Remaining Life:
0 years

Best Case: $ 3,100 Worst Case: $ 4,300

Cost Source: ARI Cost Database

Comp #: 2330 Interior Surfaces - Repaint **Quantity: Approx 5,300 GSF**

Location: Interior room surfaces of Library & Friends of the Library

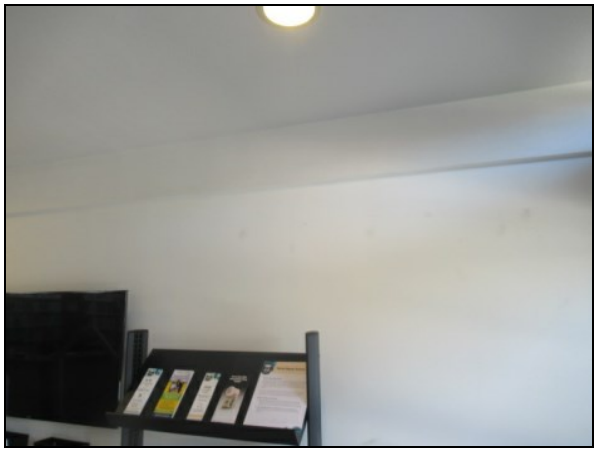
Funded?: Yes.

History: Painted 2023, $8,200.

Comments: The cost is for good quality preparation and paint products. Painting the interior is typically performed with the exterior stucco painting project. Monitor for scuffing, paint surface deterioration, discoloration and fading. Maintain a routine paint cycle to provide a quality appearance. Touch up may be required between paint cycles over full surface painting. Plan for painting at the time frame below. Follow the recommendations of a qualified contractor for types of paint products and maintenance of the surfaces after painting is performed.

Useful Life:
10 years

Remaining Life:
9 years



Best Case: $ 7,200 Worst Case: $ 9,200

Cost Source: ARI Cost Database

Comp #: 2450 Comp Shingle Roof - Replace **Quantity: Approx 5,200 GSF**

Location: Rooftop of Library
Funded?: Yes.
History:
Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs. This is a petroleum based product subject to significant cost fluctuations. It is recommended an annual roof maintenance be put in place to make sure the roof system is performing as expected. Follow all recommendations of the roof maintenance vendor. It is beyond the scope of this study to evaluate the performance or anticipated remaining life from a visual inspection. The client should provide all roof evaluations to the reserve analyst to keep the recommended cycle and funding up to date.

National Roofing Contractors Association (NRCA) http://www.nrca.net/.
Asphalt Roofing Manufacturers Association (ARMA) http://www.asphaltroofing.org/
Roof Consultant Institute (RCI) http://www.rci-online.org/
Western States Roofing Contractors Association (WSRCA) http://www.wsrca.com/

Useful Life:
25 years

Remaining Life:
1 years

Best Case: $ 41,600 Worst Case: $ 62,400

Cost Source: ARI Cost Database

Comp #: 2460 Cap Sheet Roof - Replace **Quantity: Approx 1,500 GSF**

Location: Spray Polyurethane Foam
Funded?: Yes.
History:
Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs. It is recommended an annual roof maintenance be put in place to make sure the roof system is performing as expected. This can be installed over other types of roofing. The roof requires a "seal" or "re-coat" every 5-8 years to reach a full life. Follow all recommendations of the roof maintenance vendor. It is beyond the scope of this study to evaluate the performance or anticipated remaining life from a visual inspection. The client should provide all roof evaluations to the reserve analyst to keep the recommended cycle and funding up to date.

National Roofing Contractors Association (NRCA) http://www.nrca.net/.
Asphalt Roofing Manufacturers Association (ARMA) http://www.asphaltroofing.org/
Roof Consultant Institute (RCI) http://www.rci-online.org/
Western States Roofing Contractors Association (WSRCA) http://www.wsrca.com/

Useful Life:
40 years

Remaining Life:
1 years

No Photo Available

Best Case: $ 22,000 Worst Case: $ 22,000

Cost Source: ARI Cost Database

Comp #: 2462 Cap Sheet Roof - Seal/Re-coat **Quantity: Approx 1,500 GSF**

Location: Roof of Library

Funded?: No. The roof surface requires replacement at this time. No re-coat funding is established until the roof has been replaced and material is known.

History:

Comments: No access at the time of inspection. Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs. It is recommended an annual roof maintenance be put in place to make sure the roof system is performing as expected. This can be installed over other types of roofing. The roof requires a "seal" or "re-coat" every 5-8 years to reach a full life. Follow all recommendations of the roof maintenance vendor. It is beyond the scope of this study to evaluate the performance or anticipated remaining life from a visual inspection. The client should provide all roof evaluations to the reserve analyst to keep the recommended cycle and funding up to date.

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Western States Roofing Contractors Association (WSRCA) http://www.wsrca.com/

Useful Life:

Remaining Life:

No Photo Available

Best Case: Worst Case:

Cost Source:

Comp #: 2479 Gutter System - Repair **Quantity: Approx 56 LF**

Location: Perimeter of buildings and downspouts of Library

Funded?: No. The cost to replace the gutter system is under the reserve threshold. Expect to replace when necessary using maintenance funds or with other major projects.

History:

Comments: The gutters should be cleaned and free flowing annually to avoid premature repair or replacement needs. Monitor for mounting failures or dents in the flow lines. The gutter system is typically a very long life component if properly maintained. It is not anticipated the client will replace all of the gutters at one time. This is an allowance for sectional repairs or major replacement projects to be done with exterior painting projects when necessary. Cost should be adjusted when repair history becomes available.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 3020 Carpet - Replace **Quantity: Approx 610 GSY**

Location: Library

Funded?: Yes.

History:

Comments: As part of ongoing maintenance program, vacuum regularly and professionally clean as needed. Over time, replacement will be warranted due to excessive wear (stains, fading, discoloration, etc.). Best practice is to coordinate at same time as other interior projects whenever possible to minimize downtime and maintain consistent quality standard. Based on evident conditions, original installation, and project history provided by the Client, we recommend planning for replacement at the approximate interval shown below. Replacement costs can vary greatly depending on quantity, material, and design selected. Unless otherwise noted, cost estimates below assume replacement with similar quantity and quality as existing.

Useful Life:
10 years

Remaining Life:
0 years

Best Case: $ 29,000 Worst Case: $ 41,000

Cost Source: ARI Cost Database

Comp #: 3040 Tile Floor - Replace **Quantity: Approx 675 GSF**
Location: Library
Funded?: Yes.
History:
Comments: As part of ongoing maintenance program, tile should be inspected regularly and damaged sections repaired/replaced as needed. Best practice is to keep a collection of replacement tiles on hand for partial replacements. With ordinary care and maintenance, tile in interior locations can last for an extended period of time, but replacement is often warranted eventually to enhance and restore aesthetic appeal throughout the common areas. Based on evident conditions, original installation, and project history provided by the Client, we recommend planning for replacement at the approximate interval shown below. Replacement costs can vary greatly depending on size, material, and design of tiles selected. Unless otherwise noted, cost estimates below assume replacement with similar quantity and quality as existing. Measurements are approximate and include waste cutting.

Useful Life:
30 years

Remaining Life:
0 years

Best Case: $ 22,000 Worst Case: $ 32,000

Cost Source: ARI Cost Database

Comp #: 3200 Furnishings - Replace **Quantity: (1) Library Facility**
Location: Library
Funded?: Yes.
History: 2018, new shelving $15,176.
Comments: The replacement cycle will depend greatly on use and abuse. Provide routine cleaning and maintenance to reach or extend average life. There is no anticipation to replace "like for like". This is an allowance for replacement to update the facilities and provide functionality as needed for the community.

Useful Life:
15 years

Remaining Life:
8 years

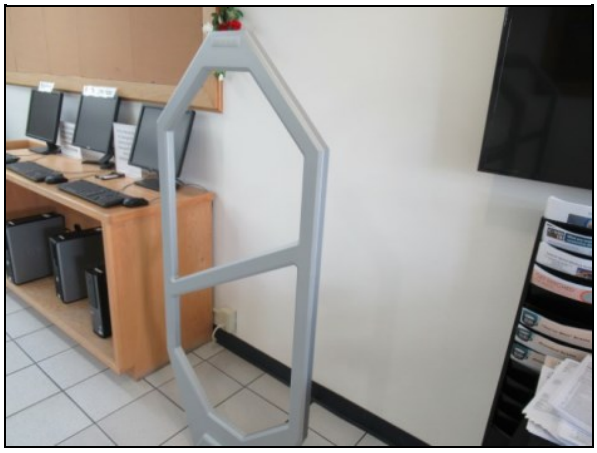
Best Case: $ 130,000 Worst Case: $ 150,000

Cost Source: ARI Cost Database

Comp #: 4801 Patron Management System **Quantity: (1) Allowance**
Location: Library
Funded?: Yes.
History:
Comments: The system is functional with no reported problems. This is an allowance to update as necessary to maintain functionality.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: $ 7,800 Worst Case: $ 9,100

Cost Source: Estimate Provided by Client

Comp #: 5700 Friend of Library Restrm - Refurb **Quantity: (1) Single Use**
Location: Friends of the Library Restroom
Funded?: Yes.
History:
Comments: Refurbish would include replacement of the toilet, sink, flooring, doors, and all other fixtures. Frequency of refurbishing will depend a great deal on active use and abuse. This should be adjusted when conditions warrant. Replacing these components as one will be cost saving and are typically performed together to update the facilities.

Useful Life:
20 years

Remaining Life:
8 years

Best Case: $ 3,500 Worst Case: $ 5,500

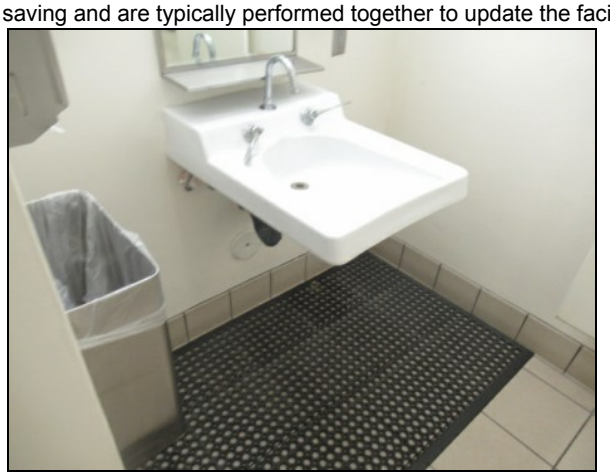
Cost Source: ARI Cost Database

Comp #: 5700 Restrooms - Major Refurbish **Quantity: (3) Bathrooms**

Location: Library: There is (2) "public use" and (1) employee use bathrooms.
Funded?: Yes.
History:
Comments: There are (4) toilets; (1) urinal; (3) sinks; (8) lights; (21 LF) partitions; and approx 295 GSF of tile. Frequency of refurbishing will depend a great deal on active use and abuse. This should be adjusted when conditions warrant. Replacing these components as one will be cost saving and are typically performed together to update the facilities.

Useful Life:
20 years

Remaining Life:
1 years



Best Case: $ 18,000 Worst Case: $ 22,000

Cost Source: ARI Cost Database

Comp #: 2310 Wood Surfaces - Repaint **Quantity: Approx 950 GSF**
Location: Exterior building surfaces
Funded?: No. The cost to repaint the minimal portion of wood is below the reserve threshold. Repaint as needed using Maintenance funds. No separate funding required.
History:
Comments: Regular uniform, professional paint or sealer applications are recommended for appearance, protection of wood, and maximum design life. Repairs and cleaning should be completed as-needed prior to application. Assuming proper care and preventative maintenance, plan for regular paint/sealant applications as shown below. The cost is for good quality preparation and paint products.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 2330 Interior Surfaces - Repaint **Quantity: (1) Comment**
Location: Interior room surfaces
Funded?: No. The interior is block, this is included in the exterior surface painting project. Client intends to paint all of it at the same time. No separate funding is required.
History:
Comments: The cost is for good quality preparation and paint products. Painting the interior is typically performed with the exterior stucco painting project. Monitor for scuffing, paint surface deterioration, discoloration and fading. Maintain a routine paint cycle to provide a quality appearance. Touch up may be required between paint cycles over full surface painting. Plan for painting at the time frame below. Follow the recommendations of a qualified contractor for types of paint products and maintenance of the surfaces after painting is performed.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 2360 Block/Stucco Walls - Repaint **Quantity: Approx 12,200 GSF**
Location: Exterior & Interior of building surfaces & exterior of golf starter building
Funded?: Yes.
History:
Comments: Expect to perform routine painting, to maintain appearance. The cost is for good quality preparation and paint products.

Useful Life:
10 years

Remaining Life:
8 years

Best Case: $ 13,400 Worst Case: $ 19,600

Cost Source: ARI Cost Database

Comp #: 3530 Lockers - Replace **Quantity: (19) 2-Tier Lockers**
Location: Locker rooms
Funded?: Yes.
History:
Comments:

Useful Life:
20 years

Remaining Life:
18 years

Best Case: $ 10,000 Worst Case: $ 16,000

Cost Source: ARI Cost Database

Comp #: 3740 Swimsuit Water Extractor - Replace **Quantity: (1) Suitmate**
Location:
Funded?: Yes.
History: New 2022
Comments: This is a free-standing unit installed in the women's locker room. Follow the recommendations of the manufacturer for maintenance and repair. Plan for future replacement when it no longer functions reliably.

Useful Life:
10 years

Remaining Life:
8 years

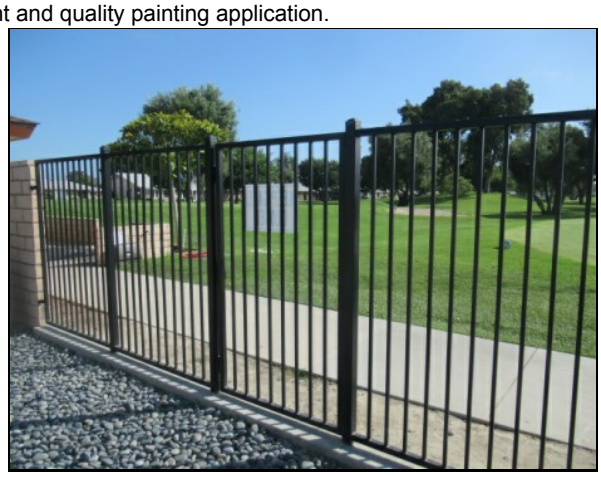
Best Case: $ 2,000 Worst Case: $ 3,000

Cost Source: Client cost history with inflation

Comp #: 5520 Pool Iron Fence - Replace **Quantity: Approx 20' w/(1) Gate**
Location: Pool perimeter
Funded?: Yes.
History: New 2022
Comments: Not all of the fencing was accessed during inspection, consult with a qualified contractor to evaluate the structural integrity of the entire fencing and recommend repairing options or replacement. All metal will eventually break down due to a combination of sun and weather exposure. Sometimes this is exacerbated by other factors such as irrigation overspray, abuse and lack of preventive maintenance. For some types of fencing, complete replacement is advisable over minor repairs. Remaining useful life of the fencing may be prolonged by regular painting to protect the metal from rust and corrosion. Cost estimate range below assumes full replacement with similar material, style and quantity as existing. Remaining life can often be extended with partial repair and/or replacement and quality painting application.

Useful Life:
25 years

Remaining Life:
23 years



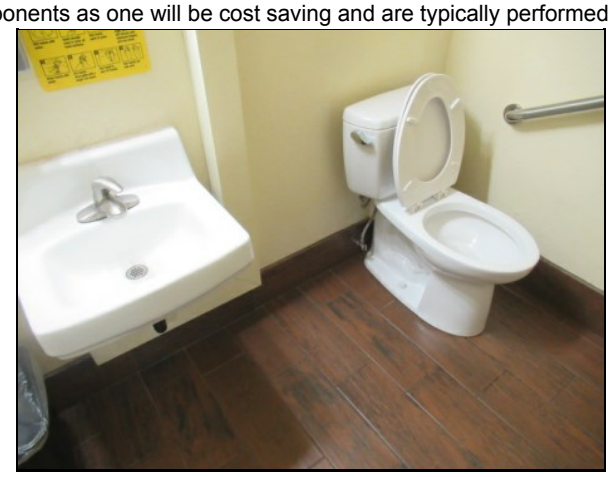
Best Case: $ 2,500 Worst Case: $ 3,700

Cost Source: ARI Cost Database

Comp #: 5700 Golf Shack Restrooms - Major Refurb **Quantity: (2) Single-use Facility**
Location: Golf Starter Shack: (2) Toilets; (2) sinks; (1) urinal; 115 gsf tile floor; painted walls & ceiling.
Funded?: Yes.
History: New 2022 pool area reno.
Comments: Frequency of refurbishing will depend a great deal on active use and abuse. This should be adjusted when conditions warrant. Replacing these components as one will be cost saving and are typically performed together to update the facilities.

Useful Life:
20 years

Remaining Life:
18 years



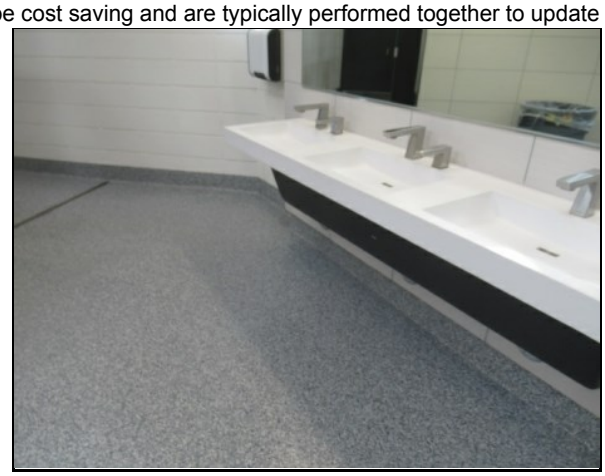
Best Case: $ 16,500 Worst Case: $ 20,500

Cost Source: ARI Cost Database

Comp #: 5700 Pool Restrms/Locker - Major Refurb **Quantity: (2) Facilities**
Location: Pool Restrooms: (5) top spud toilets; (1) 3-station sink; 68' LF Partitions; 200 gsf wall tile; and other fixtures.
Funded?: Yes.
History: New 2022 pool area reno.
Comments: The flooring is epoxy and the walls are block. These are extensive life components if routinely maintained. Frequency of refurbishing will depend a great deal on active use and abuse. This should be adjusted when conditions warrant. Replacing these components as one will be cost saving and are typically performed together to update the facilities.

Useful Life:
20 years

Remaining Life:
18 years



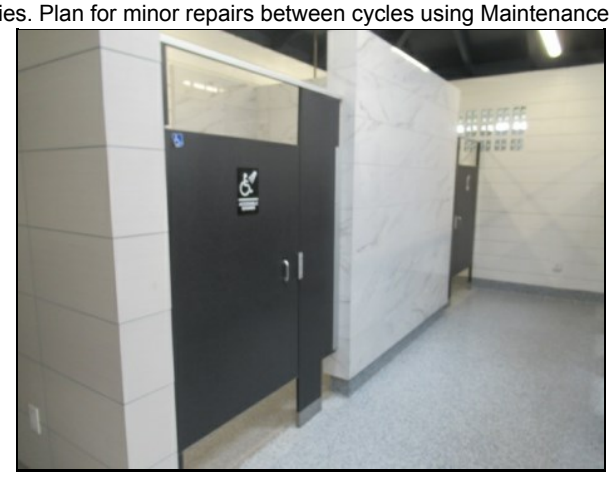
Best Case: $ 33,000 Worst Case: $ 57,000

Cost Source: ARI Cost Database

Comp #: 5710 Restrooms - Minor Refurbish **Quantity:**
Location: Pool Restrooms: (5) top spud toilets; (1) 3-station sink; 68' LF Partitions; 200 gsf wall tile; and other fixtures.
Funded?: Yes.
History: New 2022
Comments: Minor refurbish would include restoring and revitalizing facilities, without full fixture and flooring replacement. Expect to perform minor refurbish at about 1/2 life of full refurbish project. Plan to paint, replace or repair the partitions, plumbing fixtures, lighting or any other major components to restore the facilities to "like new" condition. The frequency will depend a great deal on the use and abuse of the facilities. Plan for minor repairs between cycles using Maintenance funds.

Useful Life:
20 years

Remaining Life:
8 years



Best Case: $ 11,000 Worst Case: $ 19,000

Cost Source: ARI Cost Database

Comp #: 5750 Outdoor Pool Showers - Re-tile **Quantity: Approx 230 GSF**
Location: Exterior building
Funded?: Yes.
History:
Comments: Replacement of plumbing fixtures is included in the re-tile project. Keep facilities cleaned and remove calcium deposit for appearance and avoid grout deterioration.

Useful Life:
20 years

Remaining Life:
18 years

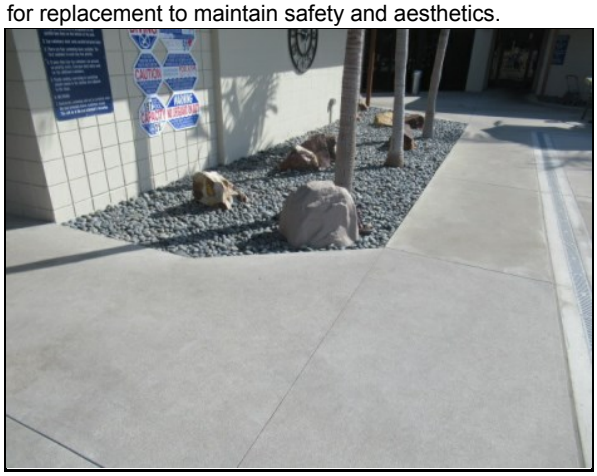
Best Case: $ 9,200 Worst Case: $ 13,800

Cost Source: ARI Cost Database

Comp #: 5800 Pool Deck Concrete - Repair/Replace **Quantity: Approx 7,000 GSF**
Location: Pool area
Funded?: Yes.
History: New 2022
Comments: The concrete is an extensive life component. Typically with deck replacement there are added costs for underground pool plumbing repairs and other unanticipated costs. Consulting with a qualified contractor for planning, bidding and project oversight is recommended. Plan for replacement to maintain safety and aesthetics.

Useful Life:
25 years

Remaining Life:
18 years



Best Case: $ 150,000 Worst Case: $ 198,000

Cost Source: ARI Cost Database

Comp #: 5810 Pool - Resurface & Re-tile **Quantity: (1) Pool 3,350 GSF**
Location: Pool area
Funded?: Yes.
History: New 2022
Comments: Minor repairs and routine cleaning/maintenance should be considered an Operating expense. Pool resurfacing will restore the aesthetic quality of the pool while protecting the actual concrete shell of the pool from deterioration. This type of project is best suited for slow/offseason to minimize downtime during periods when pool is used heavily. Should be expected at the approximate interval shown below; in some cases, schedule may need to be accelerated due to improper chemical balances or aesthetic preferences of the Client. While drained for resurfacing, any other repairs to lighting, handrails, stairs, ladders, etc. should be conducted as needed and funding is included for these components. This cost does not include any re-plumbing of water or drain lines or related work.

https://www.nationalplastererscouncil.com/pool-resurfacing/

Useful Life:
12 years

Remaining Life:
10 years

Best Case: $ 35,000 Worst Case: $ 45,000

Cost Source: Client cost history with inflation

Comp #: 5812 Pool Filters - Replace **Quantity: (4) Sand Filters**
Location: Pool equipment area
Funded?: Yes.
History: New 2022
Comments: Pool vendor should inspect regularly for optimal performance and address any repairs or preventive maintenance as needed. Minimal or no subjective/aesthetic value for pool and spa equipment and useful life is based primarily on normal expectations for service/performance life in this location. Life expectancy can vary depending on location, as well as level of use and preventive maintenance. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Cost estimates shown below assume replacement with similar filter types/sizes as existing.

Useful Life:
10 years

Remaining Life:
8 years

Best Case: $ 16,000 Worst Case: $ 18,000

Cost Source: Client cost history with inflation

Comp #: 5815 Pool Heater - Replace **Quantity: (1) Raypak Hi-Delta**
Location: Pool equipment room
Funded?: Yes.
History: New 2022
Comments: Expect to follow the recommendation of the pool maintenance vendor. Pool vendor should inspect heater regularly to ensure proper function, identify any required repairs, etc. Minimal or no subjective/aesthetic value for pool and spa equipment. Internal components were not analyzed during our site inspection. Useful life is based primarily on normal expectations for service/performance life in this location. Many Clients choose not to heat their pools year-round, which can prolong the life of the heater while reducing energy costs. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. When replacement models are being evaluated, we recommend considering high efficiency models which may have a higher initial cost but will ultimately be less expensive due to reduced energy usage.

Useful Life:
12 years

Remaining Life:
10 years

Best Case: $ 23,000 Worst Case: $ 29,000

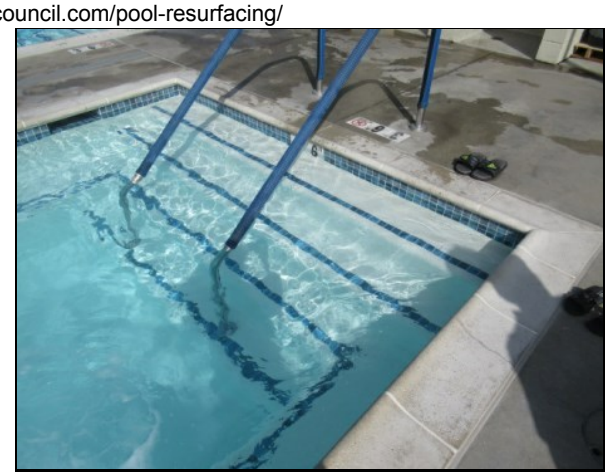
Cost Source: Client cost history with inflation

Comp #: 5820 Spa - Resurface & Re-tile **Quantity:**
Location:
Funded?: Yes.
History: New 2022
Comments: Minor repairs and routine cleaning/maintenance should be considered an Operating expense. Pool resurfacing will restore the aesthetic quality of the spa while protecting the actual concrete shell of the spa from deterioration. This type of project is best suited for slow/offseason to minimize downtime during periods when spa is used heavily. Should be expected at the approximate interval shown below; in some cases, schedule may need to be accelerated due to improper chemical balances or aesthetic preferences of the Client. While drained for resurfacing, any other repairs to lighting, handrails, stairs, ladders, etc. should be conducted as needed and funding is included for these components. This cost does not include any re-plumbing of water or drain lines or related work.

https://www.nationalplastererscouncil.com/pool-resurfacing/

Useful Life:
8 years

Remaining Life:
6 years



Best Case: $ 9,000 Worst Case: $ 14,000

Cost Source: Client cost history with inflation

Comp #: 5822 Spa Filter - Replace **Quantity: (1) Allowance**

Location: Pool equipment room

Funded?: Yes.

History: New 2022

Comments: Expect to follow the recommendation of the pool maintenance vendor. Pool vendor should inspect regularly for optimal performance and address any repairs or preventive maintenance as needed. Minimal or no subjective/aesthetic value for pool and spa equipment and useful life is based primarily on normal expectations for service/performance life in this location. Life expectancy can vary depending on location, as well as level of use and preventive maintenance. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Cost estimates shown below assume replacement with similar filter types/sizes as existing.

Useful Life:
10 years

Remaining Life:
8 years

No Photo Available

Best Case: $ 8,000 Worst Case: $ 10,000

Cost Source: Client cost history with inflation

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

Location: Pool equipment area

Funded?: Yes.

History: New 2022

Comments: Expect to follow the recommendation of the pool maintenance vendor. Pool vendor should inspect heater regularly to ensure proper function, identify any required repairs, etc. Minimal or no subjective/aesthetic value for pool and spa equipment. Internal components were not analyzed during our site inspection. Many Clients choose not to heat their pools year-round, which can prolong the life of the heater while reducing energy costs. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. When replacement models are being evaluated, we recommend considering high efficiency models which may have a higher initial cost but will ultimately be less expensive due to reduced energy usage.

Useful Life:
10 years

Remaining Life:
8 years

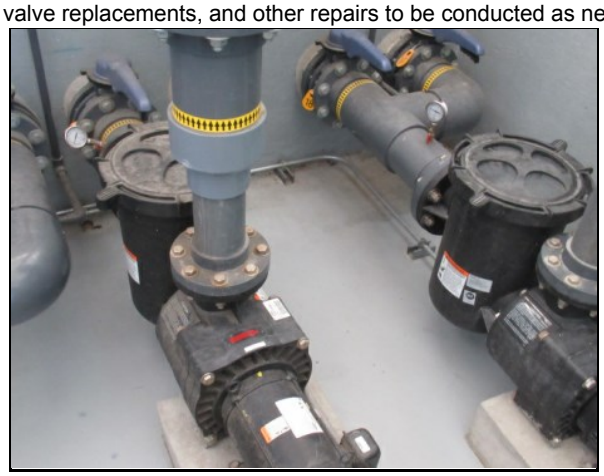
Best Case: $ 12,000 Worst Case: $ 15,000

Cost Source: Client cost history with inflation

Comp #: 5840 Pool & Spa Pumps & Motors - Replace **Quantity: (1) Provision**
Location: Pool equipment room
Funded?: Yes.
History:
Comments: There is no expectation to replace all of the pumps at one time. Repair or replace motors using Operating Funds. Expect to follow the recommendation of the pool maintenance vendor. Pumps should be inspected regularly for leaks and other mechanical problems. Minimal or no subjective/aesthetic value for pool and spa equipment. Useful life is based primarily on the average ages and normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase dates of all pumps. Assuming normal amount of usage and good preventive maintenance. Cost shown is based on replacement with the same types/sizes, and may include a small allowance for new piping, valve replacements, and other repairs to be conducted as needed.

Useful Life:
5 years

Remaining Life:
3 years



Best Case: $ 5,000 Worst Case: $ 8,000

Cost Source: ARI Cost Database

Comp #: 5848 Chemical Controllers - Replace **Quantity: (1) System**
Location: Pool equipment area
Funded?: Yes.
History: New 2022
Comments:

Useful Life:
10 years

Remaining Life:
8 years

Best Case: $ 3,000 Worst Case: $ 4,000

Cost Source: Client cost history with inflation

Comp #: 5900 ADA Pool Lift - Replace **Quantity: (2) Scout Excell**
Location: Pool & Spa
Funded?: Yes.
History:
Comments: Should be inspected for safety and proper function on a regular basis to prevent injury or misuse. Keep moving parts unobstructed and abide by any safety or weight restrictions posted on the device. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Vendors report that life expectancy is not necessarily dependent on level of use, although it is a contributing factor. Replacement is sometimes warranted due to lack of available replacement parts, etc. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Partial repairs and/or replacements should be tracked and reported by the Client during future Reserve Study updates. This component should then be re-evaluated based on the most current information available at that time.

Useful Life:
15 years

Remaining Life:
13 years

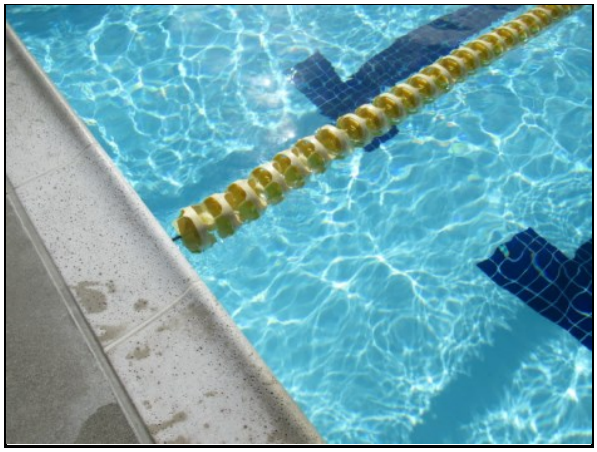
Best Case: $ 14,000 Worst Case: $ 14,000

Cost Source: ARI Cost Database

Comp #: 5910 Swim Lane Markers - Replace **Quantity: (4) 75' Dividers**
Location: Pool
Funded?: Yes.
History: New 2023
Comments: These are removable lane dividers with floats.

Useful Life:
5 years

Remaining Life:
3 years



Best Case: $ 3,300 Worst Case: $ 4,300

Cost Source: ARI Cost Database

Comp #: 5950 Pool Area Mastic - Replace **Quantity: Approx 370' LF**
Location: Pool & Spa Perimeter
Funded?: Yes.
History:
Comments: Keep mastic in good condition to prevent water penetration under deck causing expansion cracking to deck and coping.

Useful Life:
4 years

Remaining Life:
2 years

Best Case: $ 2,900 Worst Case: $ 3,900

Cost Source: ARI Cost Database

Comp #: 5990 Pool Furniture - Replace **Quantity: (58) Various Pieces**
Location: Pool area: Leisure Creations (30) sling chaise lounges; (12) sling chairs; (4) metal tables; (5) metal chairs; (4) recliner chairs; (3) umbrellas
Funded?: Yes.
History: New 2023
Comments: There is no expectation the client will replace the furniture "like for like". This is an allowance to replace with approximately the same quantity and quality as the existing furniture. This is an allowance estimated by the client for future replacement.

Useful Life:
10 years

Remaining Life:
8 years

Best Case: $ 28,000 Worst Case: $ 28,000

Cost Source: Estimate Provided by Client

Comp #: 6315 Fabric Shade Structure - Replace **Quantity: (2) Sections**

Location: Pool area

Funded?: Yes.

History:

Comments: This is a steel beam structure with fabric sails. The framework is considered a lifetime component and should not require replacement. Keep metals properly protected from rust and corrosion. Inspect routinely for structural integrity and repair as needed. This funding is for the fabric panel replacement.

Useful Life:
10 years

Remaining Life:
8 years

Best Case: $ 2,800 Worst Case: $ 4,200

Cost Source:

Comp #: 2330 Interior Surfaces - Repaint **Quantity: Approx 1,900 GSF**
Location: Golf starter shack & restrooms
Funded?: Yes.
History: New 2023
Comments: The cost is for good quality preparation and paint products. Painting the interior is typically performed with the exterior stucco painting project. Monitor for scuffing, paint surface deterioration, discoloration and fading. Maintain a routine paint cycle to provide a quality appearance. Touch up may be required between paint cycles over full surface painting. Plan for painting at the time frame below. Follow the recommendations of a qualified contractor for types of paint products and maintenance of the surfaces after painting is performed.

Useful Life:
5 years

Remaining Life:
3 years

Best Case: $ 2,700 Worst Case: $ 3,300

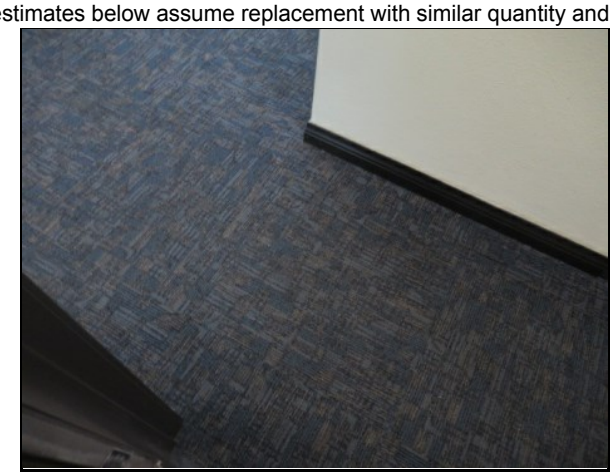
Cost Source: ARI Cost Database

Comp #: 3020 Golf Shack Carpet - Replace **Quantity: Approx 46 GSY Tile Carpet**

Location: Golf starter shack (renovates with pool area)
Funded?: Yes.
History: New 2023
Comments: As part of ongoing maintenance program, vacuum regularly and professionally clean as needed. Over time, replacement will be warranted due to excessive wear (stains, fading, discoloration, etc.). Best practice is to coordinate at same time as other interior projects whenever possible to minimize downtime and maintain consistent quality standard. Based on evident conditions, original installation, and project history provided by the Client, we recommend planning for replacement at the approximate interval shown below. Replacement costs can vary greatly depending on quantity, material, and design selected. Unless otherwise noted, cost estimates below assume replacement with similar quantity and quality as existing.

Useful Life:
5 years

Remaining Life:
3 years



Best Case: $ 2,500 Worst Case: $ 3,500

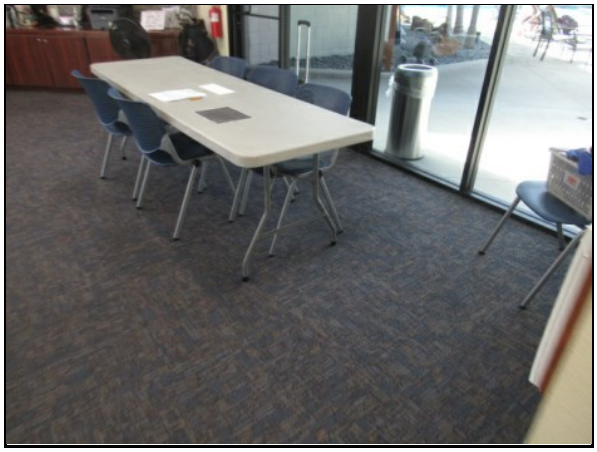
Cost Source: ARI Cost Database

Comp #: 3245 Built-in Cabinets - Replace **Quantity: Approx 20' LF**

Location:
Funded?: Yes.
History:
Comments:

Useful Life:
35 years

Remaining Life:
33 years



Best Case: $ 6,000 Worst Case: $ 10,000

Cost Source: ARI Cost Database

Comp #: 5552 Split Rail Fencing - Replace **Quantity: Approx 100 LF**
Location: Golf course
Funded?: No. This can be sectionally repaired using Operating funds. No funding at this time.
History:
Comments: Keep well painted or sealed to reach or extend average life.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 5570 Chain Link Fences - Replace **Quantity: (9) Various Height/Size**
Location: Golf Course
Funded?: Yes.
History:
Comments: Chain link fencing generally has lower aesthetic value than other materials, so remaining useful life is mostly based on functional/structural conditions evident, although aesthetic appearance and priority is also considered. Inspect, clean, and repair regularly as-needed through general maintenance/Operating funds. This component should be re-evaluated during future Reserve Study updates based on the most current conditions and information available at that time.

Useful Life:
30 years

Remaining Life:
6 years

Best Case: $ 17,000 Worst Case: $ 19,000

Cost Source: ARI Cost Database

Comp #: 6030 Cart Path Rubber Surface - Replace **Quantity: Approx 600 GSF**
Location: Cart path
Funded?: Yes.
History: Replaced 2017, $8,900
Comments: Follow the recommendations of the manufacturer. Surface should be monitored for tears, granulating and wear. Plan for routine seal every 3 years or per the manufacturer's recommendations, using appropriate seal products and professional application. The replacement cost includes removal of old surface and haul away and installation of new surface. Anticipate replacement at approximately the interval below.

Useful Life:
15 years

Remaining Life:
0 years

Best Case: $ 9,800 Worst Case: $ 12,000

Cost Source: ARI Cost Database

Comp #: 6305 Vinyl Shade Structures - Replace **Quantity: (2) Approx**
Location: Golf Course: (1) 10 x 18, solid cover & (1) 10' x 12' open lattice cover
Funded?: Yes.
History: New 2021, $3,000
Comments: As routine maintenance, inspect regularly and repair individual pieces or sections as-needed from general Operating funds. Clean along with other larger projects or as general maintenance to preserve the appearance of the trellis and extend its useful life. If present, vegetation should be well-maintained and not allowed to become overgrown, which can eventually compromise the structure. Assuming ordinary care and maintenance, plan for major repairs or possibly complete replacement (if warranted) at roughly the interval indicated below.

Useful Life:
20 years

Remaining Life:
17 years

Best Case: $ 18,000 Worst Case: $ 28,000

Cost Source: ARI Cost Database

Comp #: 6600 Bridge - Repair/Replace **Quantity: (1) Bridge**
Location: Across waterway
Funded?: Yes.
History: 2018, replaced railing $7,900
Comments: The bridge is in good condition, railing is well painted and structurally sound. Keep routine maintenance and monitor for significant failure issues.

Useful Life:
30 years

Remaining Life:
15 years

Best Case: $ 26,000 Worst Case: $ 38,000

Cost Source: ARI Cost Database

Comp #: 6630 Golf Waterscape Beds - Clean/Repair **Quantity: Extensive GSF**
Location: Golf Course
Funded?: No. This has a long, unpredictable life. No funding required.
History:
Comments: Follow the recommendations of the maintenance vendor for cleaning and repair needs.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 6634 Waterscape Pumps - Replace **Quantity: (1) Pump**
Location: Pump vault
Funded?: No. The pump replacement is below the reserve threshold. Expect to replace as needed using maintenance funds.
History:
Comments: No access at the time of inspection. Follow the recommendations of the maintenance vendor for replacement or repair needs.

Useful Life:

Remaining Life:

No Photo Available

Best Case: Worst Case:

Cost Source:

Comp #: 6675 Lake Aerator System - Replace **Quantity: (1) System**
Location: Golf course lakes
Funded?: Yes.
History: New 2019, $5,193
Comments: This includes the aerator, pump and controls for replacement. Consult with a qualified contractor for repair or replacement needs.

Useful Life:
5 years

Remaining Life:
0 years

Best Case: $ 5,000 Worst Case: $ 7,500

Cost Source: Client cost history with inflation

Comp #: 7013 Golf Course Greens - Refurbish **Quantity: (9) Holes**
Location: Golf course
Funded?: Yes.
History: Restored 2022.
Comments: The greens are well maintained and in good condition. Continue with proper care. This is an annual allowance for proper maintenance. This can be updated as cost history any changes dictate.

Useful Life:
2 years

Remaining Life:
0 years

Best Case: $ 26,000 Worst Case: $ 38,000

Cost Source: Client cost history with inflation

Comp #: 7014 Golf Course T-Boxes - Refurbish **Quantity: (1) Project**
Location: Golf course
Funded?: Yes.
History: 11/2019 reno $67,545.
Comments: The t-boxes are still in good condition and well maintained.

Useful Life:
10 years

Remaining Life:
6 years

Best Case: $ 80,000 Worst Case: $ 80,000

Cost Source: Client Cost History

Comp #: 7061 Course Maintenance Equipment **Quantity: (1) Comment**
Location: Golf course
Funded?: No. This is under service contract. No funding required.
History:
Comments: Inventory can be provided to maintain component information.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 7061 Course Mowing Equipment **Quantity: (1) Comment**
Location: Golf course
Funded?: No. This is under service contract. No funding required.
History:
Comments:

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 5010 Bell Pole Lights - Replace **Quantity: (3) Fixtures**
Location: Mission Park
Funded?: Yes.
History: New project 2018
Comments: Observed during daylight hours; assumed to be in functional operating condition. As routine maintenance, inspect, repair/change bulbs as needed. Best to plan for large scale replacement at roughly the time frame below for cost efficiency and consistent quality/appearance throughout Client. Replacement costs can vary greatly; estimates shown here are based on replacement with a comparable size and design, installed by a qualified electrician. We recommend consideration of LED fixtures or other energy-saving options whenever possible.

Useful Life:
20 years

Remaining Life:
14 years

Best Case: $ 9,600 Worst Case: $ 12,000

Cost Source: ARI Cost Database

Comp #: 5090 Tennis Court Lights - Replace **Quantity: (6) Fixtures**
Location: Mission Park: (3) single head and (3) double head fixtures.
Funded?: Yes.
History: New in 2018.
Comments: Observed during daylight hours but assumed to be in functional, operating condition. Best practice is to plan for total replacement to periodically restore an attractive aesthetic standard and quality functionality. Based on evident conditions, we recommend financially preparing for comprehensive replacement at the approximate time frame below. Unless otherwise noted, costs shown here are based on replacement with comparable quantity and style of lights as existing and installed by a qualified professional lighting contractor. We recommend consideration of LED fixtures or other energy-saving options whenever possible.

Useful Life:
20 years

Remaining Life:
14 years

Best Case: $ 22,000 Worst Case: $ 35,000

Cost Source: ARI Cost Database

Comp #: 5560 Vinyl Fencing - Replace **Quantity: Moderate LF**
Location: Mission Park
Funded?: Yes. Funding Reason
History: New in 2018
Comments: Not all fencing was inspected during the site visit. As routine maintenance, inspect regularly for any damage and repair as-needed from Operating budget. Pressure-cleaning should be conducted as a general maintenance item or along with larger building projects, not as a funded Reserve item. Even with proactive maintenance, plan to replace at roughly the time frame below due to damage/deterioration that will result from constant exposure. Cost estimate range shown below assumes replacement with similar quantity, material, and style as existing fencing.

Useful Life:
30 years

Remaining Life:
24 years

Best Case: $ 6,400 Worst Case: $ 8,600

Cost Source: ARI Cost Database

Comp #: 5570 Chain Link Fence - Replace **Quantity: Approx 450 LF**
Location:
Funded?: Yes.
History:
Comments: Chain link fencing generally has lower aesthetic value than other materials, so remaining useful life is mostly based on functional/structural conditions evident, although aesthetic appearance and priority is also considered. Inspect, clean, and repair regularly as-needed through general maintenance/Operating funds. This component should be re-evaluated during future Reserve Study updates based on the most current conditions and information available at that time.

Useful Life:
30 years

Remaining Life:
24 years

Best Case: $ 22,500 Worst Case: $ 33,700

Cost Source: ARI Cost Database

Comp #: 6105 Park Benches - Replace **Quantity: (4) Vinyl/Composite**
Location: Mission Park
Funded?: Yes.
History: New in 2018
Comments: Keep clean to maintain appearance and functionality. Damaged or deteriorated benches are not appealing for use. Keep well maintained for functionality and appearance. Cost includes removal and disposal of old furniture, build and install new pieces, clean site.

Useful Life:
20 years

Remaining Life:
10 years

Best Case: $ 18,000 Worst Case: $ 30,000

Cost Source: ARI Cost Database

Comp #: 6325 Aluminum Shade Structure - Repair **Quantity: (1) (10x20) Structure**
Location:
Funded?: Yes.
History: New 2018.
Comments: Aluminum typically has a baked enamel surface which does not require painting for a long period of time. The aluminum does not rust or corrode like iron. The material should have an extensive life if well mounted and not abused. Future painting may be necessary to update appearance. Monitor for pealing paint, post mounting stability and overall appearance.

Useful Life:
30 years

Remaining Life:
14 years

Best Case: $ 18,000 Worst Case: $ 25,000

Cost Source: ARI Cost Database

Comp #: 6505 Pickleball Courts - Resurface **Quantity: Approx 9,100 GSF**
Location: Mission Park
Funded?: Yes.
History: New in 2018
Comments: Inspect courts regularly and locally repair as needed within the annual Operating budget. Maintenance projects such as pressure-washing should also be considered as Operating expense. Cracks and trip hazards should be addressed promptly to ensure safety. Re-coating is a recommended practice for restoring appearance of the court, bridging small surface cracks, and prolonging the life of the court surface itself. Based on evident conditions and/or past project history provided during this engagement, we recommend that the Client plan to repair and re-coat/resurface the courts at the approximate interval shown below.

Useful Life:
6 years

Remaining Life:
1 years

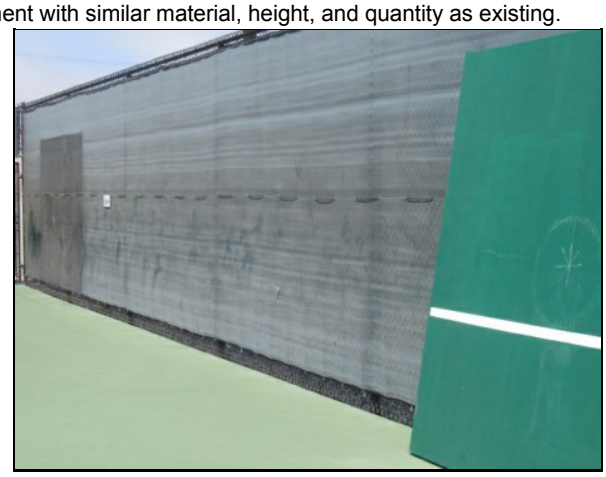
Best Case: $ 26,000 Worst Case: $ 49,000

Cost Source: ARI Cost Database

Comp #: 6515 Court Windscreens - Replace **Quantity: Approx 2,300 GSF**
Location:
Funded?: Yes.
History:
Comments: Expect to replace the windscreen on the same cycle as the resurfacing of the tennis court surface. Tennis court windscreens should be inspected periodically, especially where attached to the chain link to identify and repair any rips or tears. Loose/sagging/faded sections should be replaced to maintain good aesthetic appearance in the common areas. Plan to replace all areas together at the approximate interval shown here to maintain consistent appearance. Unless otherwise noted, costs shown below assume replacement with similar material, height, and quantity as existing.

Useful Life:
6 years

Remaining Life:
1 years



Best Case: $ 4,200 Worst Case: $ 6,200

Cost Source: ARI Cost Database

Comp #: 6530 Basketball Backboard - Replace **Quantity: (1) Provision**
Location: Basketball court
Funded?: Yes.
History:
Comments: The cost to replace backboards can vary widely. This provision is to replace the backboard with a mid-quality professional size, including install.

Useful Life:
20 years

Remaining Life:
14 years

Best Case: $ 1,200 Worst Case: $ 2,400

Cost Source: ARI Cost Database

Comp #: 6540 Bocce Ball Court - Refurbish **Quantity: Approx 190 LF**
Location: Mission Park
Funded?: Yes.
History: New in 2018
Comments: Bocce courts should be inspected periodically for trip hazards, drainage concerns or other problems. Life expectancy assumes normal amount of usage and good care and maintenance. Unless otherwise noted, remaining useful life expectancy is based primarily on last resurfacing date, manufacturer and vendor recommendations and our experience with comparable courts. Costs shown here assume courts will be resurfaced/replaced with same materials as currently in place unless otherwise noted. Costs may also include allowances for additional features (if present) such as benches, lights, scoreboards, etc.

Useful Life:
10 years

Remaining Life:
4 years

Best Case: $ 4,900 Worst Case: $ 7,500

Cost Source: ARI Cost Database

Comp #: 6805 Monument - Replace/Refurbish **Quantity: (1) Provision**

Location: Mission Bell Signate

Funded?: Yes.

History: New in 2018

Comments: Refurbishing would include letters & icon replaced, all surfaces properly cleaned, repaired and painted. The cost should be adjusted as necessary as history of expenses present themselves.

Useful Life:
10 years

Remaining Life:
4 years

Best Case: $ 1,700 Worst Case: $ 2,900

Cost Source: ARI Cost Database

Veterans Plaza

Comp #: 6305 Vinyl Shade Structure -Replace **Quantity: (1) Provision**
Location:
Funded?: Yes.
History:
Comments: As routine maintenance, inspect regularly and repair individual pieces or sections as-needed from general Operating funds. Clean along with other larger projects or as general maintenance to preserve the appearance of the trellis and extend its useful life. If present, vegetation should be well-maintained and not allowed to become overgrown, which can eventually compromise the structure. Assuming ordinary care and maintenance, plan for major repairs or possibly complete replacement (if warranted) at roughly the interval indicated below.

Useful Life:
30 years

Remaining Life:
25 years

Best Case: $ 5,900 Worst Case: $ 17,000

Cost Source: ARI Cost Database

Comp #: 6315 Fabric Shade Structure - Replace **Quantity: (2) (25x30) Structure**
Location: Vetrans Plaza
Funded?: Yes.
History: New 4/2020, $27,552 for permanent structure, $2,721 for sails.
Comments: The major pole framework may not require replacement, however, inspection and repair should be performed with sail or fabric panel replacements. Expect to monitor for structural integrity, need for routine painting, and any rusting occurring.

Useful Life:
10 years

Remaining Life:
6 years

Best Case: $ 4,700 Worst Case: $ 6,700

Cost Source: ARI Cost Database

Comp #: 6805 Veterans Memorial - Refurbish **Quantity: (1) Allowance**

Location: Veterans Plaza
Funded?: Yes. Funding Reason
History: 2018, New lighting, stage, shade cover and landscape $75,000
Comments: The letters are mounted to solid surface materials. Letters become faded and deteriorated over time. Expect to replace the letters to maintain appearance. Refurbish the surface of the monument to restore appearance.

Useful Life:
30 years

Remaining Life:
24 years

Best Case: $ 81,000 Worst Case: $ 110,000

Cost Source: Client cost history with inflation

Maintenance Yard

Comp #: 2320 Wood Fence - Repaint **Quantity: Moderate LF**

Location: Perimeter of the yard

Funded?: No. Fencing is located in a low visibility area. Surfaces should be restained or repainted by in-house staff as needed as an Operating expense.

History:

Comments: Regular uniform, professional paint or sealer applications are recommended for appearance, protection of wood, and maximum design life. Repairs and cleaning should be completed as-needed prior to application. Assuming proper care and preventative maintenance, plan for regular paint/sealant applications as shown below. The cost is for good quality preparation and paint products.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 2470 Metal Seamed Roof - Repair/Replace **Quantity: Approx 16,000 GSF**
Location: Roof of maintenance building
Funded?: Yes. Funding Reason
History:
Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs. It is recommended an annual roof maintenance be put in place to make sure the roof system is performing as expected. Monitor for any areas of rusting, corrosion, or fastener deterioration. Follow all recommendations of the roof maintenance vendor. It is beyond the scope of this study to evaluate the performance or anticipated remaining life from a visual inspection. The client should provide all roof evaluations to the reserve analyst to keep the recommended cycle and funding up to date. Cleaning and repainting can improve appearance. This may also give some additional life to the roof system.

National Roofing Contractors Association (NRCA) http://www.nrca.net/.
Asphalt Roofing Manufacturers Association (ARMA) http://www.asphaltroofing.org/
Roof Consultant Institute (RCI) http://www.rci-online.org/
Western States Roofing Contractors Association (WSRCA) http://www.wsrca.com/

Useful Life:
40 years

Remaining Life:
9 years

Best Case: $ 62,000 Worst Case: $ 82,000

Cost Source: ARI Cost Database

Comp #: 2480 Gutter System - Replace **Quantity: Approx 1,200 LF**
Location: Perimeter of buildings and downspouts of Maintenance Building
Funded?: Yes.
History: Installing new in 2018
Comments: The gutters should be cleaned and free flowing annually to avoid premature repair or replacement needs. Monitor for mounting failures or dents in the flow lines and plan sectional repairs between replacement cycles. The gutter system is typically a very long life component if properly maintained and repaired. Anticipate full replacement with the roof replacement projects for cost savings.

Useful Life:
25 years

Remaining Life:
19 years

Best Case: $ 15,000 Worst Case: $ 23,000

Cost Source: Client cost history with inflation

Comp #: 2535 Corrugated Metal Siding - Replace **Quantity: Approx 11,000 GSF**
Location: Building exteriors
Funded?: Yes.
History:
Comments: Signs of damage in several locations, the facilities are still functional and sectional replacement can be made to extend life. The siding is a long-life asset but replacement should be anticipated within the 30-year scope of this Study based on age and current conditions.

Useful Life:
50 years

Remaining Life:
4 years

Best Case: $ 84,000 Worst Case: $ 120,000

Cost Source: ARI Cost Database

Comp #: 3011 Miscellaneous Building Replacement **Quantity: (1) Provision**
Location: Maintenance Building
Funded?: Yes.
History:
Comments: The provision includes lighting, windows, furnishings, breakroom, cabinets, and ceiling tiles.

Useful Life:
20 years

Remaining Life:
1 years

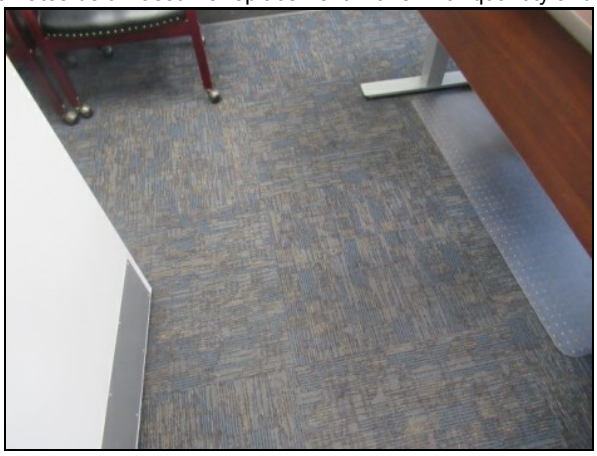
Best Case: $ 45,000 Worst Case: $ 59,000

Cost Source: Estimate Provided by Client

Comp #: 3020 Carpet - Replace **Quantity: Approx 70 GSY**
Location: Main office only
Funded?: Yes.
History:
Comments: As part of ongoing maintenance program, vacuum regularly and professionally clean as needed. Over time, replacement will be warranted due to excessive wear (stains, fading, discoloration, etc.). Best practice is to coordinate at same time as other interior projects whenever possible to minimize downtime and maintain consistent quality standard. Based on evident conditions, original installation, and project history provided by the Client, we recommend planning for replacement at the approximate interval shown below. Replacement costs can vary greatly depending on quantity, material, and design selected. Unless otherwise noted, cost estimates below assume replacement with similar quantity and quality as existing.

Useful Life:
10 years

Remaining Life:
1 years



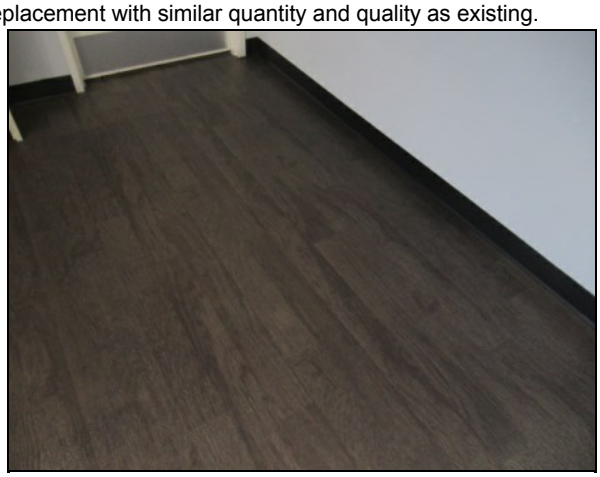
Best Case: $ 3,800 Worst Case: $ 4,800

Cost Source: ARI Cost Database

Comp #: 3060 Laminate Flooring - Replace **Quantity: Approx 510 GSF**
Location: Office interiors
Funded?: Yes.
History:
Comments: Inspect regularly, repair any damaged areas, and clean through the Operating/maintenance budget. Over time, replacement will be warranted due to excessive wear (such as lifting seams). Best practice is to coordinate at same time as other interior projects whenever possible to minimize downtime and maintain consistent quality standard. Based on evident conditions, original installation, and project history provided by the Client, we recommend planning for replacement at the approximate interval shown below. Replacement costs can vary greatly depending on quantity, material, and design selected. Unless otherwise noted, cost estimates below assume replacement with similar quantity and quality as existing.

Useful Life:
25 years

Remaining Life:
17 years



Best Case: $ 8,100 Worst Case: $ 11,000

Cost Source: ARI Cost Database

Comp #: 3227 Work Stations - Replace **Quantity: (1) Provision**
Location: Maintenance
Funded?: Yes.
History: New 2021, $2,700
Comments:

Useful Life:
20 years

Remaining Life:
17 years

No Photo Available

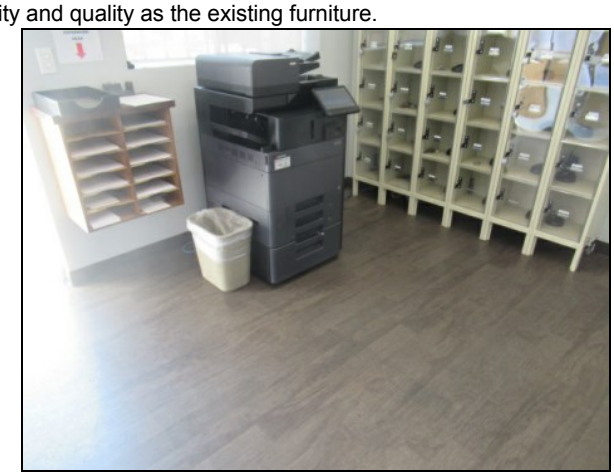
Best Case: $ 3,000 Worst Case: $ 3,000

Cost Source: Client cost history with inflation

Comp #: 3230 Office/Warehouse Furnishings **Quantity: Numerous Pieces**
Location: Maintenance Building
Funded?: Yes.
History:
Comments: The replacement cycle will depend greatly on use and abuse. Provide routine cleaning and maintenance to reach or extend average life. There is no expectation the client will replace the furniture "like for like". This is an allowance to replace with approximately the same quantity and quality as the existing furniture.

Useful Life:
15 years

Remaining Life:
6 years



Best Case: $ 44,000 Worst Case: $ 53,000

Cost Source: ARI Cost Database

Comp #: 3231 Purchasing Office Furnishings **Quantity: (1) Provision**
Location: Maintenance Building
Funded?: Yes.
History: New in 2018, $10,970
Comments:

Useful Life:
10 years

Remaining Life:
3 years

No Photo Available

Best Case: $ 11,000 Worst Case: $ 15,000

Cost Source: Client cost history with inflation

Comp #: 3231 Purchasing Warehouse Facility **Quantity: (1) Facility**
Location: Maintenance Building
Funded?: Yes.
History:
Comments: The purchasing warehouse interiors were refurbished in 2014. Good condition overall.

Useful Life:
15 years

Remaining Life:
10 years

Best Case: $ 12,000 Worst Case: $ 14,000

Cost Source: Prior Reserve Study

Comp #: 3232 Storage/Wk Area Furnishings **Quantity: Numerous Pieces**
Location: Maintenance Building
Funded?: Yes.
History: 12/2017 Work benches, storage racks & cabinets $12,491
Comments: The furniture pieces were replaced in 2014 & 2015. Funding for periodic replacements.

Useful Life:
10 years

Remaining Life:
3 years

No Photo Available

Best Case: $ 14,000 Worst Case: $ 16,000

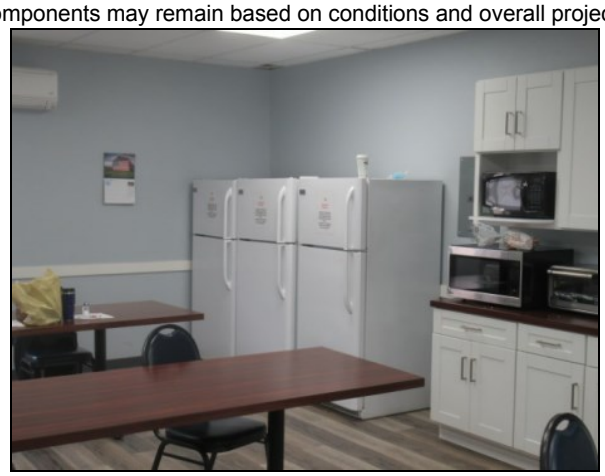
Allowance to refurnish Higher allowance

Cost Source: Client cost history with inflation

Comp #: 3300 Kitchen - Remodel **Quantity: (1) Kitchenette**
Location: Maintenance building break-room
Funded?: Yes.
History: 2019 improvements break room, restroom & locker room $73,600
Comments: This was not accessed during site inspection. Photos are from previous site visit. A typical remodel would include the replacement of cabinets, counters, lighting, appliances, and other dated or damaged elements of the facility. There is no expectation to replace all of the components with "like for like", however, the funding needs to be established to replace with similar quantity and quality of the existing kitchen. The funding can be adjusted by the client when accurate plans for the remodel are established. Some of the components may remain based on conditions and overall project cost.

Useful Life:
25 years

Remaining Life:
15 years



Best Case: $ 11,000 Worst Case: $ 14,000

Cost Source: Client cost history with inflation

Comp #: 3820 Carpenter Shop Equipment - Replace **Quantity: (1) Allowance**
Location: Maintenance Building
Funded?: Yes.
History:
Comments: Funding for periodic replacement of the carpenter shop equipment. No reported problems.

Useful Life:
20 years

Remaining Life:
5 years

Best Case: $ 75,000 Worst Case: $ 87,000

Cost Source: ARI Cost Database

Comp #: 3821 Welding Shop Equipment **Quantity: (1) Allowance**
Location: Maintenance Building
Funded?: Yes.
History:
Comments: Funding for periodic replacement of the welding shop equipment. No reported problems.

Useful Life:
20 years

Remaining Life:
5 years

Best Case: $ 46,000 Worst Case: $ 62,000

Allowance to replace Higher allowance

Cost Source: Prior Reserve Study

Comp #: 3835 Hydraulic Lift - Replace **Quantity: (1) Lift**
Location: Maintenance Building
Funded?: Yes.
History:
Comments: This was not located at the time of inspection as it was out on property. The hydraulic vehicle lift was not tested. No reported problems.

Useful Life:
20 years

Remaining Life:
5 years

No Photo Available

Best Case: $ 80,000 Worst Case: $ 80,000

Cost Source: Estimate Provided by Client

Comp #: 3840 Fuel Leak Detection System- Replace **Quantity: (1) Station**
Location: Maintenance yard
Funded?: Yes.
History:
Comments: The fuel leak detection system was replaced in 2014. No reported problems. System was not located or tested during inspection.

No Photo Available

Useful Life:
30 years

Remaining Life:
20 years

Best Case: $ 93,000 Worst Case: $ 110,000

Allowance to replace Higher allowance

Cost Source: Prior Reserve Study

Comp #: 3841 Fueling Station/Storage Tanks **Quantity: (1) Station**
Location: Maintenance Building
Funded?: No. With regular maintenance there is no expectation for complete replacement within the scope of this Study. Repair and maintain annually as an Operating expense.
History:
Comments: The fueling system was not tested during inspection. No reported problems.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 3842 Propane Storage Tank - Replace **Quantity: (1) Tank**
Location: Behind Mission Park
Funded?: No. This equipment is leased
History:
Comments: The propane tank is leased by the association. No Reserve funding required.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 3842 Waste Oil Storage Tank **Quantity: (1) Tank**
Location: Maintenance yard
Funded?: Yes.
History:
Comments: The waste oil tank was replaced in 2014. No reported problems. Assumed to be in good condition.

Useful Life:
30 years

Remaining Life:
20 years

Best Case: $ 27,000 Worst Case: $ 29,000

Allowance to replace, installed Higher allowance

Cost Source: Prior Reserve Study

Comp #: 3843 Underground Tank - Replace **Quantity: (1) Project**
Location:
Funded?: Yes.
History:
Comments:

Useful Life:
50 years

Remaining Life:
10 years

No Photo Available

Best Case: $ 210,000 Worst Case: $ 210,000

Cost Source: Estimate provided by client

Comp #: 3844 Waste Oil Tank - Replace **Quantity: (1) Tank**
Location: Maintenance yard
Funded?: Yes.
History: Planned 2026
Comments:

Useful Life:
50 years

Remaining Life:
10 years

No Photo Available

Best Case: $ 43,000 Worst Case: $ 43,000

Cost Source: Estimate Provided by Client

Comp #: 5550 Wood Fence - Replace **Quantity: Approx 150 GSF**

Location:

Funded?: No. This is a small section of fencing. Replace individual sections as needed using Operating funds.

History:

Comments: Not all of the fencing was inspected during the site visit. Consult with a qualified contractor for repair or replacement needs. As routine maintenance, inspect regularly for any damage, repair as needed and avoid contact with ground and surrounding vegetation wherever possible. Regular cycles of uniform, professional sealing/painting will help to maintain appearance and maximize life. In our experience, wood fencing will typically eventually break down due to a combination of sun and weather exposure, which is sometimes exacerbated by other factors such as irrigation overspray, abuse and lack of preventive maintenance.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Service Maintenance

Comp #: 507 Entry Iron Gate - Replace **Quantity: (1) Gate**
Location: Maintenance yard gate
Funded?: Yes.
History: New 2021, $20,000.
Comments:

No Photo Available

Useful Life:
30 years

Remaining Life:
27 years

Best Case: $ 23,000 Worst Case: $ 23,000

Cost Source: Client Cost History

Comp #: 832 Roll-Up Doors - Replace **Quantity: (7) Doors**
Location: Maintenance Building
Funded?: Yes.
History:
Comments: The doors are aged and worn but are still intact and functional. Signs of corrosion. Fair to poor condition. Anticipate the need to replace in the near future.

Useful Life:
25 years

Remaining Life:
3 years

Best Case: $ 41,000 Worst Case: $ 52,000

Cost Source: Prior Reserve Study

Comp #: 951 Bathrooms/Locker Rm - Refurbish **Quantity: (3) Bathrooms**
Location: Maintenance Building
Funded?: Yes. Funding Reason
History: 2019 Refurbished with break room $73,624
Comments: Assets consists of (2) urinals, (7) toilets, and (3) sinks, partitions and flooring. Bathrooms are used only by staff. The facilities were remodeled recently. It is attractive, clean and in good condition.

Useful Life:
20 years

Remaining Life:
15 years

Best Case: $ 65,000 Worst Case: $ 87,000

Allowance to refurbish Higher allowance

Cost Source: Client Cost History

Comp #: 1008 Barreto Micro Trencher - Replace **Quantity: (1) Trencher**
Location: Mobile
Funded?: Yes.
History: New 1/1/2020
Comments:

Useful Life:
20 years

Remaining Life:
16 years

No Photo Available

Best Case: $ 11,000 Worst Case: $ 11,000

Allowance to replace Higher allowance

Cost Source: Client Cost History

Comp #: 1110 Interior Surfaces - Repaint **Quantity: Approx 3,700 GSF**
Location: Interior room surfaces of Maintenance Building
Funded?: Yes.
History: Repainted in 2015.
Comments: The facilities are well painted, some scuffing near high traffic areas. It is still in good condition. The cost is for good quality preparation and paint products.

Useful Life:
10 years

Remaining Life:
1 years

Best Case: $ 2,900 Worst Case: $ 3,900

Allowance to repaint Higher allowance

Cost Source: Prior Reserve Study

Comp #: 1115 Exterior Surfaces- Repaint **Quantity: Approx 14,300 GSF**
Location: Building exteriors
Funded?: Yes.
History: 2020 Painted w/CH4 Exterior $24,750.
Comments: The building exteriors are aged, weathered, corroded and worn. Expect to perform routine painting, to maintain appearance and avoid premature deterioration. The cost is for good quality preparation and paint products.

Useful Life:
10 years

Remaining Life:
6 years

Best Case: $ 13,000 Worst Case: $ 15,000

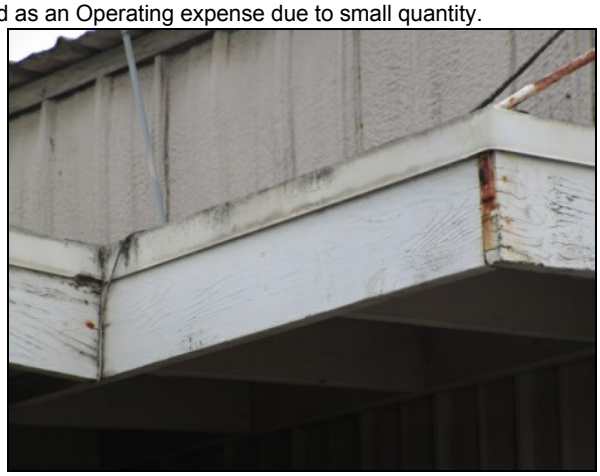
Allowance to repaint, includes proper preparation and quality paint products Higher allowance

Cost Source: Client Cost History

Comp #: 1116 Wood Trim - Repaint **Quantity: Minimal GSF**
Location: Building exteriors
Funded?: No. Wood surface on building is minimal touch up between exterior painting using Operation funds. Repaint is included in #1115.
History:
Comments: Wood trim is dry and weathered. Expect to perform routine painting, to maintain appearance and avoid premature deterioration. Repaint as needed as an Operating expense due to small quantity.

Useful Life:

Remaining Life:



Best Case: Worst Case:

Cost Source:

Comp #: 3730 Washers & Dryers - Replace **Quantity:**
Location:
Funded?: Yes.
History:
Comments: Laundry machines should be inspected, serviced and repaired as needed by vendors to ensure full useful life and achieve optimal performance.

Useful Life:
10 years

Remaining Life:
9 years

No Photo Available

Best Case: $ 3,000 Worst Case: $ 5,000

Cost Source: ARI Cost Database

Resale Office

Comp #: 2310 Wood Surfaces - Repaint **Quantity: Approx 2,500 GSF**
Location: Resale Office Building
Funded?: Yes.
History:
Comments: Surfaces are dry, dirty and needs paint. Regular uniform, professional paint or sealer applications are recommended for appearance, protection of wood, and maximum design life. Repairs and cleaning should be completed as-needed prior to application. Assuming proper care and preventative maintenance, plan for regular paint/sealant applications as shown below. The cost is for good quality preparation and paint products.

Useful Life:
5 years

Remaining Life:
0 years

Best Case: $ 3,800 Worst Case: $ 4,800

Cost Source: ARI Cost Database

Comp #: 2330 Interior Surfaces - Repaint **Quantity: Approx 4,600 GSF**
Location: Interior room surfaces of Resale Office Building
Funded?: Yes.
History:
Comments: The cost is for good quality preparation and paint products. Painting the interior is typically performed with the exterior stucco painting project. Monitor for scuffing, paint surface deterioration, discoloration and fading. Maintain a routine paint cycle to provide a quality appearance. Touch up may be required between paint cycles over full surface painting. Plan for painting at the time frame below. Follow the recommendations of a qualified contractor for types of paint products and maintenance of the surfaces after painting is performed.

Useful Life:
10 years

Remaining Life:
0 years

Best Case: $ 4,300 Worst Case: $ 5,400

Cost Source: ARI Cost Database

Comp #: 2450 Comp Shingle Roof - Replace **Quantity: Approx 3,500 GSF**
Location: Roof of Resale Office Building
Funded?: Yes.
History:
Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs. This is a petroleum based product subject to significant cost fluctuations. It is recommended an annual roof maintenance be put in place to make sure the roof system is performing as expected. Follow all recommendations of the roof maintenance vendor. It is beyond the scope of this study to evaluate the performance or anticipated remaining life from a visual inspection. The client should provide all roof evaluations to the reserve analyst to keep the recommended cycle and funding up to date.

National Roofing Contractors Association (NRCA) http://www.nrca.net/.
Asphalt Roofing Manufacturers Association (ARMA) http://www.asphaltroofing.org/
Roof Consultant Institute (RCI) http://www.rci-online.org/
Western States Roofing Contractors Association (WSRCA) http://www.wsrca.com/

Useful Life:
25 years

Remaining Life:
14 years

Best Case: $ 28,000 Worst Case: $ 42,000

Cost Source: ARI Cost Database

Comp #: 3020 Carpet - Replace **Quantity: Approx 330 GSY**
Location: Resale Office Building
Funded?: Yes.
History:
Comments: Showing stains, wear and is dirty. As part of ongoing maintenance program, vacuum regularly and professionally clean as needed. Over time, replacement will be warranted due to excessive wear (stains, fading, discoloration, etc.). Best practice is to coordinate at same time as other interior projects whenever possible to minimize downtime and maintain consistent quality standard. Based on evident conditions, original installation, and project history provided by the Client, we recommend planning for replacement at the approximate interval shown below. Replacement costs can vary greatly depending on quantity, material, and design selected. Unless otherwise noted, cost estimates below assume replacement with similar quantity and quality as existing.

Useful Life:
10 years

Remaining Life:
0 years

Best Case: $ 15,000 Worst Case: $ 17,000

Cost Source: ARI Cost Database

Comp #: 3200 Furniture/Furnishings - Replace **Quantity: (1) Facility**
Location: Resale Office Building
Funded?: No. This is the responsibility of the lessee. No funding required.
History:
Comments: The replacement cycle will depend greatly on use and abuse. Provide routine cleaning and maintenance to reach or extend average life.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 3300 Kitchen - Remodel **Quantity: (1) Kitchen**

Location: Resale Office Building: (1) 12' x 8' cabinet (newer); 14' LF cabinets; 7' laminate counter w/sink. (1) refrigerator & (1) microwave.

Funded?: Yes.

History:

Comments: A typical remodel would include the replacement of cabinets, counters, lighting, appliances, and other dated or damaged elements of the facility. There is no expectation to replace all of the components with "like for like", however, the funding needs to be established to replace with similar quantity and quality of the existing kitchen. The funding can be adjusted by the client when accurate plans for the remodel are established. Some of the components may remain based on conditions and overall project cost.

Useful Life:
20 years

Remaining Life:
0 years

Best Case: $ 6,500 Worst Case: $ 9,500

Cost Source: ARI Cost Database

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

Location: Resale Office Building: (2) toilets; (2) pedestal sinks; approx 130 gsf tile floor; and other fixtures.

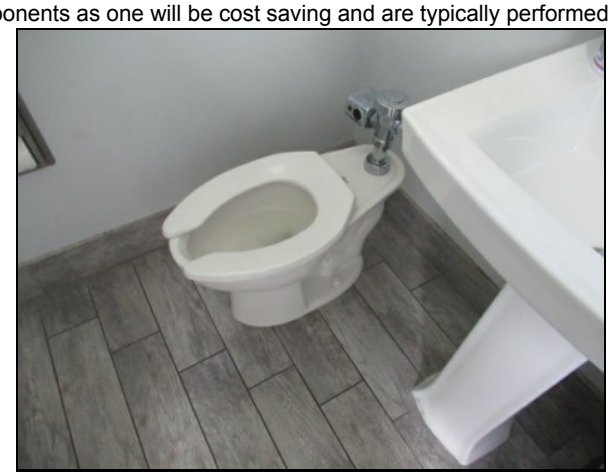
Funded?: Yes. Funding Reason

History:

Comments: Frequency of refurbishing will depend a great deal on active use and abuse. This should be adjusted when conditions warrant. Replacing these components as one will be cost saving and are typically performed together to update the facilities.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: $ 8,600 Worst Case: $ 12,600

Cost Source: ARI Cost Database

Comp #: 6830 Signage - Replace/Refurbish **Quantity: (1) Large (2) Small**

Location: Entry to Resale Office Building

Funded?: Yes.

History:

Comments: There is no expectation to replace all of the signage at one time. This is an allowance for major sign replacement as necessary to maintain appearance and keep the facilities fresh looking. The cost should be adjusted as necessary as history of expenses present themselves.

Useful Life:
10 years

Remaining Life:
6 years

Best Case: $ 2,400 Worst Case: $ 3,600

Cost Source: Client cost history with inflation

Security Office & Gatehouses

Comp #: 1000 Main Gate Reno Design Work **Quantity: 1 Time Project**
Location: Main gate
Funded?: Yes.
History: Planned 2024.
Comments:

Useful Life:
1 years

Remaining Life:
0 years

No Photo Available

Best Case: $ 80,000 Worst Case: $ 80,000

Cost Source: Estimate Provided by Client

Comp #: 1990 Main Gate/Security Office - Reno **Quantity: (1) Faciliy**
Location: Main Gate
Funded?: Yes.
History:
Comments: This is expected to be a major project to remodel the main entry gate, security office, and all of the components that make up the entry area to the community, excluding asphalt and some equipment. The list of related components was not provided at the time of the reserve study. All components will be inventoried once the project is complete and new life reset to those components. Some may be deleted while others are added.

Useful Life:
20 years

Remaining Life:
0 years

Best Case: $ 850,000 Worst Case: $ 1,000,000

Cost Source: Estimate Provided by Client

Comp #: 1990 North Gatehouse - Remodel **Quantity: (1) Faciliy**
Location: North Gate
Funded?: Yes.
History:
Comments: Guardhouses have significant aesthetic value in terms of curb appeal and first impressions and should be maintained to a high standard. Structures should be inspected, cleaned, and small maintenance projects made as an Operating expense. For smaller guardhouses, any single project may not individually meet the threshold for Reserve funding, but combinations of projects done together may become significant. As such, this component represents a “supplemental” allowance for larger refurbishment/renovation projects relating to the guardhouse. Typical Reserve-funded projects may include but are not limited to: exterior painting, roof repairs/replacement, window/door replacement, interior remodeling, lighting, signage, air conditioning, plumbing/electrical repairs, etc.

Useful Life:
20 years

Remaining Life:
0 years

Best Case: $ 250,000 Worst Case: $ 250,000

Cost Source: Estimate Provided by Client

Comp #: 1990 South Gatehouse - Remodel **Quantity: (1) Faciliy**
Location: South Gate
Funded?: Yes.
History:
Comments: Guardhouses have significant aesthetic value in terms of curb appeal and first impressions and should be maintained to a high standard. Structures should be inspected, cleaned, and small maintenance projects made as an Operating expense. For smaller guardhouses, any single project may not individually meet the threshold for Reserve funding, but combinations of projects done together may become significant. As such, this component represents a “supplemental” allowance for larger refurbishment/renovation projects relating to the guardhouse. Typical Reserve-funded projects may include but are not limited to: exterior painting, roof repairs/replacement, window/door replacement, interior remodeling, lighting, signage, air conditioning, plumbing/electrical repairs, etc.

Useful Life:
20 years

Remaining Life:
0 years

Best Case: $ 250,000 Worst Case: $ 250,000

Cost Source: Estimate Provided by Client

Comp #: 2300 Stucco - Repaint **Quantity: Approx 7,000 GSF**
Location: Exterior building surface of Security Office Building
Funded?: Yes.
History:
Comments: This is presumed to be included with the 2024-2025 remodel project. Regular uniform, professional paint applications are recommended for appearance, protection and maximum design life. Repairs and cleaning should be completed as-needed prior to application. Assuming proper care and preventative maintenance, plan for regular paint applications as shown below. The cost is for good quality preparation and paint products.

Useful Life:
10 years

Remaining Life:
10 years

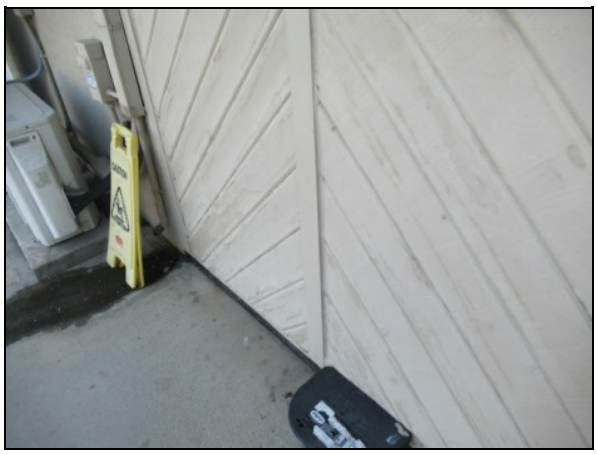
Best Case: $ 11,000 Worst Case: $ 12,000

Cost Source: ARI Cost Database

Comp #: 2310 Wood Surfaces - Repaint **Quantity: Approx 1,000 GSF**
Location: Security Office Building
Funded?: No. The cost is below the reserve threshold. Expect to repaint with other major painting projects. No separate funding required.
History:
Comments: Regular uniform, professional paint or sealer applications are recommended for appearance, protection of wood, and maximum design life. Repairs and cleaning should be completed as-needed prior to application. Assuming proper care and preventative maintenance, plan for regular paint/sealant applications as shown below. The cost is for good quality preparation and paint products.

Useful Life:

Remaining Life:



Best Case: Worst Case:

Cost Source:

Comp #: 2330 Interior Surfaces - Repaint **Quantity: Approx 4,200 GSF**

Location: Interior room surfaces of Security Office Building
Funded?: Yes.
History: Painted 2020
Comments: The cost is for good quality preparation and paint products. Painting the interior is typically performed with the exterior stucco painting project. Monitor for scuffing, paint surface deterioration, discoloration and fading. Maintain a routine paint cycle to provide a quality appearance. Touch up may be required between paint cycles over full surface painting. Plan for painting at the time frame below. Follow the recommendations of a qualified contractor for types of paint products and maintenance of the surfaces after painting is performed.

Useful Life:
10 years

Remaining Life:
10 years

Best Case: $ 9,200 Worst Case: $ 11,000

Cost Source: ARI Cost Database

Comp #: 2450 Comp Shingle Roof - Replace **Quantity: Approx 7,000 GSF**

Location: Roof of Security Office Building
Funded?: Yes.
History:
Comments: This is presumed to be included with the 2024-2025 remodel project. Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs. This is a petroleum based product subject to significant cost fluctuations. It is recommended an annual roof maintenance be put in place to make sure the roof system is performing as expected. Follow all recommendations of the roof maintenance vendor. It is beyond the scope of this study to evaluate the performance or anticipated remaining life from a visual inspection. The client should provide all roof evaluations to the reserve analyst to keep the recommended cycle and funding up to date.

National Roofing Contractors Association (NRCA) http://www.nrca.net/.
Asphalt Roofing Manufacturers Association (ARMA) http://www.asphaltroofing.org/
Roof Consultant Institute (RCI) http://www.rci-online.org/
Western States Roofing Contractors Association (WSRCA) http://www.wsrca.com/

Useful Life:
25 years

Remaining Life:
25 years

Best Case: $ 50,000 Worst Case: $ 66,000

Cost Source: ARI Cost Database

Comp #: 2480 Gutter System - Replace **Quantity: Approx 500 LF**
Location: Perimeter of buildings and downspouts Security Office Building
Funded?: Yes.
History:
Comments: This is presumed to be included with the 2024-2025 remodel project. The gutters should be cleaned and free flowing annually to avoid premature repair or replacement needs. Monitor for mounting failures or dents in the flow lines and plan sectional repairs between replacement cycles. The gutter system is typically a very long life component if properly maintained and repaired. Anticipate full replacement with the roof replacement projects for cost savings.

Useful Life:
25 years

Remaining Life:
25 years

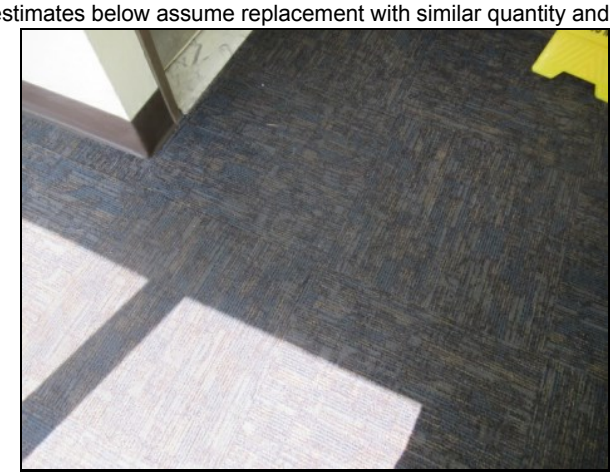
Best Case: $ 3,600 Worst Case: $ 4,600

Cost Source: ARI Cost Database

Comp #: 3020 Carpet - Replace **Quantity: Approx 300 GSY**
Location: Security Office Building
Funded?: Yes.
History: Planned 2024-2025
Comments: As part of ongoing maintenance program, vacuum regularly and professionally clean as needed. Over time, replacement will be warranted due to excessive wear (stains, fading, discoloration, etc.). Best practice is to coordinate at same time as other interior projects whenever possible to minimize downtime and maintain consistent quality standard. Based on evident conditions, original installation, and project history provided by the Client, we recommend planning for replacement at the approximate interval shown below. Replacement costs can vary greatly depending on quantity, material, and design selected. Unless otherwise noted, cost estimates below assume replacement with similar quantity and quality as existing.

Useful Life:
5 years

Remaining Life:
5 years



Best Case: $ 37,000 Worst Case: $ 48,000

Cost Source: Estimate Provided by Client

Comp #: 3050 Linoleum/Vinyl Floor - Replace **Quantity: Approx 450 GSF**
Location: Main office and kitchen and utility areas
Funded?: Yes.
History: Planned 2024-2025
Comments: As part of ongoing maintenance program, professionally clean as needed.

Useful Life:
20 years

Remaining Life:
20 years

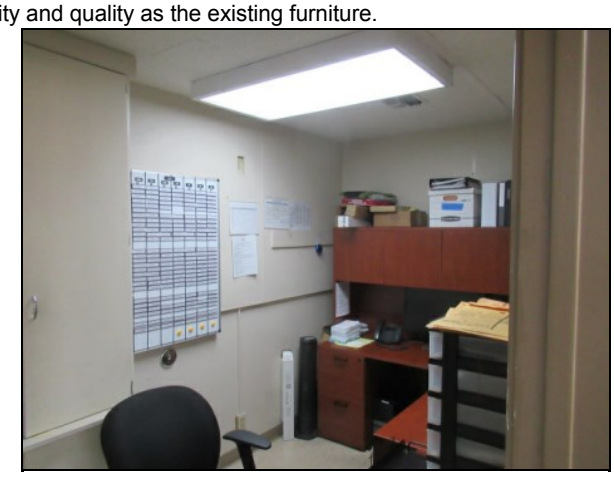
Best Case: $ 6,300 Worst Case: $ 8,300

Cost Source: ARI Cost Database

Comp #: 3230 Furniture/Furnishings - Replace **Quantity: (1) Facility**
Location: Security Office Building Exit Office, Lobby, Hallway, & Break Room
Funded?: Yes.
History: New 2020
Comments: The replacement cycle will depend greatly on use and abuse. Provide routine cleaning and maintenance to reach or extend average life. There is no expectation the client will replace the furniture "like for like". This is an allowance to replace with approximately the same quantity and quality as the existing furniture.

Useful Life:
20 years

Remaining Life:
11 years



Best Case: $ 25,000 Worst Case: $ 37,000

Cost Source: ARI Cost Database

Comp #: 3300 Kitchen - Remodel **Quantity: (1) Small Kitchen**
Location: (4) cabinets; 17' of laminate counter/sink; (1) Kenmore refrigerator; (1) microwave; (1) convection; 1) mylar wall about 144 GSF.
Funded?: Yes.
History: Remodeled 2020
Comments: A typical remodel would include the replacement of cabinets, counters, lighting, appliances, and other dated or damaged elements of the facility. There is no expectation to replace all of the components with "like for like", however, the funding needs to be established to replace with similar quantity and quality of the existing kitchen. The funding can be adjusted by the client when accurate plans for the remodel are established. Some of the components may remain based on conditions and overall project cost.

Useful Life:
20 years

Remaining Life:
20 years

Best Case: $ 5,500 Worst Case: $ 7,500

Cost Source: Client cost history with inflation

Comp #: 4660 Security Bldg. Generator - Replace **Quantity: (1) Unit**
Location: Adjacent to Security Building
Funded?: Yes.
History:
Comments: We recommend periodic inspections by a licensed professional to ensure the unit continues to age properly.

Useful Life:
25 years

Remaining Life:
25 years

No Photo Available

Best Case: $ 15,000 Worst Case: $ 15,000

Cost Source: Estimate Provided by Client

Comp #: 5700 Restrooms - Major Refurbish **Quantity: (2) Bathrooms**

Location: There is (5) toilets; (5) sinks; (1) urinal; (30 LF) partitions; (13 LF) counter top; approx 32 GSF tile wall; approx 230 GSF floor tile (wood grain); and (9) light fixtures.

Funded?: Yes. Funding Reason

History: Refurbished 2015.

Comments: The bathrooms have been recently updated, some of the fixtures, partitions, and flooring have been replaced, the counter looks the same. Refurbish would include replacement of toilets, sinks, counters, partitions, lighting, and restoring all surfaces to "like new" condition. Frequency of refurbishing will depend a great deal on active use and abuse. This should be adjusted when conditions warrant. Replacing these components as one will be cost saving and are typically performed together to update the facilities.

Useful Life:
20 years

Remaining Life:
20 years

Best Case: $ 52,000 Worst Case: $ 68,000

Cost Source: Client cost history with inflation

Comp #: 2100 Concrete - Repair/Replace **Quantity: Extensive GSF**

Location: Throughout the community

Funded?: No. All repairs are handled using Operating Funds. No separate funding required.

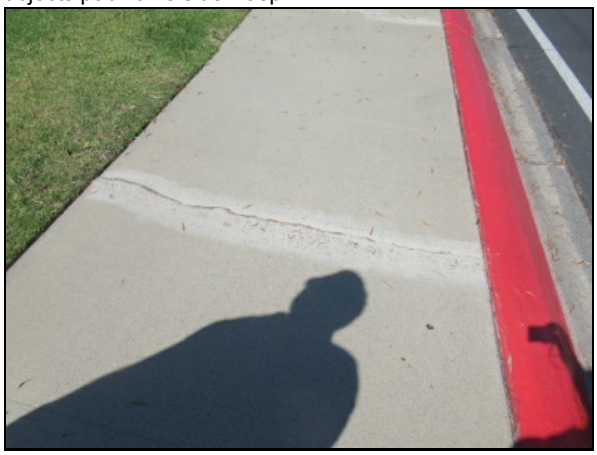
History:

Comments: As routine maintenance utilizing operating funds, inspect regularly, and pressure wash for appearance. Repair promptly as needed to prevent water penetrating into the base, which can cause further damage. Factors affecting the quality of the concrete include the preparation of the underlying soil and drainage, thickness and strength of the concrete used, steel reinforcement (none likely), and the amount and weight of vehicle traffic if relevant. Monitor for lifting and cracking causing trip hazards and perform remedial repairs immediately. Not all of the concrete was inspected during the site visit.

Resource: http://www.mrsc.org/subjects/pubworks/sidew.aspx

Useful Life:

Remaining Life:



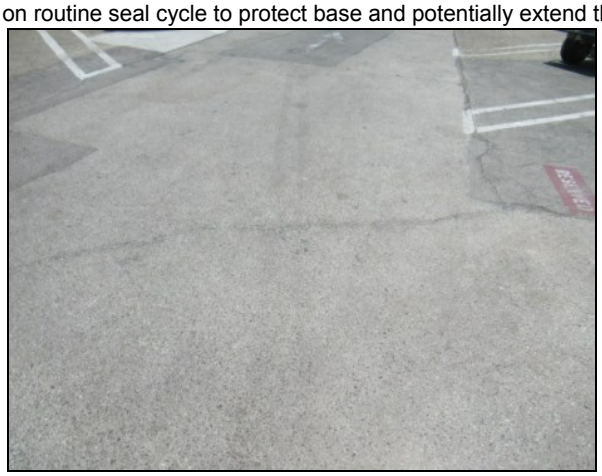
Best Case: Worst Case:

Cost Source:

Comp #: 2220 (2025) Parking Lots - Resurface **Quantity: Approx 297,000 GSF**
Location: Parking areas
Funded?: Yes.
History:
Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life:
28 years

Remaining Life:
1 years



Best Case: $ 960,000 Worst Case: $ 1,000,000

Cost Source: ARI Cost Database

Comp #: 2220 (2041) Asphalt (Phase 1), Resurface **Quantity: Approx 138,000 GSF**
Location: Phase 1 Streets (Fairfield Lane/North; Knollwood, McKinney Way, Prestwick, Shawnee, Sunningdale, Cedar Crest, Homewood and Weeburn.
Funded?: Yes.
History: Done in 2016, $557,650
Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life:
25 years

Remaining Life:
17 years

Best Case: $ 680,000 Worst Case: $ 760,000

Cost Source: Client cost history with inflation

Comp #: 2220 (2042) Asphalt (Phase 2), Resurface **Quantity: Approx 139,800 GSF**
Location: St. Andrews Drive South
Funded?: Yes.
History: Expected to be performed in 2017, $685,200
Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life:
25 years

Remaining Life:
18 years

Best Case: $ 830,000 Worst Case: $ 910,000

Cost Source: Client cost history with inflation

Comp #: 2220 (2043) Asphalt (Phase 3), Resurface **Quantity: Approx 237,000 GSF**
Location: Annandale, Church Place, St. Andrews Dr. North, deduct (Overlay done in 2012 section 64,400 GSF)
Funded?: Yes.
History: Scheduled for 2018, $937,000
Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life:
25 years

Remaining Life:
19 years

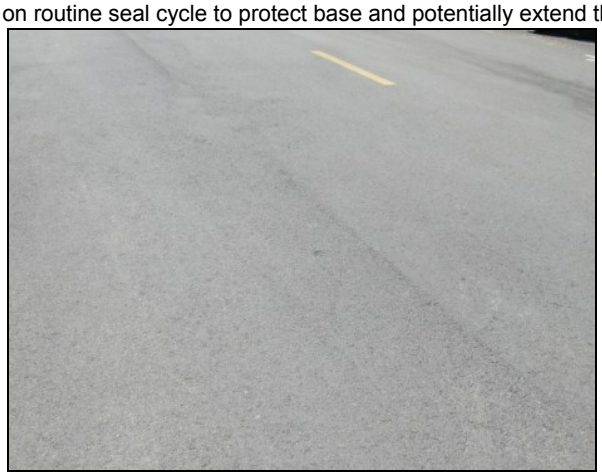
Best Case: $ 1,100,000 Worst Case: $ 1,200,000

Cost Source: Client cost history with inflation

Comp #: 2220 (2045) Asphalt (Phase 4), Resurface **Quantity: Approx 264,000 GSF**
Location: Brookline, Fairfield South, Glenview, Interlachen, Mayfield, nassau, Oak Hills, Oakmont, Southport and Twin Hills
Funded?: Yes.
History: Scheduled for 2020
Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life:
25 years

Remaining Life:
21 years



Best Case: $ 510,000 Worst Case: $ 550,000

Cost Source: Client cost history with inflation

Comp #: 2220 (2047) Asphalt (Phase 5), Resurface **Quantity: Approx 417,400 GSF**
Location: Alderwood, El Dorado/Golden Rain/Monterey, Merion, Monterey, Northwood, Burning Tree, Skokie, Seaview, Tam O'Shanter, St. John, Kenwood and Foxburg/North Gate
Funded?: Yes.
History: Project totaled $1,966,654.
Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life:
25 years

Remaining Life:
23 years

Best Case: $ 1,970,000 Worst Case: $ 1,970,000

Cost Source: Client cost history with inflation

Comp #: 2220 (2048) Asphalt (Phase 6), Resurface **Quantity: Extensive GSF**
Location: Client has list on file
Funded?: Yes.
History: Scheduled 2023
Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life. Photograph shown may not be indicative of the location for this component.

Useful Life:
25 years

Remaining Life:
24 years

Best Case: $ 674,000 Worst Case: $ 674,000

Cost Source: Client Cost History

Comp #: 2230 (2024) Asphalt (Phs 3), Repair/Seal **Quantity: 20% of 2,000,000 GSF**
Location: Phase 3 Streets
Funded?: Yes.
History: Planned 2024
Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Keep surface well sealed on a 4 year routine cycle to protect base from premature deterioration. Perform remedial repair projects recommended by a licensed asphalt contractor with each seal cycle. This is a petroleum based product subject to significant cost fluctuations. This cost includes re-striping cost.

Useful Life:
5 years

Remaining Life:
0 years

Best Case: $ 190,000 Worst Case: $ 190,000

Cost Source: ARI Cost Database

Comp #: 2230 (2024) Parking (Phs 1), Repair/Seal **Quantity: Partial of 297,000 GSF**
Location: Parking areas of CH3 & CH4
Funded?: Yes.
History: 2020, $78,477.
Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Keep surface well sealed on a 4 year routine cycle to protect base from premature deterioration. Perform remedial repair projects recommended by a licensed asphalt contractor with each seal cycle. This is a petroleum based product subject to significant cost fluctuations. This cost includes re-striping cost.

Useful Life:
4 years

Remaining Life:
0 years

Best Case: $ 89,000 Worst Case: $ 100,000

Cost Source: ARI Cost Database

Comp #: 2230 (2025) Asphalt (Phs 4), Repair/Seal **Quantity: 20% of 2,000,000 GSF**
Location: Phase 4 Streets, CH3/4 Parking Lots
Funded?: Yes.
History: 2020, $78,477.
Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Keep surface well sealed on a 4 year routine cycle to protect base from premature deterioration. Perform remedial repair projects recommended by a licensed asphalt contractor with each seal cycle. This is a petroleum based product subject to significant cost fluctuations. This cost includes re-striping cost.

Useful Life:
5 years

Remaining Life:
1 years

Best Case: $ 190,000 Worst Case: $ 190,000

Cost Source: ARI Cost Database

Comp #: 2230 (2025) Parking (Phs 3), Repair/Seal **Quantity: Partial of 297,000 GSF**
Location: Parking lots (630 spaces) restripe; (297,000 GSF) slurry seal
Funded?: Yes.
History: 2020, $78,477.
Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Keep surface well sealed on a 4 year routine cycle to protect base from premature deterioration. Perform remedial repair projects recommended by a licensed asphalt contractor with each seal cycle. This is a petroleum based product subject to significant cost fluctuations. This cost includes re-striping cost.

Useful Life:
4 years

Remaining Life:
1 years

Best Case: $ 35,000 Worst Case: $ 41,000

Cost Source: ARI Cost Database

Comp #: 2230 (2026) Asphalt (Phs 5), Repair/Seal **Quantity: 20% of 2,000,000 GSF**
Location: Phase 5 Streets
Funded?: Yes.
History:
Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Keep surface well sealed on a 4 year routine cycle to protect base from premature deterioration. Perform remedial repair projects recommended by a licensed asphalt contractor with each seal cycle. This is a petroleum based product subject to significant cost fluctuations. This cost includes re-striping cost.

Useful Life:
50 years

Remaining Life:
2 years

Best Case: $ 190,000 Worst Case: $ 190,000

Cost Source: ARI Cost Database

Comp #: 2230 (2026) Parking (Phs 2), Repair/Seal **Quantity: Partial of 297,000 GSF**
Location: Parking areas of Admin Bldg, Bldg 5 and CH6.
Funded?: Yes.
History: 12/2021, Admin, #5 and CH6, $35,842.
Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Keep surface well sealed on a 4 year routine cycle to protect base from premature deterioration. Perform remedial repair projects recommended by a licensed asphalt contractor with each seal cycle. This is a petroleum based product subject to significant cost fluctuations. This cost includes re-striping cost.

Useful Life:
4 years

Remaining Life:
2 years

Best Case: $ 35,000 Worst Case: $ 46,000

Cost Source: ARI Cost Database

Comp #: 2230 (2027) Asphalt (Phs 1), Repair/Seal **Quantity: Approx 138,000 GSF**
Location: Phase 1 Streets (Golden Rain, Pelham, Danbury, Wentworth and Medinac
Funded?: Yes.
History: Performed in 2016. Project anticipated 2022
Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Keep surface well sealed on a 4 year routine cycle to protect base from premature deterioration. Perform remedial repair projects recommended by a licensed asphalt contractor with each seal cycle. This is a petroleum based product subject to significant cost fluctuations. This cost includes re-striping cost.

Useful Life:
5 years

Remaining Life:
3 years

Best Case: $ 260,000 Worst Case: $ 260,000

Cost Source: Client cost history with inflation

Comp #: 2230 (2028) Asphalt (Phs 2), Repair/Seal **Quantity: 20% of 2,000,000 GSF**
Location: Phase 2 Streets (Monterey, Merion, Alderwood, Weeburn, Interlachen, Fresh Meadow, Cedar Crest, Thunderbird, Canoe Brook)
Funded?: Yes.
History: Planned 2023
Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Keep surface well sealed on a 4 year routine cycle to protect base from premature deterioration. Perform remedial repair projects recommended by a licensed asphalt contractor with each seal cycle. This is a petroleum based product subject to significant cost fluctuations. This cost includes re-striping cost.

Useful Life:
5 years

Remaining Life:
4 years

Best Case: $ 190,000 Worst Case: $ 190,000

Cost Source: ARI Cost Database

Comp #: 2300 HC Bldg Exterior Flatwork - Repaint **Quantity: (1) Comment**
Location: Exterior building surface of the Healthcare building
Funded?: Yes.
History:
Comments: Regular uniform, professional paint applications are recommended for appearance, protection and maximum design life. Repairs and cleaning should be completed as-needed prior to application. Assuming proper care and preventative maintenance, plan for regular paint applications as shown below. The cost is for good quality preparation and paint products.

Useful Life:
10 years

Remaining Life:
5 years

Best Case: $ 18,000 Worst Case: $ 32,000

Cost Source: ARI Cost Database

Comp #: 2310 HC Bldg. Wood Surfaces - Repaint **Quantity: (1) Comment**
Location: Exterior of Healthcare building
Funded?: Yes.
History:
Comments: Surfaces are dry, some minor damage. Regular uniform, professional paint or sealer applications are recommended for appearance, protection of wood, and maximum design life. Repairs and cleaning should be completed as-needed prior to application. Assuming proper care and preventative maintenance, plan for regular paint/sealant applications as shown below. The cost is for good quality preparation and paint products.

Useful Life:
5 years

Remaining Life:
0 years

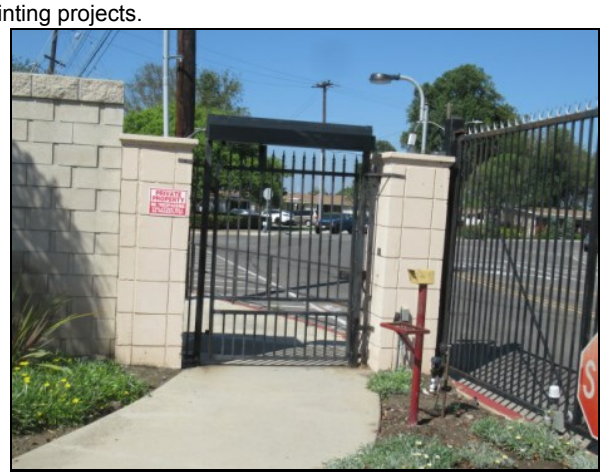
Best Case: $ 9,800 Worst Case: $ 12,000

Cost Source: ARI Cost Database

Comp #: 2340 Metal Surfaces - Repaint **Quantity: Approx 2,000 GSF**
Location:
Funded?: Yes.
History:
Comments: Surfaces need painting at this time, some rusting and surface wear. This is to cover two sides of fencing & railings as well as all other metal surfaces, primed and painted with good quality preparation and paint products. Expect to perform minor remedial repair with each paint cycle. Keep on routine paint cycle to avoid unnecessary repair projects and to protect metal from moisture causing corrosion and rust. Cost can increase if there is not reasonable access to all areas or if landscape is not removed from surfaces prior to painting. Cost is also increased if there is major prep work required prior to painting. This is typically caused by deferred painting projects.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: $ 5,200 Worst Case: $ 7,200

Cost Source: ARI Cost Database

Comp #: 2385 Red Curbs - Repaint **Quantity: Approx 18,000 LF**
Location: Curbs
Funded?: No. The client has requested this be removed from funding. Re-paint as needed using alternate funds. No funding at this time.
History:
Comments: Keep the markings legible and visible for drivers. Plan to repaint with slurry seal projects for cost savings.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 2450 Health Care Building Roof - Replace **Quantity: (1) Comment**
Location: Roof of Healthcare building
Funded?: No. This is the responsibility of the lessee. No funding required.
History:
Comments:

Useful Life:

Remaining Life:

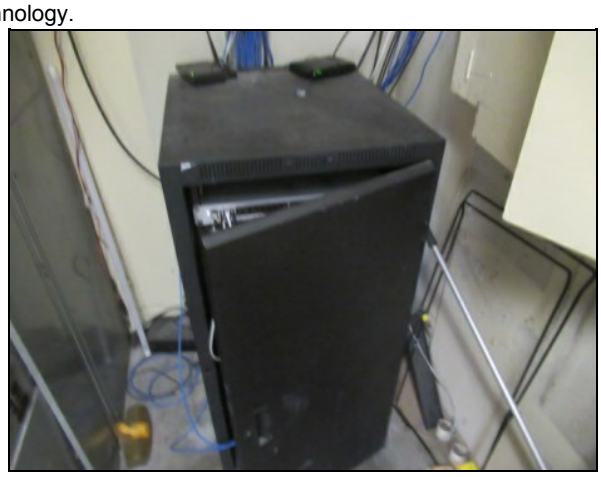
Best Case: Worst Case:

Cost Source:

Comp #: 4200 Gate Server Equip - Replace **Quantity: (1) Allowance**
Location: Entry areas
Funded?: Yes. Funding Reason
History:
Comments: The equipment was not tested or evaluated during the site inspection. The equipment will need to be replaced periodically to keep up with technology.

Useful Life:
4 years

Remaining Life:
0 years



Best Case: $ 3,800 Worst Case: $ 5,000

Cost Source: Estimate Provided by Client

Comp #: 4595 Sewer System - Repair/Replace **Quantity: (1) Provision**
Location: Primary and main sewer lines
Funded?: Yes.
History:
Comments: This is not a typical reserve component. The client has experienced significant sewer repair issues and prudently determined a funding for major repair or replacement is necessary for ongoing maintenance. The information provided is at the request of the client. Funding can be adjusted as necessary to meet the current needs.

Useful Life:
1 years

Remaining Life:
0 years

No Photo Available

Best Case: $ 50,000 Worst Case: $ 50,000

Cost Source: Estimate Provided by Client

Comp #: 4660 Small Generators - Replace **Quantity: (2) Generators**
Location: Mobile - Used at Entry areas as needed
Funded?: No. These will be replaced as needed using Operating Funds. No separate funding required.
History:
Comments: We recommend periodic inspections by a licensed professional to ensure the unit continues to age properly.

Useful Life:

Remaining Life:

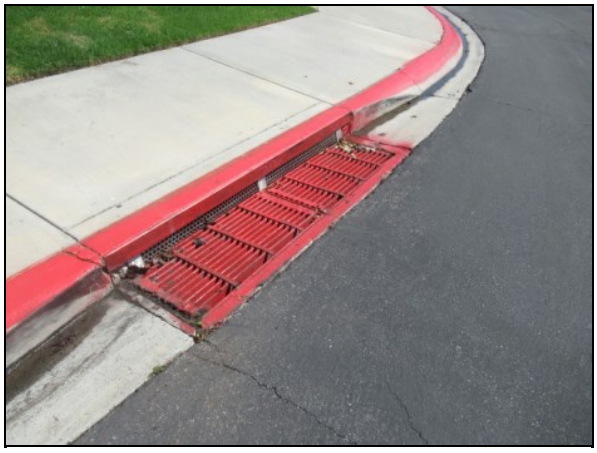
Best Case: Worst Case:

Cost Source:

Comp #: 4690 Storm Drain Screens - Replace **Quantity: (157) Storm Drains**
Location: Storm Drain Vault
Funded?: Yes.
History: New 2022, $576,000.
Comments: These were not accessed at the time of inspection. Follow the recommendations of the qualified maintenance vendor for replacement needs.

Useful Life:
25 years

Remaining Life:
23 years



Best Case: $ 620,000 Worst Case: $ 620,000

Cost Source: Client cost history with inflation

Comp #: 5008 Street Pole Light Fixtures - Repl **Quantity: (55) Fixtures**
Location: Parking lots
Funded?: Yes.
History: 12/2018, (45) new fixtures only $20,393, Trust parking lot & Amphitheater.
Comments: Observed during daylight hours but assumed to be in functional, operating condition. Best practice is to plan for fixture only replacement. These poles should have an extensive and unpredictable life. No funding is required for the pole replacement. Based on evident conditions, we recommend financially preparing for comprehensive replacement at the approximate time frame below. Unless otherwise noted, costs shown here are based on replacement with comparable quantity and style of light fixtures as existing and installed by a qualified professional electrician. We recommend consideration of LED fixtures or other energy-saving options whenever possible.

Useful Life:
25 years

Remaining Life:
19 years

Best Case: $ 60,500 Worst Case: $ 82,500

Cost Source: ARI Cost Database

Comp #: 5330 Gate Operators - Replace **Quantity: (6) Various Operators**
Location: (3) MAX Swing operators @ RV Lot; (2) Swing operators @ North entry and (1) Slide operator @ South entry
Funded?: Yes.
History:
Comments: We recommend regular inspections, including service and repairs as-needed, to be paid through the Operating budget. Minimal or no subjective/aesthetic value for this component. Useful life can vary greatly depending on level of use, exposure to the elements, etc. Even with ongoing maintenance, we recommend that the Client plan for replacement at typical life expectancy indicated below. Remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. However, replacement cycles should be tracked and reported by the Client. This component should then be re-evaluated during future Reserve Study updates based on the most current information available at that time.

Useful Life:
4 years

Remaining Life:
2 years

Best Case: $ 5,000 Worst Case: $ 10,000

Cost Source: ARI Cost Database

Comp #: 5332 Barrier Arm Operators - Replace **Quantity: (4) Operators**
Location: (1) North entry; (2) maintenance yard; and (1) South entry but arm is detatched
Funded?: Yes.
History:
Comments: Minimal or no subjective/aesthetic value for this component. Barrier arm operators should be inspected and repaired as-needed by servicing vendor to maintain functionality. Useful life is based primarily on normal expectations for service/performance life in this location. However, life expectancy can vary based on level of use, exposure to the elements, level of preventive maintenance, etc. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Funding recommendation is primarily for the motor/mechanical unit, not the arm itself, which is generally replaced as an Operating/maintenance expense as-needed.

Useful Life:
10 years

Remaining Life:
0 years

Best Case: $ 16,000 Worst Case: $ 20,000

Cost Source: ARI Cost Database

Comp #: 5347 Traffic Lights - Replace **Quantity: (4) Signals**
Location: Intersection
Funded?: No. Extensive, unpredictable life beyond 30 years. No funding required at this time.
History:
Comments: These are functional with no reported problems. They have a long, extensive life.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 5348 Crosswalk Activation & Lights **Quantity: (1) Provision**
Location: Intersection
Funded?: Yes.
History:
Comments: This component is required to keep the crosswalk signal system functional and to maintain the components related to the signal activation. This would include the buttons, lights, and signage. The system should be inspected in accordance with the manufacturer's recommendations and to follow all local ordinances.

Useful Life:
20 years

Remaining Life:
11 years

Best Case: $ 99,000 Worst Case: $ 120,000

Cost Source: Estimate Provided by Client

Comp #: 5348 Street Lights Backup Battery - Repl **Quantity: (1) System**
Location:
Funded?: Yes.
History:
Comments: These were not tested during site inspection, it is presumed to be functional. Routine testing should be performed to confirm functionality.

Useful Life:
10 years

Remaining Life:
4 years

No Photo Available

Best Case: $ 14,000 Worst Case: $ 24,000

Cost Source: Estimate Provided by Client

Comp #: 5349 Traffic Light Poles - Replace **Quantity: (4) Metal**
Location: Intersection
Funded?: Yes.
History: New in 2017, $36,000
Comments: Monitor routinely for stability, rusting, bending or cracking.

Useful Life:
30 years

Remaining Life:
23 years

Best Case: $ 40,000 Worst Case: $ 51,000

Cost Source: Client cost history with inflation

Comp #: 5380 Visitor Access System - Replace **Quantity: (1) System**
Location: Visitor access
Funded?: Yes.
History: New 2023, $64,177.
Comments: We recommend periodic inspection by a licensed professional to ensure the system is functioning properly. This information is presented by the client in the Reserve Expense register of 2023. This can be adjusted by the client to include any other system requirements.

Useful Life:
10 years

Remaining Life:
9 years

No Photo Available

Best Case: $ 64,200 Worst Case: $ 64,200

Cost Source: Client Cost History

Comp #: 5501 Block Walls - Add/Repair/Replace **Quantity: Extensive LF**
Location: Throughout community
Funded?: Yes.
History: 2017-18 Wall Sections J & K $650,000
Comments: No expectation to replace entire wall, however, it is prudent to fund for major repair as the wall ages and soils shift over time. The cost provided is not an estimate of wall replacement, it is meant to provide some funding should evidence of major structural issues present themselves. This funding can be adjusted for major repair or replacement if it becomes necessary. It is beyond the scope of this study to determine a future cost for a major wall failure. This is an allowance to begin remediation and investigation to determine a scope of work. When evidence of cracking or shifting becomes evident consult with a qualified contractor to inspect the wall and provide guidance for repairs that may be necessary.

Useful Life:
40 years

Remaining Life:
5 years

Best Case: $ 400,000 Worst Case: $ 400,000

Cost Source: Estimate Provided by Client

Comp #: 5510 Main Entry Vehicle Gates - Replace **Quantity: Minimal LF**
Location: Main Gate Entrance:
Funded?: Yes.
History:
Comments: We strongly recommend regular inspections, maintenance, and repairs to help prolong useful life cycles. Gates should be cleaned, painted, and/or touched-up through the Operating budget. Although metal gates are typically durable, we recommend setting aside funding for regular intervals of replacement due to constant wear/usage, exposure, and vehicular damage. Replacement can also be warranted for aesthetic changes over time. Plan to replace at roughly the time frame shown below based on evident conditions at the time of inspection.

Useful Life:
30 years

Remaining Life:
26 years

Best Case: $ 3,600 Worst Case: $ 3,600

Cost Source: Client cost history with inflation

Comp #: 5510 North Entry Vehicle Gates - Replace **Quantity: (1) Provision**
Location: Northwood
Funded?: Yes.
History:
Comments: We strongly recommend regular inspections, maintenance, and repairs to help prolong useful life cycles. Gates should be cleaned, painted, and/or touched-up through the Operating budget. Although metal gates are typically durable, we recommend setting aside funding for regular intervals of replacement due to constant wear/usage, exposure, and vehicular damage. Replacement can also be warranted for aesthetic changes over time. Plan to replace at roughly the time frame shown below based on evident conditions at the time of inspection.

Useful Life:
25 years

Remaining Life:
4 years

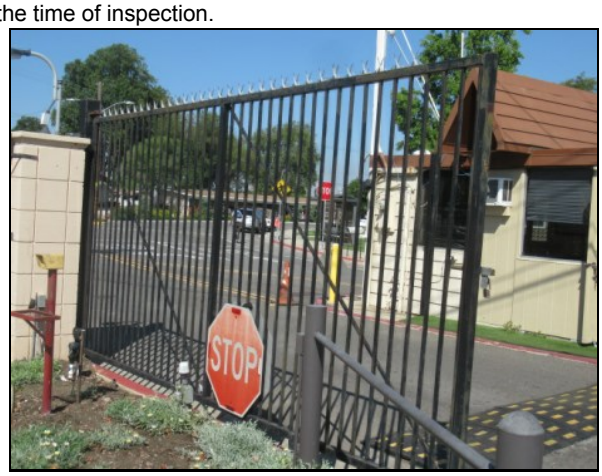
Best Case: $ 8,000 Worst Case: $ 14,000

Cost Source: ARI Cost Database

Comp #: 5510 South Entry Vehicle Gates - Replace **Quantity: (2) Gates**
Location: St. Andrews entry
Funded?: Yes.
History:
Comments: We strongly recommend regular inspections, maintenance, and repairs to help prolong useful life cycles. Gates should be cleaned, painted, and/or touched-up through the Operating budget. Although metal gates are typically durable, we recommend setting aside funding for regular intervals of replacement due to constant wear/usage, exposure, and vehicular damage. Replacement can also be warranted for aesthetic changes over time. Plan to replace at roughly the time frame shown below based on evident conditions at the time of inspection.

Useful Life:
25 years

Remaining Life:
4 years



Best Case: $ 16,000 Worst Case: $ 24,000

Cost Source: ARI Cost Database

Comp #: 5515 Metal Pedestrian Gates - Replace **Quantity: (3) Gates**
Location: (1) at each entrance
Funded?: Yes.
History: New in 2018, $28,143
Comments: We strongly recommend regular inspections, maintenance, and repairs to help prolong or extend the useful life cycles. Repair & replacement includes the closures and hardware. Gates should be cleaned, painted, and/or touched-up through the Operating budget. Although metal gates are typically durable, we recommend setting aside funding for regular intervals of replacement due to constant wear/usage and exposure damage. Replacement can also be warranted for aesthetic changes over time. Plan to replace at roughly the time frame shown below based on evident conditions at the time of inspection. Closures and/or hardware may be repaired or replaced before full gate replacement.

Useful Life:
25 years

Remaining Life:
19 years

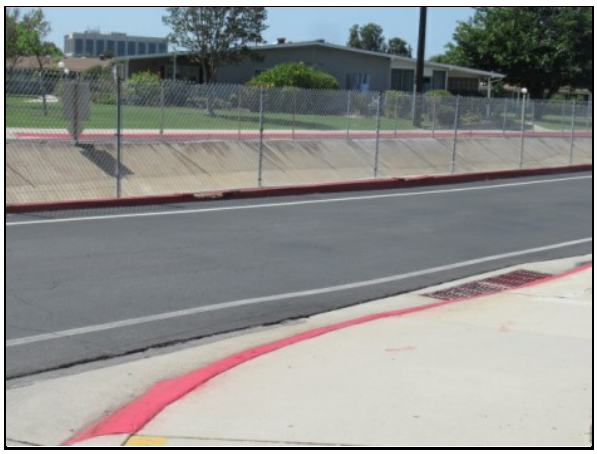
Best Case: $ 31,000 Worst Case: $ 43,000

Cost Source: Client cost history with inflation

Comp #: 5570 Chain Link Fence Project, 2023-2030 **Quantity: Approx 2,500' LF/Year**
Location: Throughout the community
Funded?: Yes.
History:
Comments: Chain link fencing generally has lower aesthetic value than other materials, so remaining useful life is mostly based on functional/structural conditions evident, although aesthetic appearance and priority is also considered. Inspect, clean, and repair regularly as-needed through general maintenance/Operating funds. This component should be re-evaluated during future Reserve Study updates based on the most current conditions and information available at that time.

Useful Life:
1 years

Remaining Life:
0 years



Best Case: $ 135,000 Worst Case: $ 135,000

Cost Source: ARI Cost Database

Comp #: 6631 Waterscape Shoreline - Clean/Repair **Quantity: (1) One-time Project**
Location: Pond
Funded?: Yes.
History:
Comments: Follow the recommendations of the maintenance vendor for cleaning and repair needs.

Useful Life:
50 years

Remaining Life:
1 years

Best Case: $ 140,000 Worst Case: $ 160,000

Cost Source: Estimate Provided by Client

Comp #: 6807 Lighted Marquee - Replace **Quantity: (3) Lighted Signs**
Location: (1) North Gate; (1) South Gate; and (1) Admin Bldg.
Funded?: Yes.
History: New 2022, $25K
Comments: This was functional. Exterior shows some general age and rusting. Expect to replace to update the marquee periodically to maintain appearance.

Useful Life:
20 years

Remaining Life:
18 years

Best Case: $ 25,000 Worst Case: $ 37,000

Cost Source: Client cost history with inflation

Comp #: 6900 Irrigation Controllers - Replace **Quantity: (10) Various Rainbird**
Location: Grounds: (1) 6-stn; (8) 12-stn and (1) 18-stn.
Funded?: Yes.
History:
Comments: Follow the recommendations of the contracted landscape maintenance vendor for repair or replacement needs.

Useful Life:
5 years

Remaining Life:
2 years

Best Case: $ 25,000 Worst Case: $ 37,000

Cost Source: Estimate Provided by Client

Comp #: 7010 Landscape - Renovations **Quantity: (1) Provision**
Location: Throughout community
Funded?: Yes.
History:
Comments: The client has established a funding for major landscape refurbishing projects to routinely update the landscape. Follow the recommendations of the maintenance vendor. This funding can be adjusted by the association for frequency and amount as desired to maintain aesthetics of the community.

Useful Life:
1 years

Remaining Life:
0 years

Best Case: $ 100,000 Worst Case: $ 100,000

Cost Source: Estimate provided by client

Comp #: 8010 EV Charging Station - Replace **Quantity: (1) Station**

Location: St. Andrews
Funded?: Yes.
History: New 2022, $74,496.
Comments:

Useful Life:
10 years

Remaining Life:
8 years

Best Case: $ 80,000 Worst Case: $ 80,000

Cost Source: Client Cost History

Miscellaneous Components

Comp #: 3263 Christmas Trees/Decorations - Repl **Quantity: (1) Provision**
Location: Grounds
Funded?: Yes.
History: New 2023 $8,500
Comments: This funding and replacement cycle can be adjusted by the client as needed to provide the level of decorating desired for the various holidays. Keep clean and stored appropriately. It is beyond the scope of the study to determine a level of funding or frequency for this component. All information should be reviewed and updated by the client as needed.

Useful Life:
6 years

Remaining Life:
5 years

No Photo Available

Best Case: $ 18,000 Worst Case: $ 18,000

Cost Source: Client cost history with inflation

Comp #: 4200 2-Way Radios & Microphones - Replac **Quantity: (16) Radios & (8) Micros**
Location: Security Office
Funded?: Yes.
History: 12/2021, $6,711
Comments:

Useful Life:
5 years

Remaining Life:
2 years

No Photo Available

Best Case: $ 6,900 Worst Case: $ 9,100

Cost Source: Client cost history with inflation

Comp #: 4220 Audio Sound System - Replace **Quantity: (1) Provision**
Location: Various locations
Funded?: Yes.
History:
Comments:

Useful Life:
10 years

Remaining Life:
0 years

No Photo Available

Best Case: $ 110,000 Worst Case: $ 110,000

Cost Source: Estimate Provided by Client

Comp #: 4515 Elevator Cylinders - Replace **Quantity: (1) of (3) Elevators**
Location: (1) Administration
Funded?: Yes.
History:
Comments: We are not licensed to inspect elevator systems. At long intervals, elevator cylinders can develop pin-hole leaks due to the toxicity of soil and ground water, which could result in a serious safety hazard. This problem is unpredictable. Cylinders typically reach very long useful lives. Due to the unforeseen nature of this component it is not typically included in the reserve study for funding as a routinely replaced or refurbished component. Due to the large expense a prudent funding for at least one of the cylinders should be established. This funding is for one unit only. The client should periodically evaluate this component and determine if alternate funding is desired.

Useful Life:
50 years

Remaining Life:
25 years

No Photo Available

Best Case: $ 110,000 Worst Case: $ 110,000

Cost Source: Client's Maintenance Vendor

Comp #: 4780 Phone System - Replace **Quantity: (1) Provision**
Location: Throughout
Funded?: Yes.
History: 2023, $51,400
Comments: The technology and functionality needs of the client will change over time. It is anticipated the client will eventually require the need to replace the phone system. The useful life will depend a great deal on the client's use and changes in needs. The cost of a new system is difficult to anticipate with changing technology and the new desired features required by the client. This is an allowance based on the existing system and features provided by the client. Some systems are leased and the leased equipment would not be included in this study. The information contained in this component is provided by the client and can be adjusted to accommodate the needs as they change.

Useful Life:
10 years

Remaining Life:
9 years

No Photo Available

Best Case: $ 100,000 Worst Case: $ 100,000

Cost Source: Estimate Provided by Client

Comp #: 5510 RV Lot Iron Vehicle Gates - Replace **Quantity: (1) Gate**
Location: RV Lot
Funded?: Yes.
History: New 2021, $34,800
Comments: We strongly recommend regular inspections, maintenance, and repairs to help prolong useful life cycles. Gates should be cleaned, painted, and/or touched-up through the Operating budget. Although metal gates are typically durable, we recommend setting aside funding for regular intervals of replacement due to constant wear/usage, exposure, and vehicular damage. Replacement can also be warranted for aesthetic changes over time. Plan to replace at roughly the time frame shown below based on evident conditions at the time of inspection.

Useful Life:
25 years

Remaining Life:
27 years

Best Case: $ 40,000 Worst Case: $ 40,000

Cost Source: Client cost history with inflation

Comp #: 6383 RV Lot Office Trailer - Replace **Quantity: (1) Pre-fab**
Location: RV Lot
Funded?: Yes.
History: New in 2017, $18,000
Comments: This was not in place at the time of inspection. It is to be new, functional and full life is expected.

Useful Life:
30 years

Remaining Life:
23 years

Best Case: $ 17,000 Worst Case: $ 28,000

Cost Source: c

Comp #: 6390 Globe - Refurbish **Quantity: (1) Large Globe**
Location: Entry area
Funded?: No. This has an extensive, unpredictable life. This refurbishing was included in the repainting project. No additional funding required.
History:
Comments:

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 6391 Globe Surfaces - Repaint **Quantity: (1) Large Globe**
Location: Entry area
Funded?: Yes.
History:
Comments: The surface was recently repainted. It is attractive and in good condition. No evidence of fading or wear.

Useful Life:
10 years

Remaining Life:
2 years

Best Case: $ 59,000 Worst Case: $ 73,000

Cost Source: c

Comp #: 6392 Globe Lighting - Replace **Quantity: (1) Provision**
Location: Entry area
Funded?: Yes.
History: New lights in 2018, $25,550
Comments:

Useful Life:
20 years

Remaining Life:
14 years

No Photo Available

Best Case: $ 27,000 Worst Case: $ 37,000

Cost Source: Client cost history with inflation

Comp #: 6805 Monument - Replace/Refurbish **Quantity: (1) Solid Surface**
Location: Marquee support
Funded?: Yes.
History: Updated 2022. Approx $25K
Comments: The monument is a solid surface wall with mounted letters. The wall should be painted routinely to maintain appearance. The letters and logo should be replaced periodically to maintain appearance. This funding is not for the letters but to replace this monument entirely to update appearance. The cost to replace the letters is minimal and should be handled with Operating funds.

Useful Life:
20 years

Remaining Life:
18 years

Best Case: $ 25,000 Worst Case: $ 37,000

Cost Source: ARI Cost Database

Comp #: 6840 Traffic/Parking Signage - Replace **Quantity: (115) Signs**
Location: Parking lots
Funded?: No. Individually the cost is below the reserve threshold. Replace as needed using Operating funds.
History:
Comments: These are all legible and showing no advanced age.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 6850 Street Name Signs - Replace **Quantity: (675) Signs**
Location: Street corners
Funded?: Yes.
History:
Comments: Signs should be inspected regularly to make sure visibility is adequate, including at night. Repair any damaged or leaning posts as needed. Individual sign replacement costs are expected to be handled through the Operating budget. Street signs and posts are generally replaced at longer intervals due to weathering or style changes, or to coincide with other exterior projects such as replacement of entry signage, street lighting, etc. Costs for replacement can vary greatly depending on style selected; unless otherwise noted, costs shown here are based on comprehensive replacement with a comparable type as are currently in place.

Useful Life:
20 years

Remaining Life:
3 years

Best Case: $ 57,500 Worst Case: $ 77,500

Cost Source: ARI Cost Database

Comp #: 7980 Bus Stop Shelters - Replace **Quantity: (23) Shelters**
Location: Curbside
Funded?: Yes.
History:
Comments: These are lifetime components with no expectation for full replacement. They are aluminum structures with plexiglas as part of the framework. The configurations vary somewhat. This is an allowance to fund as estimated. Keep wood & metal surfaces painted to avoid premature deterioration. Clean glass and replace it as needed to maintain them.

Useful Life:
10 years

Remaining Life:
6 years

Best Case: $ 69,000 Worst Case: $ 92,000

Cost Source: Estimate Provided by Client

Fleet Maintenance

Comp #: 1900 (2024) Cushmans - Replace **Quantity: (10) Carts annually**
Location: Mobile
Funded?: Yes.
History:
Comments: The funding for this component comes from the prior reserve study. This was established as a one-time funding. This should be reviewed and updated by the foundation if more accurate information is available.

Useful Life:
15 years

Remaining Life:
0 years

Best Case: $ 320,000 Worst Case: $ 320,000

Cost Source: Estimate Provided by Client

Comp #: 1900 (2025) Cushmans - Replace **Quantity: (10) Carts annually**
Location: Mobile
Funded?: Yes.
History:
Comments: The funding for this component comes from the prior reserve study. This was established as a one-time funding. This should be reviewed and updated by the foundation if more accurate information is available.

Useful Life:
15 years

Remaining Life:
1 years

Best Case: $ 320,000 Worst Case: $ 320,000

Cost Source: Estimate Provided by Client

Comp #: 1900 (2026) Cushmans - Replace **Quantity: (10) Carts annually**
Location: Mobile
Funded?: Yes.
History:
Comments: The funding for this component comes from the prior reserve study. This was established as a one-time funding. This should be reviewed and updated by the foundation if more accurate information is available.

Useful Life:
15 years

Remaining Life:
2 years

Best Case: $ 320,000 Worst Case: $ 320,000

Cost Source: Estimate Provided by Client

Comp #: 1902 Forklift - Replace **Quantity: (1) Forklift**
Location:
Funded?: Yes.
History: New 2019, $26,400
Comments: The cost for this piece of equipment can vary widely. This is a relatively new piece of equipment. The funding should be reviewed and updated if better cost information is available.

Useful Life:
20 years

Remaining Life:
17 years

Best Case: $ 30,000 Worst Case: $ 30,000

Allowance to replace

Cost Source: Client Cost History

Comp #: 1902 Front Loader/Backhoe - Replace **Quantity: (1)**
Location: Mobile
Funded?: Yes.
History:
Comments:

Useful Life:
25 years

Remaining Life:
16 years

Best Case: $ 40,000 Worst Case: $ 52,000

Allowance to replace Higher allowance

Cost Source: Prior Reserve Study

Comp #: 1902 Tractors - Replace **Quantity: (2)**
Location: Mobile
Funded?: Yes.
History:
Comments:

Useful Life:
30 years

Remaining Life:
1 years

No Photo Available

Best Case: $ 59,000 Worst Case: $ 73,000

Allowance to replace Higher allowance

Cost Source: Prior Reserve Study

Comp #: 1903 (2024) Automobiles - Replace **Quantity: (6) EV Autos**
Location: Mobile
Funded?: Yes.
History: Purchased 2023, approx $100K
Comments: The photo may not be the exact match to the component. Client should advise if necessary to update photographic information. The details for cost, age and replacement estimates come from the client's vehicle inventory list.

Useful Life:
15 years

Remaining Life:
0 years

Best Case: $ 100,000 Worst Case: $ 100,000

Cost Source: Estimate Provided by Client

Comp #: 1903 Elect Club Car Vehicles - Replace **Quantity: (11) Vehicles**
Location: Mobile
Funded?: Yes.
History: 2022 (3) New, for IT, Copy & Supply Purchasing $65K.
Comments: The photo may not be the exact match to the component. Client should advise if necessary to update photographic information. The details for cost, age and replacement estimates come from the client's vehicle inventory list.

Useful Life:
10 years

Remaining Life:
6 years

Best Case: $ 237,000 Worst Case: $ 277,000

Cost Source: Client cost history with inflation

Comp #: 1903 Elect Gem Vehicles - Replace **Quantity: (5) EV Vehicles**
Location: Mobile
Funded?: Yes.
History:
Comments: The photo may not be the exact match to the component. Client should advise if necessary to update photographic information. The details for cost, age and replacement estimates come from the client's vehicle inventory list.

Useful Life:
10 years

Remaining Life:
2 years

Best Case: $ 75,000 Worst Case: $ 75,000

Cost Source: Estimate Provided by Client

Comp #: 1904 (2024) Van - Replace **Quantity: (1) Van**
Location: Mobile
Funded?: Yes.
History:
Comments:

Useful Life:
15 years

Remaining Life:
0 years

No Photo Available

Best Case: $ 45,000 Worst Case: $ 45,000

Cost Source: Estimate Provided by Client

Comp #: 1904 (2033) Chevy Trucks - Replace **Quantity: (4) Vehicle**
Location: Mobile
Funded?: Yes.
History: Replacing them 2023, $145,606.
Comments: The photo may not be the exact match to the component. Client should advise if necessary to update photographic information. The details for cost, age and replacement estimates come from the client's vehicle inventory list.

Useful Life:
10 years

Remaining Life:
9 years

Best Case: $ 146,000 Worst Case: $ 166,000

Cost Source: Client cost history with inflation

Comp #: 1905 (2025) #5-#8, Buses - Replace **Quantity: (4) Buses**
Location: Mobile
Funded?: Yes.
History:
Comments: The photo may not be the exact match to the component. Client should advise if necessary to update photographic information. The details for cost, age and replacement estimates come from the client's vehicle inventory list.

Useful Life:
18 years

Remaining Life:
1 years

Best Case: $ 350,000 Worst Case: $ 350,000

Cost Source: Estimate Provided by Client

Comp #: 1905 (2032) #9, Freedom Bus - Replace **Quantity: (1) Bus**
Location: Mobile
Funded?: Yes.
History:
Comments: The photo may not be the exact match to the component. Client should advise if necessary to update photographic information. The details for cost, age and replacement estimates come from the client's vehicle inventory list.

Useful Life:
18 years

Remaining Life:
8 years

Best Case: $ 130,000 Worst Case: $ 130,000

Cost Source: Estimate Provided by Client

Comp #: 1905 (2041) #1-#4, Buses - Replace **Quantity: (4) Buses #1 - #4**
Location: Mobile
Funded?: Yes.
History: (4) New in 2023, Replacing (2) & adding (2).
Comments: The photo may not be the exact match to the component. Client should advise if necessary to update photographic information. The details for cost, age and replacement estimates come from the client's vehicle inventory list.

Useful Life:
18 years

Remaining Life:
17 years

Best Case: $ 570,000 Worst Case: $ 670,000

Cost Source: Estimate Provided by Client

Comp #: 1906 (2025) Radar Trailer - Replace **Quantity: (1) Trailer**
Location: Mobile
Funded?: Yes.
History:
Comments: The photo may not be the exact match to the component. Client should advise if necessary to update photographic information. The details for cost, age and replacement estimates come from the client's vehicle inventory list.

No Photo Available

Useful Life:
10 years

Remaining Life:
1 years

Best Case: $ 16,000 Worst Case: $ 16,000

Cost Source: Client Cost History

Comp #: 1906 (2032) Radar Trailers - Replace **Quantity: (2) Trailers**
Location: Mobile
Funded?: Yes.
History: (2) New 2022, $30K
Comments: The photo may not be the exact match to the component. Client should advise if necessary to update photographic information. The details for cost, age and replacement estimates come from the client's vehicle inventory list.

No Photo Available

Useful Life:
10 years

Remaining Life:
9 years

Best Case: $ 32,000 Worst Case: $ 32,000

Cost Source: Client Cost History

Comp #: 1906 Emergency Equip Trailer- Replace **Quantity: (1) Trailer**
Location: Mobile
Funded?: Yes.
History: 2022, New $12,428.
Comments: The photo may not be the exact match to the component. Client should advise if necessary to update photographic information. The details for cost, age and replacement estimates come from the client's vehicle inventory list.

Useful Life:
10 years

Remaining Life:
6 years

Best Case: $ 9,900 Worst Case: $ 11,000

Cost Source: Estimate Provided by Client

Comp #: 1906 Trailer for Backhoe - Replace **Quantity: (1) Kubota**
Location:
Funded?: Yes.
History: New in 2018, $2,700
Comments: The photo may not be the exact match to the component. Client should advise if necessary to update photographic information. The details for cost, age and replacement estimates come from the client's vehicle inventory list.

Useful Life:
25 years

Remaining Life:
19 years

No Photo Available

Best Case: $ 2,800 Worst Case: $ 4,000

Allowance to replace Higher allowance

Cost Source: ARI Cost Database

Comp #: 1906 Trailers - Replace **Quantity: (2) Trailers**
Location: Mobile
Funded?: Yes.
History:
Comments: The photo may not be the exact match to the component. Client should advise if necessary to update photographic information. The details for cost, age and replacement estimates come from the client's vehicle inventory list.

Useful Life:
30 years

Remaining Life:
7 years

Best Case: $ 9,800 Worst Case: $ 12,000

Allowance to replace Higher allowance

Cost Source: Prior Reserve Study

Comp #: 1910 Golf Cart - Replace **Quantity: (1) Unit**
Location:
Funded?: Yes.
History: New 2022
Comments: The photo may not be the exact match to the component. Client should advise if necessary to update photographic information. The details for cost, age and replacement estimates come from the client's vehicle inventory list.

Useful Life:
20 years

Remaining Life:
18 years

Best Case: $ 12,000 Worst Case: $ 13,000

Cost Source: Estimate Provided by Client