A RESERVE STUDY REPORT FOR

Any Golf & Country Club
Any City, Any State 00000
File #22920-00000



FOR PERIOD: January 1, 2015 - December 31, 2015

PREPARED BY
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January 1, 2015

Any Golf & Country Club
Attn: Mr. John Doe, General Manager
Any City, Any State 00000

Dear Mr. Doe;

On January 1, 2015, we completed an on-site inspection of Any Golf & Country Club's common area reserve items. The intent of this reserve study report is to show cash reserves necessary for the future repair or replacement of expendable components incorporated into the subject property. The purpose of this report is to aid Any Golf & Country Club in making a determination for cash reserves that are needed to repair or replace short-lived building and/or site components.

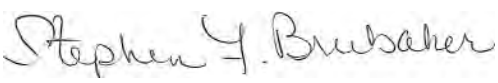
The report identifies each component selected, it's estimated useful life, adjusted life, scheduled replacement date, and current cost to repair/replace. The useful and remaining lives of the building components in this study, as well as the current replacement costs, have been selected from market standards, cost estimating services, and consideration of actual recent costs incurred by the association for reserve upgrades. This report is classified as a full reserve study under the guidelines of the National Reserve Study Standards of the Community Associations Institute, and conforms to the Community Associations Institute Professional Reserve Specialist Code of Ethics. The Reserve Specialist/GAB Robins have no relationships with the association that would result in actual or perceived conflicts of interest.

This report is our opinion and is based upon market typical useful lives and repair/replacement cost estimates. Actual determinations of the current conditions and state of repair for certain items may be beyond the scope of this analysis. Items may not last as long as projected or may exceed their estimated lives. Influences such as weather, catastrophe, improper maintenance, physical abuse, or abnormal use can affect these lives and/or replacement costs. When such occurrences happen, another inspection should be made and a new revised study prepared. While we have attempted to create a useful tool for the association to plan their needs, the actual reserves set aside are solely at the association's discretion. The findings of this study are not for use in performing an audit, quality/forensic analyses, or background checks of historical records.

In completing this report, the reserve specialist completed the physical on-site inspection of the subject property. Appropriate measurements and counts were taken to determine quantities (blueprints were also used to aid in the determination of quantities). No destructive testing methods (i.e. roof core sampling, etc.) were utilized during the inspection. Interviews were conducted with Property Controller, Chief Engineer, Executive Chef, and the Golf Course Superintendent to determine factual property/component histories and expected pending reserve

expenditures. Current financial data, including the actual or projected reserve fund balance(s) as of the analysis date, and property histories, provided by property representatives, were utilized in the completion of this report. This data was not audited, and was assumed to be complete and correct. The reserve specialist estimated the repair/replacement cost taking into account contingencies inherent to this type of work. The report was prepared utilizing the information gathered in the field and the costs estimated by the reserve specialist.

Respectfully submitted,
GAB Robins, A Division of Cunningham Lindsey



Stephen F. Brubaker, RS
Reserve Specialist, Community Associations Institute (RS #65)

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Project Overview

The subject of this reserve study report is the common areas within Any Golf & Country Club, an 850 unit/member country club property located in Any City, Any State. Originally constructed in 1997/1998, the common areas include a guardhouse with security access systems and automatic barrier gates, asphalt and paver roads/paving, concrete curbing and sidewalks, signage, lighting, landscaping and irrigation systems, +/- 37,000 square foot clubhouse with swimming pool, spa and single story pool cabana, four tennis courts and pavilion, 18 hole golf course, golf course/site maintenance buildings and storage yard, irrigation system pump house, four satellite pools and pool houses, second entry/exit with automatic gates/access systems, perimeter fencing, and drainage and retention systems.

The guardhouse, clubhouse, tennis pavilion, snack bar, pump house, and satellite pool houses feature painted stucco and stone exteriors and pitched tile roof covers (the clubhouse also includes flat membrane/bitumen roofing). The clubhouse supports an entry porte cochere, entry lobby with fireplace, administrative offices, bar/lounge, dining room, commercial grade kitchen, hallways, restrooms, golf pro shop, card room, fitness center with men's and women's locker rooms, breezeways, cart storage area with roll update gates/doors, loading dock, and typical mechanical and storage rooms. The interior finishes are representative of a good quality country club property, with upgraded carpet, stone/tile, wood and epoxy flooring, painted/wallcovering and tile/stone interior walls, painted gypsum board and drop acoustical tile ceilings, extensive millwork/finish carpentry, good quality built ins (doors/frames, cabinetry and countertops, lockers, plumbing and electrical fixtures, lounge/dining room divider, etc.) and inventories of good quality furniture/furnishings, pro shop commercial fixtures, and exercise equipment. The kitchen includes an inventory of commercial grade equipment. Air conditioning is via roof mounted HVAC condensers and package units and interior air handlers, as well as multiple exhaust fans. The building is supported by fire alarm systems and fire sprinkler systems.

The golf course includes an aqua driving range and putting green, concrete cart paths and granite tee markers, multiple heavy wood frame/piling bridges, and multiple lengths of wood retaining walls. Two of the satellite pool houses service as course comfort stations. The swimming pools and spa are of standard concrete construction, and feature concrete decking with acrylic/epoxy decking systems, metal perimeter fencing and gates, and inventories of typical equipment and deck furniture. The tennis courts are synthetic clay/HarTru, and fenced and lighted.

The maintenance buildings are pre-engineered metal buildings, supporting finished administrative office and open storage areas. There is a small concrete block/stucco chemical storage building as well.

A major clubhouse expansion/renovation project was completed in 2006/2007, and the golf course was restored/renovated in summer/fall 2006. As of the date of our latest physical inspection, the common areas were observed to be in good to very good overall condition for a property of the subject's age and location, and appear to have been well maintained. No items of significant deferred maintenance were noted.

Project Ariel View



ANY GOLF & COUNTRY CLUB
ANY STREET
ANY CITY, ANY STATE 00000

Photographs of Improvements

Photographs are presented early in the report, in order to give an overview of the improvements and components included in the reserve analysis.



GUARDHOUSE



REPRESENTATIVE BRICK PAVERS AND
SECURITY GATES/OPERATORS AT GUARDHOUSE



REPRESENTATIVE SECURITY ACCESS SYSTEMS EQUIPMENT



REPRESENTATIVE ASPHALT PAVED INTERIOR ROADWAY



REPRESENTATIVE ASPHALT PAVED INTERIOR ROADWAY



SECURITY GATES/SYSTEMS AT BARDMOOR DRIVE ENTRANCE



REPRESENTATIVE CLUBHOUSE EXTERIORS



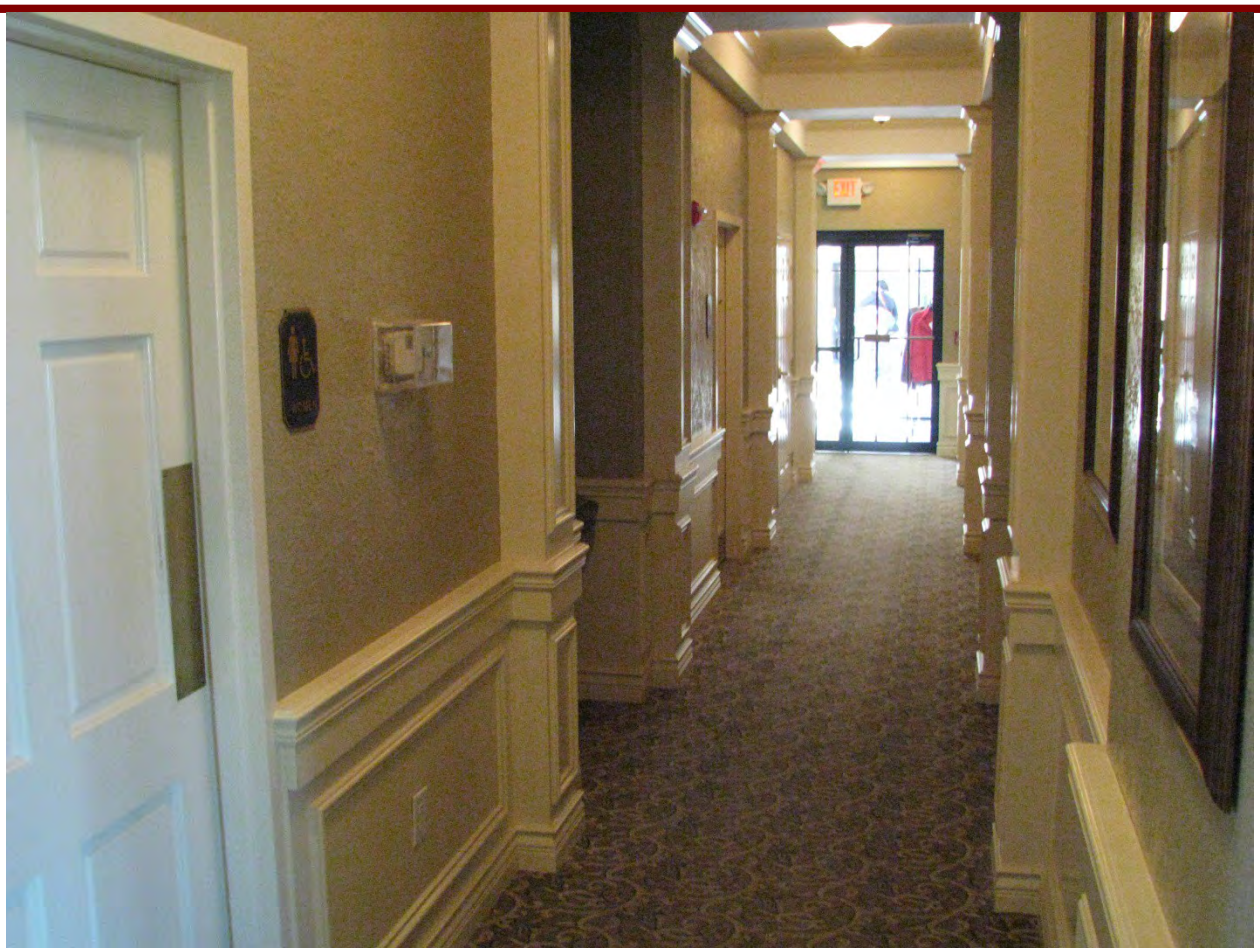
REPRESENTATIVE CLUBHOUSE EXTERIORS



REPRESENTATIVE CLUBHOUSE EXTERIORS



REPRESENTATIVE CLUBHOUSE INTERIORS, LOBBY



REPRESENTATIVE CLUBHOUSE INTERIORS, HALLWAY



REPRESENTATIVE CLUBHOUSE INTERIORS, DINING ROOM/BAR



REPRESENTATIVE CLUBHOUSE INTERIORS, 19TH HOLE



REPRESENTATIVE CLUBHOUSE INTERIORS, 19TH HOLE



REPRESENTATIVE KITCHEN EQUIPMENT

PHOTOGRAPHS OF IMPROVEMENTS



REPRESENTATIVE KITCHEN EQUIPMENT

PHOTOGRAPHS OF IMPROVEMENTS



REPRESENTATIVE KITCHEN EQUIPMENT



REPRESENTATIVE KITCHEN EQUIPMENT



REPRESENTATIVE KITCHEN EQUIPMENT



REPRESENTATIVE KITCHEN EQUIPMENT



REPRESENTATIVE KITCHEN SHELVING



REPRESENTATIVE BAR EQUIPMENT



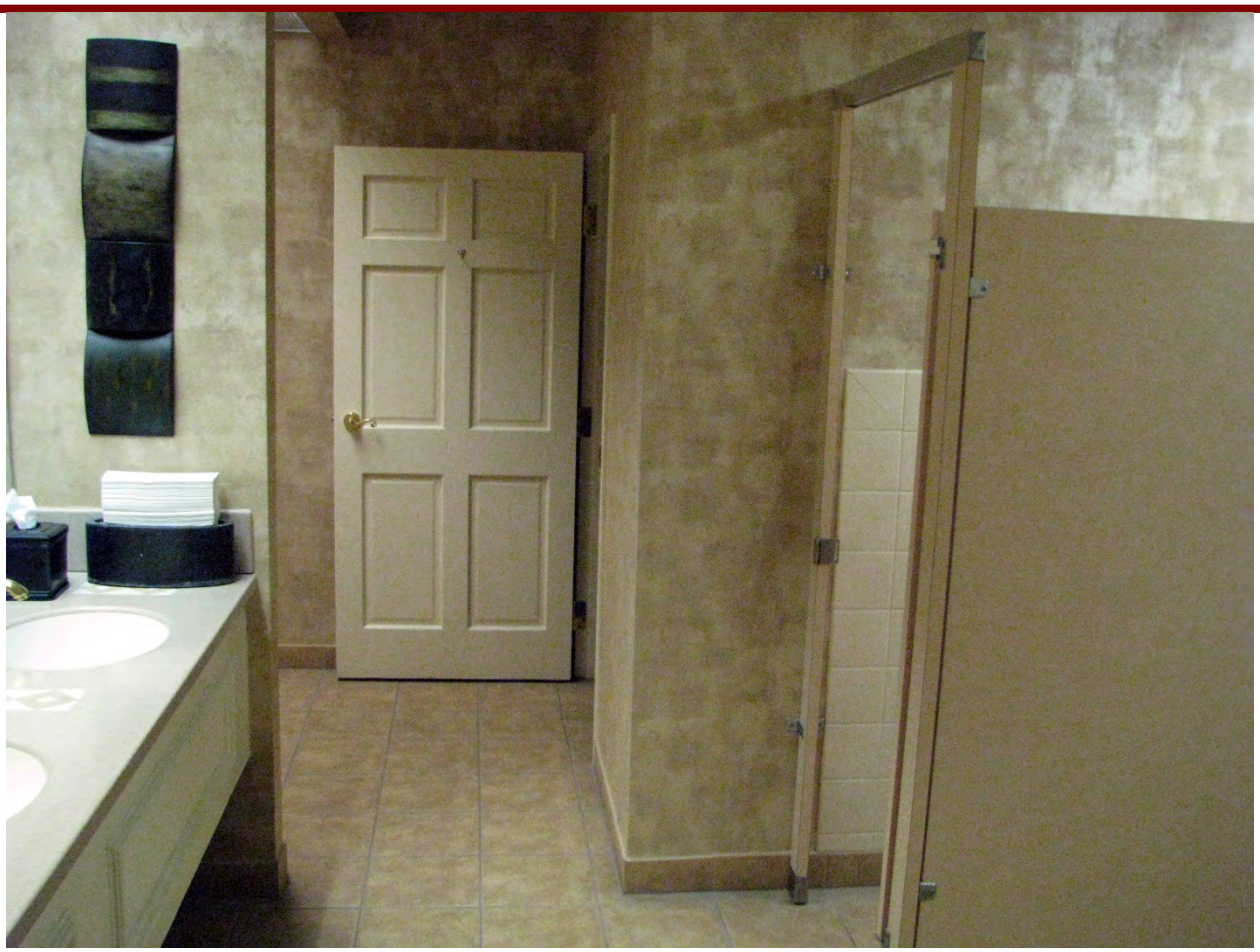
REPRESENTATIVE BAR EQUIPMENT



REPRESENTATIVE CLUBHOUSE INTERIORS, ADMINISTRATIVE OFFICES



REPRESENTATIVE CLUBHOUSE INTERIORS, ADMINISTRATIVE OFFICE



REPRESENTATIVE CLUBHOUSE INTERIORS, RESTROOM



REPRESENTATIVE CLUBHOUSE INTERIORS, CART STORAGE



CLUBHOUSE EXTERIOR COLONNADE/WALKWAY



REPRESENTATIVE CLUBHOUSE INTERIORS,
PRO SHOP AND COMMERICAL FIXTURES



REPRESENTATIVE CLUBHOUSE INTERIORS, FITNESS AREA



REPRESENTATIVE CLUBHOUSE INTERIORS, FITNESS ROOM AND EQUIPMENT



REPRESENTATIVE CLUBHOUSE FLAT ROOFING



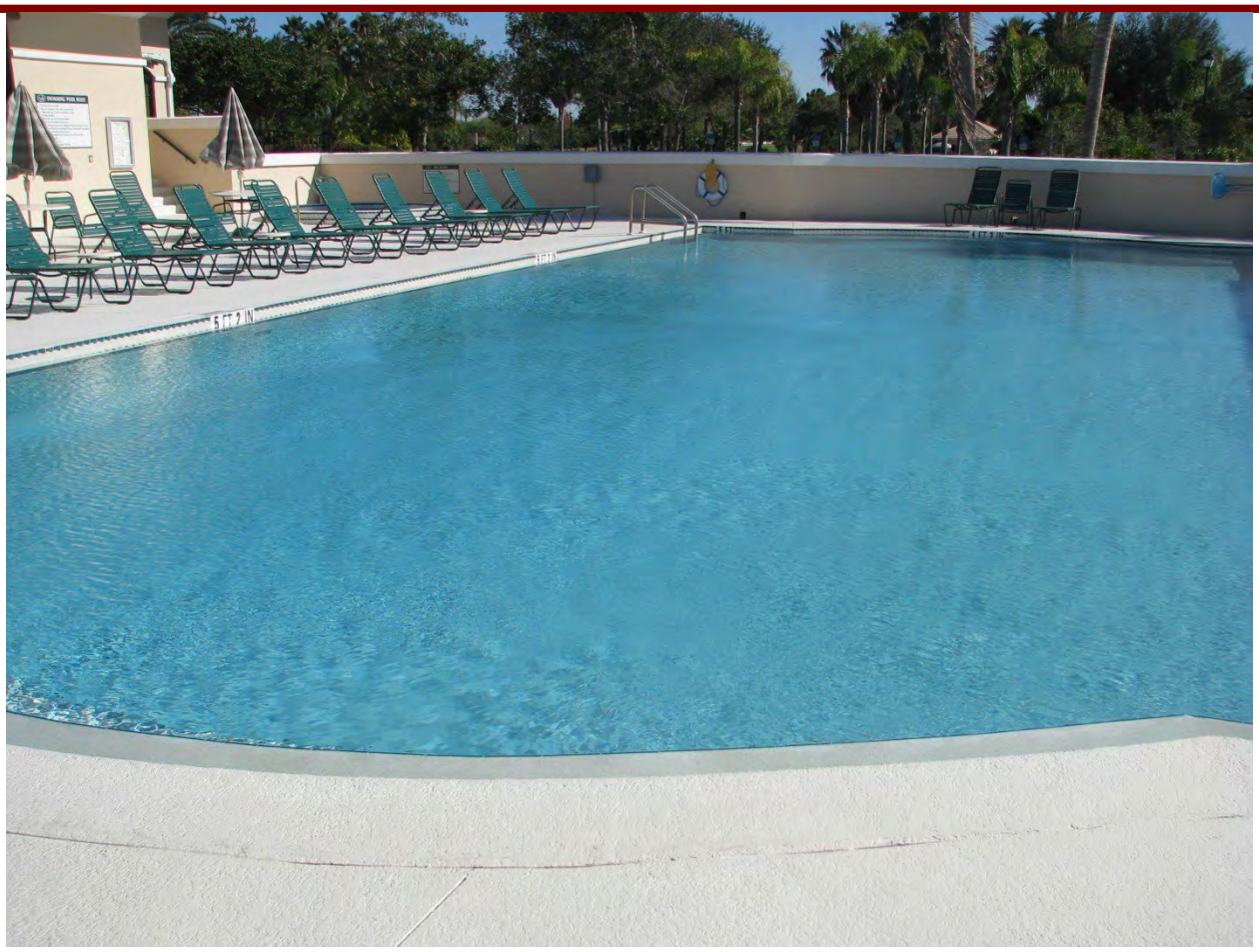
REPRESENTATIVE CLUBHOUSE TILE ROOFING



REPRESENTATIVE CLUBHOUSE HVAC UNITS



REPRESENTATIVE CLUBHOUSE HVAC PACKAGE UNIT



CLUHBOUSE POOL AND DECKING



CLUBHOUSE SPA AND DECKING



REPRESENTATIVE CLUBHOUSE POOL/SPA EQUIPMENT (ALSO REPRESENTATIVE OF POOL EQUIPMENT AT SATELLITE POOLS)



CLUBHOUSE POOL PAVILION/RESTROOM BUILDING



REPRESENTATIVE TENNIS COURTS



REPRESENTATIVE TENNIS COURT FENCING AND LIGHTING



TENNIS PAVILION



PRACTICE RANGE



AQUA RANGE GREENS



PRACTICE BUNKER/GREEN



REPRESENTATIVE TEE MARKER AND CART PATH



REPRESENTATIVE TEE BOX



REPRESENTATIVE GREEN



REPRESENTATIVE BUNKER AND GREEN



REPRESENTATIVE RETAINING WALL LENGTHS AND BRIDGES



REPRESENTATIVE RETAINING WALL LENGTH AND BRIDGE



REPRESENTATIVE LAKE FOUNTAINS



REPRESENTATIVE LAKE AERATOR



IRRIGATION PUMPS



IRRIGATION PUMPS CONTROLLER



SNACK BAR



GOLF MAINTENANCE BUILDING



GOLF MAINTENANCE BUILDING



GOLF OPEN STORAGE BUILDING



REPRESENTATIVE ASPHALT PAVING, GOLF MAINTENANCE AREA



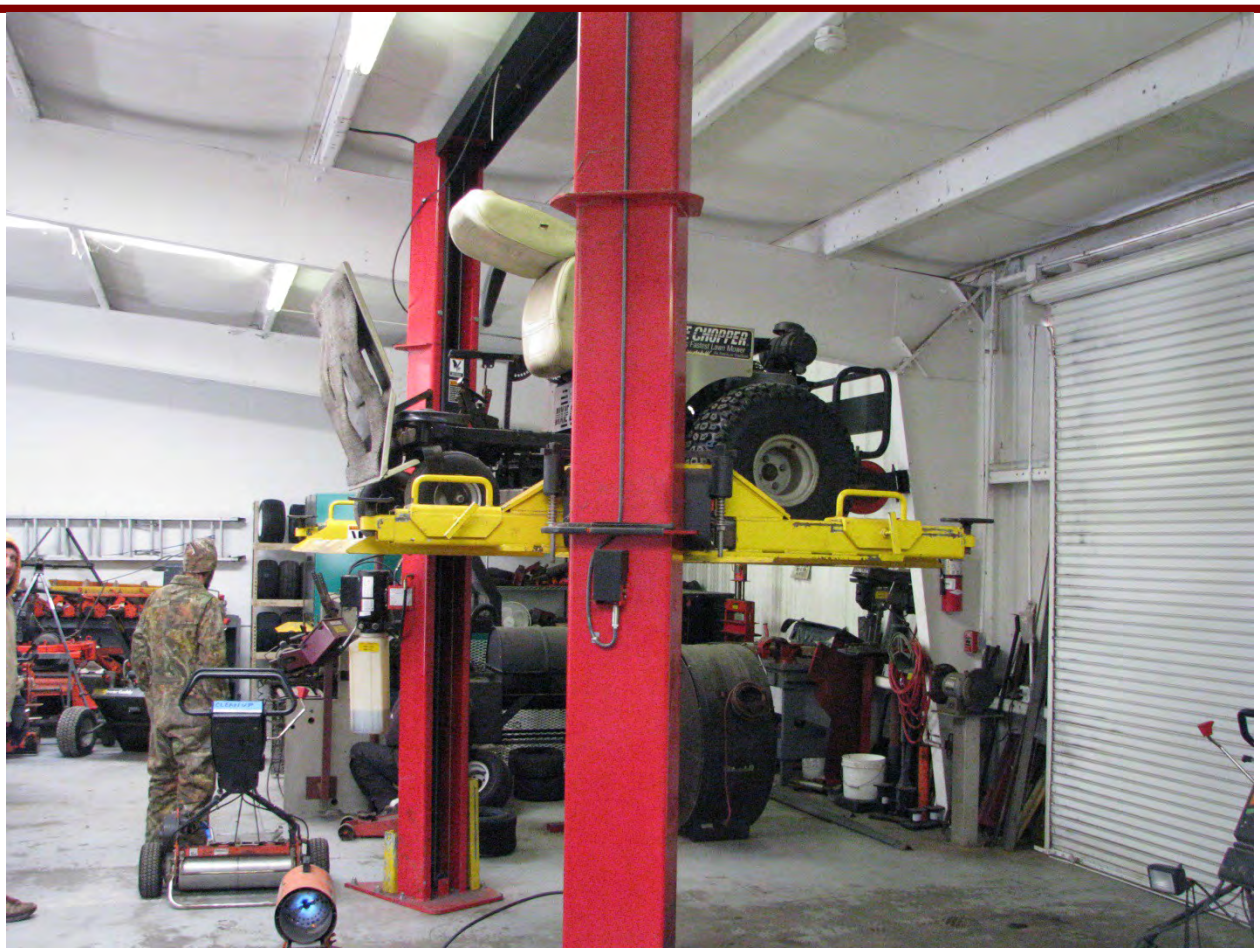
REPRESENTATIVE GOLF EQUIPMENT



REPRESENTATIVE GOLF EQUIPMENT



REPRESENTATIVE GOLF EQUIPMENT



REPRESENTATIVE GOLF EQUIPMENT



REPRESENTATIVE GOLF EQUIPMENT



REPRESENTATIVE GOLF EQUIPMENT



REPRESENTATIVE GOLF EQUIPMENT



REPRESENTATIVE GOLF EQUIPMENT



REPRESENTATIVE GOLF EQUIPMENT



REPRESENTATIVE GOLF EQUIPMENT



CHEMICAL STORAGE BUILDING



REPRESENTATIVE SATELLITE POOL, DECKING, POOLHOUSE AND FENCING



REPRESENTATIVE SATELLITE POOLHOUSE, DECKING AND FENCING



REPRESENTATIVE SATELLITE POOL HEATERS AND FENCING



REPRESENTATIVE SATELLITE POOL DECKING, FURNITURE AND FENCING



REPRESENTATIVE PERIMETER FENCING

Reserve Study Funding Analysis

There are two generally accepted means of estimating reserves; the Component Funding Analysis and the Cash Flow Analysis methodologies.

The **Component Funding Analysis** (or Straight Line Method) calculates the annual contribution amount for each individual line item component by dividing the component's unfunded balance by its remaining useful life. A component's unfunded balance is its replacement cost less the reserve balance in the component at the beginning of the analysis period. The annual contribution rate for each individual line item component is then summed to calculate the total annual contribution rate for this analysis.

The **Cash Flow Analysis** (or Pooling Method) is a method of calculating reserve contributions where contributions to the reserve funds are designed to offset the variable annual expenditures from the reserve fund. This analysis recognizes interest income attributable to reserve accounts over the period of the analysis. Funds from the beginning balances are pooled together and a yearly contribution rate is calculated to arrive at a positive cash flow and reserve account balance to adequately fund the future projected expenditures throughout the period of the analysis.

If the association maintains a pooled account for reserves, the amount of the contribution to the pooled reserve account as disclosed on the proposed budget shall be not less than that required to ensure that the balance on hand at the beginning of the period for which the budget will go into effect plus the projected annual cash inflows over the remaining estimated useful lives of all of the assets that make up the reserve pool are equal to or greater than the projected annual cash outflows over the remaining estimated useful lives of all of the assets that make up the reserve pool, based on the current reserve analysis. The projected annual cash inflows may include estimated earnings from investment of principal; the association may include annual percentage increases in costs for the reserve components, but these increases are not mandated. Fully funded reserve contributions utilizing this methodology may not include future special assessments, and the annual funding levels cannot include percentage increases.

In our Cash Flow Analysis calculations, we do not include percentage increases in construction costs/inflation. While future costs are expected to be higher than today's costs, which is supported by our analysis of past indexes/trends, increases in costs should be recognized as the association estimates current repair/replacement costs during their annual calculations of full reserve funding. A current cost estimate during the current fiscal year would theoretically be lower than a current cost for future fiscal years. That way the estimates of current cost moving forward will eventually represent current costs as of the date of forecast expenditure. Funding the reserves annually on that basis should ensure that adequate monies are available as of the date of expense, assuming that the current cost estimate is appropriate and that the reserve was fully funded since its last repair/replacement project was completed.

This report is designed to provide reasonable, appropriate budgetary cost and useful life data based on market standards for the subject's property type, in compliance with applicable local and state reserve requirements. Reserves are only calculated for the replacement of short-lived building or site components. We are unaware of any private reserve requirements. This includes components that require replacement prior to the overall estimated end life of the buildings or structures.

Executive Summary

PROPERTY DATA

Property Name: Any Golf & Country Club
Property Location: Any City, Any State
Property Type: Country Club
Total Units: 850

Report Run Date: January 1, 2015
Budget Year Begins: January 1, 2015
Budget Year Ends: December 31, 2015

PROJECTED COMPONENT CATEGORIES AND PARAMETERS

Component Categories in Reserve Analysis:

1. Clubhouse Equipment, Miscellaneous
2. Clubhouse Furnishings/Finishes
3. Exercise Equipment
4. Golf Course
5. Golf Course Equipment
6. Grounds/Site Improvements
7. Guardhouse/Security
8. HVAC
9. Kitchen Equipment
10. Maintenance Buildings
11. Painting & Waterproofing
12. Pavement/Roads
13. Pool & Tennis Facilities
14. Roofs

Total current cost of all reserve components in reserve analysis:	$	8,798,842
Estimated beginning reserve fund balance for reserve analysis:	$	2,177,203
Total number of components scheduled for replacement in the 2013/2014 budget year:		112
Total cost of components scheduled for replacement in the 2013/2014 budget year:	$	1,198,738

ANALYSIS RESULTS – COMPONENT FUNDING ANALYSIS

Current annual reserve funding contributions amount (2012/2013 Budget):	$	704,650
Recommended annual reserve funding contribution amount:	$	2,078,431
Increase (decrease) between current and recommended annual contribution amounts:	$	1,373,781
Increase (decrease) between current and recommended annual contribution amounts:		195%

ANALYSIS RESULTS –CASH FLOW ANALYSIS

Current annual reserve funding contributions amount (2013/2014 Budget):	$	704,560
Recommended annual reserve funding contribution amount:	$	714,420
Increase (decrease) between current and recommended annual contribution amounts:	$	9,860
Increase (decrease) between current and recommended annual contribution amounts:	$	1.4%

Reserve Budget Comparison

The previous page provides a comparison of the club's reported approved fiscal year 2012/2012 reserve contribution level and our estimates for full reserve funding for fiscal year 2013/2014. The funding requirement estimated for fiscal year 2013/2014 via the Component Funding Analysis methodology is significantly higher than the association's approved fiscal year 2012/2013 contribution level, while the recommendation based on the Cash Flow Analysis methodology is only slightly higher than the association's approved fiscal year 2012/2013 contribution level.

Based on our Component Funding Analysis model, the reserves as analyzed in this report suggest that in order to fully fund in fiscal year 2013/2014, the contribution should be $2,078,431. Based on the Cash Flow Analysis methodology, the association can fully fund the reserves as analyzed in this report at $714,420 in fiscal year 2013/2014. This level of annual funding could remain stable over the remainder of the study period, provide adequate funds to offset planned reserve expenditures, and maintain a positive reserve fund balance over the entirety of the study period. In this analysis we have utilized a 0.85% rate of return on reserve funds invested over the study period (assuming safe investment in CDs, money market accounts, etc.). The Cash Flow Analysis utilizes a pooling effect with reserve funds by pooling all funds together and distributing these funds to individual components as their replacement comes due. Funds that are pooled together in the cash flow analysis include the beginning balance, contributions to the reserve funds and interest earned on reserve funds. These pooled funds are matched against reserve expenditures throughout the period of the analysis by using our reserve analysis software program to ensure that the available funds are always greater than expenditures.

Component Funding Analysis

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Any Golf & Country Club

Analysis Date - January 1, 2015

Component Funding Analysis - Category

Components by Category	Current Cost	Useful Life YY:MM	Remaining Life YY:MM	Reserve Balance	Unfunded Balance	Reserve Contribution 2014
Clubhouse Equipment, Misc.	$ 162,846	1:00 -25:00	0:03 -21:00	$ 32,227	$ 130,619	$ 61,402
Clubhouse Furnishings/Finishes	691,010	5:00 -25:00	0:03 -22:08	190,798	500,212	183,351
Exercise Equipment	63,745	7:00 -10:00	1:03 - 9:08	10,319	53,426	12,520
Golf Course	2,978,115	2:00 -40:00	0:03 -24:08	598,829	2,379,286	283,129
Golf Course Equipment	1,894,454	3:00 -30:00	0:04 -15:08	502,128	1,392,326	882,915
Grounds/Site Improvements	374,501	2:00 -30:00	0:08 -14:08	101,336	273,165	67,032
Guardhouse/Security	60,495	14:00 -20:00	1:08 -18:08	15,507	44,988	11,788
HVAC	161,918	10:00 -20:00	0:03 -19:08	43,680	118,238	65,140
Kitchen Equipment	432,464	5:00 -30:00	0:04 -24:06	98,961	333,503	123,493
Maintenance Buildings	359,679	1:00 -35:00	0:08 -19:08	76,606	283,073	27,693
Painting & Waterproofing	22,022	7:00	0:10	8,850	13,172	15,806
Pavement/Roads	772,558	0:00 -20:00	0:09 -12:08	265,943	506,615	178,840
Pool & Tennis Facilities	377,084	3:00 -24:00	0:03 - 9:08	99,028	278,056	114,143
Roofs	447,955	3:00 -25:00	0:08 - 9:08	132,989	314,966	51,179
	$ 8,798,846			$ 2,177,203	$ 6,621,645	$ 2,078,431

Any Golf & Country Club

Analysis Date – January 1, 2014

Component Funding Analysis - Items

Components by Category	Current Cost	Useful Life YY:MM	Remaining Life YY:MM	Reserve Balance	Unfunded Balance	Reserve Contribution 2013
Clubhouse Equipment, Misc.						
Defibrillator/AED 1	$ 2,252	6:00	0:05	$ 956	$ 1,296	$ 3,110
Defibrillator/AED 2	2,252	6:00	0:05	956	1,296	3,110
Defibrillator/AED 3	2,252	6:00	0:05	956	1,296	3,110
Defibrillator/AED 4	2,252	6:00	2:08	571	1,681	630
Fire Alarm System, Clubhouse	17,301	25:00	9:08	4,841	12,460	1,289
Generator, Clubhouse	2,681	10:00	6:08	408	2,273	341
Hurricane Shutters, Clubhouse	39,515	25:00	21:00	2,884	36,631	1,744
Office, Asset Labeler	1,589	8:00	0:07	672	917	1,572
Office, Computers/Peripherals (Annual)	11,200	1:00	0:08	1,703	9,497	14,245
Office, Copier	16,335	3:00	2:08	828	15,507	5,815
Office, ID Card Membership	1,862	4:00	2:05	336	1,526	631
Office, POS Stations (5)	13,565	6:00	0:08	5,500	8,065	12,096
Office, Server	6,510	5:00	4:08	198	6,312	1,353
Sound System, Clubhouse	10,290	10:00	4:06	2,582	7,708	1,713
TVs, Clubhouse	13,966	10:00	4:06	3,504	10,462	2,325
Telephone System/Equipment	16,515	10:00	4:05	4,206	12,309	2,787
Water Fountain, Clubhouse	2,509	10:00	0:03	1,126	1,383	5,531
	$ 162,846			$ 32,227	$ 130,619	$ 61,402
Clubhouse Furnishings/Finishes						
Awning Covers, Clubhouse	$ 5,754	7:00	1:03	$ 2,156	$ 3,598	$ 2,878
Awning Frames, Clubhouse	2,440	22:00	16:03	291	2,149	132
Ceiling Tiles, 19th Hole	3,440	25:00	9:08	962	2,478	256
Ceiling Tiles, Admin. (Accounting)	1,380	25:00	3:08	508	872	238
Ceiling Tiles, Admin. (Management)	3,591	25:00	19:03	377	3,214	167
Ceiling Tiles, Clubhouse Restrooms	1,247	25:00	3:08	459	788	215
Ceiling Tiles, Dining/Bar	5,084	25:00	3:08	1,872	3,212	876
Ceiling Tiles, Fitness Center	3,742	25:00	19:03	393	3,349	174
Ceiling Tiles, Golf Pro Shop	3,723	25:00	3:08	1,371	2,352	642

Any Golf & Country Club

Analysis Date – January 1, 2014

Component Funding Analysis - Items

Components by Category	Current Cost	Useful Life YY:MM	Remaining Life YY:MM	Reserve Balance	Unfunded Balance	Reserve Contribution 2013
Clubhouse Furnishings/Finishes						
Ceiling Tiles, Kitchen	8,165	25:00	3:08	3,006	5,159	1,407
Ceiling Tiles, Meeting Room	1,607	25:00	19:03	169	1,438	75
Commercial Fixtures, Pro Shop	14,000	5:00	0:05	6,217	7,783	18,677
Dance Floor	7,461	15:00	8:05	1,494	5,967	709
Flooring, Carpet - 19th Hole	9,050	8:00	0:10	3,606	5,444	6,533
Flooring, Carpet - Admin. Offices	6,953	10:00	0:10	2,770	4,183	5,019
Flooring, Carpet - Dining Room/Bar	31,805	6:00	0:10	12,672	19,133	22,959
Flooring, Carpet - Fitness Center	11,741	8:00	0:10	4,678	7,063	8,475
Flooring, Carpet - Lobby/Halls	9,900	6:00	0:10	3,944	5,956	7,146
Flooring, Carpet - Meeting Room	2,684	6:00	0:10	1,069	1,615	1,937
Flooring, Carpet - Pro Shop	6,245	10:00	0:10	2,488	3,757	4,508
Flooring, Epoxy - Kitchen	9,802	20:00	14:03	1,286	8,516	598
Flooring, Tile - 19th Hole Bar	2,459	25:00	19:03	258	2,201	114
Flooring, Tile - Dining Bar	3,364	25:00	22:08	143	3,221	142
Flooring, Tile - Lobby/Foyer	5,348	25:00	9:08	1,496	3,852	398
Flooring, Tile - RRs 19th Hole	4,746	25:00	19:03	498	4,248	221
Flooring, Tile - RRs Clubhouse	4,947	25:00	9:08	1,384	3,563	369
Flooring, Tile - RRs Fitness Center	9,626	25:00	19:03	1,010	8,616	448
Flooring, Wood - 19th Hole	12,054	25:00	19:03	1,265	10,789	560
Furnishings Allowance, 19th Hole	107,250	10:00	4:03	28,132	79,118	18,616
Furnishings Allowance, Admin.	25,550	20:00	4:08	8,936	16,614	3,560
Furnishings Allowance, Dining/Bar	175,500	10:00	4:03	46,034	129,466	30,462
Furnishings Allowance, Lobby/Halls	38,280	10:00	4:03	10,041	28,239	6,644
Furnishings Allowance, Meeting Room	16,086	10:00	4:03	4,219	11,867	2,792
Furnishings Allowance, Patio	5,018	6:00	0:03	2,194	2,824	11,297
Podium/Umbrella, Clubhouse	2,898	7:00	0:11	1,247	1,651	1,801
Restrooms, Clubhouse	30,597	20:00	4:08	10,701	19,896	4,263
Restrooms, Fitness	34,874	20:00	14:03	4,574	30,300	2,126

Any Golf & Country Club

Analysis Date – January 1, 2014

Component Funding Analysis - Items

Components by Category	Current Cost	Useful Life YY:MM	Remaining Life YY:MM	Reserve Balance	Unfunded Balance	Reserve Contribution 2013
Clubhouse Furnishings/Finishes						
Stacking Chairs, Dining	3,852	10:00	7:08	410	3,442	449
Trash Cans, Clubhouse/Starting Area	3,489	5:00	2:08	743	2,746	1,030
Wall Finishes, Kitchen Vinyl	8,476	25:00	9:08	2,371	6,105	631
Wall Finishes/Painting, Clubhouse	40,750	10:00	4:03	10,689	30,061	7,073
Wall Mirrors, Fitness Center	6,032	15:00	0:06	2,665	3,367	6,734
	$ 691,010			$ 190,798	$ 500,212	$ 183,351
Exercise Equipment						
Exercise Equip., Bike Octaine	$ 3,655	7:00	4:08	$ 556	$ 3,099	$ 664
Exercise Equip., Bike Precor	1,709	7:00	5:08	148	1,561	275
Exercise Equip., Bike True	1,994	7:00	1:03	789	1,205	964
Exercise Equip., Elliptical Precor	5,370	7:00	2:10	1,458	3,912	1,381
Exercise Equip., Elliptical Precor	5,370	7:00	2:10	1,458	3,912	1,381
Exercise Equip., Elliptical Precor	5,370	7:00	6:08	117	5,253	788
Exercise Equip., Miscellaneous	5,000	10:00	4:03	1,312	3,688	868
Exercise Equip., Treadmill Cybex	4,479	7:00	6:08	97	4,382	657
Exercise Equip., Treadmill Cybex	4,479	7:00	4:08	681	3,798	814
Exercise Equip., Treadmill True	6,266	7:00	2:08	1,769	4,497	1,686
Exercise Equip., Treadmill True	5,067	7:00	5:08	440	4,627	816
Exercise Equip., Treadmill True	6,266	7:00	3:08	1,361	4,905	1,338
Exercise Equipment, Strength Station	8,720	10:00	9:08	133	8,587	888
	$ 63,745			$ 10,319	$ 53,426	$ 12,520
Golf Course						
Golf, Aqua Greens Refurbish	$ 10,000	10:00	0:03	$ 4,489	$ 5,511	$ 22,045
Golf, Aqua Greens Replace	40,795	20:00	10:08	10,975	29,820	2,796
Golf, Bridge #12	7,906	10:00	3:08	2,284	5,622	1,533
Golf, Bridge #13	7,615	10:00	3:08	2,200	5,415	1,477
Golf, Bridge #14	27,324	10:00	3:08	7,894	19,430	5,299
Golf, Bunkers Restoration	116,200	7:00	6:08	2,524	113,676	17,051

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Component Funding Analysis - Items

Components by Category	Current Cost	Useful Life YY:MM	Remaining Life YY:MM	Reserve Balance	Unfunded Balance	Reserve Contribution 2013
Golf Course						
Golf, Cart Paths Allowance	20,789	2:00	2:08	4,426	16,363	6,136
Golf, Doors Restrooms/Pools	16,292	15:00	12:08	1,156	15,136	1,195
Golf, Driving Range Mats	35,404	5:00	1:08	10,767	24,637	14,782
Golf, Fairways Restoration	151,350	10:00	4:00	41,425	109,925	27,481
Golf, Greens Re-Grassing	364,450	10:00	4:00	99,752	264,698	66,173
Golf, Greens Restoration	381,100	20:00	14:00	52,154	328,946	23,496
Golf, Irrigation Lines/Systems	1,391,535	40:00	24:08	243,334	1,148,201	46,548
Golf, Retaining Wall # 3	41,418	25:00	9:08	11,588	29,830	3,086
Golf, Retaining Wall #12	23,240	25:00	9:08	6,502	16,738	1,731
Golf, Retaining Wall #13	17,718	25:00	9:08	4,957	12,761	1,320
Golf, Retaining Wall #14	122,183	25:00	9:08	34,185	87,998	9,103
Golf, Retaining Wall #18	39,577	25:00	9:08	11,073	28,504	2,949
Golf, Scoreboard	3,323	10:00	4:08	808	2,515	539
Golf, Tee Boxes Restoration	130,700	10:00	4:00	35,773	94,927	23,731
Golf, Tee Markers/Signs	29,196	20:00	4:00	10,563	18,633	4,658
	$ 2,978,115			$ 598,829	$ 2,379,286	$ 283,129
Golf Course Equipment						
Golf Equip., Aerator Pro Core 648	$ 23,093	8:00	0:11	$ 9,327	$ 13,766	$ 15,016
Golf Equip., Aerator Pro Core 648	23,093	8:00	0:08	9,832	13,261	19,890
Golf Equip., Aerator Toro 687	8,054	8:00	0:08	3,521	4,533	6,799
Golf Equip., Aerifier Toro SR 72	27,034	8:00	5:08	3,597	23,437	4,136
Golf Equip., Bag Racks	7,730	15:00	12:08	549	7,181	567
Golf Equip., Blower Agrimetal	3,593	8:00	0:08	1,571	2,022	3,033
Golf Equip., Blower Buffalo	6,770	8:00	6:08	515	6,255	938
Golf Equip., Bunker Rake Jacobsen	16,109	5:00	1:01	5,756	10,353	9,556
Golf Equip., Bunker Rake Jacobsen	16,109	5:00	1:01	5,756	10,353	9,556
Golf Equip., Cart Beverage	13,252	8:00	0:08	5,541	7,711	11,565
Golf Equip., Cart Club Car 294	11,181	8:00	0:05	4,835	6,346	15,230

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Component Funding Analysis - Items

Components by Category	Current Cost	Useful Life YY:MM	Remaining Life YY:MM	Reserve Balance	Unfunded Balance	Reserve Contribution 2013
Golf Course Equipment						
Golf Equip., Cart Club Car Turf I	7,827	7:00	3:08	1,700	6,127	1,671
Golf Equip., Cart Club Car Turf I	7,827	7:00	3:08	1,700	6,127	1,671
Golf Equip., Cart Club Car Turf II	9,588	7:00	1:09	3,280	6,308	3,604
Golf Equip., Cart Club Car Turf II	9,588	7:00	1:09	3,280	6,308	3,604
Golf Equip., Cart Club Car Turf II	9,588	7:00	0:09	3,827	5,761	7,681
Golf Equip., Cart Club Car Turf II	9,588	7:00	1:09	3,280	6,308	3,604
Golf Equip., Cart Club Car Turf II	9,588	7:00	3:08	2,083	7,505	2,047
Golf Equip., Cart Club Car Turf II	9,588	7:00	6:08	208	9,380	1,407
Golf Equip., Cart Club Car Turf II	9,558	7:00	6:08	208	9,350	1,403
Golf Equip., Cart Club Car Turf II	9,588	7:00	6:08	208	9,380	1,407
Golf Equip., Cart Club Car Turf II	9,588	7:00	6:08	208	9,380	1,407
Golf Equip., Cart Club Car Turf II	9,588	7:00	6:08	208	9,380	1,407
Golf Equip., Cart Club Car Turf II	9,588	7:00	0:08	4,192	5,396	8,094
Golf Equip., Cart Club Car Turf II	9,588	7:00	0:08	4,192	5,396	8,094
Golf Equip., Cart Club Car Turf II	9,588	7:00	5:08	833	8,755	1,545
Golf Equip., Cart Club Car Turf II	9,588	7:00	5:08	833	8,755	1,545
Golf Equip., Cart Club Car Turf II	9,588	7:00	5:08	833	8,755	1,545
Golf Equip., Cart Club Car Turf II	9,588	7:00	5:08	833	8,755	1,545
Golf Equip., Cart Truckster Cushman	17,516	7:00	0:04	7,610	9,906	29,717
Golf Equip., Cart Workman Toro	21,182	7:00	6:08	460	20,722	3,108
Golf Equip., Cart Workman Toro	21,182	7:00	6:08	460	20,722	3,108
Golf Equip., Cart Workman Toro	21,182	7:00	3:08	4,601	16,581	4,522
Golf Equip., Carts Course (80)	213,120	4:00	0:10	76,966	136,154	163,380
Golf Equip., Dump Trailer	7,670	12:00	11:08	97	7,573	649
Golf Equip., Eye Wash Cart Barn	1,702	10:00	8:08	104	1,598	184
Golf Equip., Eye Wash Maintenance	1,702	10:00	8:08	104	1,598	184
Golf Equip., Greens Groomer	3,676	20:00	3:08	1,353	2,323	633
Golf Equip., Greens Roller Salsco	14,573	8:00	0:10	5,875	8,698	10,437

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Component Funding Analysis - Items

Components by Category	Current Cost	Useful Life YY:MM	Remaining Life YY:MM	Reserve Balance	Unfunded Balance	Reserve Contribution 2013
Golf Course Equipment						
Golf Equip., Greens Roller Salsco	14,573	8:00	5:08	1,939	12,634	2,230
Golf Equip., Grinder Bedknife	16,672	9:00	2:04	5,634	11,038	4,731
Golf Equip., Grinder Reel	20,990	9:00	2:04	7,093	13,897	5,956
Golf Equip., Ice Machine # 5	4,158	6:00	0:08	1,686	2,472	3,708
Golf Equip., Ice Machine #14	4,158	6:00	0:08	1,686	2,472	3,708
Golf Equip., Ice Machine Maintenance	10,000	6:00	0:08	4,055	5,945	8,917
Golf Equip., Ice Machine Starter A	7,090	6:00	2:03	2,021	5,069	2,253
Golf Equip., Ice Machine Starter B	7,090	6:00	0:08	2,875	4,215	6,322
Golf Equip., Lift	9,109	10:00	3:08	2,632	6,477	1,766
Golf Equip., Loader Kubota	6,142	16:00	14:08	233	5,909	403
Golf Equip., Moisture Meter	1,243	5:00	3:08	151	1,092	298
Golf Equip., Moisture Meter	1,243	5:00	3:08	151	1,092	298
Golf Equip., Mower Dixie Chopper	10,494	5:00	4:08	319	10,175	2,180
Golf Equip., Mower Exmark	8,174	5:00	4:08	829	7,345	1,574
Golf Equip., Mower Greens 3150	28,655	5:00	0:09	11,438	17,217	22,956
Golf Equip., Mower Greens 3150	28,655	5:00	1:08	8,714	19,941	11,964
Golf Equip., Mower Greens Flex 21	2,656	5:00	4:08	81	2,575	552
Golf Equip., Mower Grounds 3100	33,560	5:00	4:08	1,021	32,539	6,973
Golf Equip., Mower Reelmaster 5510	46,222	5:00	0:06	18,977	27,245	54,488
Golf Equip., Mower Reelmaster 5510	46,222	5:00	4:08	1,406	44,816	9,603
Golf Equip., Mower Rough Gang	24,388	5:00	4:08	742	23,646	5,067
Golf Equip., Mower Steiner	20,065	5:00	3:02	3,356	16,709	5,276
Golf Equip., Mower Toro Z	25,066	5:00	3:03	4,002	21,064	6,481
Golf Equip., Mower Triplex 3100	28,166	5:00	4:08	857	27,309	5,852
Golf Equip., Mower Triplex 3100	28,166	5:00	0:11	11,867	16,299	17,780
Golf Equip., Mower Triplex 3100	28,166	5:00	1:03	11,546	16,620	13,295
Golf Equip., Mower Triplex 3150	29,360	5:00	3:03	4,688	24,672	7,591
Golf Equip., Mower Triplex 3150	29,360	5:00	3:08	3,572	25,788	7,033

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Component Funding Analysis - Items

Components by Category	Current Cost	Useful Life YY:MM	Remaining Life YY:MM	Reserve Balance	Unfunded Balance	Reserve Contribution 2013
Golf Course Equipment						
Golf Equip., Mower Vantage 52	8,379	5:00	4:08	849	7,530	1,613
Golf Equip., Mowers/Trailers Flex 21 (8)	113,816	5:00	3:08	13,845	99,971	27,265
Golf Equip., Pressure Washer	1,770	8:00	0:08	740	1,030	1,545
Golf Equip., Pump 4" Honda	1,615	5:00	0:05	717	898	2,155
Golf Equip., Range Ball Machine	12,000	7:00	0:04	5,213	6,787	20,359
Golf Equip., Sod Cutter Jacobsen	4,710	7:00	5:08	409	4,301	759
Golf Equip., Sprayer Multipro 1250 Toro	28,299	7:00	1:07	9,503	18,796	11,871
Golf Equip., Spreader Vicon	2,667	7:00	0:04	1,159	1,508	4,525
Golf Equip., Sweeper Rake O Vac	31,364	8:00	1:05	12,055	19,309	13,629
Golf Equip., Thatching Unit	6,919	6:00	5:08	175	6,744	1,190
Golf Equip., Thatching Unit	6,919	6:00	5:08	175	6,744	1,190
Golf Equip., Topdresser Toro 2300	14,321	10:00	0:08	6,261	8,060	12,090
Golf Equip., Topdresser Turfco	15,012	10:00	8:02	1,255	13,757	1,684
Golf Equip., Tractor 6040 DT Kubota	24,947	16:00	14:08	948	23,999	1,636
Golf Equip., Tractor B2400 Kubota	16,880	16:00	0:08	7,379	9,501	14,250
Golf Equip., Tractor M4700 Kubota	22,079	16:00	15:08	210	21,869	1,396
Golf Equip., Tractor M4700 Kubota	22,079	16:00	0:11	9,504	12,575	13,718
Golf Equip., Tractor M4900 Kubota	22,484	16:00	0:11	9,678	12,806	13,970
Golf Equip., Trailers Allowance	7,500	10:00	7:03	941	6,559	905
Golf Equip., Truck F250 Ford	28,510	8:00	0:05	12,328	16,182	38,835
Golf Equip., Verticutter	8,178	9:00	2:11	2,522	5,656	1,939
Golf Equip., Washing Station	31,110	20:00	14:09	3,725	27,385	1,857
Golf Equip., Welder Millermatic	2,494	5:00	4:08	76	2,418	518
Golf, Irrigation Pump Control Sys.	171,350	30:00	2:08	66,586	104,764	39,285
Golf, Irrigation Pump/Motor 1	23,074	16:00	0:08	10,087	12,987	19,479
Golf, Irrigation Pump/Motor 2	23,074	16:00	12:08	2,193	20,881	1,649
Golf, Irrigation Pump/Motor 3	23,074	16:00	0:08	10,087	12,987	19,479
Golf, Irrigation Pump/Motor 4	22,725	16:00	0:08	9,935	12,790	19,185

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Component Funding Analysis - Items

Components by Category	Current Cost	Useful Life YY:MM	Remaining Life YY:MM	Reserve Balance	Unfunded Balance	Reserve Contribution 2013
Golf Course Equipment						
Golf, Irrigation Software	20,920	10:00	3:03	7,416	13,504	4,155
Radios, Pro Shop/Irrigation (27)	7,787	3:00	0:11	2,250	5,537	6,040
	$ 1,894,454			$ 502,128	$ 1,392,326	$ 882,915
Grounds/Site Improvements						
Fencing, Perimeter Chain Link	$ 241,710	30:00	14:08	$ 56,356	$ 185,354	$ 12,638
Grounds, Truck Toyota	25,190	7:00	1:05	9,165	16,025	11,311
Lake Aerator/Equipment 1	4,359	16:00	9:05	818	3,541	376
Lake Aerator/Equipment 2	4,359	16:00	0:08	1,906	2,453	3,680
Lake Aerator/Equipment 3	4,359	16:00	0:08	1,906	2,453	3,680
Lake Aerator/Equipment 4	4,359	16:00	0:08	1,906	2,453	3,680
Lake Aerator/Equipment 5	4,359	16:00	0:08	1,906	2,453	3,680
Lake Fountain/Equipment 1	5,222	10:00	1:03	2,084	3,138	2,510
Lake Fountain/Equipment 2	5,222	10:00	1:03	2,084	3,138	2,510
Sidewalks Repair Allowance	20,839	2:00	2:08	4,436	16,403	6,151
Signage, Marquees/Monuments	23,325	20:00	0:11	10,040	13,285	14,492
Signage, Street/Directional	31,198	25:00	9:08	8,729	22,469	2,324
	$ 374,501			$ 101,336	$ 273,165	$ 67,032
Guardhouse/Security						
Access, Access System Modernization	$ 23,155	17:00	1:08	$ 9,527	$ 13,628	$ 8,176
Access, Barrier Gate/Operator Back	2,832	14:00	2:08	1,100	1,732	649
Access, Barrier Gate/Operator CH	2,832	14:00	11:08	215	2,617	224
Access, Barrier Gate/Operator CH	2,832	14:00	13:08	31	2,801	205
Access, Barrier Gate/Operator CH	2,832	14:00	13:08	31	2,801	205
Access, Barrier Gate/Operator GH	2,832	14:00	10:08	308	2,524	237
Access, Swing Gate Back Access	2,756	20:00	5:08	918	1,838	324
Access, Swing Gate Back Access	2,756	20:00	5:08	918	1,838	324
Guardhouse Interiors	6,020	20:00	4:08	2,105	3,915	839
Guardhouse Windows/Doors	11,648	20:00	18:08	354	11,294	605

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Component Funding Analysis - Items

Components by Category	Current Cost	Useful Life YY:MM	Remaining Life YY:MM	Reserve Balance	Unfunded Balance	Reserve Contribution 2013
Guardhouse/Security						
	$ 60,495			$ 15,507	$ 44,988	$ 11,788
HVAC						
HVAC Air Handler # 1, Kitchen	$ 3,669	20:00	5:08	$ 1,222	$ 2,447	$ 432
HVAC Air Handler # 2, Kitchen	3,669	20:00	5:08	725	2,944	520
HVAC Air Handler # 3, Dining	3,215	20:00	18:05	116	3,099	168
HVAC Air Handler # 4, Dining	3,215	20:00	0:10	1,391	1,824	2,189
HVAC Air Handler # 5, Bar	3,215	20:00	18:08	98	3,117	167
HVAC Air Handler # 7, Dining	3,215	20:00	0:05	1,428	1,787	4,289
HVAC Air Handler # 8, Dining	3,215	20:00	0:07	1,413	1,802	3,090
HVAC Air Handler # 9, Dining	3,215	20:00	0:11	1,384	1,831	1,998
HVAC Air Handler #10, Lobby	3,669	20:00	4:06	712	2,957	657
HVAC Air Handler #11, Admin.	3,669	20:00	19:08	28	3,641	185
HVAC Air Handler #12, Pro Shop	3,215	20:00	7:08	978	2,237	292
HVAC Air Handler #13, Fitness	1,947	20:00	19:05	26	1,921	99
HVAC Air Handler #14, Fitness	2,709	20:00	0:07	1,191	1,518	2,603
HVAC Air Handler #15, Fitness	2,709	20:00	0:11	1,166	1,543	1,683
HVAC Air Handler #16, Fitness	2,710	20:00	4:05	960	1,750	396
HVAC Air Handler #17, Accounting	2,710	20:00	0:06	1,197	1,513	3,026
HVAC Air Handler #23, Meeting Room	2,188	20:00	18:03	87	2,101	115
HVAC Air Handler #24, F & B	1,090	20:00	4:03	389	701	165
HVAC Air Handler #25, Kitchen	3,215	20:00	8:08	937	2,278	263
HVAC Air Handler #26, Kitchen	3,215	20:00	8:08	937	2,278	263
HVAC Air Handler #27, Snack Bar	1,948	20:00	0:06	861	1,087	2,175
HVAC Air Handler #28, Maintenance	1,558	20:00	4:08	545	1,013	217
HVAC Air Handler #29, Maintenance	1,558	20:00	17:08	83	1,475	84
HVAC Air Handler #30, Guardhouse	1,558	20:00	5:08	308	1,250	221
HVAC Condenser # 1, Kitchen	4,145	10:00	5:08	819	3,326	587
HVAC Condenser # 2, Kitchen	4,145	10:00	5:08	819	3,326	587

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Component Funding Analysis - Items

Components by Category	Current Cost	Useful Life YY:MM	Remaining Life YY:MM	Reserve Balance	Unfunded Balance	Reserve Contribution 2013
HVAC						
HVAC Condenser # 3, Dining Room	3,627	10:00	8:05	262	3,365	400
HVAC Condenser # 4, Dining	3,627	10:00	0:10	1,569	2,058	2,469
HVAC Condenser # 5, Bar	3,627	10:00	8:08	221	3,406	393
HVAC Condenser # 7, Dining	3,627	10:00	0:05	1,611	2,016	4,838
HVAC Condenser # 8, Dining	3,627	10:00	0:07	1,594	2,033	3,485
HVAC Condenser # 9, Dining	3,627	10:00	0:11	1,561	2,066	2,253
HVAC Condenser #10, Lobby	4,145	10:00	4:06	1,040	3,105	690
HVAC Condenser #11, Admin.	4,145	10:00	0:09	1,661	2,484	3,312
HVAC Condenser #12, Pro Shop	3,627	10:00	7:08	597	3,030	395
HVAC Condenser #13, Fitness	1,727	10:00	0:03	775	952	3,807
HVAC Condenser #14, Fitness	3,051	10:00	0:07	1,341	1,710	2,931
HVAC Condenser #15, Fitness	3,052	10:00	0:11	1,179	1,873	2,042
HVAC Condenser #16, Fitness	3,052	10:00	4:05	777	2,275	515
HVAC Condenser #17, Accounting	3,052	10:00	0:06	1,348	1,704	3,407
HVAC Condenser #23, Meeting Room	2,447	10:00	8:03	195	2,252	273
HVAC Condenser #24, F & B	1,227	10:00	4:03	322	905	213
HVAC Condenser #25, Kitchen	3,627	10:00	8:08	221	3,406	393
HVAC Condenser #26, Kitchen	3,627	10:00	8:08	221	3,406	393
HVAC Condenser #27, Snack Bar	1,732	10:00	0:06	752	980	1,960
HVAC Condenser #28, Maintenance	1,386	10:00	6:08	211	1,175	176
HVAC Condenser #29, Maintenance	1,558	10:00	7:08	166	1,392	182
HVAC Condenser #30, Guardhouse	1,386	10:00	5:08	274	1,112	196
HVAC Package Unit #18, Kitchen	4,303	10:00	4:03	1,129	3,174	747
HVAC Package Unit #19, Bag Storage	3,307	10:00	4:03	867	2,440	574
HVAC Package Unit #21, 19th Hole	9,833	10:00	4:03	2,579	7,254	1,707
HVAC Package Unit #22, 19th Hole Bar	5,286	10:00	4:03	1,387	3,899	918
	$ 161,918			$ 43,680	$ 118,238	$ 65,140

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Component Funding Analysis - Items

Components by Category	Current Cost	Useful Life YY:MM	Remaining Life YY:MM	Reserve Balance	Unfunded Balance	Reserve Contribution 2013
Kitchen Equipment						
Kitchen, 72" Air Door Unit	$ 1,267	7:00	1:06	$ 454	$ 813	$ 542
Kitchen, Bar Beer Cooler Remote	5,769	10:00	4:06	1,447	4,322	960
Kitchen, Bar Bottle Cooler 1DR	1,303	10:00	4:06	327	976	217
Kitchen, Bar Bottle Cooler 2DR	1,766	10:00	4:06	443	1,323	294
Kitchen, Bar Bottle Cooler 3DR	2,614	10:00	0:04	1,160	1,454	4,363
Kitchen, Bar Glass Froster	1,626	10:00	0:06	680	946	1,892
Kitchen, Bar Glass Washer	5,841	15:00	0:06	2,442	3,399	6,797
Kitchen, Bar Keg Unit	1,097	10:00	2:06	344	753	301
Kitchen, Bar Keg Unit 2X	3,227	10:00	0:09	1,403	1,824	2,431
Kitchen, Bar Storage Fridge	3,571	12:00	2:06	1,120	2,451	980
Kitchen, Boiler	7,117	20:00	15:09	690	6,427	408
Kitchen, Brazier Tilt	1,363	20:00	3:08	502	861	235
Kitchen, Broiler (Counter)	4,195	15:00	9:06	702	3,493	368
Kitchen, Broiler (Wall Mount)	3,123	15:00	0:08	1,266	1,857	2,785
Kitchen, Chafing Dishes	3,549	15:00	0:08	1,552	1,997	2,996
Kitchen, Char Broiler	2,887	12:00	2:09	1,015	1,872	681
Kitchen, Chef's Table	41,414	25:00	19:06	4,156	37,258	1,911
Kitchen, Dish Dispenser Mobile	2,017	10:00	2:00	736	1,281	640
Kitchen, Dishwasher	11,966	15:00	1:08	4,189	7,777	4,666
Kitchen, Exhaust Hood/Fire Supr.	26,800	30:00	24:06	2,241	24,559	1,002
Kitchen, Food Warmer 2X Drawer	2,071	15:00	0:05	920	1,151	2,763
Kitchen, Food Warmer Drop In	2,420	15:00	9:06	405	2,015	212
Kitchen, Freezer Reach In	3,054	14:00	2:00	1,140	1,914	957
Kitchen, Freezer Undercounter	1,586	14:00	1:06	568	1,018	678
Kitchen, Fryer	1,816	14:00	13:08	20	1,796	131
Kitchen, Fryer	1,816	14:00	13:08	20	1,796	131
Kitchen, Fryer	1,816	14:00	13:08	20	1,796	131
Kitchen, Griddle Flat Top	3,031	14:00	0:06	1,267	1,764	3,527

Any Golf & Country Club

Analysis Date – January 1, 2014

Component Funding Analysis - Items

Components by Category	Current Cost	Useful Life YY:MM	Remaining Life YY:MM	Reserve Balance	Unfunded Balance	Reserve Contribution 2013
Kitchen Equipment						
Kitchen, Heat Lamps	3,671	10:00	1:06	1,316	2,355	1,570
Kitchen, Ice Carving Equip.	1,722	5:00	0:07	694	1,028	1,762
Kitchen, Ice Cream Freezer	819	16:00	0:08	358	461	691
Kitchen, Ice Machine	6,767	8:00	1:06	2,425	4,342	2,894
Kitchen, Immersion Circulator	955	5:00	4:08	29	926	198
Kitchen, Microwave	1,477	14:00	0:07	649	828	1,419
Kitchen, Miscellaneous	5,000	10:00	1:06	2,078	2,922	1,948
Kitchen, Mixer/Stand	6,309	20:00	0:10	2,730	3,579	4,295
Kitchen, Oven Convection	9,352	15:00	13:02	521	8,831	671
Kitchen, Oven Convection	6,335	15:00	2:08	2,462	3,873	1,452
Kitchen, Oven Cook & Hold	4,393	8:00	0:11	1,572	2,821	3,078
Kitchen, Oven Electric	2,374	10:00	1:06	851	1,523	1,015
Kitchen, Oven Pizza	5,229	15:00	9:06	875	4,354	458
Kitchen, Plate Warmer	3,243	7:00	1:10	1,092	2,151	1,173
Kitchen, Range 6 Burner	2,880	20:00	4:08	1,007	1,873	401
Kitchen, Range w/Griddle	4,219	20:00	16:08	321	3,898	234
Kitchen, Range/Oven 6 Burner	2,936	20:00	1:06	1,052	1,884	1,256
Kitchen, Range/Oven 8 Burner	4,144	20:00	3:08	1,526	2,618	714
Kitchen, Refrig. Fish/Poultry	8,134	12:00	1:06	2,915	5,219	3,479
Kitchen, Refrig. Griddle Stand	4,932	12:00	1:06	1,768	3,164	2,109
Kitchen, Refrig. Reach In	2,579	12:00	1:06	924	1,655	1,103
Kitchen, Refrig. Reach In Salad	5,430	12:00	0:05	2,412	3,018	7,244
Kitchen, Refrig. Reach In Side Stand	2,581	12:00	0:06	1,079	1,502	3,003
Kitchen, Refrig. Sandwich/Salad	2,696	12:00	1:06	966	1,730	1,153
Kitchen, Refrig. Sandwich/Salad	1,905	12:00	1:06	683	1,222	815
Kitchen, Refrig. Sandwich/Salad	2,132	12:00	1:06	764	1,368	912
Kitchen, Refrig. Undercounter	2,031	12:00	1:06	728	1,303	869
Kitchen, Refrig./Freezer Walk In	47,110	20:00	14:06	5,910	41,200	2,841

Any Golf & Country Club

Analysis Date – January 1, 2014

Component Funding Analysis - Items

Components by Category	Current Cost	Useful Life YY:MM	Remaining Life YY:MM	Reserve Balance	Unfunded Balance	Reserve Contribution 2013
Kitchen Equipment						
Kitchen, Sandwich Toaster/Panini	1,438	7:00	1:06	515	923	615
Kitchen, Sealer Cryovac	1,855	5:00	4:08	56	1,799	385
Kitchen, Shelving/Racks	22,700	20:00	3:06	6,328	16,372	4,678
Kitchen, Slicer	1,239	12:00	1:00	471	768	768
Kitchen, Snack Bar 3 Comp. Sink	2,026	20:00	6:08	644	1,382	207
Kitchen, Snack Bar Bottle Cooler	2,996	10:00	9:08	46	2,950	305
Kitchen, Snack Bar Flooring	2,033	15:00	13:03	108	1,925	145
Kitchen, Snack Bar Hot Dog Cooker	1,019	10:00	0:11	412	607	663
Kitchen, Snack Bar Ice Cream Freezer	799	15:00	0:08	349	450	675
Kitchen, Snack Bar Ice Machine	4,178	8:00	0:08	1,482	2,696	4,043
Kitchen, Snack Bar Ice/Water Unit	1,227	6:00	0:08	435	792	1,187
Kitchen, Snack Bar Refrig. Countertop	2,280	10:00	9:08	35	2,245	232
Kitchen, Snack Bar Refrig. Reach In	3,017	12:00	6:10	593	2,424	355
Kitchen, Snack Bar Sandwich Fridge	2,303	12:00	6:03	230	2,073	332
Kitchen, Snack Bar Shelving/Racks	2,519	10:00	9:08	38	2,481	257
Kitchen, Snack Bar Slicer	1,220	15:00	14:08	12	1,208	82
Kitchen, Steam Table Wells (7)	7,281	15:00	1:08	2,996	4,285	2,571
Kitchen, Steamer	5,886	8:00	6:02	615	5,271	855
Kitchen, Steamer	5,886	8:00	2:06	1,846	4,040	1,616
Kitchen, Tables/Sinks Stainless	34,006	20:00	14:06	4,266	29,740	2,051
Kitchen, Tilt Skillet	9,633	16:00	10:06	1,511	8,122	774
Kitchen, Waffle Iron	1,203	14:00	3:08	443	760	207
Kitchen, Warmer/Proofer Cres Cor	3,463	10:00	1:08	1,204	2,259	1,356
Kitchen, Water Heater	7,081	7:00	0:08	2,799	4,282	6,422
Kitchen, Water Heater Booster Pump	3,699	5:00	3:03	591	3,108	956
	$ 432,464			$ 98,961	$ 333,503	$ 123,493

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Analysis Date – January 1, 2014

Component Funding Analysis - Items

Components by Category	Current Cost	Useful Life YY:MM	Remaining Life YY:MM	Reserve Balance	Unfunded Balance	Reserve Contribution 2013
Maintenance Buildings						
Awning Cover, Maintenance	$ 2,188	7:00	4:08	$ 333	$ 1,855	$ 398
Flooring, Maintenance Building 2013	1,600	1:00	0:10	692	908	1,089
Maintenance Building, Main	311,932	35:00	19:08	62,339	249,593	12,691
Maintenance Building, Open	15,754	35:00	19:08	3,148	12,606	641
Overhead Doors, Maintenance Bldg.	13,995	16:00	0:08	6,118	7,877	11,815
Renovation Allowance, Maintenance Bldg.	14,210	25:00	9:08	3,976	10,234	1,059
	$ 359,679			$ 76,606	$ 283,073	$ 27,693
Painting & Waterproofing						
Paint/Waterproof Bldg. Exteriors	$ 22,022	7:00	0:10	$ 8,850	$ 13,172	$ 15,806
	$ 22,022			$ 8,850	$ 13,172	$ 15,806
Pavement/Roads						
Asphalt Overlay, Clubhouse Road	$ 33,409	20:00	3:11	$ 12,139	$ 21,270	$ 5,430
Asphalt Overlay, Bravo Lane	3,985	20:00	12:08	995	2,990	236
Asphalt Overlay, Charlie Avenue	14,406	20:00	3:11	5,234	9,172	2,341
Asphalt Overlay, Delta Drive	184,820	0:00	3:11	67,156	117,664	30,041
Asphalt Overlay, Echo Way	10,421	20:00	3:11	3,787	6,634	1,694
Asphalt Overlay, Foxtrot Drive	86,127	15:00	11:08	8,731	77,396	6,634
Asphalt Overlay, Golf Avenue	75,706	20:00	3:11	27,508	48,198	12,305
Asphalt Overlay, Hotel Court	41,991	20:00	3:11	15,258	26,733	6,825
Asphalt Overlay, India Ave.	119,229	20:00	3:11	43,738	75,491	19,274
Asphalt Overlay, Maintenance	31,263	20:00	4:08	10,934	20,329	4,356
Asphalt Overlay, Juliet Court	67,124	20:00	0:11	28,893	38,231	41,705
Asphalt Overlay, Kilo Drive	44,136	20:00	0:11	18,998	25,138	27,422
Asphalt Sealcoat, Foxtrot Drive	16,298	4:00	0:09	6,505	9,793	13,056
Pavers, Common Roads	43,643	20:00	3:08	16,067	27,576	7,521
	$ 772,558			$ 265,943	$ 506,615	$ 178,840

Any Golf & Country Club

Analysis Date – January 1, 2014

Component Funding Analysis - Items

Components by Category	Current Cost	Useful Life YY:MM	Remaining Life YY:MM	Reserve Balance	Unfunded Balance	Reserve Contribution 2013
Pool & Tennis Facilities						
Awning Covers, Tennis	$ 1,993	7:00	3:08	$ 433	$ 1,560	$ 425
Awning Frames, Tennis	1,783	22:00	6:08	567	1,216	182
Pool Decking, Alpha Pool (Acrylic)	10,890	10:00	1:10	4,057	6,833	3,727
Pool Decking, Alpha Pool (Re-Stain)	2,937	3:00	4:10	261	2,676	554
Pool Decking, Charlie Pool (Acrylic)	10,890	10:00	1:11	4,016	6,874	3,587
Pool Decking, Charlie Pool (Re-Stain)	2,937	3:00	1:11	1,083	1,854	967
Pool Decking, Clubhouse Pool (Acrylic)	15,840	10:00	1:10	5,901	9,939	5,421
Pool Decking, Clubhouse Pool (Re-Stain)	4,272	3:00	4:10	379	3,893	805
Pool Decking, Lima Pool (Acrylic)	11,880	10:00	6:10	1,716	10,164	1,487
Pool Decking, Lima Pool (Re-Stain)	3,204	3:00	1:10	926	2,278	1,243
Pool Decking, Hotel Pool (Acrylic)	11,880	10:00	8:10	632	11,248	1,273
Pool Decking, Hotel Pool (Re-Stain)	3,204	3:00	1:10	1,015	2,189	1,194
Pool Fencing & Gates, Alpha Pool	14,058	24:00	8:08	4,097	9,961	1,149
Pool Fencing & Gates, Charlie Pool	10,790	24:00	8:08	3,145	7,645	882
Pool Fencing & Gates, Clubhouse Pool	10,163	24:00	8:08	2,962	7,201	831
Pool Fencing & Gates, Lima Pool	9,984	24:00	8:08	2,910	7,074	816
Pool Furniture, Alpha Pool	7,410	8:00	7:05	246	7,164	966
Pool Furniture, Charlie Pool	5,250	8:00	7:05	175	5,075	684
Pool Furniture, Clubhouse Pool	12,150	8:00	7:05	404	11,746	1,584
Pool Furniture, Golf	5,480	8:00	7:05	182	5,298	714
Pool Furniture, Hotel Pool	6,125	8:00	7:05	204	5,921	798
Pool Heater, Alpha Pool	2,556	10:00	5:03	554	2,002	381
Pool Heater, Alpha Pool	2,556	10:00	7:08	272	2,284	298
Pool Heater, Charlie Pool	2,556	10:00	2:10	836	1,720	607
Pool Heater, Clubhouse Pool	2,556	10:00	2:08	648	1,908	716
Pool Heater, Clubhouse Pool	2,556	10:00	2:08	648	1,908	716
Pool Heater, Golf	2,556	10:00	0:05	1,069	1,487	3,569
Pool Heater, Hotel Pool	2,556	10:00	9:07	49	2,507	262

Any Golf & Country Club

Analysis Date – January 1, 2014

Component Funding Analysis - Items

Components by Category	Current Cost	Useful Life YY:MM	Remaining Life YY:MM	Reserve Balance	Unfunded Balance	Reserve Contribution 2013
Pool & Tennis Facilities						
Pool Interiors, Alpha Pool	11,913	10:00	2:10	3,895	8,018	2,830
Pool Interiors, Charlie Pool	11,913	10:00	2:10	3,895	8,018	2,830
Pool Interiors, Golf	11,913	10:00	6:10	1,721	10,192	1,491
Pool Interiors, Hotel Pool	11,913	10:00	6:10	1,721	10,192	1,491
Pool Lighting, Alpha Pool 2013	2,500	20:00	0:03	1,122	1,378	5,511
Pool Lighting, Alpha Pool 2017	3,246	20:00	4:08	1,135	2,111	452
Pool Lighting, Charlie Pool 2013	2,500	20:00	0:03	1,122	1,378	5,511
Pool Lighting, Charlie Pool 2017	2,164	20:00	4:08	757	1,407	302
Pool Lighting, Clubhouse Pool	5,000	20:00	0:03	2,244	2,756	11,022
Pool Lighting, Highland Hills 2017	3,246	20:00	4:08	1,135	2,111	452
Pool Lighting, Golf Pool 2013	2,500	20:00	0:03	1,122	1,378	5,511
Pool Lighting, Hotel Pool 2013	2,500	20:00	0:03	1,122	1,378	5,511
Pool Lighting, Hotel Pool 2017	2,847	20:00	4:08	996	1,851	397
Pool Restroom Interiors, Alpha Pool	2,120	20:00	4:08	741	1,379	295
Pool Restroom Interiors, Charlie Pool	2,120	20:00	4:08	741	1,379	295
Pool Restroom Interiors, Clubhouse Pool	2,120	20:00	4:08	741	1,379	295
Pool Restroom Interiors, Lima Pool	2,120	20:00	4:08	741	1,379	295
Pool Restroom Interiors, Hotel Pool	2,120	20:00	4:08	741	1,379	295
Pool, Trash Cans	1,466	5:00	4:08	45	1,421	305
Pool/Spa Interiors, Clubhouse Pool	18,980	10:00	2:10	6,205	12,775	4,509
Spa Heater	4,140	10:00	9:08	63	4,077	422
Tennis Court Rehabilitation	9,832	5:00	4:10	150	9,682	2,003
Tennis Courts Ice Machine	4,161	6:00	2:08	1,055	3,106	1,165
Tennis Fencing & Gates	21,516	24:00	8:08	6,271	15,245	1,759
Tennis Lighting	45,522	24:00	2:08	17,690	27,832	10,437
Tennis Windscreens	5,700	5:00	0:03	2,470	3,230	12,919
	$ 377,084			$ 99,028	$ 278,056	$ 114,143

Any Golf & Country Club

Analysis Date – January 1, 2014

Component Funding Analysis - Items

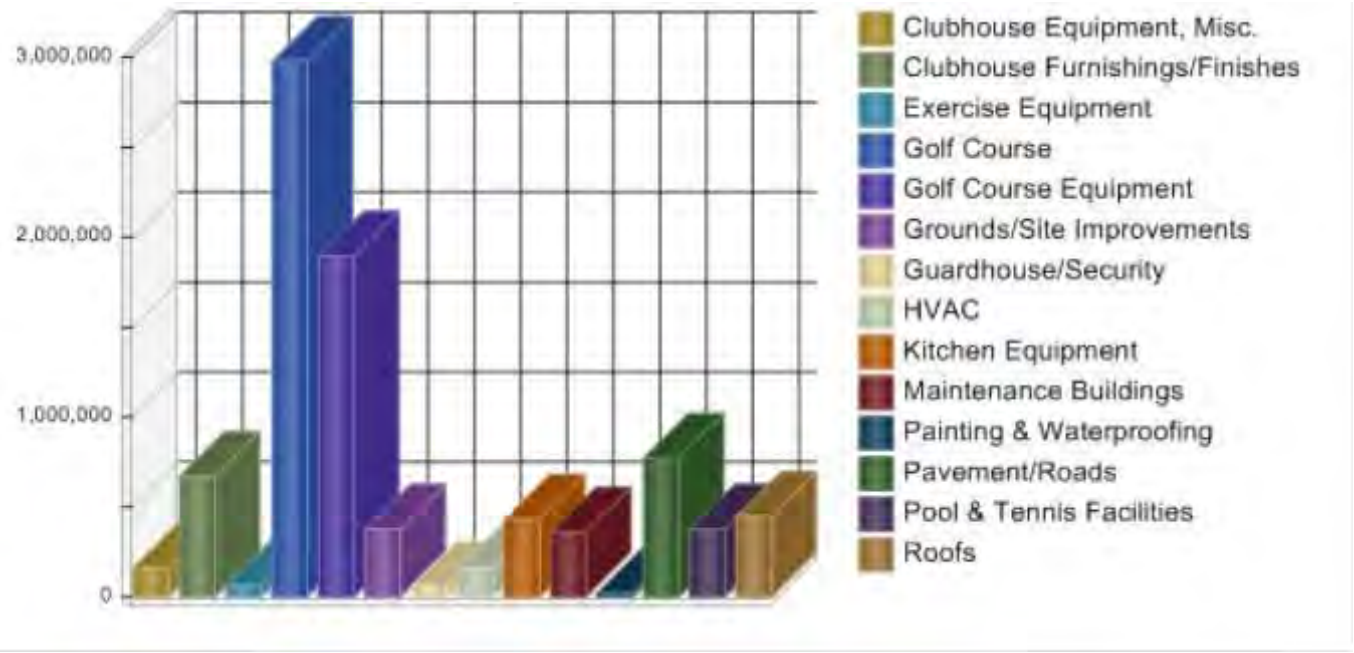
Components by Category	Current Cost	Useful Life YY:MM	Remaining Life YY:MM	Reserve Balance	Unfunded Balance	Reserve Contribution 2013
Roofs						
Pressure Wash Tile Roofs	$ 7,425	3:00	0:10	$ 2,681	$ 4,744	$ 5,692
Roofing, Chemical Storage Bldg.	1,673	15:00	0:08	732	941	1,413
Roofing, Flat - Clubhouse	50,276	20:00	4:08	17,583	32,693	7,005
Roofing, Shingle - Poolhouse Alpha	2,587	16:00	0:08	1,131	1,456	2,184
Roofing, Shingle - Poolhouse Charlie	2,587	16:00	0:08	1,131	1,456	2,184
Roofing, Shingle - Poolhouse Lima Pool	3,336	16:00	0:08	1,459	1,877	2,817
Roofing, Tile - Clubhouse	343,787	25:00	9:08	96,187	247,600	25,613
Roofing, Tile - Guardhouse	9,561	25:00	5:08	3,185	6,376	1,125
Roofing, Tile - Poolhouse Hotel	8,009	25:00	5:08	2,667	5,342	943
Roofing, Tile - Pumphouse	7,355	25:00	5:08	2,450	4,905	866
Roofing, Tile - Snack Bar	6,047	25:00	5:08	2,014	4,033	712
Roofing, Tile - Tennis Pavilion	5,312	25:00	5:08	1,769	3,543	625
	$ 447,955			$ 132,989	$ 314,966	$ 51,179
	$ 8,798,846			$ 2,177,203	$ 6,621,645	$ 2,078,431

Cash Flow Analysis

Any Golf & Country Club

Analysis Date - January 1, 2015

Item Parameter - Category - Chart



Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Detail

Description	Service Date	Current Cost	Est Life	Adj Life	Rem Life	Future Cost	Basis Cost	Measurement Basis
Clubhouse Equipment, Misc.								
Defibrillator/AED 1	03/01/2007	$ 2,252.00	6:00	6:00	0:05	$ 2,252.00	$ 2,252.00	lp sm
Defibrillator/AED 2	03/01/2007	2,252.00	6:00	6:00	0:05	2,252.00	2,252.00	lp sm
Defibrillator/AED 3	03/01/2007	2,252.00	6:00	6:00	0:05	2,252.00	2,252.00	lp sm
Defibrillator/AED 4	06/01/2009	2,252.00	6:00	6:00	2:08	2,252.00	2,252.00	lp sm
Fire Alarm System, Clubhouse	06/01/1997	17,301.00	25:00	25:00	9:08	17,301.00	0.73	sq ft
Generator, Clubhouse	06/01/2009	2,681.00	10:00	10:00	6:08	2,681.00	2,681.00	lp sm
Hurricane Shutters, Clubhouse	10/01/2008	39,515.00	25:00	25:00	21:00	39,515.00	39,515.00	lp sm
Office, Asset Labeler	05/01/2005	1,589.00	8:00	8:00	0:07	1,589.00	1,589.00	lp sm
Office, Computers/Peripherals…	06/01/2012	11,200.00	1:00	1:00	0:08	11,200.00	1,600.00	stations
Office, Copier	06/01/2012	16,335.00	3:00	3:00	2:08	16,335.00	16,335.00	lp sm
Office, ID Card Membership	03/01/2011	1,862.00	4:00	4:00	2:05	1,862.00	1,862.00	lp sm
Office, POS Stations (5)	06/01/2007	13,565.00	6:00	6:00	0:08	13,565.00	2,713.00	each
Office, Server	06/01/2012	6,510.00	5:00	5:00	4:08	6,510.00	6,510.00	lp sm
Sound System, Clubhouse	04/01/2007	10,290.00	10:00	10:00	4:06	10,290.00	10,290.00	lp sm
TVs, Clubhouse	04/01/2007	13,966.00	10:00	10:00	4:06	13,966.00	13,966.00	lp sm
Telephone System/Equipment	03/01/2007	16,515.00	10:00	10:00	4:05	16,515.00	16,515.00	lp sm
Water Fountain, Clubhouse	06/01/1997	2,509.00	10:00	15:07	0:03	2,509.00	2,509.00	lp sm
		$ 162,846.00				$ 162,846.00		
Clubhouse Furnishings/Finishes								
Awning Covers, Clubhouse	01/01/2007	5,754.00	7:00	7:00	1:03	5,754.00	5,754.00	lp sm
Awning Frames, Clubhouse	01/01/2007	2,440.10	22:00	22:00	16:03	2,440.10	18.77	sq ft
Ceiling Tiles, 19th Hole	06/01/1997	3,440.00	25:00	25:00	9:08	3,440.00	6.88	sq ft
Ceiling Tiles, Admin. (Accounting)	06/01/1997	1,379.70	25:00	19:00	3:08	1,379.70	3.78	sq ft
Ceiling Tiles, Admin. (Management)	01/01/2007	3,591.00	25:00	25:00	19:03	3,591.00	3.78	sq ft
Ceiling Tiles, Clubhouse Restrooms	06/01/1997	1,247.40	25:00	19:00	3:08	1,247.40	3.78	sq ft
Ceiling Tiles, Dining/Bar	06/01/1997	5,084.10	25:00	19:00	3:08	5,084.10	3.78	sq ft
Ceiling Tiles, Fitness Center	01/01/2007	3,742.20	25:00	25:00	19:03	3,742.20	3.78	sq ft
Ceiling Tiles, Golf Pro Shop	06/01/1997	3,723.30	25:00	19:00	3:08	3,723.30	3.78	sq ft
Ceiling Tiles, Kitchen	06/01/1997	8,164.80	25:00	19:00	3:08	8,164.80	3.78	sq ft
Ceiling Tiles, Meeting Room	01/01/2007	1,606.50	25:00	25:00	19:03	1,606.50	3.78	sq ft
Commercial Fixtures, Pro Shop	06/01/1997	14,000.00	5:00	15:09	0:05	14,000.00	14.00	sq ft

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Detail

Description	Service Date	Current Cost	Est Life	Adj Life	Rem Life	Future Cost	Basis Cost	Measurement Basis
Clubhouse Furnishings/Finishes								
Dance Floor	03/01/2006	$ 7,461.00	15:00	15:00	8:05	$ 7,461.00	$ 7,461.00	lp sm
Flooring, Carpet - 19th Hole	01/01/2007	9,049.60	8:00	6:07	0:10	9,049.60	56.56	sq yds
Flooring, Carpet - Admin. Offices	01/01/2007	6,953.10	10:00	6:07	0:10	6,953.10	45.15	sq yds
Flooring, Carpet - Dining Room/Bar	01/01/2007	31,804.86	6:00	6:07	0:10	31,804.86	72.78	sq yds
Flooring, Carpet - Fitness Center	01/01/2007	11,740.95	8:00	6:07	0:10	11,740.95	52.65	sq yds
Flooring, Carpet - Lobby/Halls	01/01/2007	9,899.50	6:00	6:07	0:10	9,899.50	76.15	sq yds
Flooring, Carpet - Meeting Room	01/01/2007	2,683.72	6:00	6:07	0:10	2,683.72	51.61	sq yds
Flooring, Carpet - Pro Shop	01/01/2007	6,244.81	10:00	6:07	0:10	6,244.81	51.61	sq yds
Flooring, Epoxy - Kitchen	01/01/2007	9,802.00	20:00	20:00	14:03	9,802.00	3.77	sq ft
Flooring, Tile - 19th Hole Bar	01/01/2007	2,458.60	25:00	25:00	19:03	2,458.60	12.94	sq ft
Flooring, Tile - Dining Bar	06/01/2010	3,364.40	25:00	25:00	22:08	3,364.40	12.94	sq ft
Flooring, Tile - Lobby/Foyer	06/01/1997	5,348.00	25:00	25:00	9:08	5,348.00	13.37	sq ft
Flooring, Tile - RRs 19th Hole	01/01/2007	4,746.35	25:00	25:00	19:03	4,746.35	13.37	sq ft
Flooring, Tile - RRs Clubhouse	06/01/1997	4,946.90	25:00	25:00	9:08	4,946.90	13.37	sq ft
Flooring, Tile - RRs Fitness Center	01/01/2007	9,626.40	25:00	25:00	19:03	9,626.40	13.37	sq ft
Flooring, Wood - 19th Hole	01/01/2007	12,054.00	25:00	25:00	19:03	12,054.00	17.22	sq ft
Furnishings Allowance, 19th Hole	01/01/2007	107,250.00	10:00	10:00	4:03	107,250.00	48.75	sq ft
Furnishings Allowance, Admin.	06/01/1997	25,550.00	20:00	20:00	4:08	25,550.00	3,650.00	stations
Furnishings Allowance, Dining/Bar	01/01/2007	175,500.00	10:00	10:00	4:03	175,500.00	48.75	sq ft
Furnishings Allowance, Lobby/Halls	01/01/2007	38,280.00	10:00	10:00	4:03	38,280.00	26.40	sq ft
Furnishings Allowance, Meeting…	01/01/2007	16,086.25	10:00	10:00	4:03	16,086.25	37.85	sq ft
Furnishings Allowance, Patio	01/01/2007	5,018.00	6:00	6:00	0:03	5,018.00	250.90	pieces
Podium/Umbrella, Clubhouse	06/01/1997	2,898.00	7:00	16:03	0:11	2,898.00	2,898.00	lp sm
Restrooms, Clubhouse	06/01/1997	30,597.00	20:00	20:00	4:08	30,597.00	65.80	sq ft
Restrooms, Fitness	01/01/2007	34,874.00	20:00	20:00	14:03	34,874.00	65.80	sq ft
Stacking Chairs, Dining	06/01/2010	3,852.00	10:00	10:00	7:08	3,852.00	3,852.00	lp sm
Trash Cans, Clubhouse/Starting Area	06/01/2010	3,489.00	5:00	5:00	2:08	3,489.00	3,489.00	lp sm
Wall Finishes, Kitchen Vinyl	06/01/1997	8,476.00	25:00	25:00	9:08	8,476.00	3.26	sq ft
Wall Finishes/Painting, Clubhouse	01/01/2007	40,750.00	10:00	10:00	4:03	40,750.00	1.63	sq ft
Wall Mirrors, Fitness Center	06/01/1997	6,031.90	15:00	15:10	0:06	6,031.90	12.31	sq ft
		$ 691,009.44				$ 691,009.44		

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Item Parameters - Detail

Description	Service Date	Current Cost	Est Life	Adj Life	Rem Life	Future Cost	Basis Cost	Measurement Basis
Exercise Equipment								
Exercise Equip., Bike Octaine	06/01/2010	$ 3,655.00	7:00	7:00	4:08	$ 3,655.00	$ 3,655.00	lp sm
Exercise Equip., Bike Precor	06/01/2011	1,709.00	7:00	7:00	5:08	1,709.00	1,709.00	lp sm
Exercise Equip., Bike True	08/01/2004	1,994.00	7:00	9:05	1:03	1,994.00	1,994.00	lp sm
Exercise Equip., Elliptical Precor	08/01/2008	5,370.00	7:00	7:00	2:10	5,370.00	5,370.00	lp sm
Exercise Equip., Elliptical Precor	08/01/2008	5,370.00	7:00	7:00	2:10	5,370.00	5,370.00	lp sm
Exercise Equip., Elliptical Precor	06/01/2012	5,370.00	7:00	7:00	6:08	5,370.00	5,370.00	lp sm
Exercise Equip., Miscellaneous	01/01/2007	5,000.00	10:00	10:00	4:03	5,000.00	5,000.00	lp sm
Exercise Equip., Treadmill Cybex	06/01/2012	4,479.00	7:00	7:00	6:08	4,479.00	4,479.00	lp sm
Exercise Equip., Treadmill Cybex	06/01/2010	4,479.00	7:00	7:00	4:08	4,479.00	4,479.00	lp sm
Exercise Equip., Treadmill True	06/01/2008	6,266.00	7:00	7:00	2:08	6,266.00	6,266.00	lp sm
Exercise Equip., Treadmill True	06/01/2011	5,067.00	7:00	7:00	5:08	5,067.00	5,067.00	lp sm
Exercise Equip., Treadmill True	06/01/2009	6,266.00	7:00	7:00	3:08	6,266.00	6,266.00	lp sm
Exercise Equipment, Strength Station	06/01/2012	8,720.00	10:00	10:00	9:08	8,720.00	8,720.00	lp sm
		$ 63,745.00				$ 63,745.00		
Golf Course								
Golf, Aqua Greens Refurbish	06/01/1997	10,000.00	10:00	15:07	0:03	10,000.00	10,000.00	lp sm
Golf, Aqua Greens Replace	06/01/1997	40,795.00	20:00	26:00	10:08	40,795.00	40,795.00	lp sm
Golf, Bridge #12	06/01/2006	7,905.90	10:00	10:00	3:08	7,905.90	13.87	sq ft
Golf, Bridge #13	06/01/2006	7,614.63	10:00	10:00	3:08	7,614.63	13.87	sq ft
Golf, Bridge #14	06/01/2006	27,323.90	10:00	10:00	3:08	27,323.90	13.87	sq ft
Golf, Bunkers Restoration	06/01/2012	116,200.00	7:00	7:00	6:08	116,200.00	1.40	sq ft
Golf, Cart Paths Allowance	06/01/2010	20,788.80	2:00	5:00	2:08	20,788.80	0.71	ln ft
Golf, Doors Restrooms/Pools	06/01/2010	16,292.00	15:00	15:00	12:08	16,292.00	16,292.00	lp sm
Golf, Driving Range Mats	06/01/2009	35,404.00	5:00	5:00	1:08	35,404.00	35,404.00	lp sm
Golf, Fairways Restoration	10/01/2006	151,350.00	10:00	10:00	4:00	151,350.00	151,350.00	lp sm
Golf, Greens Re-Grassing	10/01/2006	364,450.00	10:00	10:00	4:00	364,450.00	1.97	sq ft
Golf, Greens Restoration	10/01/2006	381,100.00	20:00	20:00	14:00	381,100.00	2.06	sq ft
Golf, Irrigation Lines/Systems	06/01/1997	1,391,535.00	40:00	40:00	24:08	1,391,535.00	1,605.00	heads
Golf, Retaining Wall # 3	06/01/1997	41,418.00	25:00	25:00	9:08	41,418.00	230.10	ln ft
Golf, Retaining Wall #12	06/01/1997	23,240.10	25:00	25:00	9:08	23,240.10	230.10	ln ft
Golf, Retaining Wall #13	06/01/1997	17,717.70	25:00	25:00	9:08	17,717.70	230.10	ln ft

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Item Parameters - Detail

Description	Service Date	Current Cost	Est Life	Adj Life	Rem Life	Future Cost	Basis Cost	Measurement Basis
Golf Course								
Golf, Retaining Wall #14	06/01/1997	$ 122,183.10	25:00	25:00	9:08	$ 122,183.10	$ 230.10	ln ft
Golf, Retaining Wall #18	06/01/1997	39,577.20	25:00	25:00	9:08	39,577.20	230.10	ln ft
Golf, Scoreboard	06/01/2007	3,323.00	10:00	10:00	4:08	3,323.00	3,323.00	lp sm
Golf, Tee Boxes Restoration	10/01/2006	130,700.00	10:00	10:00	4:00	130,700.00	0.50	sq ft
Golf, Tee Markers/Signs	06/01/1997	29,196.00	20:00	19:04	4:00	29,196.00	1,622.00	holes
		$ 2,978,114.33				$ 2,978,114.33		
Golf Course Equipment								
Golf Equip., Aerator Pro Core 648	09/01/2005	23,093.00	8:00	8:00	0:11	23,093.00	23,093.00	lp sm
Golf Equip., Aerator Pro Core 648	06/01/2003	23,093.00	8:00	10:00	0:08	23,093.00	23,093.00	lp sm
Golf Equip., Aerator Toro 687	06/01/1997	8,054.00	8:00	16:00	0:08	8,054.00	8,054.00	lp sm
Golf Equip., Aerifier Toro SR 72	06/01/2010	27,034.00	8:00	8:00	5:08	27,034.00	27,034.00	lp sm
Golf Equip., Bag Racks	06/01/2010	7,730.00	15:00	15:00	12:08	7,730.00	7,730.00	lp sm
Golf Equip., Blower Agrimetal	06/01/1997	3,593.00	8:00	16:00	0:08	3,593.00	3,593.00	lp sm
Golf Equip., Blower Buffalo	06/01/2011	6,770.00	8:00	8:00	6:08	6,770.00	6,770.00	lp sm
Golf Equip., Bunker Rake Jacobsen	11/01/2008	16,109.00	5:00	5:00	1:01	16,109.00	16,109.00	lp sm
Golf Equip., Bunker Rake Jacobsen	11/01/2008	16,109.00	5:00	5:00	1:01	16,109.00	16,109.00	lp sm
Golf Equip., Cart Beverage	06/01/2005	13,252.00	8:00	8:00	0:08	13,252.00	13,252.00	lp sm
Golf Equip., Cart Club Car 294	03/01/2005	11,181.00	8:00	8:00	0:05	11,181.00	11,181.00	lp sm
Golf Equip., Cart Club Car Turf I	06/01/2009	7,827.00	7:00	7:00	3:08	7,827.00	7,827.00	lp sm
Golf Equip., Cart Club Car Turf I	06/01/2009	7,827.00	7:00	7:00	3:08	7,827.00	7,827.00	lp sm
Golf Equip., Cart Club Car Turf II	07/01/2007	9,588.00	7:00	7:00	1:09	9,588.00	9,588.00	lp sm
Golf Equip., Cart Club Car Turf II	07/01/2007	9,588.00	7:00	7:00	1:09	9,588.00	9,588.00	lp sm
Golf Equip., Cart Club Car Turf II	07/01/2007	9,588.00	7:00	6:00	0:09	9,588.00	9,588.00	lp sm
Golf Equip., Cart Club Car Turf II	07/01/2007	9,588.00	7:00	7:00	1:09	9,588.00	9,588.00	lp sm
Golf Equip., Cart Club Car Turf II	06/01/2009	9,588.00	7:00	7:00	3:08	9,588.00	9,588.00	lp sm
Golf Equip., Cart Club Car Turf II	06/01/2012	9,588.00	7:00	7:00	6:08	9,588.00	9,588.00	lp sm
Golf Equip., Cart Club Car Turf II	06/01/2012	9,558.00	7:00	7:00	6:08	9,558.00	9,558.00	lp sm
Golf Equip., Cart Club Car Turf II	06/01/2012	9,588.00	7:00	7:00	6:08	9,588.00	9,588.00	lp sm
Golf Equip., Cart Club Car Turf II	06/01/2012	9,588.00	7:00	7:00	6:08	9,588.00	9,588.00	lp sm
Golf Equip., Cart Club Car Turf II	06/01/2012	9,588.00	7:00	7:00	6:08	9,588.00	9,588.00	lp sm
Golf Equip., Cart Club Car Turf II	06/01/1997	9,588.00	7:00	16:00	0:08	9,588.00	9,588.00	lp sm

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Item Parameters - Detail

Description	Service Date	Current Cost	Est Life	Adj Life	Rem Life	Future Cost	Basis Cost	Measurement Basis
Golf Course Equipment								
Golf Equip., Cart Club Car Turf II	06/01/1997	$ 9,588.00	7:00	16:00	0:08	$ 9,588.00	$ 9,588.00	lp sm
Golf Equip., Cart Club Car Turf II	06/01/2011	9,588.00	7:00	7:00	5:08	9,588.00	9,588.00	lp sm
Golf Equip., Cart Club Car Turf II	06/01/2011	9,588.00	7:00	7:00	5:08	9,588.00	9,588.00	lp sm
Golf Equip., Cart Club Car Turf II	06/01/2011	9,588.00	7:00	7:00	5:08	9,588.00	9,588.00	lp sm
Golf Equip., Cart Club Car Turf II	06/01/2011	9,588.00	7:00	7:00	5:08	9,588.00	9,588.00	lp sm
Golf Equip., Cart Truckster Cushman	02/01/2006	17,516.00	7:00	7:00	0:04	17,516.00	17,516.00	lp sm
Golf Equip., Cart Workman Toro	06/01/2012	21,182.00	7:00	7:00	6:08	21,182.00	21,182.00	lp sm
Golf Equip., Cart Workman Toro	06/01/2012	21,182.00	7:00	7:00	6:08	21,182.00	21,182.00	lp sm
Golf Equip., Cart Workman Toro	06/01/2009	21,182.00	7:00	7:00	3:08	21,182.00	21,182.00	lp sm
Golf Equip., Carts Course (80)	08/01/2009	213,120.00	4:00	4:00	0:10	213,120.00	2,664.00	each
Golf Equip., Dump Trailer	06/01/2012	7,670.00	12:00	12:00	11:08	7,670.00	7,670.00	lp sm
Golf Equip., Eye Wash Cart Barn	06/01/2011	1,702.00	10:00	10:00	8:08	1,702.00	1,702.00	lp sm
Golf Equip., Eye Wash Maintenance	06/01/2011	1,702.00	10:00	10:00	8:08	1,702.00	1,702.00	lp sm
Golf Equip., Greens Groomer	06/01/1997	3,676.00	20:00	19:00	3:08	3,676.00	3,676.00	lp sm
Golf Equip., Greens Roller Salsco	06/01/2006	14,573.00	8:00	7:02	0:10	14,573.00	14,573.00	lp sm
Golf Equip., Greens Roller Salsco	06/01/2010	14,573.00	8:00	8:00	5:08	14,573.00	14,573.00	lp sm
Golf Equip., Grinder Bedknife	02/01/2006	16,672.00	9:00	9:00	2:04	16,672.00	16,672.00	lp sm
Golf Equip., Grinder Reel	02/01/2006	20,990.00	9:00	9:00	2:04	20,990.00	20,990.00	lp sm
Golf Equip., Ice Machine # 5	06/01/2007	4,158.00	6:00	6:00	0:08	4,158.00	4,158.00	lp sm
Golf Equip., Ice Machine #14	06/01/2007	4,158.00	6:00	6:00	0:08	4,158.00	4,158.00	lp sm
Golf Equip., Ice Machine Maintenance	06/01/2007	10,000.00	6:00	6:00	0:08	10,000.00	10,000.00	lp sm
Golf Equip., Ice Machine Starter A	01/01/2009	7,090.00	6:00	6:00	2:03	7,090.00	7,090.00	lp sm
Golf Equip., Ice Machine Starter B	06/01/2007	7,090.00	6:00	6:00	0:08	7,090.00	7,090.00	lp sm
Golf Equip., Lift	06/01/2006	9,109.00	10:00	10:00	3:08	9,109.00	9,109.00	lp sm
Golf Equip., Loader Kubota	06/01/2011	6,142.00	16:00	16:00	14:08	6,142.00	6,142.00	lp sm
Golf Equip., Moisture Meter	06/01/2011	1,243.00	5:00	5:00	3:08	1,243.00	1,243.00	lp sm
Golf Equip., Moisture Meter	06/01/2011	1,243.00	5:00	5:00	3:08	1,243.00	1,243.00	lp sm
Golf Equip., Mower Dixie Chopper	06/01/2012	10,494.00	5:00	5:00	4:08	10,494.00	10,494.00	lp sm
Golf Equip., Mower Exmark	06/01/2011	8,174.00	5:00	6:00	4:08	8,174.00	8,174.00	lp sm
Golf Equip., Mower Greens 3150	07/01/2007	28,655.00	5:00	6:00	0:09	28,655.00	28,655.00	lp sm
Golf Equip., Mower Greens 3150	06/01/2009	28,655.00	5:00	5:00	1:08	28,655.00	28,655.00	lp sm

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Item Parameters - Detail

Description	Service Date	Current Cost	Est Life	Adj Life	Rem Life	Future Cost	Basis Cost	Measurement Basis
Golf Course Equipment								
Golf Equip., Mower Greens Flex 21	06/01/2012	$ 2,656.00	5:00	5:00	4:08	$ 2,656.00	$ 2,656.00	lp sm
Golf Equip., Mower Grounds 3100	06/01/2012	33,560.00	5:00	5:00	4:08	33,560.00	33,560.00	lp sm
Golf Equip., Mower Reelmaster 5510	04/01/2008	46,222.00	5:00	5:00	0:06	46,222.00	46,222.00	lp sm
Golf Equip., Mower Reelmaster 5510	06/01/2012	46,222.00	5:00	5:00	4:08	46,222.00	46,222.00	lp sm
Golf Equip., Mower Rough Gang	06/01/2012	24,388.00	5:00	5:00	4:08	24,388.00	24,388.00	lp sm
Golf Equip., Mower Steiner	12/01/2010	20,065.00	5:00	5:00	3:02	20,065.00	20,065.00	lp sm
Golf Equip., Mower Toro Z	01/01/2011	25,066.00	5:00	5:00	3:03	25,066.00	25,066.00	lp sm
Golf Equip., Mower Triplex 3100	06/01/2012	28,166.00	5:00	5:00	4:08	28,166.00	28,166.00	lp sm
Golf Equip., Mower Triplex 3100	09/01/2001	28,166.00	5:00	12:00	0:11	28,166.00	28,166.00	lp sm
Golf Equip., Mower Triplex 3100	09/01/2001	28,166.00	5:00	12:04	1:03	28,166.00	28,166.00	lp sm
Golf Equip., Mower Triplex 3150	01/01/2011	29,360.00	5:00	5:00	3:03	29,360.00	29,360.00	lp sm
Golf Equip., Mower Triplex 3150	06/01/2011	29,360.00	5:00	5:00	3:08	29,360.00	29,360.00	lp sm
Golf Equip., Mower Vantage 52	06/01/2011	8,379.00	5:00	6:00	4:08	8,379.00	8,379.00	lp sm
Golf Equip., Mowers/Trailers Flex 21…	06/01/2011	113,816.00	5:00	5:00	3:08	113,816.00	14,227.00	each
Golf Equip., Pressure Washer	06/01/2005	1,770.00	8:00	8:00	0:08	1,770.00	1,770.00	lp sm
Golf Equip., Pump 4" Honda	06/01/1997	1,615.00	5:00	15:09	0:05	1,615.00	1,615.00	lp sm
Golf Equip., Range Ball Machine	02/01/2006	12,000.00	7:00	7:00	0:04	12,000.00	12,000.00	lp sm
Golf Equip., Sod Cutter Jacobsen	06/01/2011	4,710.00	7:00	7:00	5:08	4,710.00	4,710.00	lp sm
Golf Equip., Sprayer Multipro 1250…	05/01/2008	28,299.00	7:00	6:00	1:07	28,299.00	28,299.00	lp sm
Golf Equip., Spreader Vicon	02/01/2006	2,667.00	7:00	7:00	0:04	2,667.00	2,667.00	lp sm
Golf Equip., Sweeper Rake O Vac	03/01/2005	31,364.00	8:00	9:00	1:05	31,364.00	31,364.00	lp sm
Golf Equip., Thatching Unit	06/01/2012	6,919.00	6:00	6:00	5:08	6,919.00	6,919.00	lp sm
Golf Equip., Thatching Unit	06/01/2012	6,919.00	6:00	6:00	5:08	6,919.00	6,919.00	lp sm
Golf Equip., Topdresser Toro 2300	06/01/1997	14,321.00	10:00	16:00	0:08	14,321.00	14,321.00	lp sm
Golf Equip., Topdresser Turfco	12/01/2010	15,012.00	10:00	10:00	8:02	15,012.00	15,012.00	lp sm
Golf Equip., Tractor 6040 DT Kubota	06/01/2011	24,947.00	16:00	16:00	14:08	24,947.00	24,947.00	lp sm
Golf Equip., Tractor B2400 Kubota	06/01/1997	16,880.00	16:00	16:00	0:08	16,880.00	16,880.00	lp sm
Golf Equip., Tractor M4700 Kubota	06/01/2012	22,079.00	16:00	16:00	15:08	22,079.00	22,079.00	lp sm
Golf Equip., Tractor M4700 Kubota	06/01/1997	22,079.00	16:00	16:03	0:11	22,079.00	22,079.00	lp sm
Golf Equip., Tractor M4900 Kubota	06/01/1997	22,484.00	16:00	16:03	0:11	22,484.00	22,484.00	lp sm
Golf Equip., Trailers Allowance	01/01/2010	7,500.00	10:00	10:00	7:03	7,500.00	7,500.00	lp sm

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Item Parameters - Detail

Description	Service Date	Current Cost	Est Life	Adj Life	Rem Life	Future Cost	Basis Cost	Measurement Basis
Golf Course Equipment								
Golf Equip., Truck F250 Ford	03/01/2005	$ 28,510.00	8:00	8:00	0:05	$ 28,510.00	$ 28,510.00	lp sm
Golf Equip., Verticutter	09/01/2006	8,178.00	9:00	9:00	2:11	8,178.00	8,178.00	lp sm
Golf Equip., Washing Station	07/01/2007	31,110.00	20:00	20:00	14:09	31,110.00	31,110.00	lp sm
Golf Equip., Welder Millermatic	06/01/2012	2,494.00	5:00	5:00	4:08	2,494.00	2,494.00	lp sm
Golf, Irrigation Pump Control Sys.	06/01/1997	171,350.00	30:00	18:00	2:08	171,350.00	171,350.00	lp sm
Golf, Irrigation Pump/Motor 1	06/01/1997	23,074.00	16:00	16:00	0:08	23,074.00	230.74	hp
Golf, Irrigation Pump/Motor 2	06/01/2009	23,074.00	16:00	16:00	12:08	23,074.00	230.74	hp
Golf, Irrigation Pump/Motor 3	06/01/1997	23,074.00	16:00	16:00	0:08	23,074.00	230.74	hp
Golf, Irrigation Pump/Motor 4	06/01/1997	22,725.00	16:00	16:00	0:08	22,725.00	227.25	230.74
Golf, Irrigation Software	06/01/2001	20,920.00	10:00	14:07	3:03	20,920.00	20,920.00	lp sm
Radios, Pro Shop/Irrigation (27)	03/01/2011	7,786.80	3:00	2:06	0:11	7,786.80	288.40	each
		$ 1,894,453.80				$ 1,894,453.80		
Grounds/Site Improvements								
Fencing, Perimeter Chain Link	06/01/1997	241,710.00	30:00	30:00	14:08	241,710.00	11.51	ln ft
Grounds, Truck Toyota	03/01/2007	25,190.00	7:00	7:00	1:05	25,190.00	25,190.00	lp sm
Lake Aerator/Equipment 1	03/01/2006	4,359.00	16:00	16:00	9:05	4,359.00	4,359.00	lp sm
Lake Aerator/Equipment 2	06/01/1997	4,359.00	16:00	16:00	0:08	4,359.00	4,359.00	lp sm
Lake Aerator/Equipment 3	06/01/1997	4,359.00	16:00	16:00	0:08	4,359.00	4,359.00	lp sm
Lake Aerator/Equipment 4	06/01/1997	4,359.00	16:00	16:00	0:08	4,359.00	4,359.00	lp sm
Lake Aerator/Equipment 5	06/01/1997	4,359.00	16:00	16:00	0:08	4,359.00	4,359.00	lp sm
Lake Fountain/Equipment 1	01/01/2004	5,222.00	10:00	10:00	1:03	5,222.00	5,222.00	lp sm
Lake Fountain/Equipment 2	01/01/2004	5,222.00	10:00	10:00	1:03	5,222.00	5,222.00	lp sm
Sidewalks Repair Allowance	06/01/2010	20,838.50	2:00	5:00	2:08	20,838.50	0.71	ln ft
Signage, Marquees/Monuments	06/01/1997	23,325.00	20:00	16:03	0:11	23,325.00	7,775.00	each
Signage, Street/Directional	06/01/1997	31,198.00	25:00	25:00	9:08	31,198.00	779.95	each
		$ 374,500.50				$ 374,500.50		
Guardhouse/Security								
Access, Access System Modernization	06/01/1997	23,155.00	17:00	17:00	1:08	23,155.00	23,155.00	lp sm
Access, Barrier Gate/Operator Back	06/01/1997	2,832.00	14:00	18:00	2:08	2,832.00	2,832.00	lp sm
Access, Barrier Gate/Operator CH	06/01/2010	2,832.00	14:00	14:00	11:08	2,832.00	2,832.00	lp sm

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Description	Service Date	Current Cost	Est Life	Adj Life	Rem Life	Future Cost	Basis Cost	Measurement Basis
Guardhouse/Security								
Access, Barrier Gate/Operator CH	06/01/2012	$ 2,832.00	14:00	14:00	13:08	$ 2,832.00	$ 2,832.00	lp sm
Access, Barrier Gate/Operator CH	06/01/2012	2,832.00	14:00	14:00	13:08	2,832.00	2,832.00	lp sm
Access, Barrier Gate/Operator GH	06/01/2009	2,832.00	14:00	14:00	10:08	2,832.00	2,832.00	lp sm
Access, Swing Gate Back Access	06/01/1997	2,756.00	20:00	21:00	5:08	2,756.00	2,756.00	lp sm
Access, Swing Gate Back Access	06/01/1997	2,756.00	20:00	21:00	5:08	2,756.00	2,756.00	lp sm
Guardhouse Interiors	06/01/1997	6,020.00	20:00	20:00	4:08	6,020.00	6,020.00	lp sm
Guardhouse Windows/Doors	06/01/2011	11,648.00	20:00	20:00	18:08	11,648.00	11,648.00	lp sm
		$ 60,495.00				$ 60,495.00		
HVAC								
HVAC Air Handler # 1, Kitchen	06/01/1997	3,669.42	20:00	21:00	5:08	3,669.42	611.57	tons
HVAC Air Handler # 2, Kitchen	06/01/2008	3,669.42	20:00	10:00	5:08	3,669.42	611.57	tons
HVAC Air Handler # 3, Dining	03/01/2011	3,215.30	20:00	20:00	18:05	3,215.30	643.06	tons
HVAC Air Handler # 4, Dining	06/01/1997	3,215.30	20:00	16:02	0:10	3,215.30	643.06	tons
HVAC Air Handler # 5, Bar	06/01/2011	3,215.30	20:00	20:00	18:08	3,215.30	643.06	tons
HVAC Air Handler # 7, Dining	06/01/1997	3,215.30	20:00	15:09	0:05	3,215.30	643.06	tons
HVAC Air Handler # 8, Dining	06/01/1997	3,215.30	20:00	15:11	0:07	3,215.30	643.06	tons
HVAC Air Handler # 9, Dining	06/01/1997	3,215.30	20:00	16:03	0:11	3,215.30	643.06	tons
HVAC Air Handler #10, Lobby	06/01/2009	3,669.42	20:00	7:10	4:06	3,669.42	611.57	tons
HVAC Air Handler #11, Admin.	06/01/2012	3,669.42	20:00	20:00	19:08	3,669.42	611.57	tons
HVAC Air Handler #12, Pro Shop	06/01/1997	3,215.30	20:00	23:00	7:08	3,215.30	643.06	tons
HVAC Air Handler #13, Fitness	03/01/2012	1,947.23	20:00	20:00	19:05	1,947.23	778.89	tons
HVAC Air Handler #14, Fitness	06/01/1997	2,709.36	20:00	15:11	0:07	2,709.36	677.34	tons
HVAC Air Handler #15, Fitness	06/01/1997	2,709.36	20:00	16:03	0:11	2,709.36	677.34	tons
HVAC Air Handler #16, Fitness	06/01/1997	2,710.44	20:00	19:09	4:05	2,710.44	677.61	tons
HVAC Air Handler #17, Accounting	06/01/1997	2,710.44	20:00	15:10	0:06	2,710.44	677.61	tons
HVAC Air Handler #23, Meeting Room	01/01/2011	2,188.26	20:00	20:00	18:03	2,188.26	729.42	tons
HVAC Air Handler #24, F & B	06/01/1997	1,090.00	20:00	19:07	4:03	1,090.00	1,090.00	tons
HVAC Air Handler #25, Kitchen	06/01/1997	3,215.30	20:00	24:00	8:08	3,215.30	643.06	tons
HVAC Air Handler #26, Kitchen	06/01/1997	3,215.30	20:00	24:00	8:08	3,215.30	643.06	tons
HVAC Air Handler #27, Snack Bar	06/01/1997	1,948.00	20:00	15:10	0:06	1,948.00	779.20	tons
HVAC Air Handler #28, Maintenance	06/01/1997	1,558.40	20:00	20:00	4:08	1,558.40	779.20	tons

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Description	Service Date	Current Cost	Est Life	Adj Life	Rem Life	Future Cost	Basis Cost	Measurement Basis
HVAC								
HVAC Air Handler #29, Maintenance	06/01/2010	$ 1,558.40	20:00	20:00	17:08	$ 1,558.40	$ 779.20	tons
HVAC Air Handler #30, Guardhouse	06/01/2008	1,558.40	20:00	10:00	5:08	1,558.40	779.20	tons
HVAC Condenser # 1, Kitchen	06/01/2008	4,144.86	10:00	10:00	5:08	4,144.86	690.81	tons
HVAC Condenser # 2, Kitchen	06/01/2008	4,144.86	10:00	10:00	5:08	4,144.86	690.81	tons
HVAC Condenser # 3, Dining Room	03/01/2011	3,626.75	10:00	10:00	8:05	3,626.75	725.35	tons
HVAC Condenser # 4, Dining	06/01/1997	3,626.75	10:00	16:02	0:10	3,626.75	725.35	tons
HVAC Condenser # 5, Bar	06/01/2011	3,626.75	10:00	10:00	8:08	3,626.75	725.35	tons
HVAC Condenser # 7, Dining	06/01/1997	3,626.75	10:00	15:09	0:05	3,626.75	725.35	tons
HVAC Condenser # 8, Dining	06/01/1997	3,626.75	10:00	15:11	0:07	3,626.75	725.35	tons
HVAC Condenser # 9, Dining	06/01/1997	3,626.75	10:00	16:03	0:11	3,626.75	725.35	tons
HVAC Condenser #10, Lobby	04/01/2007	4,144.86	10:00	10:00	4:06	4,144.86	690.81	tons
HVAC Condenser #11, Admin.	05/01/2007	4,144.86	10:00	6:02	0:09	4,144.86	690.81	tons
HVAC Condenser #12, Pro Shop	06/01/2008	3,626.75	10:00	12:00	7:08	3,626.75	725.35	tons
HVAC Condenser #13, Fitness	06/01/1997	1,727.03	10:00	15:07	0:03	1,727.03	690.81	tons
HVAC Condenser #14, Fitness	06/01/1997	3,050.56	10:00	15:11	0:07	3,050.56	762.64	tons
HVAC Condenser #15, Fitness	09/01/2007	3,051.76	10:00	6:00	0:11	3,051.76	762.94	tons
HVAC Condenser #16, Fitness	03/01/2007	3,051.76	10:00	10:00	4:05	3,051.76	762.94	tons
HVAC Condenser #17, Accounting	06/01/1997	3,051.76	10:00	15:10	0:06	3,051.76	762.94	tons
HVAC Condenser #23, Meeting Room	01/01/2011	2,447.31	10:00	10:00	8:03	2,447.31	815.77	tons
HVAC Condenser #24, F & B	01/01/2007	1,227.20	10:00	10:00	4:03	1,227.20	1,227.20	tons
HVAC Condenser #25, Kitchen	06/01/2011	3,626.75	10:00	10:00	8:08	3,626.75	725.35	tons
HVAC Condenser #26, Kitchen	06/01/2011	3,626.75	10:00	10:00	8:08	3,626.75	725.35	tons
HVAC Condenser #27, Snack Bar	11/01/2002	1,732.10	10:00	10:05	0:06	1,732.10	692.84	tons
HVAC Condenser #28, Maintenance	06/01/2009	1,385.68	10:00	10:00	6:08	1,385.68	692.84	tons
HVAC Condenser #29, Maintenance	06/01/2010	1,558.40	10:00	10:00	7:08	1,558.40	779.20	tons
HVAC Condenser #30, Guardhouse	06/01/2008	1,385.68	10:00	10:00	5:08	1,385.68	692.84	tons
HVAC Package Unit #18, Kitchen	01/01/2007	4,303.32	10:00	10:00	4:03	4,303.32	1,434.44	tons
HVAC Package Unit #19, Bag Storage	01/01/2007	3,306.63	10:00	10:00	4:03	3,306.63	2,204.42	tons
HVAC Package Unit #21, 19th Hole	01/01/2007	9,832.89	10:00	10:00	4:03	9,832.89	1,156.81	tons
HVAC Package Unit #22, 19th Hole…	01/01/2007	5,286.44	10:00	10:00	4:03	5,286.44	1,321.61	tons
		$ 161,922.38				$ 161,922.38		

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Item Parameters - Detail

Description	Service Date	Current Cost	Est Life	Adj Life	Rem Life	Future Cost	Basis Cost	Measurement Basis
Kitchen Equipment								
Kitchen, 72" Air Door Unit	04/01/2007	$ 1,267.00	7:00	7:00	1:06	$ 1,267.00	$ 1,267.00	lp sm
Kitchen, Bar Beer Cooler Remote	04/01/2007	5,769.00	10:00	10:00	4:06	5,769.00	5,769.00	lp sm
Kitchen, Bar Bottle Cooler 1DR	04/01/2007	1,303.00	10:00	10:00	4:06	1,303.00	1,303.00	lp sm
Kitchen, Bar Bottle Cooler 2DR	04/01/2007	1,766.00	10:00	10:00	4:06	1,766.00	1,766.00	lp sm
Kitchen, Bar Bottle Cooler 3DR	01/01/2001	2,614.00	10:00	12:01	0:04	2,614.00	2,614.00	lp sm
Kitchen, Bar Glass Froster	04/01/2007	1,626.00	10:00	6:00	0:06	1,626.00	1,626.00	lp sm
Kitchen, Bar Glass Washer	04/01/2007	5,841.00	15:00	6:00	0:06	5,841.00	5,841.00	lp sm
Kitchen, Bar Keg Unit	04/01/2007	1,097.00	10:00	8:00	2:06	1,097.00	1,097.00	lp sm
Kitchen, Bar Keg Unit 2X	06/01/1997	3,227.00	10:00	16:01	0:09	3,227.00	3,227.00	lp sm
Kitchen, Bar Storage Fridge	04/01/2007	3,571.00	12:00	8:00	2:06	3,571.00	3,571.00	lp sm
Kitchen, Boiler	07/01/2008	7,117.00	20:00	20:00	15:09	7,117.00	7,117.00	lp sm
Kitchen, Brazier Tilt	06/01/1997	1,363.00	20:00	19:00	3:08	1,363.00	1,363.00	lp sm
Kitchen, Broiler (Counter)	04/01/2007	4,195.00	15:00	15:00	9:06	4,195.00	4,195.00	lp sm
Kitchen, Broiler (Wall Mount)	06/01/2007	3,123.00	15:00	6:00	0:08	3,123.00	3,123.00	lp sm
Kitchen, Chafing Dishes	06/01/1997	3,549.00	15:00	16:00	0:08	3,549.00	3,549.00	lp sm
Kitchen, Char Broiler	07/01/2003	2,887.00	12:00	12:00	2:09	2,887.00	2,887.00	lp sm
Kitchen, Chef's Table	04/01/2007	41,414.00	25:00	25:00	19:06	41,414.00	41,414.00	lp sm
Kitchen, Dish Dispenser Mobile	10/01/2004	2,017.00	10:00	10:00	2:00	2,017.00	2,017.00	lp sm
Kitchen, Dishwasher	04/01/2007	11,966.00	15:00	7:02	1:08	11,966.00	11,966.00	lp sm
Kitchen, Exhaust Hood/Fire Supr.	04/01/2007	26,800.00	30:00	30:00	24:06	26,800.00	26,800.00	lp sm
Kitchen, Food Warmer 2X Drawer	06/01/1997	2,071.00	15:00	15:09	0:05	2,071.00	2,071.00	lp sm
Kitchen, Food Warmer Drop In	04/01/2007	2,420.00	15:00	15:00	9:06	2,420.00	2,420.00	lp sm
Kitchen, Freezer Reach In	10/01/2003	3,054.00	14:00	11:00	2:00	3,054.00	3,054.00	lp sm
Kitchen, Freezer Undercounter	04/01/2007	1,586.00	14:00	7:00	1:06	1,586.00	1,586.00	lp sm
Kitchen, Fryer	06/01/2012	1,816.00	14:00	14:00	13:08	1,816.00	1,816.00	lp sm
Kitchen, Fryer	06/01/2012	1,816.00	14:00	14:00	13:08	1,816.00	1,816.00	lp sm
Kitchen, Fryer	06/01/2012	1,816.00	14:00	14:00	13:08	1,816.00	1,816.00	lp sm
Kitchen, Griddle Flat Top	04/01/2007	3,031.00	14:00	6:00	0:06	3,031.00	3,031.00	lp sm
Kitchen, Heat Lamps	04/01/2007	3,671.00	10:00	7:00	1:06	3,671.00	3,671.00	lp sm
Kitchen, Ice Carving Equip.	05/01/2008	1,722.00	5:00	5:00	0:07	1,722.00	1,722.00	lp sm
Kitchen, Ice Cream Freezer	06/01/1997	819.00	16:00	16:00	0:08	819.00	819.00	lp sm

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Description	Service Date	Current Cost	Est Life	Adj Life	Rem Life	Future Cost	Basis Cost	Measurement Basis
Kitchen Equipment								
Kitchen, Ice Machine	04/01/2007	$ 6,767.00	8:00	7:00	1:06	$ 6,767.00	$ 6,767.00	lp sm
Kitchen, Immersion Circulator	06/01/2012	955.00	5:00	5:00	4:08	955.00	955.00	lp sm
Kitchen, Microwave	06/01/1997	1,477.00	14:00	15:11	0:07	1,477.00	1,477.00	lp sm
Kitchen, Miscellaneous	06/01/1997	5,000.00	10:00	16:10	1:06	5,000.00	5,000.00	lp sm
Kitchen, Mixer/Stand	06/01/1997	6,309.00	20:00	16:02	0:10	6,309.00	6,309.00	lp sm
Kitchen, Oven Convection	12/01/2010	9,352.00	15:00	15:00	13:02	9,352.00	9,352.00	lp sm
Kitchen, Oven Convection	06/01/1997	6,335.00	15:00	18:00	2:08	6,335.00	6,335.00	lp sm
Kitchen, Oven Cook & Hold	06/01/2009	4,393.00	8:00	4:03	0:11	4,393.00	4,393.00	lp sm
Kitchen, Oven Electric	04/01/2007	2,374.00	10:00	7:00	1:06	2,374.00	2,374.00	lp sm
Kitchen, Oven Pizza	04/01/2007	5,229.00	15:00	15:00	9:06	5,229.00	5,229.00	lp sm
Kitchen, Plate Warmer	08/01/2007	3,243.00	7:00	7:00	1:10	3,243.00	3,243.00	lp sm
Kitchen, Range 6 Burner	06/01/1997	2,880.00	20:00	20:00	4:08	2,880.00	2,880.00	lp sm
Kitchen, Range w/Griddle	06/01/2009	4,219.00	20:00	20:00	16:08	4,219.00	4,219.00	lp sm
Kitchen, Range/Oven 6 Burner	04/01/2007	2,936.00	20:00	7:00	1:06	2,936.00	2,936.00	lp sm
Kitchen, Range/Oven 8 Burner	06/01/1997	4,144.00	20:00	19:00	3:08	4,144.00	4,144.00	lp sm
Kitchen, Refrig. Fish/Poultry	04/01/2007	8,134.00	12:00	7:00	1:06	8,134.00	8,134.00	lp sm
Kitchen, Refrig. Griddle Stand	04/01/2007	4,932.00	12:00	7:00	1:06	4,932.00	4,932.00	lp sm
Kitchen, Refrig. Reach In	04/01/2007	2,579.00	12:00	7:00	1:06	2,579.00	2,579.00	lp sm
Kitchen, Refrig. Reach In Salad	06/01/1997	5,430.00	12:00	15:09	0:05	5,430.00	5,430.00	lp sm
Kitchen, Refrig. Reach In Side Stand	04/01/2007	2,581.00	12:00	6:00	0:06	2,581.00	2,581.00	lp sm
Kitchen, Refrig. Sandwich/Salad	04/01/2007	2,696.00	12:00	7:00	1:06	2,696.00	2,696.00	lp sm
Kitchen, Refrig. Sandwich/Salad	04/01/2007	1,905.00	12:00	7:00	1:06	1,905.00	1,905.00	lp sm
Kitchen, Refrig. Sandwich/Salad	04/01/2007	2,132.00	12:00	7:00	1:06	2,132.00	2,132.00	lp sm
Kitchen, Refrig. Undercounter	04/01/2007	2,031.00	12:00	7:00	1:06	2,031.00	2,031.00	lp sm
Kitchen, Refrig./Freezer Walk In	04/01/2007	47,110.00	20:00	20:00	14:06	47,110.00	47,110.00	lp sm
Kitchen, Sandwich Toaster/Panini	04/01/2007	1,438.00	7:00	7:00	1:06	1,438.00	1,438.00	lp sm
Kitchen, Sealer Cryovac	06/01/2012	1,855.00	5:00	5:00	4:08	1,855.00	1,855.00	lp sm
Kitchen, Shelving/Racks	04/01/2007	22,700.00	20:00	9:00	3:06	22,700.00	22,700.00	lp sm
Kitchen, Slicer	10/01/2007	1,239.00	12:00	6:00	1:00	1,239.00	1,239.00	lp sm
Kitchen, Snack Bar 3 Comp. Sink	06/01/1997	2,026.00	20:00	22:00	6:08	2,026.00	2,026.00	lp sm
Kitchen, Snack Bar Bottle Cooler	06/01/2012	2,996.00	10:00	10:00	9:08	2,996.00	2,996.00	lp sm

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Description	Service Date	Current Cost	Est Life	Adj Life	Rem Life	Future Cost	Basis Cost	Measurement Basis
Kitchen Equipment								
Kitchen, Snack Bar Flooring	01/01/2011	$ 2,033.00	15:00	15:00	13:03	$ 2,033.00	$ 2,033.00	lp sm
Kitchen, Snack Bar Hot Dog Cooker	09/01/2005	1,019.00	10:00	8:00	0:11	1,019.00	1,019.00	lp sm
Kitchen, Snack Bar Ice Cream Freezer	06/01/1997	799.00	15:00	16:00	0:08	799.00	799.00	lp sm
Kitchen, Snack Bar Ice Machine	06/01/2010	4,178.00	8:00	3:00	0:08	4,178.00	4,178.00	lp sm
Kitchen, Snack Bar Ice/Water Unit	06/01/2010	1,227.00	6:00	3:00	0:08	1,227.00	1,227.00	lp sm
Kitchen, Snack Bar Refrig. Countertop	06/01/2012	2,280.00	10:00	10:00	9:08	2,280.00	2,280.00	lp sm
Kitchen, Snack Bar Refrig. Reach In	08/01/2007	3,017.00	12:00	12:00	6:10	3,017.00	3,017.00	lp sm
Kitchen, Snack Bar Sandwich Fridge	01/01/2011	2,303.00	12:00	8:00	6:03	2,303.00	2,303.00	lp sm
Kitchen, Snack Bar Shelving/Racks	06/01/2012	2,519.00	10:00	10:00	9:08	2,519.00	2,519.00	lp sm
Kitchen, Snack Bar Slicer	06/01/2012	1,220.00	15:00	15:00	14:08	1,220.00	1,220.00	lp sm
Kitchen, Steam Table Wells (7)	06/01/1997	7,281.00	15:00	17:00	1:08	7,281.00	7,281.00	lp sm
Kitchen, Steamer	12/01/2010	5,886.00	8:00	8:00	6:02	5,886.00	5,886.00	lp sm
Kitchen, Steamer	04/01/2007	5,886.00	8:00	8:00	2:06	5,886.00	5,886.00	lp sm
Kitchen, Tables/Sinks Stainless	04/01/2007	34,006.00	20:00	20:00	14:06	34,006.00	34,006.00	lp sm
Kitchen, Tilt Skillet	04/01/2007	9,633.00	16:00	16:00	10:06	9,633.00	9,633.00	lp sm
Kitchen, Waffle Iron	06/01/1997	1,203.00	14:00	19:00	3:08	1,203.00	1,203.00	lp sm
Kitchen, Warmer/Proofer Cres Cor	06/01/2007	3,463.00	10:00	7:00	1:08	3,463.00	3,463.00	lp sm
Kitchen, Water Heater	06/01/2008	7,081.00	7:00	5:00	0:08	7,081.00	7,081.00	lp sm
Kitchen, Water Heater Booster Pump	01/01/2011	3,699.00	5:00	5:00	3:03	3,699.00	3,699.00	lp sm
		$ 432,464.00				$ 432,464.00		
Maintenance Buildings								
Awning Cover, Maintenance	06/01/2010	2,188.00	7:00	7:00	4:08	2,188.00	2,188.00	lp sm
Flooring, Maintenance Building 2013	06/01/1997	1,600.00	1:00	16:02	0:10	1,600.00	1,600.00	lp sm
Maintenance Building, Main	06/01/1997	311,931.50	35:00	35:00	19:08	311,931.50	41.87	sq ft
Maintenance Building, Open	06/01/1997	15,753.60	35:00	35:00	19:08	15,753.60	10.94	sq ft
Overhead Doors, Maintenance Bldg.	06/01/1997	13,995.00	16:00	16:00	0:08	13,995.00	13,995.00	lp sm
Renovation Allowance, Maintenance...	06/01/1997	14,210.00	25:00	25:00	9:08	14,210.00	20.30	sq ft
		$ 359,678.10				$ 359,678.10		
Painting & Waterproofing								
Paint/Waterproof Bldg. Exteriors	08/01/2006	22,022.00	7:00	7:00	0:10	22,022.00	0.77	sq ft

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Detail

Description	Service Date	Current Cost	Est Life	Adj Life	Rem Life	Future Cost	Basis Cost	Measurement Basis
Painting & Waterproofing								
		$ 22,022.00				$ 22,022.00		
Pavement/Roads								
Asphalt Overlay, Clubhouse Road	06/01/1997	$ 33,408.50	20:00	19:03	3:11	$ 33,408.50	$ 6.13	sq yds
Asphalt Overlay, Bravo Lane	06/01/1997	3,984.50	20:00	28:00	12:08	3,984.50	6.13	sq yds
Asphalt Overlay, Charlie Avenue	06/01/1997	14,405.50	20:00	19:03	3:11	14,405.50	6.13	sq yds
Asphalt Overlay, Delta Drive	06/01/1997	184,819.50	0:00	19:03	3:11	184,819.50	6.13	sq yds
Asphalt Overlay, Echo Way	06/01/1997	10,421.00	20:00	19:03	3:11	10,421.00	6.13	sq yds
Asphalt Overlay, Foxtrot Drive	06/01/2009	86,126.50	15:00	15:00	11:08	86,126.50	6.13	sq yds
Asphalt Overlay, Golf Avenue	06/01/1997	75,705.50	20:00	19:03	3:11	75,705.50	6.13	sq yds
Asphalt Overlay, Hotel Court	06/01/1997	41,990.50	20:00	19:03	3:11	41,990.50	6.13	sq yds
Asphalt Overlay, India Ave.	09/01/1996	119,228.50	20:00	20:00	3:11	119,228.50	6.13	sq yds
Asphalt Overlay, Maintenance	06/01/1997	31,263.00	20:00	20:00	4:08	31,263.00	6.13	sq yds
Asphalt Overlay, Juliet Court	06/01/1997	67,123.50	20:00	16:03	0:11	67,123.50	6.13	sq yds
Asphalt Overlay, Kilo Drive	06/01/1997	44,136.00	20:00	16:03	0:11	44,136.00	6.13	sq yds
Asphalt Sealcoat, Foxtrot Drive	07/01/2007	16,298.00	4:00	6:00	0:09	16,298.00	1.16	sq yds
Pavers, Common Roads	06/01/1997	43,643.45	20:00	19:00	3:08	43,643.45	5.87	sq ft
		$ 772,553.95				$ 772,553.95		
Pool & Tennis Facilities								
Awning Covers, Tennis	06/01/2009	1,993.00	7:00	7:00	3:08	1,993.00	1,993.00	lp sm
Awning Frames, Tennis	06/01/1997	1,783.15	22:00	22:00	6:08	1,783.15	18.77	sq ft
Pool Decking, Alpha Pool (Acrylic)	08/01/2004	10,890.00	10:00	10:00	1:10	10,890.00	3.30	sq ft
Pool Decking, Alpha Pool (Re-Stain)	08/01/2011	2,937.00	3:00	6:00	4:10	2,937.00	0.89	sq ft
Pool Decking, Charlie Pool (Acrylic)	09/01/2004	10,890.00	10:00	10:00	1:11	10,890.00	3.30	sq ft
Pool Decking, Charlie Pool (Re-Stain)	09/01/2004	2,937.00	3:00	10:00	1:11	2,937.00	0.89	sq ft
Pool Decking, Clubhouse Pool (Acrylic)	08/01/2004	15,840.00	10:00	10:00	1:10	15,840.00	3.30	sq ft
Pool Decking, Clubhouse Pool (Re-Stain)	08/01/2011	4,272.00	3:00	6:00	4:10	4,272.00	0.89	sq ft
Pool Decking, Lima Pool (Acrylic)	08/01/2009	11,880.00	10:00	10:00	6:10	11,880.00	3.30	sq ft
Pool Decking, Lima Pool (Re-Stain)	08/01/2009	3,204.00	3:00	5:00	1:10	3,204.00	0.89	sq ft
Pool Decking, Hotel Pool (Acrylic)	08/01/2011	11,880.00	10:00	10:00	8:10	11,880.00	3.30	sq ft
Pool Decking, Hotel Pool (Re-Stain)	08/01/2008	3,204.00	3:00	6:00	1:10	3,204.00	0.89	sq ft

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Detail

Description	Service Date	Current Cost	Est Life	Adj Life	Rem Life	Future Cost	Basis Cost	Measurement Basis
Pool & Tennis Facilities								
Pool Fencing & Gates, Alpha Pool	06/01/1997	$ 14,057.78	24:00	24:00	8:08	$ 14,057.78	$ 44.77	ln ft
Pool Fencing & Gates, Charlie Pool	06/01/1997	10,789.57	24:00	24:00	8:08	10,789.57	44.77	ln ft
Pool Fencing & Gates, Clubhouse Pool	06/01/1997	10,162.79	24:00	24:00	8:08	10,162.79	44.77	ln ft
Pool Fencing & Gates, Lima Pool	06/01/1997	9,983.71	24:00	24:00	8:08	9,983.71	44.77	ln ft
Pool Furniture, Alpha Pool	03/01/2012	7,410.00	8:00	8:00	7:05	7,410.00	7,410.00	lp sm
Pool Furniture, Charlie Pool	03/01/2012	5,250.00	8:00	8:00	7:05	5,250.00	5,250.00	lp sm
Pool Furniture, Clubhouse Pool	03/01/2012	12,150.00	8:00	8:00	7:05	12,150.00	12,150.00	lp sm
Pool Furniture, Golf	03/01/2012	5,480.00	8:00	8:00	7:05	5,480.00	5,480.00	lp sm
Pool Furniture, Hotel Pool	03/01/2012	6,125.00	8:00	8:00	7:05	6,125.00	6,125.00	lp sm
Pool Heater, Alpha Pool	01/01/2008	2,556.00	10:00	10:00	5:03	2,556.00	2,556.00	lp sm
Pool Heater, Alpha Pool	06/01/2010	2,556.00	10:00	10:00	7:08	2,556.00	2,556.00	lp sm
Pool Heater, Charlie Pool	08/01/2005	2,556.00	10:00	10:00	2:10	2,556.00	2,556.00	lp sm
Pool Heater, Clubhouse Pool	06/01/2009	2,556.00	10:00	6:00	2:08	2,556.00	2,556.00	lp sm
Pool Heater, Clubhouse Pool	06/01/2009	2,556.00	10:00	6:00	2:08	2,556.00	2,556.00	lp sm
Pool Heater, Golf	03/01/2008	2,556.00	10:00	5:00	0:05	2,556.00	2,556.00	lp sm
Pool Heater, Hotel Pool	05/01/2012	2,556.00	10:00	10:00	9:07	2,556.00	2,556.00	lp sm
Pool Interiors, Alpha Pool	08/01/2005	11,912.60	10:00	10:00	2:10	11,912.60	8.89	sq ft
Pool Interiors, Charlie Pool	08/01/2005	11,912.60	10:00	10:00	2:10	11,912.60	8.89	sq ft
Pool Interiors, Golf Pool	08/01/2009	11,912.60	10:00	10:00	6:10	11,912.60	8.89	sq ft
Pool Interiors, Hotel Pool	08/01/2009	11,912.60	10:00	10:00	6:10	11,912.60	8.89	sq ft
Pool Lighting, Alpha Pool 2013	06/01/1997	2,500.00	20:00	15:07	0:03	2,500.00	2,500.00	lp sm
Pool Lighting, Alpha Pool 2017	06/01/1997	3,245.85	20:00	20:00	4:08	3,245.85	360.65	each
Pool Lighting, Charlie Pool 2013	06/01/1997	2,500.00	20:00	15:07	0:03	2,500.00	2,500.00	lp sm
Pool Lighting, Charlie Pool 2017	06/01/1997	2,163.90	20:00	20:00	4:08	2,163.90	360.65	each
Pool Lighting, Clubhouse Pool	06/01/1997	5,000.00	20:00	15:07	0:03	5,000.00	5,000.00	lp sm
Pool Lighting, Highland Hills 2017	06/01/1997	3,245.85	20:00	20:00	4:08	3,245.85	360.65	each
Pool Lighting, Golf 2013	06/01/1997	2,500.00	20:00	15:07	0:03	2,500.00	2,500.00	lp sm
Pool Lighting, Hotel Pool 2013	06/01/1997	2,500.00	20:00	15:07	0:03	2,500.00	2,500.00	lp sm
Pool Lighting, Hotel Pool 2017	06/01/1997	2,847.20	20:00	20:00	4:08	2,847.20	355.90	each
Pool Restroom Interiors, Alpha Pool	06/01/1997	2,120.00	20:00	20:00	4:08	2,120.00	2,120.00	lp sm
Pool Restroom Interiors, Charlie Pool	06/01/1997	2,120.00	20:00	20:00	4:08	2,120.00	2,120.00	lp sm

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Detail

Description	Service Date	Current Cost	Est Life	Adj Life	Rem Life	Future Cost	Basis Cost	Measurement Basis
Pool & Tennis Facilities								
Pool Restroom Interiors, Clubhouse Pool	06/01/1997	$ 2,120.00	20:00	20:00	4:08	$ 2,120.00	$ 2,120.00	lp sm
Pool Restroom Interiors, Lima Pool	06/01/1997	2,120.00	20:00	20:00	4:08	2,120.00	2,120.00	lp sm
Pool Restroom Interiors, Hotel Pool	06/01/1997	2,120.00	20:00	20:00	4:08	2,120.00	2,120.00	lp sm
Pool, Trash Cans	06/01/2012	1,466.00	5:00	5:00	4:08	1,466.00	1,466.00	lp sm
Pool/Spa Interiors, Clubhouse Pool	08/01/2005	18,980.15	10:00	10:00	2:10	18,980.15	8.89	sq ft
Spa Heater	06/01/2012	4,140.00	10:00	10:00	9:08	4,140.00	4,140.00	lp sm
Tennis Court Rehabilitation	08/01/2012	9,832.00	5:00	5:00	4:10	9,832.00	2,458.00	courts
Tennis Courts Ice Machine	06/01/2009	4,161.00	6:00	6:00	2:08	4,161.00	4,161.00	lp sm
Tennis Fencing & Gates	06/01/1997	21,516.00	24:00	24:00	8:08	21,516.00	10,758.00	courts
Tennis Lighting	06/01/1997	45,522.00	24:00	18:00	2:08	45,522.00	2,529.00	each
Tennis Windscreens	01/01/2008	5,700.00	5:00	5:00	0:03	5,700.00	1,425.00	courts
		$ 377,081.35				$ 377,081.35		
Roofs								
Pressure Wash Tile Roofs	08/01/2009	7,424.99	3:00	4:00	0:10	7,424.99	14.02	sqs
Roofing, Chemical Storage Bldg.	06/01/1997	1,673.40	15:00	16:00	0:08	1,673.40	1,673.40	lp sm
Roofing, Flat - Clubhouse	06/01/1997	50,276.16	20:00	20:00	4:08	50,276.16	931.04	sqs
Roofing, Shingle - Poolhouse…	06/01/1997	2,587.42	16:00	16:00	0:08	2,587.42	340.45	sqs
Roofing, Shingle - Poolhouse Charlie Pool	06/01/1997	2,587.42	16:00	16:00	0:08	2,587.42	340.45	sq ft
Roofing, Shingle - Poolhouse Lima Pool	06/01/1997	3,336.41	16:00	16:00	0:08	3,336.41	340.45	sqs
Roofing, Tile - Clubhouse	06/01/1997	343,787.40	25:00	25:00	9:08	343,787.40	694.52	sqs
Roofing, Tile - Guardhouse	06/01/1997	9,561.24	25:00	21:00	5:08	9,561.24	817.20	sqs
Roofing, Tile - Poolhouse Hotel	06/01/1997	8,008.56	25:00	21:00	5:08	8,008.56	817.20	sqs
Roofing, Tile - Pumphouse	06/01/1997	7,354.80	25:00	21:00	5:08	7,354.80	817.20	sqs
Roofing, Tile - Snack Bar	06/01/1997	6,047.28	25:00	21:00	5:08	6,047.28	817.20	sqs
Roofing, Tile - Tennis Pavilion	06/01/1997	5,311.80	25:00	21:00	5:08	5,311.80	817.20	sqs
		$ 447,956.88				$ 447,956.88		
		$ 8,798,842.73				$ 8,798,842.73		

Defibrillator/AED 1

Item Number	1	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	6:00
Category	Clubhouse Equipment, Misc.	**Basis Cost**	2,252.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0001	03/01/2007	03/01/2013	0:05	6:00	1.00	$ 2,252.00	$ 2,252.00
						$ 2,252.00	$ 2,252.00

Comments

Separate line items were included for replacement of each of the defibrillators, since they may not require replacement concurrently in the future. A 5-8 year useful life has been observed in the marketplace for this equipment; each was forecast for replacement on a recurring 6 year life cycle accordingly.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Defibrillator/AED 2

Item Number	2	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	6:00
Category	Clubhouse Equipment, Misc.	**Basis Cost**	2,252.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost Current	Replacement Cost Future
910-000-0002	03/01/2007	03/01/2013	0:05	6:00	1.00	$ 2,252.00	$ 2,252.00
						$ 2,252.00	$ 2,252.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Defibrillator/AED 3

Item Number	3	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	6:00
Category	Clubhouse Equipment, Misc.	**Basis Cost**	2,252.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0003	03/01/2007	03/01/2013	0:05	6:00	1.00	$ 2,252.00	$ 2,252.00
						$ 2,252.00	$ 2,252.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Defibrillator/AED 4

Item Number	4	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	6:00
Category	Clubhouse Equipment, Misc.	**Basis Cost**	2,252.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0004	06/01/2009	06/01/2015	2:08	6:00	1.00	$ 2,252.00	$ 2,252.00
						$ 2,252.00	$ 2,252.00

Comments

Fire Alarm System, Clubhouse

Item Number	5	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	25:00
Category	Clubhouse Equipment, Misc.	**Basis Cost**	0.73
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost Current	Replacement Cost Future
910-000-0005	06/01/1997	06/01/2022	9:08	25:00	23700.00	$ 17,301.00	$ 17,301.00
						$ 17,301.00	$ 17,301.00

Comments

The market suggests that due to improvements in technology and/or parts obsolescence, major fire alarm system modernization (panels, horns, detectors, pull stations, etc.) should be necessary on a 20-30 year schedule. Utilizing a mid-range 25 year life cycle estimate suggests this expense at or near 2022. Given ever changing fire codes and technologies, we recommend that a qualified life safety engineer(s) assess these systems periodically to determine more specific cost/time frame parameters. This report should then be amended accordingly.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Generator, Clubhouse

Item Number	6	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	10:00
Category	Clubhouse Equipment, Misc.	**Basis Cost**	2,681.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0006	06/01/2009	06/01/2019	6:08	10:00	1.00	$ 2,681.00	$ 2,681.00
						$ 2,681.00	$ 2,681.00

Comments

A recurring 10 year life cycle was assigned to the club owned generator purchased in 2009.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Hurricane Shutters, Clubhouse

Item Number	7	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	25:00
Category	Clubhouse Equipment, Misc.	**Basis Cost**	39,515.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0007	10/01/2008	10/01/2033	21:00	25:00	1.00	$ 39,515.00	$ 39,515.00
						$ 39,515.00	$ 39,515.00

Comments

The hurricane shutters were installed in summer/fall 2008. Utilizing a market indicated life cycle in the mid 20 year range, this expense should be expected again at or near 2033.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Office, Asset Labeler

Item Number	8	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	8:00
Category	Clubhouse Equipment, Misc.	**Basis Cost**	1,589.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0008	05/01/2005	05/01/2013	0:07	8:00	1.00	$ 1,589.00	$ 1,589.00
						$ 1,589.00	$ 1,589.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Office, Computers/Peripherals...

Item Number	9	**Measurement Basis**	stations
Type	Common Area	**Estimated Useful Life**	1:00
Category	Clubhouse Equipment, Misc.	**Basis Cost**	1,600.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0009	06/01/2012	06/01/2013	0:08	1:00	7.00	$ 11,200.00	$ 11,200.00
						$ 11,200.00	$ 11,200.00

Comments

The clubhouse office equipment inventory reportedly includes a total of 21 computer workstations and associated peripherals (printers, etc.), of varying ages. The club currently replaces computer equipment on an as needed basis, typical of our experience with the subject's property type. Rather than include an individual line item for each workstations, since equipment is often handed down from one group to another, we have forecast as needed computer equipment replacements on a recurring, annual basis. The market reflects a probable maximum 3-4 year useful life for computer hardware/equipment. As such, we forecast that on an annual basis, 1/3 of the total replacement cost will be incurred for as needed replacements. This equates to 7 stations per year. This fund is a projection only; actual costs may vary from year to year.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Office, Copier

Item Number	438	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	3:00
Category	Clubhouse Equipment, Misc.	**Basis Cost**	16,335.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0438	06/01/2012	06/01/2015	2:08	3:00	1.00	$ 16,335.00	$ 16,335.00
						$ 16,335.00	$ 16,335.00

Comments

It is our experience that club owned copiers should last on the order of 2-3 years, assuming proper and routine maintenance. A 2015 expense date was forecast for this replacement, and a recurring 3 year life cycle thereafter.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Office, ID Card Membership

Item Number	416	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	4:00
Category	Clubhouse Equipment, Misc.	**Basis Cost**	1,862.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0416	03/01/2011	03/01/2015	2:05	4:00	1.00	$ 1,862.00	$ 1,862.00
						$ 1,862.00	$ 1,862.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Office, POS Stations (5)

Item Number	10	**Measurement Basis**	each
Type	Common Area	**Estimated Useful Life**	6:00
Category	Clubhouse Equipment, Misc.	**Basis Cost**	2,713.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0010	06/01/2007	06/01/2013	0:08	6:00	5.00	$ 13,565.00	$ 13,565.00
						$ 13,565.00	$ 13,565.00

Comments

The five point of sale stations were reportedly placed in service in 2007; market data suggests a probable 5-6 year life cycle. This expense was forecast again in 2013, accordingly.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Office, Server

Item Number	11	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	5:00
Category	Clubhouse Equipment, Misc.	**Basis Cost**	6,510.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0011	06/01/2012	06/01/2017	4:08	5:00	1.00	$ 6,510.00	$ 6,510.00
						$ 6,510.00	$ 6,510.00

Comments

Based on its reported 2012 installation date and a market indicated probable life cycle of 4-5 years, we have forecast replacement of the administrative offices server/equipment again in 2017.

Sound System, Clubhouse

Item Number	12	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	10:00
Category	Clubhouse Equipment, Misc.	**Basis Cost**	10,290.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0012	04/01/2007	04/01/2017	4:06	10:00	1.00	$ 10,290.00	$ 10,290.00
						$ 10,290.00	$ 10,290.00

Comments

The subject's actual operating history suggests a probable +/- 10 year useful life for modernization/replacement of the clubhouse sound systems. This expense was forecast again in spring 2017, accordingly. The actual cost may vary due to the type, quality and complexity of systems chosen in the future.

Item Parameters - Full Detail

TVs, Clubhouse

Item Number	14	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	10:00
Category	Clubhouse Equipment, Misc.	**Basis Cost**	13,966.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost Current	Replacement Cost Future
910-000-0014	04/01/2007	04/01/2017	4:06	10:00	1.00	$ 13,966.00	$ 13,966.00
						$ 13,966.00	$ 13,966.00

Comments

This reserve is designed to provide monies for as needed replacements within the association's inventory of TVs at the clubhouse and 19th Hole, installed during the 2006/2007 renovation project, over a recurring 10 year life cycle.

Item Parameters - Full Detail

Telephone System/Equipment

Item Number	13	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	10:00
Category	Clubhouse Equipment, Misc.	**Basis Cost**	16,515.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0013	03/01/2007	03/01/2017	4:05	10:00	1.00	$ 16,515.00	$ 16,515.00
						$ 16,515.00	$ 16,515.00

Comments

Under normal operating conditions, modernization/replacement of the telephone systems/equipment should be expected on an 8-10 year life cycle. Based on the subject's actual operating history, this expense was forecast on a recurring 10 year life cycle. The current cost estimate does not include any necessary upgrades to the internal wiring/electrical systems; a determination of that possibility is beyond the scope of this analysis.

Item Parameters - Full Detail

Water Fountain, Clubhouse

Item Number	15	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	10:00
Category	Clubhouse Equipment, Misc.	**Basis Cost**	2,509.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0015	06/01/1997	01/01/2013	0:03	15:07	1.00	$ 2,509.00	$ 2,509.00
						$ 2,509.00	$ 2,509.00

Comments

The club expects to replace the clubhouse water fountain in 2013; this expense was scheduled accordingly, and on a recurring 10 year life cycle thereafter.

Item Parameters - Full Detail

Awning Covers, Clubhouse

Item Number	16	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Clubhouse Furnishings/Finishes	**Basis Cost**	5,754.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0016	01/01/2007	01/01/2014	1:03	7:00	1.00	$ 5,754.00	$ 5,754.00
						$ 5,754.00	$ 5,754.00

Comments

The clubhouse awning covers (sales center, 19th Hole and ice machine), were reportedly installed during the 2006/2007 renovation project. Barring any unforeseen storm damages, a life cycle in the 6-8 year range is the market norm. This fund is designed to provide monies for as needed clubhouse awning cover replacements over a recurring 7 year life cycle.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Awning Frames, Clubhouse

Item Number	17	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	22:00
Category	Clubhouse Furnishings/Finishes	**Basis Cost**	18.77
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0017	01/01/2007	01/01/2029	16:03	22:00	130.00	$ 2,440.10	$ 2,440.10
						$ 2,440.10	$ 2,440.10

Comments

Barring any unforeseen storm damages, total replacement of the metal framing supporting the clubhouse and tennis awnings should not be necessary for 20-25+ years. These expenses were forecast on recurring 22 year life cycles, accordingly.

Ceiling Tiles, 19th Hole

Item Number	18	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	25:00
Category	Clubhouse Furnishings/Finishes	**Basis Cost**	6.88
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0018	06/01/1997	06/01/2022	9:08	25:00	500.00	$ 3,440.00	$ 3,440.00
						$ 3,440.00	$ 3,440.00

Comments

In keeping with the association's reserve schedule, we have included reserves for eventual replacement of the drop ceiling tiles within the clubhouse common areas. In our experience, a life cycle in the mid 20 year range is appropriate for budgetary purposes, which recognizes that minor replacements will be necessary from time to time as a function of routine maintenance.

Separate reserves were included for the original ceiling tiles and the ceiling tiles installed during the 2006/2007 clubhouse renovation/expansion project, given their differing placed in service dates. Any adjustments to the remaining useful lives were included at the association's request and sole discretion. The current costs do not include replacement of the suspension systems, which should not be necessary in the foreseeable future, assuming no major building modifications/expansions are completed.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Ceiling Tiles, Admin. (Accounting)

Item Number	19	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	25:00
Category	Clubhouse Furnishings/Finishes	**Basis Cost**	3.78
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0019	06/01/1997	06/01/2016	3:08	19:00	365.00	$ 1,379.70	$ 1,379.70
						$ 1,379.70	$ 1,379.70

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Ceiling Tiles, Admin. (Management)

Item Number	20	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	25:00
Category	Clubhouse Furnishings/Finishes	**Basis Cost**	3.78
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost Current	Replacement Cost Future
910-000-0020	01/01/2007	01/01/2032	19:03	25:00	950.00	$ 3,591.00	$ 3,591.00
						$ 3,591.00	$ 3,591.00

Comments

Item Parameters - Full Detail

Ceiling Tiles, Clubhouse Restrooms

Item Number	21	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	25:00
Category	Clubhouse Furnishings/Finishes	**Basis Cost**	3.78
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0021	06/01/1997	06/01/2016	3:08	19:00	330.00	$ 1,247.40	$ 1,247.40
						$ 1,247.40	$ 1,247.40

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Ceiling Tiles, Dining/Bar

Item Number	22	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	25:00
Category	Clubhouse Furnishings/Finishes	**Basis Cost**	3.78
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0022	06/01/1997	06/01/2016	3:08	19:00	1345.00	$ 5,084.10	$ 5,084.10
						$ 5,084.10	$ 5,084.10

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Ceiling Tiles, Fitness Center

Item Number	23	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	25:00
Category	Clubhouse Furnishings/Finishes	**Basis Cost**	3.78
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0023	01/01/2007	01/01/2032	19:03	25:00	990.00	$ 3,742.20	$ 3,742.20
						$ 3,742.20	$ 3,742.20

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Ceiling Tiles, Golf Pro Shop

Item Number	24	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	25:00
Category	Clubhouse Furnishings/Finishes	**Basis Cost**	3.78
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0024	06/01/1997	06/01/2016	3:08	19:00	985.00	$ 3,723.30	$ 3,723.30
						$ 3,723.30	$ 3,723.30

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Ceiling Tiles, Kitchen

Item Number	25	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	25:00
Category	Clubhouse Furnishings/Finishes	**Basis Cost**	3.78
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0025	06/01/1997	06/01/2016	3:08	19:00	2160.00	$ 8,164.80	$ 8,164.80
						$ 8,164.80	$ 8,164.80

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Ceiling Tiles, Meeting Room

Item Number	26	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	25:00
Category	Clubhouse Furnishings/Finishes	**Basis Cost**	3.78
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0026	01/01/2007	01/01/2032	19:03	25:00	425.00	$ 1,606.50	$ 1,606.50
						$ 1,606.50	$ 1,606.50

Comments

Item Parameters - Full Detail

Commercial Fixtures, Pro Shop

Item Number	27	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	5:00
Category	Clubhouse Furnishings/Finishes	**Basis Cost**	14.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost Current	Replacement Cost Future
910-000-0027	06/01/1997	03/01/2013	0:05	15:09	1000.00	$ 14,000.00	$ 14,000.00
						$ 14,000.00	$ 14,000.00

Comments

A reserve was also included for periodic major inventory replacement of the pro shop commercial fixtures, including (but not necessarily limited to) display tables, display racks, desks & chairs, etc. The current cost is based on our experience with country club furnishings, finishes and equipment costs; this fund was designed to provide monies for as needed replacements over a 20 year life cycle. The association expects to incur a cost on the order of $14,000 in 2013 for as needed upgrades. Therefore, for the purposes of this report, we forecast that on a recurring 5 year life cycle, a cost equivalent to roughly 25% of the total cost will be incurred for as needed upgrades/replacements. The current unit cost estimate of $14.00/square foot represents 25% of the total current cost estimate of $56.00/square foot.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Dance Floor

Item Number	28	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	15:00
Category	Clubhouse Furnishings/Finishes	**Basis Cost**	7,461.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0028	03/01/2006	03/01/2021	8:05	15:00	1.00	$ 7,461.00	$ 7,461.00
						$ 7,461.00	$ 7,461.00

Comments

With routine maintenance, we do not anticipate the need for total replacement of the clubhouse dance floor (purchased in spring 2006) for +/- 15 years. This expense was forecast in 2021, accordingly.

Flooring, Carpet - 19th Hole

Item Number	29	**Measurement Basis**	sq yds
Type	Common Area	**Estimated Useful Life**	8:00
Category	Clubhouse Furnishings/Finishes	**Basis Cost**	56.56
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0029	01/01/2007	08/01/2013	0:10	6:07	160.00	$ 9,049.60	$ 9,049.60
						$ 9,049.60	$ 9,049.60

Comments

The market indicates that with routine cleaning/maintenance, replacement of carpeting in primary country club member service areas should range from roughly 5-10 years, depending on the location. Dining rooms/lounges and hallways tend towards the lower end, while administrative offices tend toward the higher end. At the association's request, replacement of the all of the carpeting was forecast in 2013. Recurring 6 year life cycles were forecast for replacement of the carpeting in the 19th Hole, dining room/bar, lobby/halls and meeting room thereafter, while the carpeting in the administrative offices and pro shop were forecast for replacement on recurring 10 year life cycle thereafter. An 8 year life was forecast for the meeting room carpeting after 2013. The floor areas include a 10% market waste allowance.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Flooring, Carpet - Admin. Offices

Item Number	30	**Measurement Basis**	sq yds
Type	Common Area	**Estimated Useful Life**	10:00
Category	Clubhouse Furnishings/Finishes	**Basis Cost**	45.15
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0030	01/01/2007	08/01/2013	0:10	6:07	154.00	$ 6,953.10	$ 6,953.10
						$ 6,953.10	$ 6,953.10

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Flooring, Carpet - Dining Room/Bar

Item Number	31	**Measurement Basis**	sq yds
Type	Common Area	**Estimated Useful Life**	6:00
Category	Clubhouse Furnishings/Finishes	**Basis Cost**	72.78
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0031	01/01/2007	08/01/2013	0:10	6:07	437.00	$ 31,804.86	$ 31,804.86
						$ 31,804.86	$ 31,804.86

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Flooring, Carpet - Fitness Center

Item Number	32	**Measurement Basis**	sq yds
Type	Common Area	**Estimated Useful Life**	8:00
Category	Clubhouse Furnishings/Finishes	**Basis Cost**	52.65
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0032	01/01/2007	08/01/2013	0:10	6:07	223.00	$ 11,740.95	$ 11,740.95
						$ 11,740.95	$ 11,740.95

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Flooring, Carpet - Lobby/Halls

Item Number	33	**Measurement Basis**	sq yds
Type	Common Area	**Estimated Useful Life**	6:00
Category	Clubhouse Furnishings/Finishes	**Basis Cost**	76.15
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0033	01/01/2007	08/01/2013	0:10	6:07	130.00	$ 9,899.50	$ 9,899.50
						$ 9,899.50	$ 9,899.50

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Flooring, Carpet - Meeting Room

Item Number	34	**Measurement Basis**	sq yds
Type	Common Area	**Estimated Useful Life**	6:00
Category	Clubhouse Furnishings/Finishes	**Basis Cost**	51.61
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0034	01/01/2007	08/01/2013	0:10	6:07	52.00	$ 2,683.72	$ 2,683.72
						$ 2,683.72	$ 2,683.72

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Flooring, Carpet - Pro Shop

Item Number	35	**Measurement Basis**	sq yds
Type	Common Area	**Estimated Useful Life**	10:00
Category	Clubhouse Furnishings/Finishes	**Basis Cost**	51.61
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0035	01/01/2007	08/01/2013	0:10	6:07	121.00	$ 6,244.81	$ 6,244.81
						$ 6,244.81	$ 6,244.81

Comments

Flooring, Epoxy - Kitchen

Item Number	36	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	20:00
Category	Clubhouse Furnishings/Finishes	**Basis Cost**	3.77
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0036	01/01/2007	01/01/2027	14:03	20:00	2600.00	$ 9,802.00	$ 9,802.00
						$ 9,802.00	$ 9,802.00

Comments

Major restoration/replacement of the epoxy flooring/traffic coating in the kitchen should not be necessary for 20 years under normal operating conditions. This expense was forecast in 2027, accordingly. The total floor area is a rounded estimate, and includes the office, restroom, storage areas, etc.

Flooring, Tile - 19th Hole Bar

Item Number	37	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	25:00
Category	Clubhouse Furnishings/Finishes	**Basis Cost**	12.94
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0037	01/01/2007	01/01/2032	19:03	25:00	190.00	$ 2,458.60	$ 2,458.60
						$ 2,458.60	$ 2,458.60

Comments

Replacement of tile flooring is often completed due to cosmetic dissatisfaction, to insure a modern cosmetic appeal (unlike carpet replacement, which is often replaced due to flooring failure/wear out). Life cycles of less than 10 years, to 30+ years, have been observed for tile flooring replacements; for the purposes of this report, these expenses were forecast on recurring 25 year life cycles. The current cost estimates include removal and disposal of the existing tile flooring and installation of like quality.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Flooring, Tile - Dining Bar

Item Number	38	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	25:00
Category	Clubhouse Furnishings/Finishes	**Basis Cost**	12.94
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0038	06/01/2010	06/01/2035	22:08	25:00	260.00	$ 3,364.40	$ 3,364.40
						$ 3,364.40	$ 3,364.40

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Flooring, Tile - Lobby/Foyer

Item Number	39	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	25:00
Category	Clubhouse Furnishings/Finishes	**Basis Cost**	13.37
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0039	06/01/1997	06/01/2022	9:08	25:00	400.00	$ 5,348.00	$ 5,348.00
						$ 5,348.00	$ 5,348.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Flooring, Tile - RRs 19th Hole

Item Number	40	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	25:00
Category	Clubhouse Furnishings/Finishes	**Basis Cost**	13.37
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0040	01/01/2007	01/01/2032	19:03	25:00	355.00	$ 4,746.35	$ 4,746.35
						$ 4,746.35	$ 4,746.35

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Flooring, Tile - RRs Clubhouse

Item Number	41	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	25:00
Category	Clubhouse Furnishings/Finishes	**Basis Cost**	13.37
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0041	06/01/1997	06/01/2022	9:08	25:00	370.00	$ 4,946.90	$ 4,946.90
						$ 4,946.90	$ 4,946.90

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Flooring, Tile - RRs Fitness Center

Item Number	42	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	25:00
Category	Clubhouse Furnishings/Finishes	**Basis Cost**	13.37
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0042	01/01/2007	01/01/2032	19:03	25:00	720.00	$ 9,626.40	$ 9,626.40
						$ 9,626.40	$ 9,626.40

Comments

Flooring, Wood - 19th Hole

Item Number	43	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	25:00
Category	Clubhouse Furnishings/Finishes	**Basis Cost**	17.22
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0043	01/01/2007	01/01/2032	19:03	25:00	700.00	$ 12,054.00	$ 12,054.00
						$ 12,054.00	$ 12,054.00

Comments

Assuming proper maintenance/refinishing, the wood flooring at the 19th Hole should not be necessary for a minimum of 25 years, and would probably be replaced during a major clubhouse expansion/renovation project. This expense was forecast in 2032, accordingly. Some associations consider wood flooring to be effectively permanent, and therefore omit replacement from their annual reserve budgets.

Furnishings Allowance, 19th Hole

Item Number	44	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	10:00
Category	Clubhouse Furnishings/Finishes	**Basis Cost**	48.75
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0044	01/01/2007	01/01/2017	4:03	10:00	2200.00	$ 107,250.00	$ 107,250.00
						$ 107,250.00	$ 107,250.00

Comments

Separate line items were included for major clubhouse furniture/furnishings inventory replacements in the dining room/bar, 19th Hole, and banquet furniture, largely replaced during the 2006/2007 expansion/renovation project. These furnishings include, but are not necessarily limited to, upholstered dining chairs and barstools, benches, dining and occasional tables, cushions/pillows, chandeliers/decorative lighting, mirrors, wall art, ceiling fans, chests, podium, window treatments/draperies, cabinets, rolling plant display, plants/planters, dance floor, sand urns, etc.

Depending on the quality of furnishings, useful lives can range from as low as 5-6 years, to 10+ years. These life cycles recognize that minor replacements and/or additions can be expected on more or less a continuous basis over those time frames. The subject's actual operating history reflects a +/- 10 year life cycle. Therefore, these expenses were forecast on recurring 10 year life cycles. The current estimates are order of magnitude costs based on the approximate floor areas, known costs for furniture/furnishings upgrades in similar properties, and reported costs incurred during the 2006/2007 upgrade.

Furnishings Allowance, Admin.

Item Number	45	**Measurement Basis**	stations
Type	Common Area	**Estimated Useful Life**	20:00
Category	Clubhouse Furnishings/Finishes	**Basis Cost**	3,650.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0045	06/01/1997	06/01/2017	4:08	20:00	7.00	$ 25,550.00	$ 25,550.00
						$ 25,550.00	$ 25,550.00

Comments

While minor furnishings replacements and/or additions can be expected from time to time, as has been the case with the subject property, data gleaned from better quality country clubs, homeowners associations and condominium associations suggests that a budgetary 20 year life cycle is reasonable and appropriate for budgetary purposes when considering major administrative office furnishings (desks, chairs, cabinets, etc.). The seven workstations include the general manager, food & beverage manager, controller, reception/office desks, chef, and maintenance supervisor.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Furnishings Allowance, Dining/Bar

Item Number	46	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	10:00
Category	Clubhouse Furnishings/Finishes	**Basis Cost**	48.75
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0046	01/01/2007	01/01/2017	4:03	10:00	3600.00	$ 175,500.00	$ 175,500.00
						$ 175,500.00	$ 175,500.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Furnishings Allowance, Lobby/Halls

Item Number	47	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	10:00
Category	Clubhouse Furnishings/Finishes	**Basis Cost**	26.40
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0047	01/01/2007	01/01/2017	4:03	10:00	1450.00	$ 38,280.00	$ 38,280.00
						$ 38,280.00	$ 38,280.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Furnishings Allowance, Meeting Room

Item Number	48	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	10:00
Category	Clubhouse Furnishings/Finishes	**Basis Cost**	37.85
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0048	01/01/2007	01/01/2017	4:03	10:00	425.00	$ 16,086.25	$ 16,086.25
						$ 16,086.25	$ 16,086.25

Comments

Furnishings Allowance, Patio

Item Number	49	**Measurement Basis**	pieces
Type	Common Area	**Estimated Useful Life**	6:00
Category	Clubhouse Furnishings/Finishes	**Basis Cost**	250.90
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0049	01/01/2007	01/01/2013	0:03	6:00	20.00	$ 5,018.00	$ 5,018.00
						$ 5,018.00	$ 5,018.00

Comments

The outdoor patio furniture adjacent to the 19th Hole should last on the order of 6-8 years under normal operating conditions. The association expects to incur this cost in 2013; as such, a recurring 6 year life cycle was forecast for this inventory.

Podium/Umbrella, Clubhouse

Item Number	50	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Clubhouse Furnishings/Finishes	**Basis Cost**	2,898.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0050	06/01/1997	09/01/2013	0:11	16:03	1.00	$ 2,898.00	$ 2,898.00
						$ 2,898.00	$ 2,898.00

Comments

The club expects to purchase and install a new podium/umbrella in 2012. A life cycle in the 5-8 year range should be expected thereafter.

Restrooms, Clubhouse

Item Number	51	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	20:00
Category	Clubhouse Furnishings/Finishes	**Basis Cost**	65.80
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0051	06/01/1997	06/01/2017	4:08	20:00	465.00	$ 30,597.00	$ 30,597.00
						$ 30,597.00	$ 30,597.00

Comments

Long range major restoration of the restroom interiors, including (but not necessarily limited to) tile flooring and wall finishes, vanities and countertops, mirrors, dividers, plumbing and electrical fixtures, lighting, etc. should be expected on a +/- 20 year life cycle to insure a modern cosmetic appeal. Given the recent renovation of the fitness room, which included reconfiguration of the floor areas and elimination of the original locker rooms and shower areas, this upgrade is forecast again in 2027 at these restrooms. A 2017 expense date was forecast for the clubhouse restrooms, given the 1997 construction date. The current cost estimates do not include any unforeseen floor area reconfigurations and/or expansions.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Restrooms, Fitness

Item Number	52	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	20:00
Category	Clubhouse Furnishings/Finishes	**Basis Cost**	65.80
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0052	01/01/2007	01/01/2027	14:03	20:00	530.00	$ 34,874.00	$ 34,874.00
						$ 34,874.00	$ 34,874.00

Comments

Stacking Chairs, Dining

Item Number	53	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	10:00
Category	Clubhouse Furnishings/Finishes	**Basis Cost**	3,852.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0053	06/01/2010	06/01/2020	7:08	10:00	1.00	$ 3,852.00	$ 3,852.00
						$ 3,852.00	$ 3,852.00

Comments

A recurring 10 year life cycle was forecast for the inventory of stacking chairs in the clubhouse dining room, purchased/placed in service in 2010.

Trash Cans, Clubhouse/Starting Area

Item Number	54	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	5:00
Category	Clubhouse Furnishings/Finishes	**Basis Cost**	3,489.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0054	06/01/2010	06/01/2015	2:08	5:00	1.00	$ 3,489.00	$ 3,489.00
						$ 3,489.00	$ 3,489.00

Comments

A recurring 5 year life cycle was forecast for the inventory of trash cans serving the clubhouse/starters area, purchased/placed in service in 2010.

Wall Finishes, Kitchen Vinyl

Item Number	55	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	25:00
Category	Clubhouse Furnishings/Finishes	**Basis Cost**	3.26
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0055	06/01/1997	06/01/2022	9:08	25:00	2600.00	$ 8,476.00	$ 8,476.00
						$ 8,476.00	$ 8,476.00

Comments

Major restoration/replacement of the vinyl wall finishes/panels within the clubhouse kitchen should not be necessary for up to 25 years under normal operating conditions. The total wall area is a rounded estimate based on information provided by the association, assumed to be complete and correct. The 25 year life cycle recognizes that minor upgrades will be necessary from time to time as a function of routine maintenance.

Wall Finishes/Painting, Clubhouse

Item Number	56	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	10:00
Category	Clubhouse Furnishings/Finishes	**Basis Cost**	1.63
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0056	01/01/2007	01/01/2017	4:03	10:00	25000.00	$ 40,750.00	$ 40,750.00
						$ 40,750.00	$ 40,750.00

Comments

Assuming in house touch ups/repairs as a function of general maintenance, third party clubhouse interior painting and/or wall covering replacement should be necessary on a +/- 10 year life cycle. This suggests a major expenditure again at or near 2017. The current cost estimate includes typical minor wall repairs and an allowance for millwork/finish carpentry repairs, as well as repainting/refinishing of the interior doors/frames. The total area is a rounded estimate.

Wall Mirrors, Fitness Center

Item Number	59	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	15:00
Category	Clubhouse Furnishings/Finishes	**Basis Cost**	12.31
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0059	06/01/1997	04/01/2013	0:06	15:10	490.00	$ 6,031.90	$ 6,031.90
						$ 6,031.90	$ 6,031.90

Comments

A recurring market indicated life cycle in the mid-10 year range for replacement of the wall mirrors in the fitness center suggests replacement in the near future. As no plans to replace in 2012 were reported, a 2013 expense date was forecast.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Exercise Equip., Bike Octaine

Item Number	425	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Exercise Equipment	**Basis Cost**	3,655.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0425	06/01/2010	06/01/2017	4:08	7:00	1.00	$ 3,655.00	$ 3,655.00
						$ 3,655.00	$ 3,655.00

Comments

Exercise Equip., Bike Precor

Item Number	57	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Exercise Equipment	**Basis Cost**	1,709.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0057	06/01/2011	06/01/2018	5:08	7:00	1.00	$ 1,709.00	$ 1,709.00
						$ 1,709.00	$ 1,709.00

Comments

Separate line items were included for each piece of major exercise equipment within the clubhouse fitness center. Given their greater amount of usage, cardiovascular equipment has a market indicated life cycle of 5-8 years. Therefore, the treadmills, elliptical trainers and exercise bikes were forecast for replacement on recurring 7 year life cycles. The multistation strength training unit was forecast for replacement on a recurring 10 year life cycle. A miscellaneous exercise equipment allowance was also included on a recurring 10 year life cycle. Any changes to the remaining useful lives were included at the association's discretion, based on their expected replacement schedule.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Exercise Equip., Bike True

Item Number	58	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Exercise Equipment	**Basis Cost**	1,994.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0058	08/01/2004	01/01/2014	1:03	9:05	1.00	$ 1,994.00	$ 1,994.00
						$ 1,994.00	$ 1,994.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Exercise Equip., Elliptical Precor

Item Number	60	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Exercise Equipment	**Basis Cost**	5,370.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0060	08/01/2008	08/01/2015	2:10	7:00	1.00	$ 5,370.00	$ 5,370.00
						$ 5,370.00	$ 5,370.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Exercise Equip., Elliptical Precor

Item Number	61	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Exercise Equipment	**Basis Cost**	5,370.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0061	08/01/2008	08/01/2015	2:10	7:00	1.00	$ 5,370.00	$ 5,370.00
						$ 5,370.00	$ 5,370.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Exercise Equip., Elliptical Precor

Item Number	62	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Exercise Equipment	**Basis Cost**	5,370.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0062	06/01/2012	06/01/2019	6:08	7:00	1.00	$ 5,370.00	$ 5,370.00
						$ 5,370.00	$ 5,370.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Exercise Equip., Miscellaneous

Item Number	63	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	10:00
Category	Exercise Equipment	**Basis Cost**	5,000.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0063	01/01/2007	01/01/2017	4:03	10:00	1.00	$ 5,000.00	$ 5,000.00
						$ 5,000.00	$ 5,000.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Exercise Equip., Treadmill Cybex

Item Number	64	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Exercise Equipment	**Basis Cost**	4,479.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0064	06/01/2012	06/01/2019	6:08	7:00	1.00	$ 4,479.00	$ 4,479.00
						$ 4,479.00	$ 4,479.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Exercise Equip., Treadmill Cybex

Item Number	424	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Exercise Equipment	**Basis Cost**	4,479.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0424	06/01/2010	06/01/2017	4:08	7:00	1.00	$ 4,479.00	$ 4,479.00
						$ 4,479.00	$ 4,479.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Exercise Equip., Treadmill True

Item Number	65	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Exercise Equipment	**Basis Cost**	6,266.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0065	06/01/2008	06/01/2015	2:08	7:00	1.00	$ 6,266.00	$ 6,266.00
						$ 6,266.00	$ 6,266.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Exercise Equip., Treadmill True

Item Number	66	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Exercise Equipment	**Basis Cost**	5,067.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0066	06/01/2011	06/01/2018	5:08	7:00	1.00	$ 5,067.00	$ 5,067.00
						$ 5,067.00	$ 5,067.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Exercise Equip., Treadmill True

Item Number	67	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Exercise Equipment	**Basis Cost**	6,266.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0067	06/01/2009	06/01/2016	3:08	7:00	1.00	$ 6,266.00	$ 6,266.00
						$ 6,266.00	$ 6,266.00

Comments

Exercise Equipment, Strength Station

Item Number	183	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	10:00
Category	Exercise Equipment	**Basis Cost**	8,720.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0183	06/01/2012	06/01/2022	9:08	10:00	1.00	$ 8,720.00	$ 8,720.00
						$ 8,720.00	$ 8,720.00

Comments

In our experience, strength training stations/equipment are typically replaced on a 10-12 year life cycle to insure that modern, appealing equipment is in use. This expense was forecast again in 2022, and on a recurring 10 year life cycle thereafter.

Golf, Aqua Greens Refurbish

Item Number	431	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	10:00
Category	Golf Course	**Basis Cost**	10,000.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0431	06/01/1997	01/01/2013	0:03	15:07	1.00	$ 10,000.00	$ 10,000.00
						$ 10,000.00	$ 10,000.00

Comments

The aqua range components are reportedly largely original to the property, and should have a life cycle in the 20 year range. Given the +/- $8,000 cost incurred during 2010 and the expected $10,000 expense to be incurred in 2013, we have extended the remaining useful life to reflect a 2023 replacement date. The $10,000 expense in 2013 was included as non-recurring.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf, Aqua Greens Replace

Item Number	68	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	20:00
Category	Golf Course	**Basis Cost**	40,795.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0068	06/01/1997	06/01/2023	10:08	26:00	1.00	$ 40,795.00	$ 40,795.00
						$ 40,795.00	$ 40,795.00

Comments

Golf, Bridge #12

Item Number	69	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	10:00
Category	Golf Course	**Basis Cost**	13.87
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0069	06/01/2006	06/01/2016	3:08	10:00	570.00	$ 7,905.90	$ 7,905.90
						$ 7,905.90	$ 7,905.90

Comments

Separate line items were included for major third party restoration of the golf course bridges, including (but not necessarily limited to) replacement of wood decking and railings and as needed repairs to the underlying framing, stringers, pilings, etc. Under normal conditions, we do not anticipate the need for total replacement in the foreseeable future. Depending on the level of in house maintenance, life cycles from +/- 10 to 15 years have been observed for this type of upgrade. Based on the 2006 completion of this project and an association desired 10 year life cycle, these expenses were forecast again in 2016.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf, Bridge #13

Item Number	70	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	10:00
Category	Golf Course	**Basis Cost**	13.87
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0070	06/01/2006	06/01/2016	3:08	10:00	549.00	$ 7,614.63	$ 7,614.63
						$ 7,614.63	$ 7,614.63

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf, Bridge #14

Item Number	71	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	10:00
Category	Golf Course	**Basis Cost**	13.87
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0071	06/01/2006	06/01/2016	3:08	10:00	1970.00	$ 27,323.90	$ 27,323.90
						$ 27,323.90	$ 27,323.90

Comments

Golf, Bunkers Restoration

Item Number	73	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	7:00
Category	Golf Course	**Basis Cost**	1.40
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0073	06/01/2012	06/01/2019	6:08	7:00	83000.00	$ 116,200.00	$ 116,200.00
						$ 116,200.00	$ 116,200.00

Comments

Data gleaned from similar properties, as well as the subject property's actual operating history, suggests major third party restoration of course greens, tee boxes, and bunkers can be expected on a +/- 10 year useful life. This useful life assumes proper and routine maintenance. In keeping with the association's reported expense schedule, and at the association's sole discretion, restoration of the golf course bunkers was forecast on a recurring 7 year life cycle. The total area was provided by the association, and assumed to be complete and correct.

Golf, Cart Paths Allowance

Item Number	72	**Measurement Basis**	In ft
Type	Common Area	**Estimated Useful Life**	2:00
Category	Golf Course	**Basis Cost**	0.71
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0072	06/01/2010	06/01/2015	2:08	5:00	29280.00	$ 20,788.80	$ 20,788.80
						$ 20,788.80	$ 20,788.80

Comments

Under normal operating conditions, total replacement of the reported +/- 29,280 linear feet of concrete cart paths at the golf course should not be necessary at any one given time. Therefore, it is our opinion that reserving for total replacement is not practical; this tends to be supported by our review of reserve budgets at properties like the subject that rarely include total replacement. Some associations prefer to fund as needed repairs through their annual operating budgets, while others, like the subject, do establish and fund reserve for concrete sidewalks and cart paths.

For the purposes of this report, we forecast that on a recurring 2 year life cycle, a nominal 2% of the total installation cost of the concrete cart paths will be incurred for as needed repairs/upgrades. The current per linear foot cost estimate of $.70 represents 2% of the estimated total current per linear foot cost estimate of $35.00 per linear foot. At the association's request, the next expense was forecast in 2015. This fund is a projection only; actual costs and time frames may vary, perhaps widely, from our estimates.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf, Doors Restrooms/Pools

Item Number	76	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	15:00
Category	Golf Course	**Basis Cost**	16,292.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0076	06/01/2010	06/01/2025	12:08	15:00	1.00	$ 16,292.00	$ 16,292.00
						$ 16,292.00	$ 16,292.00

Comments

In 2010, the association incurred a cost on the order of $16,000 for repair/replacement of the inventory of doors at the golf course/pool restrooms. This reserve is designed to provide monies for as needed door repair/replacements at these buildings over a recurring 15 year life cycle.

Golf, Driving Range Mats

Item Number	77	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	5:00
Category	Golf Course	**Basis Cost**	35,404.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0077	06/01/2009	06/01/2014	1:08	5:00	1.00	$ 35,404.00	$ 35,404.00
						$ 35,404.00	$ 35,404.00

Comments

The plastic driving range mats were purchased/installed and have a reported five year warranty. As such, this expense was forecast again in 2014, and on a recurring 5 year life cycle thereafter. The current cost is an order of magnitude estimate reflective of actual costs incurred during the 2009 project, as reported by the property manager.

Golf, Fairways Restoration

Item Number	186	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	10:00
Category	Golf Course	**Basis Cost**	151,350.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0186	10/01/2006	10/01/2016	4:00	10:00	1.00	$ 151,350.00	$ 151,350.00
						$ 151,350.00	$ 151,350.00

Comments

Data gleaned from similar properties, as well as the subject property's actual operating history, suggests major third party restoration of course greens, tee boxes, fairways and bunkers can be expected on a +/- 10 year useful life. This useful life assumes proper and routine maintenance. Fairway restoration was forecast again in fall 2016, accordingly.

Golf, Greens Re-Grassing

Item Number	89	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	10:00
Category	Golf Course	**Basis Cost**	1.97
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0089	10/01/2006	10/01/2016	4:00	10:00	185000.00	$ 364,450.00	$ 364,450.00
						$ 364,450.00	$ 364,450.00

Comments

Data gleaned from similar properties, as well as the subject property's actual operating history, suggests major third party restoration of course greens, tee boxes, and bunkers can be expected on a +/- 10 year useful life. This useful life assumes proper and routine maintenance.

The club expects to complete two tiered restoration of the golf course greens; on a recurring 10 year life cycle, re-grassing is planned, and on a recurring 20 year life cycle, restoration of the entirety of the greens (including re-grassing) is expected. At the club's request and sole discretion, these phases have been included in the future. The total greens area was provided by the club, and assumed to be complete and correct.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf, Greens Restoration

Item Number	74	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	20:00
Category	Golf Course	**Basis Cost**	2.06
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0074	10/01/2006	10/01/2026	14:00	20:00	185000.00	$ 381,100.00	$ 381,100.00
						$ 381,100.00	$ 381,100.00

Comments

Golf, Irrigation Lines/Systems

Item Number	187	**Measurement Basis**	heads
Type	Common Area	**Estimated Useful Life**	40:00
Category	Golf Course	**Basis Cost**	1,605.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0187	06/01/1997	06/01/2037	24:08	40:00	867.00	$ 1,391,535.00	$ 1,391,535.00
						$ 1,391,535.00	$ 1,391,535.00

Comments

At some point in the foreseeable future, the association should expect to incur costs for major modernization and/or replacement of the golf course irrigation lines/systems. It is our market observation that on a life cycle in the 25-40 year range, total modernization/replacement of these systems should be necessary. At the association's request and sole discretion, a 40 year life cycle was included. Prior to any major irrigation system modernization decisions, we recommend that a qualified golf course restoration consultant(s) assess these systems to determine more specific cost and remaining useful life estimates. This report should then be amended accordingly.

Golf, Retaining Wall # 3

Item Number	79	**Measurement Basis**	ln ft
Type	Common Area	**Estimated Useful Life**	25:00
Category	Golf Course	**Basis Cost**	230.10
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0079	06/01/1997	06/01/2022	9:08	25:00	180.00	$ 41,418.00	$ 41,418.00
						$ 41,418.00	$ 41,418.00

Comments

Separate reserves were included for major third party restoration/replacement of the lengths of wood retaining walls on the golf course, as they may not require restoration/replacement concurrently. With routine maintenance, a +/- 25 year useful life is indicated in the marketplace. These expenses were forecast in 2022, accordingly.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf, Retaining Wall #12

Item Number	80	**Measurement Basis**	ln ft
Type	Common Area	**Estimated Useful Life**	25:00
Category	Golf Course	**Basis Cost**	230.10
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0080	06/01/1997	06/01/2022	9:08	25:00	101.00	$ 23,240.10	$ 23,240.10
						$ 23,240.10	$ 23,240.10

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf, Retaining Wall #13

Item Number	81	**Measurement Basis**	ln ft
Type	Common Area	**Estimated Useful Life**	25:00
Category	Golf Course	**Basis Cost**	230.10
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0081	06/01/1997	06/01/2022	9:08	25:00	77.00	$ 17,717.70	$ 17,717.70
						$ 17,717.70	$ 17,717.70

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf, Retaining Wall #14

Item Number	82	**Measurement Basis**	ln ft
Type	Common Area	**Estimated Useful Life**	25:00
Category	Golf Course	**Basis Cost**	230.10
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0082	06/01/1997	06/01/2022	9:08	25:00	531.00	$ 122,183.10	$ 122,183.10
						$ 122,183.10	$ 122,183.10

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf, Retaining Wall #18

Item Number	83	**Measurement Basis**	ln ft
Type	Common Area	**Estimated Useful Life**	25:00
Category	Golf Course	**Basis Cost**	230.10
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0083	06/01/1997	06/01/2022	9:08	25:00	172.00	$ 39,577.20	$ 39,577.20
						$ 39,577.20	$ 39,577.20

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf, Scoreboard

Item Number	432	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	10:00
Category	Golf Course	**Basis Cost**	3,323.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0432	06/01/2007	06/01/2017	4:08	10:00	1.00	$ 3,323.00	$ 3,323.00
						$ 3,323.00	$ 3,323.00

Comments

Golf, Tee Boxes Restoration

Item Number	75	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	10:00
Category	Golf Course	**Basis Cost**	0.50
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0075	10/01/2006	10/01/2016	4:00	10:00	261400.00	$ 130,700.00	$ 130,700.00
						$ 130,700.00	$ 130,700.00

Comments

This upgrade refers to re-sodding and laser leveling of the tee boxes. The total area is a rounded estimate based on information provided by the association, which was assumed to be complete and correct. Like bunkers and greens restorations, this project is typically completed on a 10-12 year life cycle. A 2016 expense date was forecast.

Golf, Tee Markers/Signs

Item Number	84	**Measurement Basis**	holes
Type	Common Area	**Estimated Useful Life**	20:00
Category	Golf Course	**Basis Cost**	1,622.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0084	06/01/1997	10/01/2016	4:00	19:04	18.00	$ 29,196.00	$ 29,196.00
						$ 29,196.00	$ 29,196.00

Comments

This fund is designed to provide monies for as needed course signage and yardage marker repairs/replacements and eventual replacement of the granite tee markers, etc. over a 20 year life cycle. The remaining useful life was adjusted to reflect a fall 2016 expense date, in conjunction with the forecast tee boxes, greens and bunker restorations at that time. The per hole unit cost is an order of magnitude estimate; the actual cost may vary slightly due to association cosmetic tastes.

Golf Equip., Aerator Pro Core 648

Item Number	93	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	8:00
Category	Golf Course Equipment	**Basis Cost**	23,093.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0093	09/01/2005	09/01/2013	0:11	8:00	1.00	$ 23,093.00	$ 23,093.00
						$ 23,093.00	$ 23,093.00

Comments

The Golf Course Equipment category also includes replacement of the provided inventory of major golf course equipment, which varies in age, condition, and total useful life. Included are fairway, greens and rough mowers, tractors, utility carts, trucks, aerifiers, grinders, bunker rakes, blowers, topdressers, sprayers, fountains, etc. In all cases, the replacement cost estimates are based on actual cost data gleaned from the subject's market area as well as recent cost information provided by the association. The useful lives for various equipment types are based on a combination of the subject's actual operating history, as well as data gleaned from similar properties in the subject's market area. Any adjustments to the remaining useful lives were made at the association's request, based on their expected expense schedule.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Aerator Pro Core 648

Item Number	94	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	8:00
Category	Golf Course Equipment	**Basis Cost**	23,093.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0094	06/01/2003	06/01/2013	0:08	10:00	1.00	$ 23,093.00	$ 23,093.00
						$ 23,093.00	$ 23,093.00

Comments

This line item refers to replacement of the existing Ryan GA-30 unit with a new Pro Core 648, expected in 2013.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Aerator Toro 687

Item Number	92	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	8:00
Category	Golf Course Equipment	**Basis Cost**	8,054.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0092	06/01/1997	06/01/2013	0:08	16:00	1.00	$ 8,054.00	$ 8,054.00
						$ 8,054.00	$ 8,054.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Aerifier Toro SR 72

Item Number	188	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	8:00
Category	Golf Course Equipment	**Basis Cost**	27,034.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost Current	Replacement Cost Future
910-000-0188	06/01/2010	06/01/2018	5:08	8:00	1.00	$ 27,034.00	$ 27,034.00
						$ 27,034.00	$ 27,034.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Bag Racks

Item Number	95	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	15:00
Category	Golf Course Equipment	**Basis Cost**	7,730.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0095	06/01/2010	06/01/2025	12:08	15:00	1.00	$ 7,730.00	$ 7,730.00
						$ 7,730.00	$ 7,730.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Blower Agrimetal

Item Number	96	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	8:00
Category	Golf Course Equipment	**Basis Cost**	3,593.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0096	06/01/1997	06/01/2013	0:08	16:00	1.00	$ 3,593.00	$ 3,593.00
						$ 3,593.00	$ 3,593.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Blower Buffalo

Item Number	97	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	8:00
Category	Golf Course Equipment	**Basis Cost**	6,770.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0097	06/01/2011	06/01/2019	6:08	8:00	1.00	$ 6,770.00	$ 6,770.00
						$ 6,770.00	$ 6,770.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Bunker Rake Jacobsen

Item Number	98	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	5:00
Category	Golf Course Equipment	**Basis Cost**	16,109.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0098	11/01/2008	11/01/2013	1:01	5:00	1.00	$ 16,109.00	$ 16,109.00
						$ 16,109.00	$ 16,109.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Bunker Rake Jacobsen

Item Number	99	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	5:00
Category	Golf Course Equipment	**Basis Cost**	16,109.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0099	11/01/2008	11/01/2013	1:01	5:00	1.00	$ 16,109.00	$ 16,109.00
						$ 16,109.00	$ 16,109.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Cart Beverage

Item Number	100	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	8:00
Category	Golf Course Equipment	**Basis Cost**	13,252.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0100	06/01/2005	06/01/2013	0:08	8:00	1.00	$ 13,252.00	$ 13,252.00
						$ 13,252.00	$ 13,252.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Cart Club Car 294

Item Number	101	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	8:00
Category	Golf Course Equipment	**Basis Cost**	11,181.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0101	03/01/2005	03/01/2013	0:05	8:00	1.00	$ 11,181.00	$ 11,181.00
						$ 11,181.00	$ 11,181.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Cart Club Car Turf I

Item Number	102	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Golf Course Equipment	**Basis Cost**	7,827.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0102	06/01/2009	06/01/2016	3:08	7:00	1.00	$ 7,827.00	$ 7,827.00
						$ 7,827.00	$ 7,827.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Cart Club Car Turf I

Item Number	103	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Golf Course Equipment	**Basis Cost**	7,827.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost Current	Replacement Cost Future
910-000-0103	06/01/2009	06/01/2016	3:08	7:00	1.00	$ 7,827.00	$ 7,827.00
						$ 7,827.00	$ 7,827.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Cart Club Car Turf II

Item Number	104	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Golf Course Equipment	**Basis Cost**	9,588.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0104	07/01/2007	07/01/2014	1:09	7:00	1.00	$ 9,588.00	$ 9,588.00
						$ 9,588.00	$ 9,588.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Cart Club Car Turf II

Item Number	105	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Golf Course Equipment	**Basis Cost**	9,588.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0105	07/01/2007	07/01/2014	1:09	7:00	1.00	$ 9,588.00	$ 9,588.00
						$ 9,588.00	$ 9,588.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Cart Club Car Turf II

Item Number	106	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Golf Course Equipment	**Basis Cost**	9,588.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0106	07/01/2007	07/01/2013	0:09	6:00	1.00	$ 9,588.00	$ 9,588.00
						$ 9,588.00	$ 9,588.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Cart Club Car Turf II

Item Number	107	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Golf Course Equipment	**Basis Cost**	9,588.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0107	07/01/2007	07/01/2014	1:09	7:00	1.00	$ 9,588.00	$ 9,588.00
						$ 9,588.00	$ 9,588.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Cart Club Car Turf II

Item Number	108	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Golf Course Equipment	**Basis Cost**	9,588.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0108	06/01/2009	06/01/2016	3:08	7:00	1.00	$ 9,588.00	$ 9,588.00
						$ 9,588.00	$ 9,588.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Cart Club Car Turf II

Item Number	109	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Golf Course Equipment	**Basis Cost**	9,588.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0109	06/01/2012	06/01/2019	6:08	7:00	1.00	$ 9,588.00	$ 9,588.00
						$ 9,588.00	$ 9,588.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Cart Club Car Turf II

Item Number	110	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Golf Course Equipment	**Basis Cost**	9,558.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0110	06/01/2012	06/01/2019	6:08	7:00	1.00	$ 9,558.00	$ 9,558.00
						$ 9,558.00	$ 9,558.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Cart Club Car Turf II

Item Number	111	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Golf Course Equipment	**Basis Cost**	9,588.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0111	06/01/2012	06/01/2019	6:08	7:00	1.00	$ 9,588.00	$ 9,588.00
						$ 9,588.00	$ 9,588.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Cart Club Car Turf II

Item Number	112	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Golf Course Equipment	**Basis Cost**	9,588.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0112	06/01/2012	06/01/2019	6:08	7:00	1.00	$ 9,588.00	$ 9,588.00
						$ 9,588.00	$ 9,588.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Cart Club Car Turf II

Item Number	113	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Golf Course Equipment	**Basis Cost**	9,588.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0113	06/01/2012	06/01/2019	6:08	7:00	1.00	$ 9,588.00	$ 9,588.00
						$ 9,588.00	$ 9,588.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Cart Club Car Turf II

Item Number	115	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Golf Course Equipment	**Basis Cost**	9,588.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0115	06/01/1997	06/01/2013	0:08	16:00	1.00	$ 9,588.00	$ 9,588.00
						$ 9,588.00	$ 9,588.00

Comments

This cart will reportedly replace the Turfill cart, to be completed in 2012.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Cart Club Car Turf II

Item Number	116	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Golf Course Equipment	**Basis Cost**	9,588.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0116	06/01/1997	06/01/2013	0:08	16:00	1.00	$ 9,588.00	$ 9,588.00
						$ 9,588.00	$ 9,588.00

Comments

This cart will reportedly replace the Turfill cart, to be completed in 2012.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Cart Club Car Turf II

Item Number	190	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Golf Course Equipment	**Basis Cost**	9,588.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0190	06/01/2011	06/01/2018	5:08	7:00	1.00	$ 9,588.00	$ 9,588.00
						$ 9,588.00	$ 9,588.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Cart Club Car Turf II

Item Number	191	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Golf Course Equipment	**Basis Cost**	9,588.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0191	06/01/2011	06/01/2018	5:08	7:00	1.00	$ 9,588.00	$ 9,588.00
						$ 9,588.00	$ 9,588.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Cart Club Car Turf II

Item Number	192	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Golf Course Equipment	**Basis Cost**	9,588.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0192	06/01/2011	06/01/2018	5:08	7:00	1.00	$ 9,588.00	$ 9,588.00
						$ 9,588.00	$ 9,588.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Cart Club Car Turf II

Item Number	193	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Golf Course Equipment	**Basis Cost**	9,588.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0193	06/01/2011	06/01/2018	5:08	7:00	1.00	$ 9,588.00	$ 9,588.00
						$ 9,588.00	$ 9,588.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Cart Truckster Cushman

Item Number	114	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Golf Course Equipment	**Basis Cost**	17,516.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0114	02/01/2006	02/01/2013	0:04	7:00	1.00	$ 17,516.00	$ 17,516.00
						$ 17,516.00	$ 17,516.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Cart Workman Toro

Item Number	117	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Golf Course Equipment	**Basis Cost**	21,182.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0117	06/01/2012	06/01/2019	6:08	7:00	1.00	$ 21,182.00	$ 21,182.00
						$ 21,182.00	$ 21,182.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Cart Workman Toro

Item Number	118	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Golf Course Equipment	**Basis Cost**	21,182.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0118	06/01/2012	06/01/2019	6:08	7:00	1.00	$ 21,182.00	$ 21,182.00
						$ 21,182.00	$ 21,182.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Cart Workman Toro

Item Number	119	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Golf Course Equipment	**Basis Cost**	21,182.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0119	06/01/2009	06/01/2016	3:08	7:00	1.00	$ 21,182.00	$ 21,182.00
						$ 21,182.00	$ 21,182.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Carts Course (80)

Item Number	120	**Measurement Basis**	each
Type	Common Area	**Estimated Useful Life**	4:00
Category	Golf Course Equipment	**Basis Cost**	2,664.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0120	08/01/2009	08/01/2013	0:10	4:00	80.00	$ 213,120.00	$ 213,120.00
						$ 213,120.00	$ 213,120.00

Comments

The inventory of golf carts purchased in summer 2009 was forecast for replacement on a recurring 4 year life cycle, based on the association's reported operating history. The current per cart replacement cost is based on reported costs incurred during the 2009 replacement, and includes a per cart allowance for trade in of the existing carts.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Dump Trailer

Item Number	121	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	12:00
Category	Golf Course Equipment	**Basis Cost**	7,670.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0121	06/01/2012	06/01/2024	11:08	12:00	1.00	$ 7,670.00	$ 7,670.00
						$ 7,670.00	$ 7,670.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Eye Wash Cart Barn

Item Number	185	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	10:00
Category	Golf Course Equipment	**Basis Cost**	1,702.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0185	06/01/2011	06/01/2021	8:08	10:00	1.00	$ 1,702.00	$ 1,702.00
						$ 1,702.00	$ 1,702.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Eye Wash Maintenance

Item Number	184	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	10:00
Category	Golf Course Equipment	**Basis Cost**	1,702.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0184	06/01/2011	06/01/2021	8:08	10:00	1.00	$ 1,702.00	$ 1,702.00
						$ 1,702.00	$ 1,702.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Greens Groomer

Item Number	122	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	20:00
Category	Golf Course Equipment	**Basis Cost**	3,676.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0122	06/01/1997	06/01/2016	3:08	19:00	1.00	$ 3,676.00	$ 3,676.00
						$ 3,676.00	$ 3,676.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Greens Roller Salsco

Item Number	123	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	8:00
Category	Golf Course Equipment	**Basis Cost**	14,573.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0123	06/01/2006	08/01/2013	0:10	7:02	1.00	$ 14,573.00	$ 14,573.00
						$ 14,573.00	$ 14,573.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Greens Roller Salsco

Item Number	124	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	8:00
Category	Golf Course Equipment	**Basis Cost**	14,573.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0124	06/01/2010	06/01/2018	5:08	8:00	1.00	$ 14,573.00	$ 14,573.00
						$ 14,573.00	$ 14,573.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Grinder Bedknife

Item Number	125	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	9:00
Category	Golf Course Equipment	**Basis Cost**	16,672.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0125	02/01/2006	02/01/2015	2:04	9:00	1.00	$ 16,672.00	$ 16,672.00
						$ 16,672.00	$ 16,672.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Grinder Reel

Item Number	126	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	9:00
Category	Golf Course Equipment	**Basis Cost**	20,990.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost Current	Replacement Cost Future
910-000-0126	02/01/2006	02/01/2015	2:04	9:00	1.00	$ 20,990.00	$ 20,990.00
						$ 20,990.00	$ 20,990.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Ice Machine # 5

Item Number	127	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	6:00
Category	Golf Course Equipment	**Basis Cost**	4,158.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0127	06/01/2007	06/01/2013	0:08	6:00	1.00	$ 4,158.00	$ 4,158.00
						$ 4,158.00	$ 4,158.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Ice Machine #14

Item Number	189	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	6:00
Category	Golf Course Equipment	**Basis Cost**	4,158.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0189	06/01/2007	06/01/2013	0:08	6:00	1.00	$ 4,158.00	$ 4,158.00
						$ 4,158.00	$ 4,158.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Ice Machine Maintenance

Item Number	428	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	6:00
Category	Golf Course Equipment	**Basis Cost**	10,000.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0428	06/01/2007	06/01/2013	0:08	6:00	1.00	$ 10,000.00	$ 10,000.00
						$ 10,000.00	$ 10,000.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Ice Machine Starter A

Item Number	128	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	6:00
Category	Golf Course Equipment	**Basis Cost**	7,090.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0128	01/01/2009	01/01/2015	2:03	6:00	1.00	$ 7,090.00	$ 7,090.00
						$ 7,090.00	$ 7,090.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Ice Machine Starter B

Item Number	427	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	6:00
Category	Golf Course Equipment	**Basis Cost**	7,090.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0427	06/01/2007	06/01/2013	0:08	6:00	1.00	$ 7,090.00	$ 7,090.00
						$ 7,090.00	$ 7,090.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Lift

Item Number	129	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	10:00
Category	Golf Course Equipment	**Basis Cost**	9,109.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0129	06/01/2006	06/01/2016	3:08	10:00	1.00	$ 9,109.00	$ 9,109.00
						$ 9,109.00	$ 9,109.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Loader Kubota

Item Number	201	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	16:00
Category	Golf Course Equipment	**Basis Cost**	6,142.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0201	06/01/2011	06/01/2027	14:08	16:00	1.00	$ 6,142.00	$ 6,142.00
						$ 6,142.00	$ 6,142.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Moisture Meter

Item Number	197	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	5:00
Category	Golf Course Equipment	**Basis Cost**	1,243.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0197	06/01/2011	06/01/2016	3:08	5:00	1.00	$ 1,243.00	$ 1,243.00
						$ 1,243.00	$ 1,243.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Moisture Meter

Item Number	198	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	5:00
Category	Golf Course Equipment	**Basis Cost**	1,243.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0198	06/01/2011	06/01/2016	3:08	5:00	1.00	$ 1,243.00	$ 1,243.00
						$ 1,243.00	$ 1,243.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Mower Dixie Chopper

Item Number	130	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	5:00
Category	Golf Course Equipment	**Basis Cost**	10,494.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0130	06/01/2012	06/01/2017	4:08	5:00	1.00	$ 10,494.00	$ 10,494.00
						$ 10,494.00	$ 10,494.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Mower Exmark

Item Number	195	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	5:00
Category	Golf Course Equipment	**Basis Cost**	8,174.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0195	06/01/2011	06/01/2017	4:08	6:00	1.00	$ 8,174.00	$ 8,174.00
						$ 8,174.00	$ 8,174.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Mower Greens 3150

Item Number	131	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	5:00
Category	Golf Course Equipment	**Basis Cost**	28,655.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0131	07/01/2007	07/01/2013	0:09	6:00	1.00	$ 28,655.00	$ 28,655.00
						$ 28,655.00	$ 28,655.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Mower Greens 3150

Item Number	132	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	5:00
Category	Golf Course Equipment	**Basis Cost**	28,655.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0132	06/01/2009	06/01/2014	1:08	5:00	1.00	$ 28,655.00	$ 28,655.00
						$ 28,655.00	$ 28,655.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Mower Greens Flex 21

Item Number	430	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	5:00
Category	Golf Course Equipment	**Basis Cost**	2,656.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0430	06/01/2012	06/01/2017	4:08	5:00	1.00	$ 2,656.00	$ 2,656.00
						$ 2,656.00	$ 2,656.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Mower Grounds 3100

Item Number	133	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	5:00
Category	Golf Course Equipment	**Basis Cost**	33,560.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0133	06/01/2012	06/01/2017	4:08	5:00	1.00	$ 33,560.00	$ 33,560.00
						$ 33,560.00	$ 33,560.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Mower Reelmaster 5510

Item Number	137	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	5:00
Category	Golf Course Equipment	**Basis Cost**	46,222.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0137	04/01/2008	04/01/2013	0:06	5:00	1.00	$ 46,222.00	$ 46,222.00
						$ 46,222.00	$ 46,222.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Mower Reelmaster 5510

Item Number	138	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	5:00
Category	Golf Course Equipment	**Basis Cost**	46,222.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0138	06/01/2012	06/01/2017	4:08	5:00	1.00	$ 46,222.00	$ 46,222.00
						$ 46,222.00	$ 46,222.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Mower Rough Gang

Item Number	429	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	5:00
Category	Golf Course Equipment	**Basis Cost**	24,388.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0429	06/01/2012	06/01/2017	4:08	5:00	1.00	$ 24,388.00	$ 24,388.00
						$ 24,388.00	$ 24,388.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Mower Steiner

Item Number	139	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	5:00
Category	Golf Course Equipment	**Basis Cost**	20,065.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0139	12/01/2010	12/01/2015	3:02	5:00	1.00	$ 20,065.00	$ 20,065.00
						$ 20,065.00	$ 20,065.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Mower Toro Z

Item Number	140	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	5:00
Category	Golf Course Equipment	**Basis Cost**	25,066.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0140	01/01/2011	01/01/2016	3:03	5:00	1.00	$ 25,066.00	$ 25,066.00
						$ 25,066.00	$ 25,066.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Mower Triplex 3100

Item Number	141	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	5:00
Category	Golf Course Equipment	**Basis Cost**	28,166.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0141	06/01/2012	06/01/2017	4:08	5:00	1.00	$ 28,166.00	$ 28,166.00
						$ 28,166.00	$ 28,166.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Mower Triplex 3100

Item Number	142	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	5:00
Category	Golf Course Equipment	**Basis Cost**	28,166.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0142	09/01/2001	09/01/2013	0:11	12:00	1.00	$ 28,166.00	$ 28,166.00
						$ 28,166.00	$ 28,166.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Mower Triplex 3100

Item Number	143	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	5:00
Category	Golf Course Equipment	**Basis Cost**	28,166.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0143	09/01/2001	01/01/2014	1:03	12:04	1.00	$ 28,166.00	$ 28,166.00
						$ 28,166.00	$ 28,166.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Mower Triplex 3150

Item Number	144	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	5:00
Category	Golf Course Equipment	**Basis Cost**	29,360.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0144	01/01/2011	01/01/2016	3:03	5:00	1.00	$ 29,360.00	$ 29,360.00
						$ 29,360.00	$ 29,360.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Mower Triplex 3150

Item Number	199	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	5:00
Category	Golf Course Equipment	**Basis Cost**	29,360.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0199	06/01/2011	06/01/2016	3:08	5:00	1.00	$ 29,360.00	$ 29,360.00
						$ 29,360.00	$ 29,360.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Mower Vantage 52

Item Number	194	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	5:00
Category	Golf Course Equipment	**Basis Cost**	8,379.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0194	06/01/2011	06/01/2017	4:08	6:00	1.00	$ 8,379.00	$ 8,379.00
						$ 8,379.00	$ 8,379.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Mowers/Trailers Flex 21...

Item Number	196	**Measurement Basis**	each
Type	Common Area	**Estimated Useful Life**	5:00
Category	Golf Course Equipment	**Basis Cost**	14,227.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0196	06/01/2011	06/01/2016	3:08	5:00	8.00	$ 113,816.00	$ 113,816.00
						$ 113,816.00	$ 113,816.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Pressure Washer

Item Number	145	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	8:00
Category	Golf Course Equipment	**Basis Cost**	1,770.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0145	06/01/2005	06/01/2013	0:08	8:00	1.00	$ 1,770.00	$ 1,770.00
						$ 1,770.00	$ 1,770.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Pump 4" Honda

Item Number	146	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	5:00
Category	Golf Course Equipment	**Basis Cost**	1,615.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0146	06/01/1997	03/01/2013	0:05	15:09	1.00	$ 1,615.00	$ 1,615.00
						$ 1,615.00	$ 1,615.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Range Ball Machine

Item Number	147	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Golf Course Equipment	**Basis Cost**	12,000.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0147	02/01/2006	02/01/2013	0:04	7:00	1.00	$ 12,000.00	$ 12,000.00
						$ 12,000.00	$ 12,000.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Sod Cutter Jacobsen

Item Number	148	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Golf Course Equipment	**Basis Cost**	4,710.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0148	06/01/2011	06/01/2018	5:08	7:00	1.00	$ 4,710.00	$ 4,710.00
						$ 4,710.00	$ 4,710.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Sprayer Multipro 1250...

Item Number	149	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Golf Course Equipment	**Basis Cost**	28,299.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0149	05/01/2008	05/01/2014	1:07	6:00	1.00	$ 28,299.00	$ 28,299.00
						$ 28,299.00	$ 28,299.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Spreader Vicon

Item Number	150	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Golf Course Equipment	**Basis Cost**	2,667.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0150	02/01/2006	02/01/2013	0:04	7:00	1.00	$ 2,667.00	$ 2,667.00
						$ 2,667.00	$ 2,667.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Sweeper Rake O Vac

Item Number	151	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	8:00
Category	Golf Course Equipment	**Basis Cost**	31,364.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0151	03/01/2005	03/01/2014	1:05	9:00	1.00	$ 31,364.00	$ 31,364.00
						$ 31,364.00	$ 31,364.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Thatching Unit

Item Number	433	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	6:00
Category	Golf Course Equipment	**Basis Cost**	6,919.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0433	06/01/2012	06/01/2018	5:08	6:00	1.00	$ 6,919.00	$ 6,919.00
						$ 6,919.00	$ 6,919.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Thatching Unit

Item Number	440	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	6:00
Category	Golf Course Equipment	**Basis Cost**	6,919.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0440	06/01/2012	06/01/2018	5:08	6:00	1.00	$ 6,919.00	$ 6,919.00
						$ 6,919.00	$ 6,919.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Topdresser Toro 2300

Item Number	152	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	10:00
Category	Golf Course Equipment	**Basis Cost**	14,321.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0152	06/01/1997	06/01/2013	0:08	16:00	1.00	$ 14,321.00	$ 14,321.00
						$ 14,321.00	$ 14,321.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Topdresser Turfco

Item Number	153	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	10:00
Category	Golf Course Equipment	**Basis Cost**	15,012.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0153	12/01/2010	12/01/2020	8:02	10:00	1.00	$ 15,012.00	$ 15,012.00
						$ 15,012.00	$ 15,012.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Tractor 6040 DT Kubota

Item Number	200	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	16:00
Category	Golf Course Equipment	**Basis Cost**	24,947.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0200	06/01/2011	06/01/2027	14:08	16:00	1.00	$ 24,947.00	$ 24,947.00
						$ 24,947.00	$ 24,947.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Tractor B2400 Kubota

Item Number	154	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	16:00
Category	Golf Course Equipment	**Basis Cost**	16,880.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0154	06/01/1997	06/01/2013	0:08	16:00	1.00	$ 16,880.00	$ 16,880.00
						$ 16,880.00	$ 16,880.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Tractor M4700 Kubota

Item Number	155	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	16:00
Category	Golf Course Equipment	**Basis Cost**	22,079.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0155	06/01/2012	06/01/2028	15:08	16:00	1.00	$ 22,079.00	$ 22,079.00
						$ 22,079.00	$ 22,079.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Tractor M4700 Kubota

Item Number	156	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	16:00
Category	Golf Course Equipment	**Basis Cost**	22,079.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0156	06/01/1997	09/01/2013	0:11	16:03	1.00	$ 22,079.00	$ 22,079.00
						$ 22,079.00	$ 22,079.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Tractor M4900 Kubota

Item Number	157	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	16:00
Category	Golf Course Equipment	**Basis Cost**	22,484.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0157	06/01/1997	09/01/2013	0:11	16:03	1.00	$ 22,484.00	$ 22,484.00
						$ 22,484.00	$ 22,484.00

Comments

Golf Equip., Trailers Allowance

Item Number	158	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	10:00
Category	Golf Course Equipment	**Basis Cost**	7,500.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0158	01/01/2010	01/01/2020	7:03	10:00	1.00	$ 7,500.00	$ 7,500.00
						$ 7,500.00	$ 7,500.00

Comments

This reserve is designed to provide monies for as needed golf course operations trailers over a 10 year life cycle, excluding the dump trailer unit scheduled for replacement in 2012, and recognizes that some trailers may last slightly longer, while others will require replacement on a shorter schedule. This fund is a projection only; actual costs and time frames may vary.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Truck F250 Ford

Item Number	159	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	8:00
Category	Golf Course Equipment	**Basis Cost**	28,510.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0159	03/01/2005	03/01/2013	0:05	8:00	1.00	$ 28,510.00	$ 28,510.00
						$ 28,510.00	$ 28,510.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Verticutter

Item Number	160	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	9:00
Category	Golf Course Equipment	**Basis Cost**	8,178.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0160	09/01/2006	09/01/2015	2:11	9:00	1.00	$ 8,178.00	$ 8,178.00
						$ 8,178.00	$ 8,178.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Washing Station

Item Number	161	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	20:00
Category	Golf Course Equipment	**Basis Cost**	31,110.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0161	07/01/2007	07/01/2027	14:09	20:00	1.00	$ 31,110.00	$ 31,110.00
						$ 31,110.00	$ 31,110.00

Comments

With proper and routine maintenance, major restoration and/or replacement of the golf course washwater/washing station equipment should not be necessary for 15-20+ years. This expense was forecast in 2027, accordingly.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf Equip., Welder Millermatic

Item Number	426	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	5:00
Category	Golf Course Equipment	**Basis Cost**	2,494.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0426	06/01/2012	06/01/2017	4:08	5:00	1.00	$ 2,494.00	$ 2,494.00
						$ 2,494.00	$ 2,494.00

Comments

Golf, Irrigation Pump Control Sys.

Item Number	86	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	30:00
Category	Golf Course Equipment	**Basis Cost**	171,350.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0086	06/01/1997	06/01/2015	2:08	18:00	1.00	$ 171,350.00	$ 171,350.00
						$ 171,350.00	$ 171,350.00

Comments

The association expects to complete major modernization/replacement of the entirety of the Flowtronex pump station systems in 2015. We do not typically encounter this scope of modernization/replacement on a life cycle of less than 25-30+ years under normal conditions; a determination of the design quality, efficiency, condition, or likelihood of a 2015 expense date is beyond the scope of this report. The replacement date and current cost estimates were provided by the association, and included at the association's sole discretion.

Golf, Irrigation Pump/Motor 1

Item Number	87	**Measurement Basis**	hp
Type	Common Area	**Estimated Useful Life**	16:00
Category	Golf Course Equipment	**Basis Cost**	230.74
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0087	06/01/1997	06/01/2013	0:08	16:00	100.00	$ 23,074.00	$ 23,074.00
						$ 23,074.00	$ 23,074.00

Comments

With proper and routine maintenance, including periodic pump rebuilds, motor rewinds/replacements, etc., replacement of the 100 HP golf course irrigation pumps should be expected on a life cycle in the mid-10 year range. Since they may not require replacement concurrently, separate line items were included for each.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf, Irrigation Pump/Motor 2

Item Number	88	**Measurement Basis**	hp
Type	Common Area	**Estimated Useful Life**	16:00
Category	Golf Course Equipment	**Basis Cost**	230.74
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0088	06/01/2009	06/01/2025	12:08	16:00	100.00	$ 23,074.00	$ 23,074.00
						$ 23,074.00	$ 23,074.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf, Irrigation Pump/Motor 3

Item Number	90	**Measurement Basis**	hp
Type	Common Area	**Estimated Useful Life**	16:00
Category	Golf Course Equipment	**Basis Cost**	230.74
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0090	06/01/1997	06/01/2013	0:08	16:00	100.00	$ 23,074.00	$ 23,074.00
						$ 23,074.00	$ 23,074.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Golf, Irrigation Pump/Motor 4

Item Number	91	**Measurement Basis**	230.74
Type	Common Area	**Estimated Useful Life**	16:00
Category	Golf Course Equipment	**Basis Cost**	227.25
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0091	06/01/1997	06/01/2013	0:08	16:00	100.00	$ 22,725.00	$ 22,725.00
						$ 22,725.00	$ 22,725.00

Comments

Golf, Irrigation Software

Item Number	85	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	10:00
Category	Golf Course Equipment	**Basis Cost**	20,920.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0085	06/01/2001	01/01/2016	3:03	14:07	1.00	$ 20,920.00	$ 20,920.00
						$ 20,920.00	$ 20,920.00

Comments

Data provided by the association suggests that the most recent irrigation system computer software was completed at or near 2001. In our experience, a life cycle in the 10 year range is the market norm for this project. At the association's request, this expense was forecast in 2015; a recurring 10 year life cycle was forecast thereafter.

Radios, Pro Shop/Irrigation (27)

Item Number	417	**Measurement Basis**	each
Type	Common Area	**Estimated Useful Life**	3:00
Category	Golf Course Equipment	**Basis Cost**	288.40
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0417	03/01/2011	09/01/2013	0:11	2:06	27.00	$ 7,786.80	$ 7,786.80
						$ 7,786.80	$ 7,786.80

Comments

The 27 radios (25 pro shop, 2 irrigation) were purchased in 2011. According to the property manager, the club expects to replace this inventory in 2013, which is reflective of a /- 2 year life cycle. This is a shorter life cycle than is typically observed, on a 3-4 year life cycle. A recurring 3 year life cycle was forecast after the 2013 expense.

Fencing, Perimeter Chain Link

Item Number	162	**Measurement Basis**	ln ft
Type	Common Area	**Estimated Useful Life**	30:00
Category	Grounds/Site Improvements	**Basis Cost**	11.51
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0162	06/01/1997	06/01/2027	14:08	30:00	21000.00	$ 241,710.00	$ 241,710.00
						$ 241,710.00	$ 241,710.00

Comments

The association should expect to require minor length/area replacements of the reported +/- 21,000 linear feet of chain link perimeter fencing from time to time, and total replacement on a maximum 25-30 year life cycle. This suggests a major perimeter fencing replacement cost no later than 2027. The current per linear foot unit cost includes removal and disposal of the existing fencing and replacement with like height/quality.

Grounds, Truck Toyota

Item Number	163	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Grounds/Site Improvements	**Basis Cost**	25,190.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0163	03/01/2007	03/01/2014	1:05	7:00	1.00	$ 25,190.00	$ 25,190.00
						$ 25,190.00	$ 25,190.00

Comments

Based on the club's actual operating history and our experience with vehicle replacements at similar properties, we have forecast replacement of the common grounds Toyota pickup truck on a recurring 7 year life cycle. The actual cost may vary due to the type, size and quality of truck chosen in the future. The current cost is reflective of a new truck rather than pre-owned.

Lake Aerator/Equipment 1

Item Number	164	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	16:00
Category	Grounds/Site Improvements	**Basis Cost**	4,359.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0164	03/01/2006	03/01/2022	9:05	16:00	1.00	$ 4,359.00	$ 4,359.00
						$ 4,359.00	$ 4,359.00

Comments

Separate line items were included for each of the six lake aerators and associated equipment; data provided by the association suggests that only one of these aerators has been replaced, in spring 2006. The market indicated useful life in the mid-10 year range years suggests that replacement of the older aerators/equipment should be expected in the near future.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Lake Aerator/Equipment 2

Item Number	165	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	16:00
Category	Grounds/Site Improvements	**Basis Cost**	4,359.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0165	06/01/1997	06/01/2013	0:08	16:00	1.00	$ 4,359.00	$ 4,359.00
						$ 4,359.00	$ 4,359.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Lake Aerator/Equipment 3

Item Number	166	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	16:00
Category	Grounds/Site Improvements	**Basis Cost**	4,359.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0166	06/01/1997	06/01/2013	0:08	16:00	1.00	$ 4,359.00	$ 4,359.00
						$ 4,359.00	$ 4,359.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Lake Aerator/Equipment 4

Item Number	167	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	16:00
Category	Grounds/Site Improvements	**Basis Cost**	4,359.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0167	06/01/1997	06/01/2013	0:08	16:00	1.00	$ 4,359.00	$ 4,359.00
						$ 4,359.00	$ 4,359.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Lake Aerator/Equipment 5

Item Number	168	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	16:00
Category	Grounds/Site Improvements	**Basis Cost**	4,359.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0168	06/01/1997	06/01/2013	0:08	16:00	1.00	$ 4,359.00	$ 4,359.00
						$ 4,359.00	$ 4,359.00

Comments

Lake Fountain/Equipment 1

Item Number	169	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	10:00
Category	Grounds/Site Improvements	**Basis Cost**	5,222.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0169	01/01/2004	01/01/2014	1:03	10:00	1.00	$ 5,222.00	$ 5,222.00
						$ 5,222.00	$ 5,222.00

Comments

Line items were included for periodic repairs to and replacement of the two lake fountains and associated equipment, given their differing placed in service dates and likelihood that both will not require replacement at the same time in the future. These expenses were most recently completed in 2003/2004 (fountains May 2003 and July 2003 and motors August 2004 and September 2004). Therefore, we have utilized average placed in service dates of early 2004 for each fountain and associated equipment, and recurring 10 year life cycles.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Lake Fountain/Equipment 2

Item Number	170	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	10:00
Category	Grounds/Site Improvements	**Basis Cost**	5,222.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0170	01/01/2004	01/01/2014	1:03	10:00	1.00	$ 5,222.00	$ 5,222.00
						$ 5,222.00	$ 5,222.00

Comments

Sidewalks Repair Allowance

Item Number	171	**Measurement Basis**	ln ft
Type	Common Area	**Estimated Useful Life**	2:00
Category	Grounds/Site Improvements	**Basis Cost**	0.71
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0171	06/01/2010	06/01/2015	2:08	5:00	29350.00	$ 20,838.50	$ 20,838.50
						$ 20,838.50	$ 20,838.50

Comments

Under normal operating conditions, total replacement of the reported +/- 29,350 linear feet of concrete sidewalks should not be necessary at any one given time. Therefore, it is our opinion that reserving for total replacement is not practical; this tends to be supported by our review of reserve budgets at properties like the subject that rarely include total replacement. Some associations prefer to fund as needed repairs through their annual operating budgets, while others, like the subject, do establish and fund reserve for concrete sidewalks and cart paths.

For the purposes of this report, we forecast that on a recurring 2 year life cycle, a nominal 2% of the total installation cost of the concrete sidewalks will be incurred for as needed repairs/upgrades. The current per linear foot cost estimate of $.70 represents 2% of the estimated total current per linear foot cost estimate of $35.00 per linear foot. At the association's request, the next expense was forecast in 2015. This fund is a projection only; actual costs and time frames may vary, perhaps widely, from our estimates.

Signage, Marquees/Monuments

Item Number	173	**Measurement Basis**	each
Type	Common Area	**Estimated Useful Life**	20:00
Category	Grounds/Site Improvements	**Basis Cost**	7,775.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0173	06/01/1997	09/01/2013	0:11	16:03	3.00	$ 23,325.00	$ 23,325.00
						$ 23,325.00	$ 23,325.00

Comments

Under normal operating conditions, total replacement of the main entry/marquee and interior monument signage (2) should not be necessary at any one given time. Association cosmetic dissatisfaction notwithstanding, we do not anticipate any major expenditures for 20+ years, to insure a modern cosmetic appeal. The association expects to incur this cost in 2013; as such, we scheduled accordingly, and on a recurring 20 year life cycle thereafter. The current cost estimate is not reflective of total replacement.

Signage, Street/Directional

Item Number	172	**Measurement Basis**	each
Type	Common Area	**Estimated Useful Life**	25:00
Category	Grounds/Site Improvements	**Basis Cost**	779.95
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0172	06/01/1997	06/01/2022	9:08	25:00	40.00	$ 31,198.00	$ 31,198.00
						$ 31,198.00	$ 31,198.00

Comments

While minor replacements can be expected from time to time due to vehicular damages, etc., total replacement of the inventory of street/directional signs should not be necessary for up to 25 years. The actual per sign cost may vary due to association cosmetic tastes.

Access, Access System Modernization

Item Number	174	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	17:00
Category	Guardhouse/Security	**Basis Cost**	23,155.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0174	06/01/1997	06/01/2014	1:08	17:00	1.00	$ 23,155.00	$ 23,155.00
						$ 23,155.00	$ 23,155.00

Comments

This reserve refers to costs associated with major modernization/replacement of the member/homeowner automatic security entry systems, including transponders/scanners with all poles, hardware, etc. The market reflects a probable life cycle in the 14-18 year range with routine maintenance. Since there were no reported plans to complete this upgrade in the near future, we have utilized a 17 year life cycle and 2014 expense date.

Access, Barrier Gate/Operator Back

Item Number	182	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	14:00
Category	Guardhouse/Security	**Basis Cost**	2,832.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost Current	Replacement Cost Future
910-000-0182	06/01/1997	06/01/2015	2:08	18:00	1.00	$ 2,832.00	$ 2,832.00
						$ 2,832.00	$ 2,832.00

Comments

Since they may not require replacement concurrently, we have included a separate line item for replacement of each of the four automatic barrier gates/operators at the main guardhouse and the single barrier gate/operator at the back access. Life cycles in the low to mid-10 year range have been observed for this type of equipment. 14 year life cycles were forecast for each; adjustments to the remaining useful lives were included at the association's request, based on their expected replacement schedule.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Access, Barrier Gate/Operator CH

Item Number	175	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	14:00
Category	Guardhouse/Security	**Basis Cost**	2,832.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0175	06/01/2010	06/01/2024	11:08	14:00	1.00	$ 2,832.00	$ 2,832.00
						$ 2,832.00	$ 2,832.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Access, Barrier Gate/Operator CH

Item Number	177	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	14:00
Category	Guardhouse/Security	**Basis Cost**	2,832.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0177	06/01/2012	06/01/2026	13:08	14:00	1.00	$ 2,832.00	$ 2,832.00
						$ 2,832.00	$ 2,832.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Access, Barrier Gate/Operator CH

Item Number	178	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	14:00
Category	Guardhouse/Security	**Basis Cost**	2,832.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0178	06/01/2012	06/01/2026	13:08	14:00	1.00	$ 2,832.00	$ 2,832.00
						$ 2,832.00	$ 2,832.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Access, Barrier Gate/Operator GH

Item Number	176	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	14:00
Category	Guardhouse/Security	**Basis Cost**	2,832.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0176	06/01/2009	06/01/2023	10:08	14:00	1.00	$ 2,832.00	$ 2,832.00
						$ 2,832.00	$ 2,832.00

Comments

Access, Swing Gate Back Access

Item Number	180	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	20:00
Category	Guardhouse/Security	**Basis Cost**	2,756.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0180	06/01/1997	06/01/2018	5:08	21:00	1.00	$ 2,756.00	$ 2,756.00
						$ 2,756.00	$ 2,756.00

Comments

Separate line items were included for each of the two security swing gates at the club's back entry, which were assumed to be original to the property. In keeping with the club's replacement schedule, each was forecast for replacement in 2018. The current per gate cost estimate was provided by the association.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Access, Swing Gate Back Access

Item Number	181	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	20:00
Category	Guardhouse/Security	**Basis Cost**	2,756.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0181	06/01/1997	06/01/2018	5:08	21:00	1.00	$ 2,756.00	$ 2,756.00
						$ 2,756.00	$ 2,756.00

Comments

Guardhouse Interiors

Item Number	179	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	20:00
Category	Guardhouse/Security	**Basis Cost**	6,020.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0179	06/01/1997	06/01/2017	4:08	20:00	1.00	$ 6,020.00	$ 6,020.00
						$ 6,020.00	$ 6,020.00

Comments

Given the lesser exposure to the club membership/homeowners, major interior renovation of guardhouses (flooring, wall finishes, plumbing and electrical fixtures, cabinetry/countertops, etc.) is not typically completed for 20-25 years. This life cycle recognizes that minor upgrades will be necessary from time to time as a function of ongoing general maintenance. A 20 year life cycle suggests a 2017 expense date.

Guardhouse Windows/Doors

Item Number	202	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	20:00
Category	Guardhouse/Security	**Basis Cost**	11,648.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0202	06/01/2011	06/01/2031	18:08	20:00	1.00	$ 11,648.00	$ 11,648.00
						$ 11,648.00	$ 11,648.00

Comments

Under normal conditions, we do not anticipate the need for replacement of the exterior windows and sliding glass doors at the guardhouse for 20+ years. The current cost estimate was provided by the association, and assumed to be based on actual costs incurred during the recent upgrade.

HVAC Air Handler # 1, Kitchen

Item Number	203	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	20:00
Category	HVAC	**Basis Cost**	611.57
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0203	06/01/1997	06/01/2018	5:08	21:00	6.00	$ 3,669.42	$ 3,669.42
						$ 3,669.42	$ 3,669.42

Comments

Total replacement of the HVAC system ducting, etc. should not be necessary at any one given time. These systems are not considered to be short lived in nature, and are rarely seen in reserve budgets for similar properties. Therefore, it is our opinion that reserving for total system replacement is not practical. However, replacement of the HVAC condensers, air handlers/heat pumps and package RTU units can be expected on a reasonably predictable basis. Because they will not likely require replacement concurrently, we have included separate line items for each of the air handlers, condensers, and roof mounted package units that support the common area interiors. The sizes/tonnage of the individual units were gleaned from construction blueprints; the current costs are based on our experience with commercial/residential grade HVAC equipment.

It has come to our attention that due to code requirements, when older condenser units are replaced, the corresponding air handlers must also be replaced so that modern, efficient systems are in use. Therefore, the remaining useful lives for the air handlers were adjusted to reflect the same replacement date as the corresponding condensers. Any other adjustments to the remaining useful lives were based on the association's provided replacement schedule, at the association's sole discretion.

Also of note is information provided by the association regarding expected replacement dates and current costs; the placed in service dates and sizes in tons of several of these units (#3, #4, #7, #8, #9,) was unknown; sizes in tons were assumed based on our prior year's itemization/names of these units. We reserve the right to modify this report upon confirmation of the installation dates and sizes in tons of these units.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Air Handler # 2, Kitchen

Item Number	204	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	20:00
Category	HVAC	**Basis Cost**	611.57
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0204	06/01/2008	06/01/2018	5:08	10:00	6.00	$ 3,669.42	$ 3,669.42
						$ 3,669.42	$ 3,669.42

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Air Handler # 3, Dining

Item Number	322	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	20:00
Category	HVAC	**Basis Cost**	643.06
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0322	03/01/2011	03/01/2031	18:05	20:00	5.00	$ 3,215.30	$ 3,215.30
						$ 3,215.30	$ 3,215.30

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Air Handler # 4, Dining

Item Number	324	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	20:00
Category	HVAC	**Basis Cost**	643.06
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0324	06/01/1997	08/01/2013	0:10	16:02	5.00	$ 3,215.30	$ 3,215.30
						$ 3,215.30	$ 3,215.30

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Air Handler # 5, Bar

Item Number	207	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	20:00
Category	HVAC	**Basis Cost**	643.06
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0207	06/01/2011	06/01/2031	18:08	20:00	5.00	$ 3,215.30	$ 3,215.30
						$ 3,215.30	$ 3,215.30

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Air Handler # 7, Dining

Item Number	326	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	20:00
Category	HVAC	**Basis Cost**	643.06
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0326	06/01/1997	03/01/2013	0:05	15:09	5.00	$ 3,215.30	$ 3,215.30
						$ 3,215.30	$ 3,215.30

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Air Handler # 8, Dining

Item Number	328	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	20:00
Category	HVAC	**Basis Cost**	643.06
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0328	06/01/1997	05/01/2013	0:07	15:11	5.00	$ 3,215.30	$ 3,215.30
						$ 3,215.30	$ 3,215.30

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Air Handler # 9, Dining

Item Number	330	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	20:00
Category	HVAC	**Basis Cost**	643.06
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0330	06/01/1997	09/01/2013	0:11	16:03	5.00	$ 3,215.30	$ 3,215.30
						$ 3,215.30	$ 3,215.30

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Air Handler #10, Lobby

Item Number	225	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	20:00
Category	HVAC	**Basis Cost**	611.57
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0225	06/01/2009	04/01/2017	4:06	7:10	6.00	$ 3,669.42	$ 3,669.42
						$ 3,669.42	$ 3,669.42

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Air Handler #11, Admin.

Item Number	206	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	20:00
Category	HVAC	**Basis Cost**	611.57
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0206	06/01/2012	06/01/2032	19:08	20:00	6.00	$ 3,669.42	$ 3,669.42
						$ 3,669.42	$ 3,669.42

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Air Handler #12, Pro Shop

Item Number	321	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	20:00
Category	HVAC	**Basis Cost**	643.06
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0321	06/01/1997	06/01/2020	7:08	23:00	5.00	$ 3,215.30	$ 3,215.30
						$ 3,215.30	$ 3,215.30

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Air Handler #13, Fitness

Item Number	212	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	20:00
Category	HVAC	**Basis Cost**	778.89
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0212	03/01/2012	03/01/2032	19:05	20:00	2.50	$ 1,947.23	$ 1,947.23
						$ 1,947.23	$ 1,947.23

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Air Handler #14, Fitness

Item Number	211	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	20:00
Category	HVAC	**Basis Cost**	677.34
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0211	06/01/1997	05/01/2013	0:07	15:11	4.00	$ 2,709.36	$ 2,709.36
						$ 2,709.36	$ 2,709.36

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Air Handler #15, Fitness

Item Number	210	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	20:00
Category	HVAC	**Basis Cost**	677.34
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0210	06/01/1997	09/01/2013	0:11	16:03	4.00	$ 2,709.36	$ 2,709.36
						$ 2,709.36	$ 2,709.36

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Air Handler #16, Fitness

Item Number	209	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	20:00
Category	HVAC	**Basis Cost**	677.61
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0209	06/01/1997	03/01/2017	4:05	19:09	4.00	$ 2,710.44	$ 2,710.44
						$ 2,710.44	$ 2,710.44

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Air Handler #17, Accounting

Item Number	205	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	20:00
Category	HVAC	**Basis Cost**	677.61
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0205	06/01/1997	04/01/2013	0:06	15:10	4.00	$ 2,710.44	$ 2,710.44
						$ 2,710.44	$ 2,710.44

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Air Handler #23, Meeting Room

Item Number	213	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	20:00
Category	HVAC	**Basis Cost**	729.42
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0213	01/01/2011	01/01/2031	18:03	20:00	3.00	$ 2,188.26	$ 2,188.26
						$ 2,188.26	$ 2,188.26

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Air Handler #24, F & B

Item Number	208	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	20:00
Category	HVAC	**Basis Cost**	1,090.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0208	06/01/1997	01/01/2017	4:03	19:07	1.00	$ 1,090.00	$ 1,090.00
						$ 1,090.00	$ 1,090.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Air Handler #25, Kitchen

Item Number	332	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	20:00
Category	HVAC	**Basis Cost**	643.06
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0332	06/01/1997	06/01/2021	8:08	24:00	5.00	$ 3,215.30	$ 3,215.30
						$ 3,215.30	$ 3,215.30

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Air Handler #26, Kitchen

Item Number	334	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	20:00
Category	HVAC	**Basis Cost**	643.06
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0334	06/01/1997	06/01/2021	8:08	24:00	5.00	$ 3,215.30	$ 3,215.30
						$ 3,215.30	$ 3,215.30

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Air Handler #27, Snack Bar

Item Number	214	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	20:00
Category	HVAC	**Basis Cost**	779.20
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0214	06/01/1997	04/01/2013	0:06	15:10	2.50	$ 1,948.00	$ 1,948.00
						$ 1,948.00	$ 1,948.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Air Handler #28, Maintenance

Item Number	231	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	20:00
Category	HVAC	**Basis Cost**	779.20
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0231	06/01/1997	06/01/2017	4:08	20:00	2.00	$ 1,558.40	$ 1,558.40
						$ 1,558.40	$ 1,558.40

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Air Handler #29, Maintenance

Item Number	233	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	20:00
Category	HVAC	**Basis Cost**	779.20
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0233	06/01/2010	06/01/2030	17:08	20:00	2.00	$ 1,558.40	$ 1,558.40
						$ 1,558.40	$ 1,558.40

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Air Handler #30, Guardhouse

Item Number	229	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	20:00
Category	HVAC	**Basis Cost**	779.20
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0229	06/01/2008	06/01/2018	5:08	10:00	2.00	$ 1,558.40	$ 1,558.40
						$ 1,558.40	$ 1,558.40

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Condenser # 1, Kitchen

Item Number	223	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	10:00
Category	HVAC	**Basis Cost**	690.81
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0223	06/01/2008	06/01/2018	5:08	10:00	6.00	$ 4,144.86	$ 4,144.86
						$ 4,144.86	$ 4,144.86

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Condenser # 2, Kitchen

Item Number	224	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	10:00
Category	HVAC	**Basis Cost**	690.81
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0224	06/01/2008	06/01/2018	5:08	10:00	6.00	$ 4,144.86	$ 4,144.86
						$ 4,144.86	$ 4,144.86

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Condenser # 3, Dining Room

Item Number	323	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	10:00
Category	HVAC	**Basis Cost**	725.35
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0323	03/01/2011	03/01/2021	8:05	10:00	5.00	$ 3,626.75	$ 3,626.75
						$ 3,626.75	$ 3,626.75

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Condenser # 4, Dining

Item Number	325	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	10:00
Category	HVAC	**Basis Cost**	725.35
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0325	06/01/1997	08/01/2013	0:10	16:02	5.00	$ 3,626.75	$ 3,626.75
						$ 3,626.75	$ 3,626.75

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Condenser # 5, Bar

Item Number	217	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	10:00
Category	HVAC	**Basis Cost**	725.35
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0217	06/01/2011	06/01/2021	8:08	10:00	5.00	$ 3,626.75	$ 3,626.75
						$ 3,626.75	$ 3,626.75

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Condenser # 7, Dining

Item Number	327	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	10:00
Category	HVAC	**Basis Cost**	725.35
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0327	06/01/1997	03/01/2013	0:05	15:09	5.00	$ 3,626.75	$ 3,626.75
						$ 3,626.75	$ 3,626.75

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Condenser # 8, Dining

Item Number	329	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	10:00
Category	HVAC	**Basis Cost**	725.35
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0329	06/01/1997	05/01/2013	0:07	15:11	5.00	$ 3,626.75	$ 3,626.75
						$ 3,626.75	$ 3,626.75

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Condenser # 9, Dining

Item Number	331	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	10:00
Category	HVAC	**Basis Cost**	725.35
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0331	06/01/1997	09/01/2013	0:11	16:03	5.00	$ 3,626.75	$ 3,626.75
						$ 3,626.75	$ 3,626.75

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Condenser #10, Lobby

Item Number	226	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	10:00
Category	HVAC	**Basis Cost**	690.81
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0226	04/01/2007	04/01/2017	4:06	10:00	6.00	$ 4,144.86	$ 4,144.86
						$ 4,144.86	$ 4,144.86

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Condenser #11, Admin.

Item Number	216	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	10:00
Category	HVAC	**Basis Cost**	690.81
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0216	05/01/2007	07/01/2013	0:09	6:02	6.00	$ 4,144.86	$ 4,144.86
						$ 4,144.86	$ 4,144.86

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Condenser #12, Pro Shop

Item Number	320	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	10:00
Category	HVAC	**Basis Cost**	725.35
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0320	06/01/2008	06/01/2020	7:08	12:00	5.00	$ 3,626.75	$ 3,626.75
						$ 3,626.75	$ 3,626.75

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Condenser #13, Fitness

Item Number	222	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	10:00
Category	HVAC	**Basis Cost**	690.81
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0222	06/01/1997	01/01/2013	0:03	15:07	2.50	$ 1,727.03	$ 1,727.03
						$ 1,727.03	$ 1,727.03

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Condenser #14, Fitness

Item Number	221	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	10:00
Category	HVAC	**Basis Cost**	762.64
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0221	06/01/1997	05/01/2013	0:07	15:11	4.00	$ 3,050.56	$ 3,050.56
						$ 3,050.56	$ 3,050.56

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Condenser #15, Fitness

Item Number	220	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	10:00
Category	HVAC	**Basis Cost**	762.94
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0220	09/01/2007	09/01/2013	0:11	6:00	4.00	$ 3,051.76	$ 3,051.76
						$ 3,051.76	$ 3,051.76

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Condenser #16, Fitness

Item Number	219	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	10:00
Category	HVAC	**Basis Cost**	762.94
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0219	03/01/2007	03/01/2017	4:05	10:00	4.00	$ 3,051.76	$ 3,051.76
						$ 3,051.76	$ 3,051.76

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Condenser #17, Accounting

Item Number	215	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	10:00
Category	HVAC	**Basis Cost**	762.94
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0215	06/01/1997	04/01/2013	0:06	15:10	4.00	$ 3,051.76	$ 3,051.76
						$ 3,051.76	$ 3,051.76

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Condenser #23, Meeting Room

Item Number	227	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	10:00
Category	HVAC	**Basis Cost**	815.77
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0227	01/01/2011	01/01/2021	8:03	10:00	3.00	$ 2,447.31	$ 2,447.31
						$ 2,447.31	$ 2,447.31

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Condenser #24, F & B

Item Number	218	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	10:00
Category	HVAC	**Basis Cost**	1,227.20
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0218	01/01/2007	01/01/2017	4:03	10:00	1.00	$ 1,227.20	$ 1,227.20
						$ 1,227.20	$ 1,227.20

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Condenser #25, Kitchen

Item Number	333	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	10:00
Category	HVAC	**Basis Cost**	725.35
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0333	06/01/2011	06/01/2021	8:08	10:00	5.00	$ 3,626.75	$ 3,626.75
						$ 3,626.75	$ 3,626.75

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Condenser #26, Kitchen

Item Number	335	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	10:00
Category	HVAC	**Basis Cost**	725.35
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0335	06/01/2011	06/01/2021	8:08	10:00	5.00	$ 3,626.75	$ 3,626.75
						$ 3,626.75	$ 3,626.75

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Condenser #27, Snack Bar

Item Number	234	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	10:00
Category	HVAC	**Basis Cost**	692.84
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0234	11/01/2002	04/01/2013	0:06	10:05	2.50	$ 1,732.10	$ 1,732.10
						$ 1,732.10	$ 1,732.10

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Condenser #28, Maintenance

Item Number	230	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	10:00
Category	HVAC	**Basis Cost**	692.84
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0230	06/01/2009	06/01/2019	6:08	10:00	2.00	$ 1,385.68	$ 1,385.68
						$ 1,385.68	$ 1,385.68

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Condenser #29, Maintenance

Item Number	232	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	10:00
Category	HVAC	**Basis Cost**	779.20
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0232	06/01/2010	06/01/2020	7:08	10:00	2.00	$ 1,558.40	$ 1,558.40
						$ 1,558.40	$ 1,558.40

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Condenser #30, Guardhouse

Item Number	228	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	10:00
Category	HVAC	**Basis Cost**	692.84
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0228	06/01/2008	06/01/2018	5:08	10:00	2.00	$ 1,385.68	$ 1,385.68
						$ 1,385.68	$ 1,385.68

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Package Unit #18, Kitchen

Item Number	238	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	10:00
Category	HVAC	**Basis Cost**	1,434.44
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0238	01/01/2007	01/01/2017	4:03	10:00	3.00	$ 4,303.32	$ 4,303.32
						$ 4,303.32	$ 4,303.32

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Package Unit #19, Bag Storage

Item Number	237	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	10:00
Category	HVAC	**Basis Cost**	2,204.42
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0237	01/01/2007	01/01/2017	4:03	10:00	1.50	$ 3,306.63	$ 3,306.63
						$ 3,306.63	$ 3,306.63

Comments

HVAC Package Unit #21, 19th Hole

Item Number	235	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	10:00
Category	HVAC	**Basis Cost**	1,156.81
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0235	01/01/2007	01/01/2017	4:03	10:00	8.50	$ 9,832.89	$ 9,832.89
						$ 9,832.89	$ 9,832.89

Comments

A low to mid 10 year useful life is also suggested in the marketplace for replacement of roof mounted package/RTU units; the existing package units were installed during the 2006/2007 clubhouse expansion/restoration project. These expenses were forecast again in 2017, accordingly.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

HVAC Package Unit #22, 19th Hole Bar

Item Number	236	**Measurement Basis**	tons
Type	Common Area	**Estimated Useful Life**	10:00
Category	HVAC	**Basis Cost**	1,321.61
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0236	01/01/2007	01/01/2017	4:03	10:00	4.00	$ 5,286.44	$ 5,286.44
						$ 5,286.44	$ 5,286.44

Comments

Kitchen, 72" Air Door Unit

Item Number	336	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Kitchen Equipment	**Basis Cost**	1,267.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0336	04/01/2007	04/01/2014	1:06	7:00	1.00	$ 1,267.00	$ 1,267.00
						$ 1,267.00	$ 1,267.00

Comments

Individual line items were included to provide monies for periodic replacement of the major kitchen equipment (chef's table, food warmers, heat lamps, dishwasher, ranges, ovens, broilers, griddle, sandwich/salad preparation tables, reach in refrigerators/freezers, walk in refrigerator/freezer, fryers, sinks & prep tables, shelving, ice machine, bar equipment, hoods/fire suppression systems, etc.). The current costs and useful lives for these units are based on a combination of retail pricing guides, actual cost data gleaned from the subject's market area, interviews with country club managers and executive chefs, and the association's actual operating history. Any adjustments to the remaining useful lives were included at the association's discretion, based on their expected expense/replacement schedule. The included component list was provided by the association, and assumed to be complete and correct. In each case, the current cost is reflective of new equipment rather than refurbished/previously used equipment.

Excluded from this report are expenses associated with replacement of utensils, glassware, and pots & pans. Costs associated with this type of replacement are generally funded through an association's annual operating budget, since replacements are typically necessary on more or less a continuous basis. The inventory of leased kitchen equipment was also excluded.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Bar Beer Cooler Remote

Item Number	337	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	10:00
Category	Kitchen Equipment	**Basis Cost**	5,769.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0337	04/01/2007	04/01/2017	4:06	10:00	1.00	$ 5,769.00	$ 5,769.00
						$ 5,769.00	$ 5,769.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Bar Bottle Cooler 1DR

Item Number	338	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	10:00
Category	Kitchen Equipment	**Basis Cost**	1,303.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0338	04/01/2007	04/01/2017	4:06	10:00	1.00	$ 1,303.00	$ 1,303.00
						$ 1,303.00	$ 1,303.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Bar Bottle Cooler 2DR

Item Number	339	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	10:00
Category	Kitchen Equipment	**Basis Cost**	1,766.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0339	04/01/2007	04/01/2017	4:06	10:00	1.00	$ 1,766.00	$ 1,766.00
						$ 1,766.00	$ 1,766.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Bar Bottle Cooler 3DR

Item Number	340	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	10:00
Category	Kitchen Equipment	**Basis Cost**	2,614.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost Current	Replacement Cost Future
910-000-0340	01/01/2001	02/01/2013	0:04	12:01	1.00	$ 2,614.00	$ 2,614.00
						$ 2,614.00	$ 2,614.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Bar Glass Froster

Item Number	341	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	10:00
Category	Kitchen Equipment	**Basis Cost**	1,626.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost Current	Replacement Cost Future
910-000-0341	04/01/2007	04/01/2013	0:06	6:00	1.00	$ 1,626.00	$ 1,626.00
						$ 1,626.00	$ 1,626.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Bar Glass Washer

Item Number	342	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	15:00
Category	Kitchen Equipment	**Basis Cost**	5,841.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0342	04/01/2007	04/01/2013	0:06	6:00	1.00	$ 5,841.00	$ 5,841.00
						$ 5,841.00	$ 5,841.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Bar Keg Unit

Item Number	343	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	10:00
Category	Kitchen Equipment	**Basis Cost**	1,097.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost Current	Replacement Cost Future
910-000-0343	04/01/2007	04/01/2015	2:06	8:00	1.00	$ 1,097.00	$ 1,097.00
						$ 1,097.00	$ 1,097.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Bar Keg Unit 2X

Item Number	344	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	10:00
Category	Kitchen Equipment	**Basis Cost**	3,227.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost Current	Replacement Cost Future
910-000-0344	06/01/1997	07/01/2013	0:09	16:01	1.00	$ 3,227.00	$ 3,227.00
						$ 3,227.00	$ 3,227.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Bar Storage Fridge

Item Number	345	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	12:00
Category	Kitchen Equipment	**Basis Cost**	3,571.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0345	04/01/2007	04/01/2015	2:06	8:00	1.00	$ 3,571.00	$ 3,571.00
						$ 3,571.00	$ 3,571.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Boiler

Item Number	346	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	20:00
Category	Kitchen Equipment	**Basis Cost**	7,117.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0346	07/01/2008	07/01/2028	15:09	20:00	1.00	$ 7,117.00	$ 7,117.00
						$ 7,117.00	$ 7,117.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Brazier Tilt

Item Number	348	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	20:00
Category	Kitchen Equipment	**Basis Cost**	1,363.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0348	06/01/1997	06/01/2016	3:08	19:00	1.00	$ 1,363.00	$ 1,363.00
						$ 1,363.00	$ 1,363.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Broiler (Counter)

Item Number	349	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	15:00
Category	Kitchen Equipment	**Basis Cost**	4,195.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0349	04/01/2007	04/01/2022	9:06	15:00	1.00	$ 4,195.00	$ 4,195.00
						$ 4,195.00	$ 4,195.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Broiler (Wall Mount)

Item Number	350	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	15:00
Category	Kitchen Equipment	**Basis Cost**	3,123.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0350	06/01/2007	06/01/2013	0:08	6:00	1.00	$ 3,123.00	$ 3,123.00
						$ 3,123.00	$ 3,123.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Chafing Dishes

Item Number	352	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	15:00
Category	Kitchen Equipment	**Basis Cost**	3,549.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0352	06/01/1997	06/01/2013	0:08	16:00	1.00	$ 3,549.00	$ 3,549.00
						$ 3,549.00	$ 3,549.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Char Broiler

Item Number	353	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	12:00
Category	Kitchen Equipment	**Basis Cost**	2,887.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0353	07/01/2003	07/01/2015	2:09	12:00	1.00	$ 2,887.00	$ 2,887.00
						$ 2,887.00	$ 2,887.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Chef's Table

Item Number	354	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	25:00
Category	Kitchen Equipment	**Basis Cost**	41,414.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost Current	Replacement Cost Future
910-000-0354	04/01/2007	04/01/2032	19:06	25:00	1.00	$ 41,414.00	$ 41,414.00
						$ 41,414.00	$ 41,414.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Dish Dispenser Mobile

Item Number	356	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	10:00
Category	Kitchen Equipment	**Basis Cost**	2,017.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0356	10/01/2004	10/01/2014	2:00	10:00	1.00	$ 2,017.00	$ 2,017.00
						$ 2,017.00	$ 2,017.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Dishwasher

Item Number	357	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	15:00
Category	Kitchen Equipment	**Basis Cost**	11,966.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0357	04/01/2007	06/01/2014	1:08	7:02	1.00	$ 11,966.00	$ 11,966.00
						$ 11,966.00	$ 11,966.00

Comments

Kitchen, Exhaust Hood/Fire Supr.

Item Number	358	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	30:00
Category	Kitchen Equipment	**Basis Cost**	26,800.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost Current	Replacement Cost Future
910-000-0358	04/01/2007	04/01/2037	24:06	30:00	1.00	$ 26,800.00	$ 26,800.00
						$ 26,800.00	$ 26,800.00

Comments

This fund is designed to provide monies for as needed repairs to and eventual replacement of the kitchen exhaust hood equipment and fire suppression systems, installed in 2007, over a 30 year life cycle.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Food Warmer 2X Drawer

Item Number	360	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	15:00
Category	Kitchen Equipment	**Basis Cost**	2,071.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0360	06/01/1997	03/01/2013	0:05	15:09	1.00	$ 2,071.00	$ 2,071.00
						$ 2,071.00	$ 2,071.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Food Warmer Drop In

Item Number	361	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	15:00
Category	Kitchen Equipment	**Basis Cost**	2,420.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0361	04/01/2007	04/01/2022	9:06	15:00	1.00	$ 2,420.00	$ 2,420.00
						$ 2,420.00	$ 2,420.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Freezer Reach In

Item Number	362	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	14:00
Category	Kitchen Equipment	**Basis Cost**	3,054.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0362	10/01/2003	10/01/2014	2:00	11:00	1.00	$ 3,054.00	$ 3,054.00
						$ 3,054.00	$ 3,054.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Freezer Undercounter

Item Number	363	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	14:00
Category	Kitchen Equipment	**Basis Cost**	1,586.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0363	04/01/2007	04/01/2014	1:06	7:00	1.00	$ 1,586.00	$ 1,586.00
						$ 1,586.00	$ 1,586.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Fryer

Item Number	364	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	14:00
Category	Kitchen Equipment	**Basis Cost**	1,816.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0364	06/01/2012	06/01/2026	13:08	14:00	1.00	$ 1,816.00	$ 1,816.00
						$ 1,816.00	$ 1,816.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Fryer

Item Number	441	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	14:00
Category	Kitchen Equipment	**Basis Cost**	1,816.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0441	06/01/2012	06/01/2026	13:08	14:00	1.00	$ 1,816.00	$ 1,816.00
						$ 1,816.00	$ 1,816.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Fryer

Item Number	442	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	14:00
Category	Kitchen Equipment	**Basis Cost**	1,816.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0442	06/01/2012	06/01/2026	13:08	14:00	1.00	$ 1,816.00	$ 1,816.00
						$ 1,816.00	$ 1,816.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Griddle Flat Top

Item Number	413	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	14:00
Category	Kitchen Equipment	**Basis Cost**	3,031.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost Current	Replacement Cost Future
910-000-0413	04/01/2007	04/01/2013	0:06	6:00	1.00	$ 3,031.00	$ 3,031.00
						$ 3,031.00	$ 3,031.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Heat Lamps

Item Number	369	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	10:00
Category	Kitchen Equipment	**Basis Cost**	3,671.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0369	04/01/2007	04/01/2014	1:06	7:00	1.00	$ 3,671.00	$ 3,671.00
						$ 3,671.00	$ 3,671.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Ice Carving Equip.

Item Number	371	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	5:00
Category	Kitchen Equipment	**Basis Cost**	1,722.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0371	05/01/2008	05/01/2013	0:07	5:00	1.00	$ 1,722.00	$ 1,722.00
						$ 1,722.00	$ 1,722.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Ice Cream Freezer

Item Number	372	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	16:00
Category	Kitchen Equipment	**Basis Cost**	819.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0372	06/01/1997	06/01/2013	0:08	16:00	1.00	$ 819.00	$ 819.00
						$ 819.00	$ 819.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Ice Machine

Item Number	374	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	8:00
Category	Kitchen Equipment	**Basis Cost**	6,767.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0374	04/01/2007	04/01/2014	1:06	7:00	1.00	$ 6,767.00	$ 6,767.00
						$ 6,767.00	$ 6,767.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Immersion Circulator

Item Number	436	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	5:00
Category	Kitchen Equipment	**Basis Cost**	955.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost Current	Replacement Cost Future
910-000-0436	06/01/2012	06/01/2017	4:08	5:00	1.00	$ 955.00	$ 955.00
						$ 955.00	$ 955.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Microwave

Item Number	376	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	14:00
Category	Kitchen Equipment	**Basis Cost**	1,477.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0376	06/01/1997	05/01/2013	0:07	15:11	1.00	$ 1,477.00	$ 1,477.00
						$ 1,477.00	$ 1,477.00

Comments

Kitchen, Miscellaneous

Item Number	377	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	10:00
Category	Kitchen Equipment	**Basis Cost**	5,000.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost Current	Replacement Cost Future
910-000-0377	06/01/1997	04/01/2014	1:06	16:10	1.00	$ 5,000.00	$ 5,000.00
						$ 5,000.00	$ 5,000.00

Comments

This reserve is designed to provide monies for minor kitchen equipment replacements not otherwise considered (i.e. toasters, can openers, trash containers, faucets, safe, vacuum unit, etc.) individually in this analysis. This fund is a projection only; actual costs and time frames may vary. The indicated annual cost is a nominal $500.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Mixer/Stand

Item Number	378	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	20:00
Category	Kitchen Equipment	**Basis Cost**	6,309.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0378	06/01/1997	08/01/2013	0:10	16:02	1.00	$ 6,309.00	$ 6,309.00
						$ 6,309.00	$ 6,309.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Oven Convection

Item Number	379	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	15:00
Category	Kitchen Equipment	**Basis Cost**	9,352.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0379	12/01/2010	12/01/2025	13:02	15:00	1.00	$ 9,352.00	$ 9,352.00
						$ 9,352.00	$ 9,352.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Oven Convection

Item Number	380	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	15:00
Category	Kitchen Equipment	**Basis Cost**	6,335.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0380	06/01/1997	06/01/2015	2:08	18:00	1.00	$ 6,335.00	$ 6,335.00
						$ 6,335.00	$ 6,335.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Oven Cook & Hold

Item Number	381	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	8:00
Category	Kitchen Equipment	**Basis Cost**	4,393.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0381	06/01/2009	09/01/2013	0:11	4:03	1.00	$ 4,393.00	$ 4,393.00
						$ 4,393.00	$ 4,393.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Oven Electric

Item Number	382	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	10:00
Category	Kitchen Equipment	**Basis Cost**	2,374.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0382	04/01/2007	04/01/2014	1:06	7:00	1.00	$ 2,374.00	$ 2,374.00
						$ 2,374.00	$ 2,374.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Oven Pizza

Item Number	383	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	15:00
Category	Kitchen Equipment	**Basis Cost**	5,229.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0383	04/01/2007	04/01/2022	9:06	15:00	1.00	$ 5,229.00	$ 5,229.00
						$ 5,229.00	$ 5,229.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Plate Warmer

Item Number	384	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Kitchen Equipment	**Basis Cost**	3,243.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0384	08/01/2007	08/01/2014	1:10	7:00	1.00	$ 3,243.00	$ 3,243.00
						$ 3,243.00	$ 3,243.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Range 6 Burner

Item Number	434	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	20:00
Category	Kitchen Equipment	**Basis Cost**	2,880.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0434	06/01/1997	06/01/2017	4:08	20:00	1.00	$ 2,880.00	$ 2,880.00
						$ 2,880.00	$ 2,880.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Range w/Griddle

Item Number	385	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	20:00
Category	Kitchen Equipment	**Basis Cost**	4,219.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0385	06/01/2009	06/01/2029	16:08	20:00	1.00	$ 4,219.00	$ 4,219.00
						$ 4,219.00	$ 4,219.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Range/Oven 6 Burner

Item Number	386	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	20:00
Category	Kitchen Equipment	**Basis Cost**	2,936.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0386	04/01/2007	04/01/2014	1:06	7:00	1.00	$ 2,936.00	$ 2,936.00
						$ 2,936.00	$ 2,936.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Range/Oven 8 Burner

Item Number	387	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	20:00
Category	Kitchen Equipment	**Basis Cost**	4,144.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0387	06/01/1997	06/01/2016	3:08	19:00	1.00	$ 4,144.00	$ 4,144.00
						$ 4,144.00	$ 4,144.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Refrig. Fish/Poultry

Item Number	388	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	12:00
Category	Kitchen Equipment	**Basis Cost**	8,134.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0388	04/01/2007	04/01/2014	1:06	7:00	1.00	$ 8,134.00	$ 8,134.00
						$ 8,134.00	$ 8,134.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Refrig. Griddle Stand

Item Number	389	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	12:00
Category	Kitchen Equipment	**Basis Cost**	4,932.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0389	04/01/2007	04/01/2014	1:06	7:00	1.00	$ 4,932.00	$ 4,932.00
						$ 4,932.00	$ 4,932.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Refrig. Reach In

Item Number	390	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	12:00
Category	Kitchen Equipment	**Basis Cost**	2,579.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0390	04/01/2007	04/01/2014	1:06	7:00	1.00	$ 2,579.00	$ 2,579.00
						$ 2,579.00	$ 2,579.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Refrig. Reach In Salad

Item Number	391	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	12:00
Category	Kitchen Equipment	**Basis Cost**	5,430.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0391	06/01/1997	03/01/2013	0:05	15:09	1.00	$ 5,430.00	$ 5,430.00
						$ 5,430.00	$ 5,430.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Refrig. Reach In Side Stand

Item Number	414	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	12:00
Category	Kitchen Equipment	**Basis Cost**	2,581.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0414	04/01/2007	04/01/2013	0:06	6:00	1.00	$ 2,581.00	$ 2,581.00
						$ 2,581.00	$ 2,581.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Refrig. Sandwich/Salad

Item Number	393	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	12:00
Category	Kitchen Equipment	**Basis Cost**	2,696.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0393	04/01/2007	04/01/2014	1:06	7:00	1.00	$ 2,696.00	$ 2,696.00
						$ 2,696.00	$ 2,696.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Refrig. Sandwich/Salad

Item Number	394	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	12:00
Category	Kitchen Equipment	**Basis Cost**	1,905.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0394	04/01/2007	04/01/2014	1:06	7:00	1.00	$ 1,905.00	$ 1,905.00
						$ 1,905.00	$ 1,905.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Refrig. Sandwich/Salad

Item Number	395	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	12:00
Category	Kitchen Equipment	**Basis Cost**	2,132.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0395	04/01/2007	04/01/2014	1:06	7:00	1.00	$ 2,132.00	$ 2,132.00
						$ 2,132.00	$ 2,132.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Refrig. Undercounter

Item Number	397	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	12:00
Category	Kitchen Equipment	**Basis Cost**	2,031.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0397	04/01/2007	04/01/2014	1:06	7:00	1.00	$ 2,031.00	$ 2,031.00
						$ 2,031.00	$ 2,031.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Refrig./Freezer Walk In

Item Number	398	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	20:00
Category	Kitchen Equipment	**Basis Cost**	47,110.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0398	04/01/2007	04/01/2027	14:06	20:00	1.00	$ 47,110.00	$ 47,110.00
						$ 47,110.00	$ 47,110.00

Comments

This fund is designed to provide monies for as needed repairs to and eventual replacement of the kitchen walk in cooler/freezer unit, installed in 2007, over a 20 year life cycle.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Sandwich Toaster/Panini

Item Number	399	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Kitchen Equipment	**Basis Cost**	1,438.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0399	04/01/2007	04/01/2014	1:06	7:00	1.00	$ 1,438.00	$ 1,438.00
						$ 1,438.00	$ 1,438.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Sealer Cryovac

Item Number	435	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	5:00
Category	Kitchen Equipment	**Basis Cost**	1,855.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0435	06/01/2012	06/01/2017	4:08	5:00	1.00	$ 1,855.00	$ 1,855.00
						$ 1,855.00	$ 1,855.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Shelving/Racks

Item Number	400	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	20:00
Category	Kitchen Equipment	**Basis Cost**	22,700.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost Current	Replacement Cost Future
910-000-0400	04/01/2007	04/01/2016	3:06	9:00	1.00	$ 22,700.00	$ 22,700.00
						$ 22,700.00	$ 22,700.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Slicer

Item Number	402	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	12:00
Category	Kitchen Equipment	**Basis Cost**	1,239.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0402	10/01/2007	10/01/2013	1:00	6:00	1.00	$ 1,239.00	$ 1,239.00
						$ 1,239.00	$ 1,239.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Snack Bar 3 Comp. Sink

Item Number	355	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	20:00
Category	Kitchen Equipment	**Basis Cost**	2,026.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0355	06/01/1997	06/01/2019	6:08	22:00	1.00	$ 2,026.00	$ 2,026.00
						$ 2,026.00	$ 2,026.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Snack Bar Bottle Cooler

Item Number	347	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	10:00
Category	Kitchen Equipment	**Basis Cost**	2,996.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0347	06/01/2012	06/01/2022	9:08	10:00	1.00	$ 2,996.00	$ 2,996.00
						$ 2,996.00	$ 2,996.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Snack Bar Flooring

Item Number	359	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	15:00
Category	Kitchen Equipment	**Basis Cost**	2,033.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0359	01/01/2011	01/01/2026	13:03	15:00	1.00	$ 2,033.00	$ 2,033.00
						$ 2,033.00	$ 2,033.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Snack Bar Hot Dog Cooker

Item Number	370	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	10:00
Category	Kitchen Equipment	**Basis Cost**	1,019.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0370	09/01/2005	09/01/2013	0:11	8:00	1.00	$ 1,019.00	$ 1,019.00
						$ 1,019.00	$ 1,019.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Snack Bar Ice Cream Freezer

Item Number	373	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	15:00
Category	Kitchen Equipment	**Basis Cost**	799.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0373	06/01/1997	06/01/2013	0:08	16:00	1.00	$ 799.00	$ 799.00
						$ 799.00	$ 799.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Snack Bar Ice Machine

Item Number	375	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	8:00
Category	Kitchen Equipment	**Basis Cost**	4,178.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0375	06/01/2010	06/01/2013	0:08	3:00	1.00	$ 4,178.00	$ 4,178.00
						$ 4,178.00	$ 4,178.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Snack Bar Ice/Water Unit

Item Number	411	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	6:00
Category	Kitchen Equipment	**Basis Cost**	1,227.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0411	06/01/2010	06/01/2013	0:08	3:00	1.00	$ 1,227.00	$ 1,227.00
						$ 1,227.00	$ 1,227.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Snack Bar Refrig. Countertop

Item Number	437	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	10:00
Category	Kitchen Equipment	**Basis Cost**	2,280.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost Current	Replacement Cost Future
910-000-0437	06/01/2012	06/01/2022	9:08	10:00	1.00	$ 2,280.00	$ 2,280.00
						$ 2,280.00	$ 2,280.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Snack Bar Refrig. Reach In

Item Number	396	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	12:00
Category	Kitchen Equipment	**Basis Cost**	3,017.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0396	08/01/2007	08/01/2019	6:10	12:00	1.00	$ 3,017.00	$ 3,017.00
						$ 3,017.00	$ 3,017.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Snack Bar Sandwich Fridge

Item Number	392	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	12:00
Category	Kitchen Equipment	**Basis Cost**	2,303.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0392	01/01/2011	01/01/2019	6:03	8:00	1.00	$ 2,303.00	$ 2,303.00
						$ 2,303.00	$ 2,303.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Snack Bar Shelving/Racks

Item Number	401	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	10:00
Category	Kitchen Equipment	**Basis Cost**	2,519.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0401	06/01/2012	06/01/2022	9:08	10:00	1.00	$ 2,519.00	$ 2,519.00
						$ 2,519.00	$ 2,519.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Snack Bar Slicer

Item Number	403	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	15:00
Category	Kitchen Equipment	**Basis Cost**	1,220.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0403	06/01/2012	06/01/2027	14:08	15:00	1.00	$ 1,220.00	$ 1,220.00
						$ 1,220.00	$ 1,220.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Steam Table Wells (7)

Item Number	415	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	15:00
Category	Kitchen Equipment	**Basis Cost**	7,281.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0415	06/01/1997	06/01/2014	1:08	17:00	1.00	$ 7,281.00	$ 7,281.00
						$ 7,281.00	$ 7,281.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Steamer

Item Number	404	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	8:00
Category	Kitchen Equipment	**Basis Cost**	5,886.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0404	12/01/2010	12/01/2018	6:02	8:00	1.00	$ 5,886.00	$ 5,886.00
						$ 5,886.00	$ 5,886.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Steamer

Item Number	405	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	8:00
Category	Kitchen Equipment	**Basis Cost**	5,886.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0405	04/01/2007	04/01/2015	2:06	8:00	1.00	$ 5,886.00	$ 5,886.00
						$ 5,886.00	$ 5,886.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Tables/Sinks Stainless

Item Number	406	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	20:00
Category	Kitchen Equipment	**Basis Cost**	34,006.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0406	04/01/2007	04/01/2027	14:06	20:00	1.00	$ 34,006.00	$ 34,006.00
						$ 34,006.00	$ 34,006.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Tilt Skillet

Item Number	407	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	16:00
Category	Kitchen Equipment	**Basis Cost**	9,633.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0407	04/01/2007	04/01/2023	10:06	16:00	1.00	$ 9,633.00	$ 9,633.00
						$ 9,633.00	$ 9,633.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Waffle Iron

Item Number	408	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	14:00
Category	Kitchen Equipment	**Basis Cost**	1,203.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0408	06/01/1997	06/01/2016	3:08	19:00	1.00	$ 1,203.00	$ 1,203.00
						$ 1,203.00	$ 1,203.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Warmer/Proofer Cres Cor

Item Number	412	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	10:00
Category	Kitchen Equipment	**Basis Cost**	3,463.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost Current	Replacement Cost Future
910-000-0412	06/01/2007	06/01/2014	1:08	7:00	1.00	$ 3,463.00	$ 3,463.00
						$ 3,463.00	$ 3,463.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Water Heater

Item Number	409	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Kitchen Equipment	**Basis Cost**	7,081.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0409	06/01/2008	06/01/2013	0:08	5:00	1.00	$ 7,081.00	$ 7,081.00
						$ 7,081.00	$ 7,081.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Kitchen, Water Heater Booster Pump

Item Number	410	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	5:00
Category	Kitchen Equipment	**Basis Cost**	3,699.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0410	01/01/2011	01/01/2016	3:03	5:00	1.00	$ 3,699.00	$ 3,699.00
						$ 3,699.00	$ 3,699.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Awning Cover, Maintenance

Item Number	423	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Maintenance Buildings	**Basis Cost**	2,188.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0423	06/01/2010	06/01/2017	4:08	7:00	1.00	$ 2,188.00	$ 2,188.00
						$ 2,188.00	$ 2,188.00

Comments

Flooring, Maintenance Building 2013

Item Number	240	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	1:00
Category	Maintenance Buildings	**Basis Cost**	1,600.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0240	06/01/1997	08/01/2013	0:10	16:02	1.00	$ 1,600.00	$ 1,600.00
						$ 1,600.00	$ 1,600.00

Comments

The association expects to incur a cost on the order of $1,600 in 2013 for flooring upgrades/replacement in the maintenance building offices and break room. Because we have included a reserve line item for major renovations within these areas on a recurring 20 year life cycle, this expense was included as non-recurring.

Maintenance Building, Main

Item Number	241	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	35:00
Category	Maintenance Buildings	**Basis Cost**	41.87
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0241	06/01/1997	06/01/2032	19:08	35:00	7450.00	$ 311,931.50	$ 311,931.50
						$ 311,931.50	$ 311,931.50

Comments

The clubhouse, guardhouse, snack bar, irrigation pumphouse, tennis pavilion and satellite pool buildings should not require total replacement under normal operating conditions, given their concrete block construction. However, the market suggests that at some point in the foreseeable future, the association should expect to incur costs for major renovation/replacement of the pre-engineered metal maintenance buildings. A 35-40 year life is indicated for an average quality structure of this type. Given their differing placed in service dates, we have included separate line items for the maintenance building and open storage buildings; these reserves are designed to provide monies for major repairs to (i.e. miscellaneous garage door repair/replacements, interior renovations, roof sealing, etc.) and eventual replacement of these buildings over a 35 year life cycle. The indicated expense dates are 2032 and 2041, respectively.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Maintenance Building, Open

Item Number	242	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	35:00
Category	Maintenance Buildings	**Basis Cost**	10.94
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0242	06/01/1997	06/01/2032	19:08	35:00	1440.00	$ 15,753.60	$ 15,753.60
						$ 15,753.60	$ 15,753.60

Comments

Overhead Doors, Maintenance Bldg.

Item Number	243	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	16:00
Category	Maintenance Buildings	**Basis Cost**	13,995.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0243	06/01/1997	06/01/2013	0:08	16:00	1.00	$ 13,995.00	$ 13,995.00
						$ 13,995.00	$ 13,995.00

Comments

The association expects to replace the inventory of 9' X 10' (one) and 14' X 10' (six total) roll up overhead doors at the maintenance building in 2013, which is reflective of a +/- 16 year useful life. This reserve was included accordingly, and on a 16 year life cycle thereafter. The current cost estimate is reflective of a $1,490 unit cost for the 9' X 10' door and a $2,075 unit cost for the 14' X 10' doors.

Renovation Allowance, Maintenance…

Item Number	244	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	25:00
Category	Maintenance Buildings	**Basis Cost**	20.30
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0244	06/01/1997	06/01/2022	9:08	25:00	700.00	$ 14,210.00	$ 14,210.00
						$ 14,210.00	$ 14,210.00

Comments

Due to the secondary cosmetic nature of the maintenance building interiors and limited exposure to club members, major restoration of the offices, breakroom, restrooms, etc., should not be necessary on as frequent a schedule as clubhouse interiors. This fund is designed to provide monies for as needed upgrades over a 25 year life cycle, including (but not necessarily limited to) carpeting, vinyl tile flooring, wall finishes, ceiling finishes, lockers, plumbing and electrical fixtures, etc.

Paint/Waterproof Bldg. Exteriors

Item Number	245	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	7:00
Category	Painting & Waterproofing	**Basis Cost**	0.77
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0245	08/01/2006	08/01/2013	0:10	7:00	28600.00	$ 22,022.00	$ 22,022.00
						$ 22,022.00	$ 22,022.00

Comments

The most recent exterior painting project was completed in summer 2006. To insure proper protection of the underlying concrete, stucco, siding and metal surfaces, the maximum useful life of exterior painting is 6-7 years (in lieu of an association purchased 10 year warranty). Therefore, this expense was forecast again in summer 2013. The current cost estimate includes typical surface preparation, minor exterior repairs, and as needed window caulking, and is based on our experience with exterior painting costs at country club properties with similar improvements both within and outside the subject's local market area. A single line item was included for repainting of all the common area building exteriors (guardhouse, snack bar, clubhouse, and pump house), since it is common in the marketplace to complete this upgrade as a single project, to minimize unit costs and maintain a uniform cosmetic appearance.

Asphalt Overlay, Clubhouse Road

Item Number	246	**Measurement Basis**	sq yds
Type	Common Area	**Estimated Useful Life**	20:00
Category	Pavement/Roads	**Basis Cost**	6.13
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0246	06/01/1997	09/01/2016	3:11	19:03	5450.00	$ 33,408.50	$ 33,408.50
						$ 33,408.50	$ 33,408.50

Comments

Useful lives for asphalt paving can vary, sometimes widely, from property to property due to the quality of installation and maintenance and association cosmetic tastes. We have observed asphalt paving resurfaced after 14-15 years, while some have experienced useful lives of 25+ years. Better quality properties tend towards the low 20 year range. The asphalt paving was resurfaced along Foxtrot Drive and at the clubhouse in 2009; at the association's request, the Foxtrot Drive /clubhouse project was forecast on a recurring 15 year life cycle. The remaining useful lives for repaving of the remaining interior roadways were adjusted to reflect estimated repaving dates gleaned from a Pavement Condition Survey completed by Ardaman & Associates, Inc., on December 19, 2008, as well as the association's provided replacement schedule. The current unit cost includes typical minor repairs to the underlying pavement structure and drainage systems, as needed milling of the asphalt paving at its junction with adjacent concrete/brick paver pavements, installation of an asphalt overlay, and as needed restriping and curb stops replacement.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Asphalt Overlay, Bravo Lane

Item Number	248	**Measurement Basis**	sq yds
Type	Common Area	**Estimated Useful Life**	20:00
Category	Pavement/Roads	**Basis Cost**	6.13
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0248	06/01/1997	06/01/2025	12:08	28:00	650.00	$ 3,984.50	$ 3,984.50
						$ 3,984.50	$ 3,984.50

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Asphalt Overlay, Charlie Avenue

Item Number	247	**Measurement Basis**	sq yds
Type	Common Area	**Estimated Useful Life**	20:00
Category	Pavement/Roads	**Basis Cost**	6.13
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0247	06/01/1997	09/01/2016	3:11	19:03	2350.00	$ 14,405.50	$ 14,405.50
						$ 14,405.50	$ 14,405.50

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Asphalt Overlay, Delta Drive

Item Number	249	**Measurement Basis**	sq yds
Type	Common Area	**Estimated Useful Life**	0:00
Category	Pavement/Roads	**Basis Cost**	6.13
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0249	06/01/1997	09/01/2016	3:11	19:03	30150.00	$ 184,819.50	$ 184,819.50
						$ 184,819.50	$ 184,819.50

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Asphalt Overlay, Echo Way

Item Number	250	**Measurement Basis**	sq yds
Type	Common Area	**Estimated Useful Life**	20:00
Category	Pavement/Roads	**Basis Cost**	6.13
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0250	06/01/1997	09/01/2016	3:11	19:03	1700.00	$ 10,421.00	$ 10,421.00
						$ 10,421.00	$ 10,421.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Asphalt Overlay, Foxtrot Drive

Item Number	251	**Measurement Basis**	sq yds
Type	Common Area	**Estimated Useful Life**	15:00
Category	Pavement/Roads	**Basis Cost**	6.13
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0251	06/01/2009	06/01/2024	11:08	15:00	14050.00	$ 86,126.50	$ 86,126.50
						$ 86,126.50	$ 86,126.50

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Asphalt Overlay, Golf Avenue

Item Number	252	**Measurement Basis**	sq yds
Type	Common Area	**Estimated Useful Life**	20:00
Category	Pavement/Roads	**Basis Cost**	6.13
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0252	06/01/1997	09/01/2016	3:11	19:03	12350.00	$ 75,705.50	$ 75,705.50
						$ 75,705.50	$ 75,705.50

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Asphalt Overlay, Hotel Court

Item Number	253	**Measurement Basis**	sq yds
Type	Common Area	**Estimated Useful Life**	20:00
Category	Pavement/Roads	**Basis Cost**	6.13
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0253	06/01/1997	09/01/2016	3:11	19:03	6850.00	$ 41,990.50	$ 41,990.50
						$ 41,990.50	$ 41,990.50

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Asphalt Overlay, India Ave.

Item Number	254	**Measurement Basis**	sq yds
Type	Common Area	**Estimated Useful Life**	20:00
Category	Pavement/Roads	**Basis Cost**	6.13
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0254	09/01/1996	09/01/2016	3:11	20:00	19450.00	$ 119,228.50	$ 119,228.50
						$ 119,228.50	$ 119,228.50

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Asphalt Overlay, Maintenance

Item Number	255	**Measurement Basis**	sq yds
Type	Common Area	**Estimated Useful Life**	20:00
Category	Pavement/Roads	**Basis Cost**	6.13
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0255	06/01/1997	06/01/2017	4:08	20:00	5100.00	$ 31,263.00	$ 31,263.00
						$ 31,263.00	$ 31,263.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Asphalt Overlay, Juliet Court

Item Number	256	**Measurement Basis**	sq yds
Type	Common Area	**Estimated Useful Life**	20:00
Category	Pavement/Roads	**Basis Cost**	6.13
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0256	06/01/1997	09/01/2013	0:11	16:03	10950.00	$ 67,123.50	$ 67,123.50
						$ 67,123.50	$ 67,123.50

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Asphalt Overlay, Kilo Drive

Item Number	257	**Measurement Basis**	sq yds
Type	Common Area	**Estimated Useful Life**	20:00
Category	Pavement/Roads	**Basis Cost**	6.13
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0257	06/01/1997	09/01/2013	0:11	16:03	7200.00	$ 44,136.00	$ 44,136.00
						$ 44,136.00	$ 44,136.00

Comments

Asphalt Sealcoat, Foxtrot Drive

Item Number	258	**Measurement Basis**	sq yds
Type	Common Area	**Estimated Useful Life**	4:00
Category	Pavement/Roads	**Basis Cost**	1.16
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0258	07/01/2007	07/01/2013	0:09	6:00	14050.00	$ 16,298.00	$ 16,298.00
						$ 16,298.00	$ 16,298.00

Comments

Some associations are of the opinion that asphalt sealcoating/rejuvenation is strictly cosmetic, and do not complete this project; others consider this upgrade to not only be a cosmetic upgrade, but also believe that sealcoating/rejuvenation insures minimal moisture intrusion into the underlying pavement structure and maximizes the useful life of the asphalt paving. The club expects to complete this project along Foxtrot Drive Boulevard and at the clubhouse in 2013. The current cost estimate includes typical minor pavement repairs and re-striping. This upgrade was forecast on a market indicated 4 year recurring life cycle.

The association will reportedly not complete sealcoating/rejuvenation at the remaining asphalt paving/roadways.

Pavers, Common Roads

Item Number	259	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	20:00
Category	Pavement/Roads	**Basis Cost**	5.87
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0259	06/01/1997	06/01/2016	3:08	19:00	7435.00	$ 43,643.45	$ 43,643.45
						$ 43,643.45	$ 43,643.45

Comments

Some associations are of the opinion that paver drives, parking areas, pool/spa decks, walkways, etc. are effectively permanent, and therefore forego reserving for total replacement. Other associations do establish and fund replacement reserves, on observed budgetary life cycles of 20-40 years. It is our opinion that reserving for eventual replacement is prudent, if only for cosmetic purposes; we have observed properties with older pavers that appear worn and dated, even with periodic pressure washing and/or sealing. The association expects to incur this cost in 2016, with the pending asphalt overlay projects during that year. This expense was forecast accordingly, and on a recurring 20 year life cycle thereafter. The total area includes the +/- 3,885 square feet of pavers at the main entry, +/- 1,670 square feet of pavers at the clubhouse, +/- 570 square feet of pavers on Delta Drive adjacent to the snack shack, +/- 425 square feet of pavers at Delta Drive/Clubhouse Road Drive, +/- 175 square feet of pavers at Hotel Court, +/- 175 square feet of pavers at Echo Way, +/- 355 square feet of pavers on Juliet Court, and +/- 180 square feet of pavers at Charlie Avenue.

Total replacement of common area concrete curbing should not be necessary at any one given time. Therefore, reserving for total replacement is not considered practical. Given the uncertainty of costs and useful lives, some associations choose to fund as needed repairs/replacements to their concrete paving through their annual operating budgets rather than via reserves. Therefore, no reserves were included for the club's common area concrete paving.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Awning Covers, Tennis

Item Number	260	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	7:00
Category	Pool & Tennis Facilities	**Basis Cost**	1,993.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0260	06/01/2009	06/01/2016	3:08	7:00	1.00	$ 1,993.00	$ 1,993.00
						$ 1,993.00	$ 1,993.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Awning Frames, Tennis

Item Number	261	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	22:00
Category	Pool & Tennis Facilities	**Basis Cost**	18.77
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0261	06/01/1997	06/01/2019	6:08	22:00	95.00	$ 1,783.15	$ 1,783.15
						$ 1,783.15	$ 1,783.15

Comments

Pool Decking, Alpha Pool (Acrylic)

Item Number	262	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	10:00
Category	Pool & Tennis Facilities	**Basis Cost**	3.30
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0262	08/01/2004	08/01/2014	1:10	10:00	3300.00	$ 10,890.00	$ 10,890.00
						$ 10,890.00	$ 10,890.00

Comments

Separate reserves were included for periodic third party resurfacing of the common area pool and spa decks. Assuming proper installation and routine maintenance, the market suggests a probable 8-10 year useful life. These expenses were forecast based on their most recent resurfacing dates and 10 year recurring life cycles. The current costs include typical minor concrete repairs. The deck sizes are rounded areas, and gleaned from the association's reserve worksheets; the deck areas were assumed to be complete and correct.

Line items were also included for periodic re-staining of the pool decks, based on the historical +/- 3 year life cycle the association has experienced over the recent past. Any adjustments to the remaining useful lives were included at the association's direction.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Pool Decking, Alpha Pool (Re-Stain)

Item Number	267	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	3:00
Category	Pool & Tennis Facilities	**Basis Cost**	0.89
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0267	08/01/2011	08/01/2017	4:10	6:00	3300.00	$ 2,937.00	$ 2,937.00
						$ 2,937.00	$ 2,937.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Pool Decking, Charlie Pool (Acrylic)

Item Number	263	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	10:00
Category	Pool & Tennis Facilities	**Basis Cost**	3.30
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0263	09/01/2004	09/01/2014	1:11	10:00	3300.00	$ 10,890.00	$ 10,890.00
						$ 10,890.00	$ 10,890.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Pool Decking, Charlie Pool (Re-Stain)

Item Number	268	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	3:00
Category	Pool & Tennis Facilities	**Basis Cost**	0.89
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0268	09/01/2004	09/01/2014	1:11	10:00	3300.00	$ 2,937.00	$ 2,937.00
						$ 2,937.00	$ 2,937.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Pool Decking, Clubhouse Pool (Acrylic)

Item Number	264	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	10:00
Category	Pool & Tennis Facilities	**Basis Cost**	3.30
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0264	08/01/2004	08/01/2014	1:10	10:00	4800.00	$ 15,840.00	$ 15,840.00
						$ 15,840.00	$ 15,840.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Pool Decking, Clubhouse Pool (Re-Stain)

Item Number	269	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	3:00
Category	Pool & Tennis Facilities	**Basis Cost**	0.89
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0269	08/01/2011	08/01/2017	4:10	6:00	4800.00	$ 4,272.00	$ 4,272.00
						$ 4,272.00	$ 4,272.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Pool Decking, Lima Pool (Acrylic)

Item Number	265	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	10:00
Category	Pool & Tennis Facilities	**Basis Cost**	3.30
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0265	08/01/2009	08/01/2019	6:10	10:00	3600.00	$ 11,880.00	$ 11,880.00
						$ 11,880.00	$ 11,880.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Pool Decking, Lima Pool (Re-Stain)

Item Number	271	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	3:00
Category	Pool & Tennis Facilities	**Basis Cost**	0.89
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0271	08/01/2009	08/01/2014	1:10	5:00	3600.00	$ 3,204.00	$ 3,204.00
						$ 3,204.00	$ 3,204.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Pool Decking, Hotel Pool (Acrylic)

Item Number	266	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	10:00
Category	Pool & Tennis Facilities	**Basis Cost**	3.30
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0266	08/01/2011	08/01/2021	8:10	10:00	3600.00	$ 11,880.00	$ 11,880.00
						$ 11,880.00	$ 11,880.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Pool Decking, Hotel Pool (Re-Stain)

Item Number	270	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	3:00
Category	Pool & Tennis Facilities	**Basis Cost**	0.89
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0270	08/01/2008	08/01/2014	1:10	6:00	3600.00	$ 3,204.00	$ 3,204.00
						$ 3,204.00	$ 3,204.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Pool Fencing & Gates, Alpha Pool

Item Number	272	**Measurement Basis**	ln ft
Type	Common Area	**Estimated Useful Life**	24:00
Category	Pool & Tennis Facilities	**Basis Cost**	44.77
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0272	06/01/1997	06/01/2021	8:08	24:00	314.00	$ 14,057.78	$ 14,057.78
						$ 14,057.78	$ 14,057.78

Comments

A life cycle in the low to mid 20 year range should be expected for the metal security fencing and gates at the satellite pool decks. Each length was forecast for replacement in 2021, accordingly. The current unit cost estimate includes removal and disposal of the existing fencing and gates and replacement with like height/quality.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Pool Fencing & Gates, Charlie Pool

Item Number	273	**Measurement Basis**	ln ft
Type	Common Area	**Estimated Useful Life**	24:00
Category	Pool & Tennis Facilities	**Basis Cost**	44.77
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0273	06/01/1997	06/01/2021	8:08	24:00	241.00	$ 10,789.57	$ 10,789.57
						$ 10,789.57	$ 10,789.57

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Pool Fencing & Gates, Clubhouse Pool

Item Number	275	**Measurement Basis**	ln ft
Type	Common Area	**Estimated Useful Life**	24:00
Category	Pool & Tennis Facilities	**Basis Cost**	44.77
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0275	06/01/1997	06/01/2021	8:08	24:00	227.00	$ 10,162.79	$ 10,162.79
						$ 10,162.79	$ 10,162.79

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Pool Fencing & Gates, Lima Pool

Item Number	274	**Measurement Basis**	ln ft
Type	Common Area	**Estimated Useful Life**	24:00
Category	Pool & Tennis Facilities	**Basis Cost**	44.77
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0274	06/01/1997	06/01/2021	8:08	24:00	223.00	$ 9,983.71	$ 9,983.71
						$ 9,983.71	$ 9,983.71

Comments

Pool Furniture, Alpha Pool

Item Number	276	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	8:00
Category	Pool & Tennis Facilities	**Basis Cost**	7,410.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0276	03/01/2012	03/01/2020	7:05	8:00	1.00	$ 7,410.00	$ 7,410.00
						$ 7,410.00	$ 7,410.00

Comments

While minor replacements and/or additions can be expected from time to time, and assuming a routine re-strapping and/or refinishing program as a function of general maintenance, a life cycle of 8-10 years has been observed for major pool deck furniture replacements in properties of similar quality (chaise lounges, tables, chairs, trash receptacles, etc.). These expenses were forecast again in 2020, based on the subject's expected replacement schedule. The current costs are based on actual reported costs for the 2012 replacements.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Pool Furniture, Charlie Pool

Item Number	277	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	8:00
Category	Pool & Tennis Facilities	**Basis Cost**	5,250.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0277	03/01/2012	03/01/2020	7:05	8:00	1.00	$ 5,250.00	$ 5,250.00
						$ 5,250.00	$ 5,250.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Pool Furniture, Clubhouse Pool

Item Number	278	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	8:00
Category	Pool & Tennis Facilities	**Basis Cost**	12,150.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0278	03/01/2012	03/01/2020	7:05	8:00	1.00	$ 12,150.00	$ 12,150.00
						$ 12,150.00	$ 12,150.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Pool Furniture, Golf Pool

Item Number	279	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	8:00
Category	Pool & Tennis Facilities	**Basis Cost**	5,480.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0279	03/01/2012	03/01/2020	7:05	8:00	1.00	$ 5,480.00	$ 5,480.00
						$ 5,480.00	$ 5,480.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Pool Furniture, Hotel Pool

Item Number	280	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	8:00
Category	Pool & Tennis Facilities	**Basis Cost**	6,125.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0280	03/01/2012	03/01/2020	7:05	8:00	1.00	$ 6,125.00	$ 6,125.00
						$ 6,125.00	$ 6,125.00

Comments

Pool Heater, Alpha Pool

Item Number	281	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	10:00
Category	Pool & Tennis Facilities	**Basis Cost**	2,556.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0281	01/01/2008	01/01/2018	5:03	10:00	1.00	$ 2,556.00	$ 2,556.00
						$ 2,556.00	$ 2,556.00

Comments

Separate line items were included for each of the gas pool and spa heaters, based on their reported placed in service dates and recurring 10 year life cycles. Any adjustments to the remaining useful lives of these heaters were included at the association's request and sole discretion.

Under normal operating conditions, total replacement of the remaining pool and spa equipment (pumps, filters, chlorination systems, timers, etc.) should not be necessary at any one given time. This report assumes that as needed pool and spa equipment replacements will continue to be funded through the association's annual operating budget, as a function of routine and ongoing maintenance.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Pool Heater, Alpha Pool

Item Number	282	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	10:00
Category	Pool & Tennis Facilities	**Basis Cost**	2,556.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0282	06/01/2010	06/01/2020	7:08	10:00	1.00	$ 2,556.00	$ 2,556.00
						$ 2,556.00	$ 2,556.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Pool Heater, Charlie Pool

Item Number	283	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	10:00
Category	Pool & Tennis Facilities	**Basis Cost**	2,556.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0283	08/01/2005	08/01/2015	2:10	10:00	1.00	$ 2,556.00	$ 2,556.00
						$ 2,556.00	$ 2,556.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Pool Heater, Clubhouse Pool

Item Number	284	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	10:00
Category	Pool & Tennis Facilities	**Basis Cost**	2,556.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0284	06/01/2009	06/01/2015	2:08	6:00	1.00	$ 2,556.00	$ 2,556.00
						$ 2,556.00	$ 2,556.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Pool Heater, Clubhouse Pool

Item Number	285	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	10:00
Category	Pool & Tennis Facilities	**Basis Cost**	2,556.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0285	06/01/2009	06/01/2015	2:08	6:00	1.00	$ 2,556.00	$ 2,556.00
						$ 2,556.00	$ 2,556.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Pool Heater, Golf Pool

Item Number	286	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	10:00
Category	Pool & Tennis Facilities	**Basis Cost**	2,556.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0286	03/01/2008	03/01/2013	0:05	5:00	1.00	$ 2,556.00	$ 2,556.00
						$ 2,556.00	$ 2,556.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Pool Heater, Hotel Pool

Item Number	287	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	10:00
Category	Pool & Tennis Facilities	**Basis Cost**	2,556.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0287	05/01/2012	05/01/2022	9:07	10:00	1.00	$ 2,556.00	$ 2,556.00
						$ 2,556.00	$ 2,556.00

Comments

Pool Interiors, Alpha Pool

Item Number	288	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	10:00
Category	Pool & Tennis Facilities	**Basis Cost**	8.89
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0288	08/01/2005	08/01/2015	2:10	10:00	1340.00	$ 11,912.60	$ 11,912.60
						$ 11,912.60	$ 11,912.60

Comments

Assuming proper installation, maintenance, and chemical balancing, interior resurfacing of standard concrete/gunite pools and spas has a market indicated useful life in the 10-12 year range. These expenses were forecast on recurring 10 year life cycles. The current unit cost includes typical minor tank/structural repairs, tile upgrades, and installation of new aggregate surface materials (i.e. "diamond brite", "pebble crete", etc.).

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Pool Interiors, Charlie Pool

Item Number	289	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	10:00
Category	Pool & Tennis Facilities	**Basis Cost**	8.89
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0289	08/01/2005	08/01/2015	2:10	10:00	1340.00	$ 11,912.60	$ 11,912.60
						$ 11,912.60	$ 11,912.60

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Pool Interiors, Golf Pool

Item Number	291	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	10:00
Category	Pool & Tennis Facilities	**Basis Cost**	8.89
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0291	08/01/2009	08/01/2019	6:10	10:00	1340.00	$ 11,912.60	$ 11,912.60
						$ 11,912.60	$ 11,912.60

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Pool Interiors, Hotel Pool

Item Number	290	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	10:00
Category	Pool & Tennis Facilities	**Basis Cost**	8.89
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0290	08/01/2009	08/01/2019	6:10	10:00	1340.00	$ 11,912.60	$ 11,912.60
						$ 11,912.60	$ 11,912.60

Comments

Pool Lighting, Alpha Pool 2013

Item Number	418	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	20:00
Category	Pool & Tennis Facilities	**Basis Cost**	2,500.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0418	06/01/1997	01/01/2013	0:03	15:07	1.00	$ 2,500.00	$ 2,500.00
						$ 2,500.00	$ 2,500.00

Comments

The association expects to add light posts/fixtures at each of the common area pools in 2013. As such, separate reserves were included for the new posts/fixtures and original posts/fixtures at each pool. The current per pool cost estimates for the new lighting were provided by the association, and assumed to be reflective of actual recent contractor's bid(s).

Pool Lighting, Alpha Pool 2017

Item Number	292	**Measurement Basis**	each
Type	Common Area	**Estimated Useful Life**	20:00
Category	Pool & Tennis Facilities	**Basis Cost**	360.65
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0292	06/01/1997	06/01/2017	4:08	20:00	9.00	$ 3,245.85	$ 3,245.85
						$ 3,245.85	$ 3,245.85

Comments

Separate line items were also included for replacement of the decorative lighting/lanterns at each of the common area pools. While minor replacements can be expected from time to time, a minimum life cycle of 20 years should be expected under normal operating conditions.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Pool Lighting, Charlie Pool 2013

Item Number	419	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	20:00
Category	Pool & Tennis Facilities	**Basis Cost**	2,500.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0419	06/01/1997	01/01/2013	0:03	15:07	1.00	$ 2,500.00	$ 2,500.00
						$ 2,500.00	$ 2,500.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Pool Lighting, Charlie Pool 2017

Item Number	293	**Measurement Basis**	each
Type	Common Area	**Estimated Useful Life**	20:00
Category	Pool & Tennis Facilities	**Basis Cost**	360.65
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0293	06/01/1997	06/01/2017	4:08	20:00	6.00	$ 2,163.90	$ 2,163.90
						$ 2,163.90	$ 2,163.90

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Pool Lighting, Clubhouse Pool

Item Number	420	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	20:00
Category	Pool & Tennis Facilities	**Basis Cost**	5,000.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0420	06/01/1997	01/01/2013	0:03	15:07	1.00	$ 5,000.00	$ 5,000.00
						$ 5,000.00	$ 5,000.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Pool Lighting, Highland Hills 2017

Item Number	294	**Measurement Basis**	each
Type	Common Area	**Estimated Useful Life**	20:00
Category	Pool & Tennis Facilities	**Basis Cost**	360.65
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0294	06/01/1997	06/01/2017	4:08	20:00	9.00	$ 3,245.85	$ 3,245.85
						$ 3,245.85	$ 3,245.85

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Pool Lighting, Golf Pool 2013

Item Number	421	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	20:00
Category	Pool & Tennis Facilities	**Basis Cost**	2,500.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0421	06/01/1997	01/01/2013	0:03	15:07	1.00	$ 2,500.00	$ 2,500.00
						$ 2,500.00	$ 2,500.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Pool Lighting, Hotel Pool 2013

Item Number	422	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	20:00
Category	Pool & Tennis Facilities	**Basis Cost**	2,500.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0422	06/01/1997	01/01/2013	0:03	15:07	1.00	$ 2,500.00	$ 2,500.00
						$ 2,500.00	$ 2,500.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Pool Lighting, Hotel Pool 2017

Item Number	295	**Measurement Basis**	each
Type	Common Area	**Estimated Useful Life**	20:00
Category	Pool & Tennis Facilities	**Basis Cost**	355.90
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0295	06/01/1997	06/01/2017	4:08	20:00	8.00	$ 2,847.20	$ 2,847.20
						$ 2,847.20	$ 2,847.20

Comments

Pool Restroom Interiors, Alpha Pool

Item Number	296	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	20:00
Category	Pool & Tennis Facilities	**Basis Cost**	2,120.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0296	06/01/1997	06/01/2017	4:08	20:00	1.00	$ 2,120.00	$ 2,120.00
						$ 2,120.00	$ 2,120.00

Comments

Renovation allowances were included for each of the satellite pool house restroom interiors, including (but not necessarily) flooring, wall finishes, plumbing fixtures, lighting/electrical, doors, etc.. To insure a modern and clean cosmetic appeal, a life cycle in the 20 year range should be expected.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Pool Restroom Interiors, Charlie Pool

Item Number	297	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	20:00
Category	Pool & Tennis Facilities	**Basis Cost**	2,120.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0297	06/01/1997	06/01/2017	4:08	20:00	1.00	$ 2,120.00	$ 2,120.00
						$ 2,120.00	$ 2,120.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Pool Restroom Interiors, Clubhouse Pool

Item Number	298	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	20:00
Category	Pool & Tennis Facilities	**Basis Cost**	2,120.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0298	06/01/1997	06/01/2017	4:08	20:00	1.00	$ 2,120.00	$ 2,120.00
						$ 2,120.00	$ 2,120.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Pool Restroom Interiors, Lima Pool

Item Number	299	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	20:00
Category	Pool & Tennis Facilities	**Basis Cost**	2,120.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0299	06/01/1997	06/01/2017	4:08	20:00	1.00	$ 2,120.00	$ 2,120.00
						$ 2,120.00	$ 2,120.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Pool Restroom Interiors, Hotel Pool

Item Number	300	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	20:00
Category	Pool & Tennis Facilities	**Basis Cost**	2,120.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0300	06/01/1997	06/01/2017	4:08	20:00	1.00	$ 2,120.00	$ 2,120.00
						$ 2,120.00	$ 2,120.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Pool, Trash Cans

Item Number	439	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	5:00
Category	Pool & Tennis Facilities	**Basis Cost**	1,466.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0439	06/01/2012	06/01/2017	4:08	5:00	1.00	$ 1,466.00	$ 1,466.00
						$ 1,466.00	$ 1,466.00

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Pool/Spa Interiors, Clubhouse Pool

Item Number	301	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	10:00
Category	Pool & Tennis Facilities	**Basis Cost**	8.89
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0301	08/01/2005	08/01/2015	2:10	10:00	2135.00	$ 18,980.15	$ 18,980.15
						$ 18,980.15	$ 18,980.15

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Spa Heater

Item Number	302	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	10:00
Category	Pool & Tennis Facilities	**Basis Cost**	4,140.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0302	06/01/2012	06/01/2022	9:08	10:00	1.00	$ 4,140.00	$ 4,140.00
						$ 4,140.00	$ 4,140.00

Comments

Tennis Court Rehabilitation

Item Number	303	**Measurement Basis**	courts
Type	Common Area	**Estimated Useful Life**	5:00
Category	Pool & Tennis Facilities	**Basis Cost**	2,458.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0303	08/01/2012	08/01/2017	4:10	5:00	4.00	$ 9,832.00	$ 9,832.00
						$ 9,832.00	$ 9,832.00

Comments

Under normal conditions, total replacement of the tennis courts should not be necessary at any one given time. Third party restoration of synthetic clay/Har Tru tennis courts, including (but not necessarily limited to) removal of the lines and surface organic materials, as needed upgrades to the underlying court structures and irrigation systems, and installation of new clay materials and lines/nets, has been observed on life cycles from as low as 5-6 years, to 10+ years. The useful life will depend on the level of in house maintenance.

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Tennis Courts Ice Machine

Item Number	304	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	6:00
Category	Pool & Tennis Facilities	**Basis Cost**	4,161.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0304	06/01/2009	06/01/2015	2:08	6:00	1.00	$ 4,161.00	$ 4,161.00
						$ 4,161.00	$ 4,161.00

Comments

Tennis Fencing & Gates

Item Number	305	**Measurement Basis**	courts
Type	Common Area	**Estimated Useful Life**	24:00
Category	Pool & Tennis Facilities	**Basis Cost**	10,758.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0305	06/01/1997	06/01/2021	8:08	24:00	2.00	$ 21,516.00	$ 21,516.00
						$ 21,516.00	$ 21,516.00

Comments

Barring any unforeseen storm damages, replacement of the 10' coated chain link tennis court fencing and lighting systems should be expected on a life cycle in the low to mid 20 year range under normal conditions. These expenses were forecast in 2022, accordingly. The current replacement cost estimate for replacement of the fencing and gates includes removal and disposal of the existing fencing and gates, and is reflective of our experience with tennis court fencing replacements on both an average $/linear foot and $/court basis.

Tennis Lighting

Item Number	306	**Measurement Basis**	each
Type	Common Area	**Estimated Useful Life**	24:00
Category	Pool & Tennis Facilities	**Basis Cost**	2,529.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0306	06/01/1997	06/01/2015	2:08	18:00	18.00	$ 45,522.00	$ 45,522.00
						$ 45,522.00	$ 45,522.00

Comments

At the association's request and sole discretion, replacement of the 18 light posts/fixtures at the tennis courts was scheduled in 2015. A recurring market indicated life cycle of 24 years was forecast thereafter.

Tennis Windscreens

Item Number	307	**Measurement Basis**	courts
Type	Common Area	**Estimated Useful Life**	5:00
Category	Pool & Tennis Facilities	**Basis Cost**	1,425.00
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0307	01/01/2008	01/01/2013	0:03	5:00	4.00	$ 5,700.00	$ 5,700.00
						$ 5,700.00	$ 5,700.00

Comments

Replacement of the windscreens supporting the tennis courts was forecast on a recurring 5 year life cycle, based on market data indicating a probable 5-6 year useful life in the absences of any unforeseen storm damages or improper maintenance.

Pressure Wash Tile Roofs

Item Number	319	**Measurement Basis**	sqs
Type	Common Area	**Estimated Useful Life**	3:00
Category	Roofs	**Basis Cost**	14.02
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0319	08/01/2009	08/01/2013	0:10	4:00	529.60	$ 7,424.99	$ 7,424.99
						$ 7,424.99	$ 7,424.99

Comments

To maintain a high cosmetic appeal, the association currently completes third party pressure washing of the common area tile roofs on a recurring 3 year life cycle. As there were no plans to complete in 2012, a 2013 expense date was forecast. The total roof area includes the clubhouse/pool cabana, guardhouse, pumphouse, snack bar, and tennis pavilion.

one square = 100 square feet

Roofing, Chemical Storage Bldg.

Item Number	308	**Measurement Basis**	lp sm
Type	Common Area	**Estimated Useful Life**	15:00
Category	Roofs	**Basis Cost**	1,673.40
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0308	06/01/1997	06/01/2013	0:08	16:00	1.00	$ 1,673.40	$ 1,673.40
						$ 1,673.40	$ 1,673.40

Comments

The association expects to incur a cost on the order of $1,650 for upgrades to the chemical storage building roofing, in 2013. This expense was forecast accordingly, and on a recurring 15 year life cycle thereafter.

Roofing, Flat - Clubhouse

Item Number	309	**Measurement Basis**	sqs
Type	Common Area	**Estimated Useful Life**	20:00
Category	Roofs	**Basis Cost**	931.04
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0309	06/01/1997	06/01/2017	4:08	20:00	54.00	$ 50,276.16	$ 50,276.16
						$ 50,276.16	$ 50,276.16

Comments

The flat membrane roofing at the clubhouse building has a market indicated 18-20 year useful life. No professional roofing studies were provided that would suggest that physical conditions exist at any of the common area roofs that would otherwise limit their useful lives. Therefore, the clubhouse flat roofing was forecast for replacement in 2027. This cost includes removal and disposal of the existing flat roofing, typical repairs to the underlying roof structures, flashing, etc., and installation of like roofing.

one square = 100 square feet

Roofing, Shingle - Poolhouse Alpha Pool

Item Number	310	**Measurement Basis**	sqs
Type	Common Area	**Estimated Useful Life**	16:00
Category	Roofs	**Basis Cost**	340.45
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0310	06/01/1997	06/01/2013	0:08	16:00	7.60	$ 2,587.42	$ 2,587.42
						$ 2,587.42	$ 2,587.42

Comments

Useful lives in the 14-17 year range have been observed for average quality pitched shingle roof covers; utilizing a 16 year estimate suggests replacement of each of the three poolhouse shingle roofs in 2013. Each replacement cost includes removal of the existing roof cover, typical minor repairs to the underlying roof structures, flashing, fascia repairs, etc., and installation of like shingle roofing.

one square = 100 square feet

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Roofing, Shingle - Poolhouse Charlie

Item Number	311	**Measurement Basis**	sq ft
Type	Common Area	**Estimated Useful Life**	16:00
Category	Roofs	**Basis Cost**	340.45
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0311	06/01/1997	06/01/2013	0:08	16:00	7.60	$ 2,587.42	$ 2,587.42
						$ 2,587.42	$ 2,587.42

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Roofing, Shingle - Poolhouse Lima Pool

Item Number	312	**Measurement Basis**	sqs
Type	Common Area	**Estimated Useful Life**	16:00
Category	Roofs	**Basis Cost**	340.45
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0312	06/01/1997	06/01/2013	0:08	16:00	9.80	$ 3,336.41	$ 3,336.41
						$ 3,336.41	$ 3,336.41

Comments

Roofing, Tile - Clubhouse

Item Number	313	**Measurement Basis**	sqs
Type	Common Area	**Estimated Useful Life**	25:00
Category	Roofs	**Basis Cost**	694.52
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Fixed		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0313	06/01/1997	06/01/2022	9:08	25:00	495.00	$ 343,787.40	$ 343,787.40
						$ 343,787.40	$ 343,787.40

Comments

Since they may not require replacement concurrently, separate line items were included for replacement of the pitched tile roofing at the clubhouse, guardhouse, snack bar, tennis pavilion, and Hotel poolhouse. The market reflects a 25-30+ year useful life for a properly installed and maintained tile roof cover, which suggests replacements in the next 12-17 years. At the association's request and sole discretion, replacement of the tile roofs was forecast in 2018. A 25 year life cycle was forecast thereafter. In each case, the current cost includes removal and disposal of the existing roof covers, typical minor repairs to the underlying roof structures, flashing, as needed repairs/replacements of fascia, soffits, and/or gutters and downspouts, and installation of like roofing. The size of the clubhouse tile roofing was provided by the association, assumed to be complete and correct, and included at the association's sole discretion.

one square = 100 square feet

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Roofing, Tile - Guardhouse

Item Number	314	**Measurement Basis**	sqs
Type	Common Area	**Estimated Useful Life**	25:00
Category	Roofs	**Basis Cost**	817.20
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0314	06/01/1997	06/01/2018	5:08	21:00	11.70	$ 9,561.24	$ 9,561.24
						$ 9,561.24	$ 9,561.24

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Roofing, Tile - Poolhouse Hotel

Item Number	315	**Measurement Basis**	sqs
Type	Common Area	**Estimated Useful Life**	25:00
Category	Roofs	**Basis Cost**	817.20
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0315	06/01/1997	06/01/2018	5:08	21:00	9.80	$ 8,008.56	$ 8,008.56
						$ 8,008.56	$ 8,008.56

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Roofing, Tile - Pumphouse

Item Number	316	**Measurement Basis**	sqs
Type	Common Area	**Estimated Useful Life**	25:00
Category	Roofs	**Basis Cost**	817.20
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost Current	Replacement Cost Future
910-000-0316	06/01/1997	06/01/2018	5:08	21:00	9.00	$ 7,354.80	$ 7,354.80
						$ 7,354.80	$ 7,354.80

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Roofing, Tile - Snack Bar

Item Number	317	**Measurement Basis**	sqs
Type	Common Area	**Estimated Useful Life**	25:00
Category	Roofs	**Basis Cost**	817.20
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0317	06/01/1997	06/01/2018	5:08	21:00	7.40	$ 6,047.28	$ 6,047.28
						$ 6,047.28	$ 6,047.28

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Item Parameters - Full Detail

Roofing, Tile - Tennis Pavilion

Item Number	318	**Measurement Basis**	sqs
Type	Common Area	**Estimated Useful Life**	25:00
Category	Roofs	**Basis Cost**	817.20
Tracking	Logistical	**Salvage Value**	$ 0.00
Method	Adjusted		

	Service	Replace	Rem	Adj		Replacement Cost	
Code	**Date**	**Date**	**Life**	**Life**	**Quantity**	**Current**	**Future**
910-000-0318	06/01/1997	06/01/2018	5:08	21:00	6.50	$ 5,311.80	$ 5,311.80
						$ 5,311.80	$ 5,311.80

Comments

Any Golf & Country Club

Analysis Date - January 1, 2014

Expenditures

Description	2012-2013	2013-2014	2014-2015	2015-2016	2016 - 2017	2017-2018	2018-2019	2019 - 2020	2020-2021	2021-2022
Access, Access System Modernization		23,155								
Access, Barrier Gate/Operator Back			2,832							
Access, Barrier Gate/Operator CH										
Access, Barrier Gate/Operator CH										
Access, Barrier Gate/Operator CH										
Access, Barrier Gate/Operator GH										
Access, Swing Gate Back Access						2,756				
Access, Swing Gate Back Access						2,756				
Asphalt Overlay, Clubhouse Road				33,408						
Asphalt Overlay, Bravo Lane										
Asphalt Overlay, Charlie Avenue				14,405						
Asphalt Overlay, Delta Drive				184,819						
Asphalt Overlay, Echo Way				10,421						
Asphalt Overlay, Foxtrot Drive										
Asphalt Overlay, Golf Avenue				75,705						
Asphalt Overlay, Hotel Court				41,990						
Asphalt Overlay, India Ave.				119,228						
Asphalt Overlay, Maintenance					31,263					
Asphalt Overlay, Juliet Court	67,123									
Asphalt Overlay, Kilo Drive	44,136									
Asphalt Sealcoat, Foxtrot Drive	16,298				16,298				16,298	
Awning Cover, Maintenance					2,188					
Awning Covers, Clubhouse		5,754							5,754	
Awning Covers, Tennis				1,993						
Awning Frames, Clubhouse										
Awning Frames, Tennis							1,783			
Ceiling Tiles, 19th Hole										3,440
Ceiling Tiles, Admin. (Accounting)				1,379						
Ceiling Tiles, Admin. (Management)										
Ceiling Tiles, Clubhouse Restrooms				1,247						
Ceiling Tiles, Dining/Bar				5,084						

Any Golf & Country Club

Analysis Date - January 1, 2014

Expenditures

Description	2012- 2013	2013- 2014	2014- 2015	2015- 2016	2016 - 2017	2017- 2018	2018- 2019	2019 - 2020	2020- 2021	2021- 2022
Ceiling Tiles, Fitness Center										
Ceiling Tiles, Golf Pro Shop				3,723						
Ceiling Tiles, Kitchen				8,164						
Ceiling Tiles, Meeting Room										
Commercial Fixtures, Pro Shop	14,000					14,000				
Dance Floor									7,461	
Defibrillator/AED 1	2,252						2,252			
Defibrillator/AED 2	2,252						2,252			
Defibrillator/AED 3	2,252						2,252			
Defibrillator/AED 4			2,252						2,252	
Exercise Equip., Bike Octaine					3,655					
Exercise Equip., Bike Precor						1,709				
Exercise Equip., Bike True		1,994							1,994	
Exercise Equip., Elliptical Precor			5,370							5,370
Exercise Equip., Elliptical Precor			5,370							5,370
Exercise Equip., Elliptical Precor							5,370			
Exercise Equip., Miscellaneous					5,000					
Exercise Equip., Treadmill Cybex							4,479			
Exercise Equip., Treadmill Cybex					4,479					
Exercise Equip., Treadmill True			6,266							6,266
Exercise Equip., Treadmill True						5,067				
Exercise Equip., Treadmill True				6,266						
Exercise Equipment, Strength Station										8,720
Fencing, Perimeter Chain Link										
Fire Alarm System, Clubhouse										17,301
Flooring, Carpet - 19th Hole	9,049								9,049	
Flooring, Carpet - Admin. Offices	6,953									
Flooring, Carpet - Dining Room/Bar	31,804						31,804			
Flooring, Carpet - Fitness Center	11,740								11,740	
Flooring, Carpet - Lobby/Halls	9,899						9,899			
Flooring, Carpet - Meeting Room	2,683						2,683			

Any Golf & Country Club

Analysis Date - January 1, 2014

Expenditures

Description	2012-2013	2013-2014	2014-2015	2015-2016	2016 -2017	2017-2018	2018-2019	2019 -2020	2020-2021	2021-2022
Flooring, Carpet - Pro Shop	6,244									
Flooring, Epoxy - Kitchen										
Flooring, Maintenance Building 2013	1,600									
Flooring, Tile - 19th Hole Bar										
Flooring, Tile - Dining Bar										
Flooring, Tile - Lobby/Foyer										5,348
Flooring, Tile - RRs 19th Hole										
Flooring, Tile - RRs Clubhouse										4,946
Flooring, Tile - RRs Fitness Center										
Flooring, Wood - 19th Hole										
Furnishings Allowance, 19th Hole					107,250					
Furnishings Allowance, Admin.					25,550					
Furnishings Allowance, Dining/Bar					175,500					
Furnishings Allowance, Lobby/Halls					38,280					
Furnishings Allowance, Meeting Room					16,086					
Furnishings Allowance, Patio	5,018						5,018			
Generator, Clubhouse							2,681			
Golf Equip., Aerator Pro Core 648	23,093								23,093	
Golf Equip., Aerator Pro Core 648	23,093								23,093	
Golf Equip., Aerator Toro 687	8,054								8,054	
Golf Equip., Aerifier Toro SR 72						27,034				
Golf Equip., Bag Racks										
Golf Equip., Blower Agrimetal	3,593								3,593	
Golf Equip., Blower Buffalo							6,770			
Golf Equip., Bunker Rake Jacobsen		16,109					16,109			
Golf Equip., Bunker Rake Jacobsen		16,109					16,109			
Golf Equip., Cart Beverage	13,252								13,252	
Golf Equip., Cart Club Car 294	11,181								11,181	
Golf Equip., Cart Club Car Turf I				7,827						
Golf Equip., Cart Club Car Turf I				7,827						
Golf Equip., Cart Club Car Turf II		9,588							9,588	

Any Golf & Country Club

Analysis Date - January 1, 2014

Expenditures

Description	2012-2013	2013-2014	2014-2015	2015-2016	2016 - 2017	2017-2018	2018-2019	2019 - 2020	2020-2021	2021-2022
Golf Equip., Cart Club Car Turf II		9,588							9,588	
Golf Equip., Cart Club Car Turf II	9,588							9,588		
Golf Equip., Cart Club Car Turf II		9,588							9,588	
Golf Equip., Cart Club Car Turf II				9,588						
Golf Equip., Cart Club Car Turf II							9,588			
Golf Equip., Cart Club Car Turf II							9,558			
Golf Equip., Cart Club Car Turf II							9,588			
Golf Equip., Cart Club Car Turf II							9,588			
Golf Equip., Cart Club Car Turf II							9,588			
Golf Equip., Cart Club Car Turf II	9,588							9,588		
Golf Equip., Cart Club Car Turf II	9,588							9,588		
Golf Equip., Cart Club Car Turf II						9,588				
Golf Equip., Cart Club Car Turf II						9,588				
Golf Equip., Cart Club Car Turf II						9,588				
Golf Equip., Cart Club Car Turf II						9,588				
Golf Equip., Cart Truckster Cushman	17,516							17,516		
Golf Equip., Cart Workman Toro							21,182			
Golf Equip., Cart Workman Toro							21,182			
Golf Equip., Cart Workman Toro				21,182						
Golf Equip., Carts Course (80)	213,120				213,120				213,120	
Golf Equip., Dump Trailer										
Golf Equip., Eye Wash Cart Barn									1,702	
Golf Equip., Eye Wash Maintenance									1,702	
Golf Equip., Greens Groomer				3,676						
Golf Equip., Greens Roller Salsco	14,573								14,573	
Golf Equip., Greens Roller Salsco						14,573				
Golf Equip., Grinder Bedknife			16,672							
Golf Equip., Grinder Reel			20,990							
Golf Equip., Ice Machine # 5	4,158						4,158			
Golf Equip., Ice Machine #14	4,158						4,158			
Golf Equip., Ice Machine Maintenance	10,000						10,000			

Any Golf & Country Club

Analysis Date - January 1, 2014

Expenditures

Description	2012-2013	2013-2014	2014-2015	2015-2016	2016 - 2017	2017-2018	2018-2019	2019 - 2020	2020-2021	2021-2022
Golf Equip., Ice Machine Starter A			7,090						7,090	
Golf Equip., Ice Machine Starter B	7,090						7,090			
Golf Equip., Lift				9,109						
Golf Equip., Loader Kubota										
Golf Equip., Moisture Meter				1,243					1,243	
Golf Equip., Moisture Meter				1,243					1,243	
Golf Equip., Mower Dixie Chopper					10,494					10,494
Golf Equip., Mower Exmark					8,174					8,174
Golf Equip., Mower Greens 3150	28,655					28,655				
Golf Equip., Mower Greens 3150		28,655					28,655			
Golf Equip., Mower Greens Flex 21					2,656					2,656
Golf Equip., Mower Grounds 3100					33,560					33,560
Golf Equip., Mower Reelmaster 5510	46,222					46,222				
Golf Equip., Mower Reelmaster 5510					46,222					46,222
Golf Equip., Mower Rough Gang					24,388					24,388
Golf Equip., Mower Steiner				20,065					20,065	
Golf Equip., Mower Toro Z				25,066					25,066	
Golf Equip., Mower Triplex 3100					28,166					28,166
Golf Equip., Mower Triplex 3100	28,166					28,166				
Golf Equip., Mower Triplex 3100		28,166					28,166			
Golf Equip., Mower Triplex 3150				29,360					29,360	
Golf Equip., Mower Triplex 3150				29,360					29,360	
Golf Equip., Mower Vantage 52					8,379					8,379
Golf Equip., Mowers/Trailers Flex 21 (				113,816					113,816	
Golf Equip., Pressure Washer	1,770								1,770	
Golf Equip., Pump 4" Honda	1,615					1,615				
Golf Equip., Range Ball Machine	12,000							12,000		
Golf Equip., Sod Cutter Jacobsen						4,710				
Golf Equip., Sprayer Multipro 1250 To		28,299								
Golf Equip., Spreader Vicon	2,667							2,667		
Golf Equip., Sweeper Rake O Vac		31,364								31,364

Any Golf & Country Club

Analysis Date - January 1, 2014

Expenditures

Description	2012-2013	2013-2014	2014-2015	2015-2016	2016 - 2017	2017-2018	2018-2019	2019 - 2020	2020-2021	2021-2022
Golf Equip., Thatching Unit						6,919				
Golf Equip., Thatching Unit						6,919				
Golf Equip., Topdresser Toro 2300	14,321									
Golf Equip., Topdresser Turfco									15,012	
Golf Equip., Tractor 6040 DT Kubota										
Golf Equip., Tractor B2400 Kubota	16,880									
Golf Equip., Tractor M4700 Kubota										
Golf Equip., Tractor M4700 Kubota	22,079									
Golf Equip., Tractor M4900 Kubota	22,484									
Golf Equip., Trailers Allowance								7,500		
Golf Equip., Truck F250 Ford	28,510								28,510	
Golf Equip., Verticutter			8,178							
Golf Equip., Washing Station										
Golf Equip., Welder Millermatic					2,494					2,494
Golf, Aqua Greens Refurbish	10,000									
Golf, Aqua Greens Replace										
Golf, Bridge #12				7,905						
Golf, Bridge #13				7,614						
Golf, Bridge #14				27,323						
Golf, Bunkers Restoration							116,200			
Golf, Cart Paths Allowance			20,788		20,788		20,788		20,788	
Golf, Doors Restrooms/Pools										
Golf, Driving Range Mats		35,404					35,404			
Golf, Fairways Restoration					151,350					
Golf, Greens Re-Grassing					364,450					
Golf, Greens Restoration										
Golf, Irrigation Lines/Systems										
Golf, Irrigation Pump Control Sys.			171,350							
Golf, Irrigation Pump/Motor 1	23,074									
Golf, Irrigation Pump/Motor 2										
Golf, Irrigation Pump/Motor 3	23,074									

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Expenditures

Description	2012-2013	2013-2014	2014-2015	2015-2016	2016 - 2017	2017-2018	2018-2019	2019 - 2020	2020-2021	2021-2022
Golf, Irrigation Pump/Motor 4	22,725									
Golf, Irrigation Software				20,920						
Golf, Retaining Wall # 3										41,418
Golf, Retaining Wall #12										23,240
Golf, Retaining Wall #13										17,717
Golf, Retaining Wall #14										122,183
Golf, Retaining Wall #18										39,577
Golf, Scoreboard					3,323					
Golf, Tee Boxes Restoration					130,700					
Golf, Tee Markers/Signs					29,196					
Grounds, Truck Toyota		25,190							25,190	
Guardhouse Interiors					6,020					
Guardhouse Windows/Doors										
HVAC Air Handler # 1, Kitchen						3,669				
HVAC Air Handler # 2, Kitchen						3,669				
HVAC Air Handler # 3, Dining										
HVAC Air Handler # 4, Dining	3,215									
HVAC Air Handler # 5, Bar										
HVAC Air Handler # 7, Dining	3,215									
HVAC Air Handler # 8, Dining	3,215									
HVAC Air Handler # 9, Dining	3,215									
HVAC Air Handler #10, Lobby					3,669					
HVAC Air Handler #11, Admin.										
HVAC Air Handler #12, Pro Shop								3,215		
HVAC Air Handler #13, Fitness										
HVAC Air Handler #14, Fitness	2,709									
HVAC Air Handler #15, Fitness	2,709									
HVAC Air Handler #16, Fitness					2,710					
HVAC Air Handler #17, Accounting	2,710									
HVAC Air Handler #23, Meeting Room										
HVAC Air Handler #24, F & B					1,090					

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Expenditures

Description	2012-2013	2013-2014	2014-2015	2015-2016	2016 -2017	2017-2018	2018-2019	2019 -2020	2020-2021	2021-2022
HVAC Air Handler #25, Kitchen									3,215	
HVAC Air Handler #26, Kitchen									3,215	
HVAC Air Handler #27, Snack Bar	1,948									
HVAC Air Handler #28, Maintenance					1,558					
HVAC Air Handler #29, Maintenance										
HVAC Air Handler #30, Guardhouse						1,558				
HVAC Condenser # 1, Kitchen						4,144				
HVAC Condenser # 2, Kitchen						4,144				
HVAC Condenser # 3, Dining Room									3,626	
HVAC Condenser # 4, Dining	3,626									
HVAC Condenser # 5, Bar									3,626	
HVAC Condenser # 7, Dining	3,626									
HVAC Condenser # 8, Dining	3,626									
HVAC Condenser # 9, Dining	3,626									
HVAC Condenser #10, Lobby					4,144					
HVAC Condenser #11, Admin.	4,144									
HVAC Condenser #12, Pro Shop								3,626		
HVAC Condenser #13, Fitness	1,727									
HVAC Condenser #14, Fitness	3,050									
HVAC Condenser #15, Fitness	3,051									
HVAC Condenser #16, Fitness					3,051					
HVAC Condenser #17, Accounting	3,051									
HVAC Condenser #23, Meeting Room									2,447	
HVAC Condenser #24, F & B					1,227					
HVAC Condenser #25, Kitchen									3,626	
HVAC Condenser #26, Kitchen									3,626	
HVAC Condenser #27, Snack Bar	1,732									
HVAC Condenser #28, Maintenance							1,385			
HVAC Condenser #29, Maintenance								1,558		
HVAC Condenser #30, Guardhouse						1,385				
HVAC Package Unit #18, Kitchen					4,303					

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Expenditures

Description	2012-2013	2013-2014	2014-2015	2015-2016	2016 - 2017	2017-2018	2018-2019	2019 - 2020	2020-2021	2021-2022
HVAC Package Unit #19, Bag Storage					3,306					
HVAC Package Unit #21, 19th Hole					9,832					
HVAC Package Unit #22, 19th Hole Ba					5,286					
Hurricane Shutters, Clubhouse										
Kitchen, 72" Air Door Unit		1,267							1,267	
Kitchen, Bar Beer Cooler Remote					5,769					
Kitchen, Bar Bottle Cooler 1DR					1,303					
Kitchen, Bar Bottle Cooler 2DR					1,766					
Kitchen, Bar Bottle Cooler 3DR	2,614									
Kitchen, Bar Glass Froster	1,626									
Kitchen, Bar Glass Washer	5,841									
Kitchen, Bar Keg Unit			1,097							
Kitchen, Bar Keg Unit 2X	3,227									
Kitchen, Bar Storage Fridge			3,571							
Kitchen, Boiler										
Kitchen, Brazier Tilt				1,363						
Kitchen, Broiler (Counter)										4,195
Kitchen, Broiler (Wall Mount)	3,123									
Kitchen, Chafing Dishes	3,549									
Kitchen, Char Broiler			2,887							
Kitchen, Chef's Table										
Kitchen, Dish Dispenser Mobile			2,017							
Kitchen, Dishwasher		11,966								
Kitchen, Exhaust Hood/Fire Supr.										
Kitchen, Food Warmer 2X Drawer	2,071									
Kitchen, Food Warmer Drop In										2,420
Kitchen, Freezer Reach In			3,054							
Kitchen, Freezer Undercounter		1,586								
Kitchen, Fryer										
Kitchen, Fryer										
Kitchen, Fryer										

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Expenditures

Description	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
Kitchen, Griddle Flat Top	3,031									
Kitchen, Heat Lamps		3,671								
Kitchen, Ice Carving Equip.	1,722					1,722				
Kitchen, Ice Cream Freezer	819									
Kitchen, Ice Machine		6,767								6,767
Kitchen, Immersion Circulator					955					955
Kitchen, Microwave	1,477									
Kitchen, Miscellaneous		5,000								
Kitchen, Mixer/Stand	6,309									
Kitchen, Oven Convection										
Kitchen, Oven Convection			6,335							
Kitchen, Oven Cook & Hold	4,393								4,393	
Kitchen, Oven Electric		2,374								
Kitchen, Oven Pizza										5,229
Kitchen, Plate Warmer		3,243							3,243	
Kitchen, Range 6 Burner					2,880					
Kitchen, Range w/Griddle										
Kitchen, Range/Oven 6 Burner		2,936								
Kitchen, Range/Oven 8 Burner				4,144						
Kitchen, Refrig. Fish/Poultry		8,134								
Kitchen, Refrig. Griddle Stand		4,932								
Kitchen, Refrig. Reach In		2,579								
Kitchen, Refrig. Reach In Salad	5,430									
Kitchen, Refrig. Reach In Side Stand	2,581									
Kitchen, Refrig. Sandwich/Salad		2,696								
Kitchen, Refrig. Sandwich/Salad		1,905								
Kitchen, Refrig. Sandwich/Salad		2,132								
Kitchen, Refrig. Undercounter		2,031								
Kitchen, Refrig./Freezer Walk In										
Kitchen, Sandwich Toaster/Panini		1,438							1,438	
Kitchen, Sealer Cryovac					1,855					1,855

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Expenditures

Description	2012-2013	2013-2014	2014-2015	2015-2016	2016 - 2017	2017-2018	2018-2019	2019 - 2020	2020-2021	2021-2022
Kitchen, Shelving/Racks				22,700						
Kitchen, Slicer		1,239								
Kitchen, Snack Bar 3 Comp. Sink							2,026			
Kitchen, Snack Bar Bottle Cooler										2,996
Kitchen, Snack Bar Flooring										
Kitchen, Snack Bar Hot Dog Cooker	1,019									
Kitchen, Snack Bar Ice Cream Freezer	799									
Kitchen, Snack Bar Ice Machine	4,178								4,178	
Kitchen, Snack Bar Ice/Water Unit	1,227						1,227			
Kitchen, Snack Bar Refrig. Countertop										2,280
Kitchen, Snack Bar Refrig. Reach In							3,017			
Kitchen, Snack Bar Sandwich Fridge							2,303			
Kitchen, Snack Bar Shelving/Racks										2,519
Kitchen, Snack Bar Slicer										
Kitchen, Steam Table Wells (7)		7,281								
Kitchen, Steamer							5,886			
Kitchen, Steamer			5,886							
Kitchen, Tables/Sinks Stainless										
Kitchen, Tilt Skillet										
Kitchen, Waffle Iron				1,203						
Kitchen, Warmer/Proofer Cres Cor		3,463								
Kitchen, Water Heater	7,081							7,081		
Kitchen, Water Heater Booster Pump				3,699					3,699	
Lake Aerator/Equipment 1										4,359
Lake Aerator/Equipment 2	4,359									
Lake Aerator/Equipment 3	4,359									
Lake Aerator/Equipment 4	4,359									
Lake Aerator/Equipment 5	4,359									
Lake Fountain/Equipment 1		5,222								
Lake Fountain/Equipment 2		5,222								
Maintenance Building, Main										

Expenditures

Description	2012- 2013	2013- 2014	2014- 2015	2015- 2016	2016 - 2017	2017- 2018	2018- 2019	2019 - 2020	2020- 2021	2021- 2022
Maintenance Building, Open										
Office, Asset Labeler	1,589								1,589	
Office, Computers/Peripherals (Annual	11,200	11,200	11,200	11,200	11,200	11,200	11,200	11,200	11,200	11,200
Office, Copier			16,335			16,335			16,335	
Office, ID Card Membership			1,862				1,862			
Office, POS Stations (5)	13,565						13,565			
Office, Server					6,510					6,510
Overhead Doors, Maintenance Bldg.	13,995									
Paint/Waterproof Bldg. Exteriors	22,022							22,022		
Pavers, Common Roads				43,643						
Podium/Umbrella, Clubhouse	2,898							2,898		
Pool Decking, Alpha Pool (Acrylic)		10,890								
Pool Decking, Alpha Pool (Re-Stain)					2,937			2,937		
Pool Decking, Charlie Pool (Acrylic)		10,890								
Pool Decking, Charlie Pool (Re-Stain)		2,937			2,937			2,937		
Pool Decking, Clubhouse Pool (Acrylic)		15,840								
Pool Decking, Clubhouse Pool (Re-Stain)					4,272			4,272		
Pool Decking, Lima Pool (Acrylic)							11,880			
Pool Decking, Lima Pool (Re-Stain)		3,204			3,204			3,204		
Pool Decking, Hotel Pool (Acrylic)									11,880	
Pool Decking, Hotel Pool (Re-Stain)		3,204			3,204			3,204		
Pool Fencing & Gates, Alpha Pool									14,057	
Pool Fencing & Gates, Charlie Pool									10,789	
Pool Fencing & Gates, Clubhouse Pool									10,162	
Pool Fencing & Gates, Lima Pool									9,983	
Pool Furniture, Alpha Pool								7,410		
Pool Furniture, Charlie Pool								5,250		
Pool Furniture, Clubhouse Pool								12,150		
Pool Furniture, Golf Pool								5,480		
Pool Furniture, Hotel Pool								6,125		
Pool Heater, Alpha Pool						2,556				

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Expenditures

Description	2012-2013	2013-2014	2014-2015	2015-2016	2016 -2017	2017-2018	2018-2019	2019 -2020	2020-2021	2021-2022
Pool Heater, Alpha Pool								2,556		
Pool Heater, Charlie Pool			2,556							
Pool Heater, Clubhouse Pool			2,556							
Pool Heater, Clubhouse Pool			2,556							
Pool Heater, Golf Pool	2,556									
Pool Heater, Hotel Pool										2,556
Pool Interiors, Alpha Pool			11,912							
Pool Interiors, Charlie Pool			11,912							
Pool Interiors, Golf Pool							11,912			
Pool Interiors, Hotel Pool							11,912			
Pool Lighting, Alpha Pool 2013	2,500									
Pool Lighting, Alpha Pool 2017					3,245					
Pool Lighting, Charlie Pool 2013	2,500									
Pool Lighting, Charlie Pool 2017					2,163					
Pool Lighting, Clubhouse Pool	5,000									
Pool Lighting, Highland Hills 2017					3,245					
Pool Lighting, Golf Pool 2013	2,500									
Pool Lighting, Hotel Pool 2013	2,500									
Pool Lighting, Hotel Pool 2017					2,847					
Pool Restroom Interiors, Alpha Pool					2,120					
Pool Restroom Interiors, Charlie Pool					2,120					
Pool Restroom Interiors, Clubhouse Pool					2,120					
Pool Restroom Interiors, Lima Pool					2,120					
Pool Restroom Interiors, Hotel Pool					2,120					
Pool, Trash Cans					1,466					1,466
Pool/Spa Interiors, Clubhouse Pool			18,980							
Pressure Wash Tile Roofs	7,424			7,424			7,424			7,424
Radios, Pro Shop/Irrigation (27)	7,786			7,786			7,786			7,786
Renovation Allowance, Maintenance										14,210
Restrooms, Clubhouse					30,597					
Restrooms, Fitness										

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Expenditures

Description	2012-2013	2013-2014	2014-2015	2015-2016	2016 - 2017	2017-2018	2018-2019	2019 - 2020	2020-2021	2021-2022
Roofing, Chemical Storage Bldg.	1,673									
Roofing, Flat - Clubhouse					50,276					
Roofing, Shingle - Poolhouse Alpha Pool	2,587									
Roofing, Shingle - Poolhouse Charlie Pool	2,587									
Roofing, Shingle - Poolhouse Lima Pool	3,336									
Roofing, Tile - Clubhouse										343,787
Roofing, Tile - Guardhouse						9,561				
Roofing, Tile - Poolhouse Hotel						8,008				
Roofing, Tile - Pumphouse						7,354				
Roofing, Tile - Snack Bar						6,047				
Roofing, Tile - Tennis Pavilion						5,311				
Sidewalks Repair Allowance			20,838		20,838		20,838		20,838	
Signage, Marquees/Monuments	23,325									
Signage, Street/Directional										31,198
Sound System, Clubhouse					10,290					
Spa Heater										4,140
Stacking Chairs, Dining								3,852		
TVs, Clubhouse					13,966					
Telephone System/Equipment					16,515					
Tennis Court Rehabilitation					9,832					9,832
Tennis Courts Ice Machine			4,161						4,161	
Tennis Fencing & Gates									21,516	
Tennis Lighting			45,522							
Tennis Windscreens	5,700					5,700				
Trash Cans, Clubhouse/Starting Area			3,489					3,489		
Wall Finishes, Kitchen Vinyl										8,476
Wall Finishes/Painting, Clubhouse					40,750					
Wall Mirrors, Fitness Center	6,031									
Water Fountain, Clubhouse	2,509									
	1,198,738	414,212	445,886	954,127	1,814,636	321,822	568,584	182,914	889,306	978,957

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Expenditures

Description	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032
Access, Access System Modernization	23,155									
Access, Barrier Gate/Operator Back							2,832			
Access, Barrier Gate/Operator CH		2,832								
Access, Barrier Gate/Operator CH				2,832						
Access, Barrier Gate/Operator CH				2,832						
Access, Barrier Gate/Operator GH	2,832									
Access, Swing Gate Back Access										
Access, Swing Gate Back Access										
Asphalt Overlay, Clubhouse Road										
Asphalt Overlay, Bravo Lane			3,984							
Asphalt Overlay, Charlie Avenue										
Asphalt Overlay, Delta Drive										
Asphalt Overlay, Echo Way										
Asphalt Overlay, Foxtrot Drive		86,126								
Asphalt Overlay, Golf Avenue										
Asphalt Overlay, Hotel Court										
Asphalt Overlay, India Ave.										
Asphalt Overlay, Maintenance										
Asphalt Overlay, Juliet Court										
Asphalt Overlay, Kilo Drive										
Asphalt Sealcoat, Foxtrot Drive			16,298				16,298			
Awning Cover, Maintenance		2,188							2,188	
Awning Covers, Clubhouse						5,754				
Awning Covers, Tennis	1,993							1,993		
Awning Frames, Clubhouse							2,440			
Awning Frames, Tennis										
Ceiling Tiles, 19th Hole										
Ceiling Tiles, Admin. (Accounting)										
Ceiling Tiles, Admin. (Management)										3,591
Ceiling Tiles, Clubhouse Restrooms										
Ceiling Tiles, Dining/Bar										

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Expenditures

Description	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032
Ceiling Tiles, Fitness Center										3,742
Ceiling Tiles, Golf Pro Shop										
Ceiling Tiles, Kitchen										
Ceiling Tiles, Meeting Room										1,606
Commercial Fixtures, Pro Shop	14,000					14,000				
Dance Floor										
Defibrillator/AED 1			2,252						2,252	
Defibrillator/AED 2			2,252						2,252	
Defibrillator/AED 3			2,252						2,252	
Defibrillator/AED 4					2,252					
Exercise Equip., Bike Octaine		3,655							3,655	
Exercise Equip., Bike Precor			1,709							1,709
Exercise Equip., Bike True						1,994				
Exercise Equip., Elliptical Precor							5,370			
Exercise Equip., Elliptical Precor							5,370			
Exercise Equip., Elliptical Precor				5,370						
Exercise Equip., Miscellaneous					5,000					
Exercise Equip., Treadmill Cybex				4,479						
Exercise Equip., Treadmill Cybex		4,479							4,479	
Exercise Equip., Treadmill True							6,266			
Exercise Equip., Treadmill True			5,067							5,067
Exercise Equip., Treadmill True	6,266							6,266		
Exercise Equipment, Strength Station										8,720
Fencing, Perimeter Chain Link					241,710					
Fire Alarm System, Clubhouse										
Flooring, Carpet - 19th Hole							9,049			
Flooring, Carpet - Admin. Offices	6,953									
Flooring, Carpet - Dining Room/Bar			31,804						31,804	
Flooring, Carpet - Fitness Center							11,740			
Flooring, Carpet - Lobby/Halls			9,899						9,899	
Flooring, Carpet - Meeting Room			2,683						2,683	

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Expenditures

Description	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032
Flooring, Carpet - Pro Shop	6,244									
Flooring, Epoxy - Kitchen					9,802					
Flooring, Maintenance Building 2013										
Flooring, Tile - 19th Hole Bar										2,458
Flooring, Tile - Dining Bar										
Flooring, Tile - Lobby/Foyer										
Flooring, Tile - RRs 19th Hole										4,746
Flooring, Tile - RRs Clubhouse										
Flooring, Tile - RRs Fitness Center										9,626
Flooring, Wood - 19th Hole										12,054
Furnishings Allowance, 19th Hole					107,250					
Furnishings Allowance, Admin.										
Furnishings Allowance, Dining/Bar					175,500					
Furnishings Allowance, Lobby/Halls					38,280					
Furnishings Allowance, Meeting Room					16,086					
Furnishings Allowance, Patio			5,018						5,018	
Generator, Clubhouse							2,681			
Golf Equip., Aerator Pro Core 648							23,093			
Golf Equip., Aerator Pro Core 648							23,093			
Golf Equip., Aerator Toro 687							8,054			
Golf Equip., Aerifier Toro SR 72				27,034						
Golf Equip., Bag Racks			7,730							
Golf Equip., Blower Agrimetal							3,593			
Golf Equip., Blower Buffalo					6,770					
Golf Equip., Bunker Rake Jacobsen		16,109					16,109			
Golf Equip., Bunker Rake Jacobsen		16,109					16,109			
Golf Equip., Cart Beverage							13,252			
Golf Equip., Cart Club Car 294							11,181			
Golf Equip., Cart Club Car Turf I	7,827							7,827		
Golf Equip., Cart Club Car Turf I	7,827							7,827		
Golf Equip., Cart Club Car Turf II						9,588				

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Expenditures

Description	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032
Golf Equip., Cart Club Car Turf II						9,588				
Golf Equip., Cart Club Car Turf II					9,588					
Golf Equip., Cart Club Car Turf II						9,588				
Golf Equip., Cart Club Car Turf II	9,588							9,588		
Golf Equip., Cart Club Car Turf II				9,588						
Golf Equip., Cart Club Car Turf II				9,558						
Golf Equip., Cart Club Car Turf II				9,588						
Golf Equip., Cart Club Car Turf II				9,588						
Golf Equip., Cart Club Car Turf II				9,588						
Golf Equip., Cart Club Car Turf II					9,588					
Golf Equip., Cart Club Car Turf II					9,588					
Golf Equip., Cart Club Car Turf II			9,588							9,588
Golf Equip., Cart Club Car Turf II			9,588							9,588
Golf Equip., Cart Club Car Turf II			9,588							9,588
Golf Equip., Cart Club Car Turf II			9,588							9,588
Golf Equip., Cart Truckster Cushman					17,516					
Golf Equip., Cart Workman Toro				21,182						
Golf Equip., Cart Workman Toro				21,182						
Golf Equip., Cart Workman Toro	21,182							21,182		
Golf Equip., Carts Course (80)			213,120				213,120			
Golf Equip., Dump Trailer		7,670								
Golf Equip., Eye Wash Cart Barn									1,702	
Golf Equip., Eye Wash Maintenance									1,702	
Golf Equip., Greens Groomer										
Golf Equip., Greens Roller Salsco							14,573			
Golf Equip., Greens Roller Salsco				14,573						
Golf Equip., Grinder Bedknife		16,672								
Golf Equip., Grinder Reel		20,990								
Golf Equip., Ice Machine # 5			4,158						4,158	
Golf Equip., Ice Machine #14			4,158						4,158	
Golf Equip., Ice Machine Maintenance			10,000						10,000	

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Description	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032
Golf Equip., Ice Machine Starter A					7,090					
Golf Equip., Ice Machine Starter B			7,090						7,090	
Golf Equip., Lift				9,109						
Golf Equip., Loader Kubota					6,142					
Golf Equip., Moisture Meter				1,243					1,243	
Golf Equip., Moisture Meter				1,243					1,243	
Golf Equip., Mower Dixie Chopper					10,494					10,494
Golf Equip., Mower Exmark					8,174					8,174
Golf Equip., Mower Greens 3150	28,655					28,655				
Golf Equip., Mower Greens 3150		28,655					28,655			
Golf Equip., Mower Greens Flex 21					2,656					2,656
Golf Equip., Mower Grounds 3100					33,560					33,560
Golf Equip., Mower Reelmaster 5510	46,222					46,222				
Golf Equip., Mower Reelmaster 5510					46,222					46,222
Golf Equip., Mower Rough Gang					24,388					24,388
Golf Equip., Mower Steiner				20,065					20,065	
Golf Equip., Mower Toro Z				25,066					25,066	
Golf Equip., Mower Triplex 3100					28,166					28,166
Golf Equip., Mower Triplex 3100	28,166					28,166				
Golf Equip., Mower Triplex 3100		28,166					28,166			
Golf Equip., Mower Triplex 3150				29,360					29,360	
Golf Equip., Mower Triplex 3150				29,360					29,360	
Golf Equip., Mower Vantage 52					8,379					8,379
Golf Equip., Mowers/Trailers Flex 21 (				113,816					113,816	
Golf Equip., Pressure Washer							1,770			
Golf Equip., Pump 4" Honda	1,615					1,615				
Golf Equip., Range Ball Machine					12,000					
Golf Equip., Sod Cutter Jacobsen			4,710							4,710
Golf Equip., Sprayer Multipro 1250 To										
Golf Equip., Spreader Vicon					2,667					
Golf Equip., Sweeper Rake O Vac								31,364		

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Expenditures

Description	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032
Golf Equip., Thatching Unit		6,919						6,919		
Golf Equip., Thatching Unit		6,919						6,919		
Golf Equip., Topdresser Toro 2300	14,321									
Golf Equip., Topdresser Turfco									15,012	
Golf Equip., Tractor 6040 DT Kubota					24,947					
Golf Equip., Tractor B2400 Kubota							16,880			
Golf Equip., Tractor M4700 Kubota						22,079				
Golf Equip., Tractor M4700 Kubota							22,079			
Golf Equip., Tractor M4900 Kubota							22,484			
Golf Equip., Trailers Allowance								7,500		
Golf Equip., Truck F250 Ford							28,510			
Golf Equip., Verticutter		8,178								
Golf Equip., Washing Station					31,110					
Golf Equip., Welder Millermatic					2,494					2,494
Golf, Aqua Greens Refurbish										
Golf, Aqua Greens Replace	40,795									
Golf, Bridge #12				7,905						
Golf, Bridge #13				7,614						
Golf, Bridge #14				27,323						
Golf, Bunkers Restoration				116,200						
Golf, Cart Paths Allowance	20,788		20,788		20,788		20,788		20,788	
Golf, Doors Restrooms/Pools			16,292							
Golf, Driving Range Mats		35,404					35,404			
Golf, Fairways Restoration					151,350					
Golf, Greens Re-Grassing					364,450					
Golf, Greens Restoration					381,100					
Golf, Irrigation Lines/Systems										
Golf, Irrigation Pump Control Sys.										
Golf, Irrigation Pump/Motor 1							23,074			
Golf, Irrigation Pump/Motor 2			23,074							
Golf, Irrigation Pump/Motor 3							23,074			

Expenditures

Description	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032
Golf, Irrigation Pump/Motor 4							22,725			
Golf, Irrigation Software				20,920						
Golf, Retaining Wall # 3										
Golf, Retaining Wall #12										
Golf, Retaining Wall #13										
Golf, Retaining Wall #14										
Golf, Retaining Wall #18										
Golf, Scoreboard					3,323					
Golf, Tee Boxes Restoration					130,700					
Golf, Tee Markers/Signs										
Grounds, Truck Toyota						25,190				
Guardhouse Interiors										
Guardhouse Windows/Doors									11,648	
HVAC Air Handler # 1, Kitchen										
HVAC Air Handler # 2, Kitchen										
HVAC Air Handler # 3, Dining									3,215	
HVAC Air Handler # 4, Dining										
HVAC Air Handler # 5, Bar									3,215	
HVAC Air Handler # 7, Dining										
HVAC Air Handler # 8, Dining										
HVAC Air Handler # 9, Dining										
HVAC Air Handler #10, Lobby										
HVAC Air Handler #11, Admin.										3,669
HVAC Air Handler #12, Pro Shop										
HVAC Air Handler #13, Fitness										1,947
HVAC Air Handler #14, Fitness										
HVAC Air Handler #15, Fitness										
HVAC Air Handler #16, Fitness										
HVAC Air Handler #17, Accounting										
HVAC Air Handler #23, Meeting Room									2,188	
HVAC Air Handler #24, F & B										

Expenditures

Description	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032
HVAC Air Handler #25, Kitchen										
HVAC Air Handler #26, Kitchen										
HVAC Air Handler #27, Snack Bar										
HVAC Air Handler #28, Maintenance										
HVAC Air Handler #29, Maintenance								1,558		
HVAC Air Handler #30, Guardhouse										
HVAC Condenser # 1, Kitchen						4,144				
HVAC Condenser # 2, Kitchen						4,144				
HVAC Condenser # 3, Dining Room									3,626	
HVAC Condenser # 4, Dining	3,626									
HVAC Condenser # 5, Bar									3,626	
HVAC Condenser # 7, Dining	3,626									
HVAC Condenser # 8, Dining	3,626									
HVAC Condenser # 9, Dining	3,626									
HVAC Condenser #10, Lobby					4,144					
HVAC Condenser #11, Admin.	4,144									
HVAC Condenser #12, Pro Shop								3,626		
HVAC Condenser #13, Fitness	1,727									
HVAC Condenser #14, Fitness	3,050									
HVAC Condenser #15, Fitness	3,051									
HVAC Condenser #16, Fitness					3,051					
HVAC Condenser #17, Accounting	3,051									
HVAC Condenser #23, Meeting Room									2,447	
HVAC Condenser #24, F & B					1,227					
HVAC Condenser #25, Kitchen									3,626	
HVAC Condenser #26, Kitchen									3,626	
HVAC Condenser #27, Snack Bar	1,732									
HVAC Condenser #28, Maintenance							1,385			
HVAC Condenser #29, Maintenance								1,558		
HVAC Condenser #30, Guardhouse						1,385				
HVAC Package Unit #18, Kitchen					4,303					

Expenditures

Description	2022- 2023	2023- 2024	2024- 2025	2025- 2026	2026- 2027	2027- 2028	2028- 2029	2029- 2030	2030- 2031	2031- 2032
HVAC Package Unit #19, Bag Storage					3,306					
HVAC Package Unit #21, 19th Hole					9,832					
HVAC Package Unit #22, 19th Hole Ba					5,286					
Hurricane Shutters, Clubhouse										
Kitchen, 72" Air Door Unit						1,267				
Kitchen, Bar Beer Cooler Remote					5,769					
Kitchen, Bar Bottle Cooler 1DR					1,303					
Kitchen, Bar Bottle Cooler 2DR					1,766					
Kitchen, Bar Bottle Cooler 3DR	2,614									
Kitchen, Bar Glass Froster	1,626									
Kitchen, Bar Glass Washer						5,841				
Kitchen, Bar Keg Unit			1,097							
Kitchen, Bar Keg Unit 2X	3,227									
Kitchen, Bar Storage Fridge					3,571					
Kitchen, Boiler						7,117				
Kitchen, Brazier Tilt										
Kitchen, Broiler (Counter)										
Kitchen, Broiler (Wall Mount)						3,123				
Kitchen, Chafing Dishes						3,549				
Kitchen, Char Broiler					2,887					
Kitchen, Chef's Table										41,414
Kitchen, Dish Dispenser Mobile			2,017							
Kitchen, Dishwasher							11,966			
Kitchen, Exhaust Hood/Fire Supr.										
Kitchen, Food Warmer 2X Drawer						2,071				
Kitchen, Food Warmer Drop In										
Kitchen, Freezer Reach In							3,054			
Kitchen, Freezer Undercounter						1,586				
Kitchen, Fryer				1,816						
Kitchen, Fryer				1,816						
Kitchen, Fryer				1,816						

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Expenditures

Description	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032
Kitchen, Griddle Flat Top					3,031					
Kitchen, Heat Lamps		3,671								
Kitchen, Ice Carving Equip.	1,722					1,722				
Kitchen, Ice Cream Freezer							819			
Kitchen, Ice Machine								6,767		
Kitchen, Immersion Circulator					955					955
Kitchen, Microwave					1,477					
Kitchen, Miscellaneous		5,000								
Kitchen, Mixer/Stand										
Kitchen, Oven Convection				9,352						
Kitchen, Oven Convection								6,335		
Kitchen, Oven Cook & Hold							4,393			
Kitchen, Oven Electric		2,374								
Kitchen, Oven Pizza										
Kitchen, Plate Warmer						3,243				
Kitchen, Range 6 Burner										
Kitchen, Range w/Griddle							4,219			
Kitchen, Range/Oven 6 Burner										
Kitchen, Range/Oven 8 Burner										
Kitchen, Refrig. Fish/Poultry				8,134						
Kitchen, Refrig. Griddle Stand				4,932						
Kitchen, Refrig. Reach In				2,579						
Kitchen, Refrig. Reach In Salad			5,430							
Kitchen, Refrig. Reach In Side Stand			2,581							
Kitchen, Refrig. Sandwich/Salad				2,696						
Kitchen, Refrig. Sandwich/Salad				1,905						
Kitchen, Refrig. Sandwich/Salad				2,132						
Kitchen, Refrig. Undercounter				2,031						
Kitchen, Refrig./Freezer Walk In					47,110					
Kitchen, Sandwich Toaster/Panini						1,438				
Kitchen, Sealer Cryovac					1,855					1,855

Expenditures

Description	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032
Kitchen, Shelving/Racks										
Kitchen, Slicer				1,239						
Kitchen, Snack Bar 3 Comp. Sink										
Kitchen, Snack Bar Bottle Cooler										2,996
Kitchen, Snack Bar Flooring				2,033						
Kitchen, Snack Bar Hot Dog Cooker	1,019									
Kitchen, Snack Bar Ice Cream Freezer						799				
Kitchen, Snack Bar Ice Machine							4,178			
Kitchen, Snack Bar Ice/Water Unit			1,227						1,227	
Kitchen, Snack Bar Refrig. Countertop										2,280
Kitchen, Snack Bar Refrig. Reach In									3,017	
Kitchen, Snack Bar Sandwich Fridge									2,303	
Kitchen, Snack Bar Shelving/Racks										2,519
Kitchen, Snack Bar Slicer					1,220					
Kitchen, Steam Table Wells (7)							7,281			
Kitchen, Steamer					5,886					
Kitchen, Steamer	5,886								5,886	
Kitchen, Tables/Sinks Stainless					34,006					
Kitchen, Tilt Skillet	9,633									
Kitchen, Waffle Iron								1,203		
Kitchen, Warmer/Proofer Cres Cor		3,463								
Kitchen, Water Heater					7,081					
Kitchen, Water Heater Booster Pump				3,699					3,699	
Lake Aerator/Equipment 1										
Lake Aerator/Equipment 2							4,359			
Lake Aerator/Equipment 3							4,359			
Lake Aerator/Equipment 4							4,359			
Lake Aerator/Equipment 5							4,359			
Lake Fountain/Equipment 1		5,222								
Lake Fountain/Equipment 2		5,222								
Maintenance Building, Main										311,931

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Expenditures

Description	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032
Maintenance Building, Open										15,753
Office, Asset Labeler							1,589			
Office, Computers/Peripherals (Annual	11,200	11,200	11,200	11,200	11,200	11,200	11,200	11,200	11,200	11,200
Office, Copier		16,335			16,335			16,335		
Office, ID Card Membership	1,862				1,862				1,862	
Office, POS Stations (5)			13,565						13,565	
Office, Server					6,510					6,510
Overhead Doors, Maintenance Bldg.							13,995			
Paint/Waterproof Bldg. Exteriors					22,022					
Pavers, Common Roads										
Podium/Umbrella, Clubhouse					2,898					
Pool Decking, Alpha Pool (Acrylic)		10,890								
Pool Decking, Alpha Pool (Re-Stain)	2,937			2,937			2,937			2,937
Pool Decking, Charlie Pool (Acrylic)		10,890								
Pool Decking, Charlie Pool (Re-Stain)	2,937			2,937			2,937			2,937
Pool Decking, Clubhouse Pool (Acrylic)		15,840								
Pool Decking, Clubhouse Pool (Re-Stain)	4,272			4,272			4,272			4,272
Pool Decking, Lima Pool (Acrylic)							11,880			
Pool Decking, Lima Pool (Re-Stain)	3,204			3,204			3,204			3,204
Pool Decking, Hotel Pool (Acrylic)									11,880	
Pool Decking, Hotel Pool (Re-Stain)	3,204			3,204			3,204			3,204
Pool Fencing & Gates, Alpha Pool										
Pool Fencing & Gates, Charlie Pool										
Pool Fencing & Gates, Clubhouse Pool										
Pool Fencing & Gates, Lima Pool										
Pool Furniture, Alpha Pool						7,410				
Pool Furniture, Charlie Pool						5,250				
Pool Furniture, Clubhouse Pool						12,150				
Pool Furniture, Golf Pool						5,480				
Pool Furniture, Hotel Pool						6,125				
Pool Heater, Alpha Pool						2,556				

Expenditures

Description	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032
Pool Heater, Alpha Pool								2,556		
Pool Heater, Charlie Pool			2,556							
Pool Heater, Clubhouse Pool			2,556							
Pool Heater, Clubhouse Pool			2,556							
Pool Heater, Golf Pool	2,556									
Pool Heater, Hotel Pool										2,556
Pool Interiors, Alpha Pool			11,912							
Pool Interiors, Charlie Pool			11,912							
Pool Interiors, Golf Pool							11,912			
Pool Interiors, Hotel Pool							11,912			
Pool Lighting, Alpha Pool 2013										
Pool Lighting, Alpha Pool 2017										
Pool Lighting, Charlie Pool 2013										
Pool Lighting, Charlie Pool 2017										
Pool Lighting, Clubhouse Pool										
Pool Lighting, Highland Hills 2017										
Pool Lighting, Golf Pool 2013										
Pool Lighting, Hotel Pool 2013										
Pool Lighting, Hotel Pool 2017										
Pool Restroom Interiors, Alpha Pool										
Pool Restroom Interiors, Charlie Pool										
Pool Restroom Interiors, Clubhouse Pool										
Pool Restroom Interiors, Lima Pool										
Pool Restroom Interiors, Hotel Pool										
Pool, Trash Cans					1,466					1,466
Pool/Spa Interiors, Clubhouse Pool			18,980							
Pressure Wash Tile Roofs			7,424			7,424			7,424	
Radios, Pro Shop/Irrigation (27)			7,786			7,786			7,786	
Renovation Allowance, Maintenance										
Restrooms, Clubhouse										
Restrooms, Fitness					34,874					

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Expenditures

Description	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032
Roofing, Chemical Storage Bldg.						1,673				
Roofing, Flat - Clubhouse										
Roofing, Shingle - Poolhouse Alpha Pool							2,587			
Roofing, Shingle - Poolhouse Charlie Pool							2,587			
Roofing, Shingle - Poolhouse Lima Pool							3,336			
Roofing, Tile - Clubhouse										
Roofing, Tile - Guardhouse										
Roofing, Tile - Poolhouse Hotel										
Roofing, Tile - Pumphouse										
Roofing, Tile - Snack Bar										
Roofing, Tile - Tennis Pavilion										
Sidewalks Repair Allowance	20,838		20,838		20,838		20,838		20,838	
Signage, Marquees/Monuments										
Signage, Street/Directional										
Sound System, Clubhouse					10,290					
Spa Heater										4,140
Stacking Chairs, Dining								3,852		
TVs, Clubhouse					13,966					
Telephone System/Equipment					16,515					
Tennis Court Rehabilitation					9,832					9,832
Tennis Courts Ice Machine					4,161					
Tennis Fencing & Gates										
Tennis Lighting										
Tennis Windscreens	5,700					5,700				
Trash Cans, Clubhouse/Starting Area			3,489					3,489		
Wall Finishes, Kitchen Vinyl										
Wall Finishes/Painting, Clubhouse					40,750					
Wall Mirrors, Fitness Center						6,031				
Water Fountain, Clubhouse	2,509									
	383,487	381,178	559,823	630,554	2,311,720	322,658	840,959	165,865	502,313	698,494

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Expenditures

Description	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037
Access, Access System Modernization					
Access, Barrier Gate/Operator Back					
Access, Barrier Gate/Operator CH					
Access, Barrier Gate/Operator CH					
Access, Barrier Gate/Operator CH					
Access, Barrier Gate/Operator GH					2,832
Access, Swing Gate Back Access					
Access, Swing Gate Back Access					
Asphalt Overlay, Clubhouse Road				33,408	
Asphalt Overlay, Bravo Lane					
Asphalt Overlay, Charlie Avenue				14,405	
Asphalt Overlay, Delta Drive					
Asphalt Overlay, Echo Way				10,421	
Asphalt Overlay, Foxtrot Drive					
Asphalt Overlay, Golf Avenue				75,705	
Asphalt Overlay, Hotel Court				41,990	
Asphalt Overlay, India Ave.				119,228	
Asphalt Overlay, Maintenance					31,263
Asphalt Overlay, Juliet Court	67,123				
Asphalt Overlay, Kilo Drive	44,136				
Asphalt Sealcoat, Foxtrot Drive	16,298				16,298
Awning Cover, Maintenance					
Awning Covers, Clubhouse			5,754		
Awning Covers, Tennis					1,993
Awning Frames, Clubhouse					
Awning Frames, Tennis					
Ceiling Tiles, 19th Hole					
Ceiling Tiles, Admin. (Accounting)					
Ceiling Tiles, Admin. (Management)					
Ceiling Tiles, Clubhouse Restrooms					
Ceiling Tiles, Dining/Bar					

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Expenditures

Description	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037
Ceiling Tiles, Fitness Center					
Ceiling Tiles, Golf Pro Shop					
Ceiling Tiles, Kitchen					
Ceiling Tiles, Meeting Room					
Commercial Fixtures, Pro Shop	14,000				
Dance Floor				7,461	
Defibrillator/AED 1					2,252
Defibrillator/AED 2					2,252
Defibrillator/AED 3					2,252
Defibrillator/AED 4	2,252				
Exercise Equip., Bike Octaine					
Exercise Equip., Bike Precor					
Exercise Equip., Bike True			1,994		
Exercise Equip., Elliptical Precor				5,370	
Exercise Equip., Elliptical Precor				5,370	
Exercise Equip., Elliptical Precor	5,370				
Exercise Equip., Miscellaneous					5,000
Exercise Equip., Treadmill Cybex	4,479				
Exercise Equip., Treadmill Cybex					
Exercise Equip., Treadmill True				6,266	
Exercise Equip., Treadmill True					
Exercise Equip., Treadmill True					6,266
Exercise Equipment, Strength Station					
Fencing, Perimeter Chain Link					
Fire Alarm System, Clubhouse					
Flooring, Carpet - 19th Hole					9,049
Flooring, Carpet - Admin. Offices	6,953				
Flooring, Carpet - Dining Room/Bar					31,804
Flooring, Carpet - Fitness Center					11,740
Flooring, Carpet - Lobby/Halls					9,899
Flooring, Carpet - Meeting Room					2,683

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Expenditures

Description	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037
Flooring, Carpet - Pro Shop	6,244				
Flooring, Epoxy - Kitchen					
Flooring, Maintenance Building 2013					
Flooring, Tile - 19th Hole Bar					
Flooring, Tile - Dining Bar			3,364		
Flooring, Tile - Lobby/Foyer					
Flooring, Tile - RRs 19th Hole					
Flooring, Tile - RRs Clubhouse					
Flooring, Tile - RRs Fitness Center					
Flooring, Wood - 19th Hole					
Furnishings Allowance, 19th Hole					107,250
Furnishings Allowance, Admin.					25,550
Furnishings Allowance, Dining/Bar					175,500
Furnishings Allowance, Lobby/Halls					38,280
Furnishings Allowance, Meeting Room					16,086
Furnishings Allowance, Patio					5,018
Generator, Clubhouse					
Golf Equip., Aerator Pro Core 648					23,093
Golf Equip., Aerator Pro Core 648					23,093
Golf Equip., Aerator Toro 687					8,054
Golf Equip., Aerifier Toro SR 72		27,034			
Golf Equip., Bag Racks					
Golf Equip., Blower Agrimetal					3,593
Golf Equip., Blower Buffalo			6,770		
Golf Equip., Bunker Rake Jacobsen		16,109			
Golf Equip., Bunker Rake Jacobsen		16,109			
Golf Equip., Cart Beverage					13,252
Golf Equip., Cart Club Car 294					11,181
Golf Equip., Cart Club Car Turf I					7,827
Golf Equip., Cart Club Car Turf I					7,827
Golf Equip., Cart Club Car Turf II			9,588		

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Expenditures

Description	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037
Golf Equip., Cart Club Car Turf II			9,588		
Golf Equip., Cart Club Car Turf II		9,588			
Golf Equip., Cart Club Car Turf II			9,588		
Golf Equip., Cart Club Car Turf II					9,588
Golf Equip., Cart Club Car Turf II	9,588				
Golf Equip., Cart Club Car Turf II	9,558				
Golf Equip., Cart Club Car Turf II	9,588				
Golf Equip., Cart Club Car Turf II	9,588				
Golf Equip., Cart Club Car Turf II	9,588				
Golf Equip., Cart Club Car Turf II		9,588			
Golf Equip., Cart Club Car Turf II		9,588			
Golf Equip., Cart Club Car Turf II					
Golf Equip., Cart Club Car Turf II					
Golf Equip., Cart Club Car Turf II					
Golf Equip., Cart Club Car Turf II					
Golf Equip., Cart Truckster Cushman		17,516			
Golf Equip., Cart Workman Toro	21,182				
Golf Equip., Cart Workman Toro	21,182				
Golf Equip., Cart Workman Toro					21,182
Golf Equip., Carts Course (80)	213,120				213,120
Golf Equip., Dump Trailer				7,670	
Golf Equip., Eye Wash Cart Barn					
Golf Equip., Eye Wash Maintenance					
Golf Equip., Greens Groomer				3,676	
Golf Equip., Greens Roller Salsco					14,573
Golf Equip., Greens Roller Salsco		14,573			
Golf Equip., Grinder Bedknife	16,672				
Golf Equip., Grinder Reel	20,990				
Golf Equip., Ice Machine # 5					4,158
Golf Equip., Ice Machine #14					4,158
Golf Equip., Ice Machine Maintenance					10,000

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Expenditures

Description	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037
Golf Equip., Ice Machine Starter A	7,090				
Golf Equip., Ice Machine Starter B					7,090
Golf Equip., Lift				9,109	
Golf Equip., Loader Kubota					
Golf Equip., Moisture Meter				1,243	
Golf Equip., Moisture Meter				1,243	
Golf Equip., Mower Dixie Chopper					10,494
Golf Equip., Mower Exmark					8,174
Golf Equip., Mower Greens 3150	28,655				
Golf Equip., Mower Greens 3150		28,655			
Golf Equip., Mower Greens Flex 21					2,656
Golf Equip., Mower Grounds 3100					33,560
Golf Equip., Mower Reelmaster 5510	46,222				
Golf Equip., Mower Reelmaster 5510					46,222
Golf Equip., Mower Rough Gang					24,388
Golf Equip., Mower Steiner				20,065	
Golf Equip., Mower Toro Z				25,066	
Golf Equip., Mower Triplex 3100					28,166
Golf Equip., Mower Triplex 3100	28,166				
Golf Equip., Mower Triplex 3100		28,166			
Golf Equip., Mower Triplex 3150				29,360	
Golf Equip., Mower Triplex 3150				29,360	
Golf Equip., Mower Vantage 52					8,379
Golf Equip., Mowers/Trailers Flex 21 (				113,816	
Golf Equip., Pressure Washer					1,770
Golf Equip., Pump 4" Honda	1,615				
Golf Equip., Range Ball Machine		12,000			
Golf Equip., Sod Cutter Jacobsen					
Golf Equip., Sprayer Multipro 1250 To					
Golf Equip., Spreader Vicon		2,667			
Golf Equip., Sweeper Rake O Vac					

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Expenditures

Description	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037
Golf Equip., Thatching Unit				6,919	
Golf Equip., Thatching Unit				6,919	
Golf Equip., Topdresser Toro 2300	14,321				
Golf Equip., Topdresser Turfco					
Golf Equip., Tractor 6040 DT Kubota					
Golf Equip., Tractor B2400 Kubota					
Golf Equip., Tractor M4700 Kubota					
Golf Equip., Tractor M4700 Kubota					
Golf Equip., Tractor M4900 Kubota					
Golf Equip., Trailers Allowance					
Golf Equip., Truck F250 Ford					28,510
Golf Equip., Verticutter	8,178				
Golf Equip., Washing Station					
Golf Equip., Welder Millermatic					2,494
Golf, Aqua Greens Refurbish					
Golf, Aqua Greens Replace					
Golf, Bridge #12				7,905	
Golf, Bridge #13				7,614	
Golf, Bridge #14				27,323	
Golf, Bunkers Restoration	116,200				
Golf, Cart Paths Allowance	20,788		20,788		20,788
Golf, Doors Restrooms/Pools					
Golf, Driving Range Mats		35,404			
Golf, Fairways Restoration					151,350
Golf, Greens Re-Grassing					364,450
Golf, Greens Restoration					
Golf, Irrigation Lines/Systems					1,391,535
Golf, Irrigation Pump Control Sys.					
Golf, Irrigation Pump/Motor 1					
Golf, Irrigation Pump/Motor 2					
Golf, Irrigation Pump/Motor 3					

Expenditures

Description	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037
Golf, Irrigation Pump/Motor 4					
Golf, Irrigation Software				20,920	
Golf, Retaining Wall # 3					
Golf, Retaining Wall #12					
Golf, Retaining Wall #13					
Golf, Retaining Wall #14					
Golf, Retaining Wall #18					
Golf, Scoreboard					3,323
Golf, Tee Boxes Restoration					130,700
Golf, Tee Markers/Signs					29,196
Grounds, Truck Toyota			25,190		
Guardhouse Interiors					6,020
Guardhouse Windows/Doors					
HVAC Air Handler # 1, Kitchen					
HVAC Air Handler # 2, Kitchen					
HVAC Air Handler # 3, Dining					
HVAC Air Handler # 4, Dining	3,215				
HVAC Air Handler # 5, Bar					
HVAC Air Handler # 7, Dining	3,215				
HVAC Air Handler # 8, Dining	3,215				
HVAC Air Handler # 9, Dining	3,215				
HVAC Air Handler #10, Lobby					3,669
HVAC Air Handler #11, Admin.					
HVAC Air Handler #12, Pro Shop					
HVAC Air Handler #13, Fitness					
HVAC Air Handler #14, Fitness	2,709				
HVAC Air Handler #15, Fitness	2,709				
HVAC Air Handler #16, Fitness					2,710
HVAC Air Handler #17, Accounting	2,710				
HVAC Air Handler #23, Meeting Room					
HVAC Air Handler #24, F & B					1,090

Any Golf & Country Club

Analysis Date - January 1, 2014

Expenditures

Description	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037
HVAC Air Handler #25, Kitchen					
HVAC Air Handler #26, Kitchen					
HVAC Air Handler #27, Snack Bar	1,948				
HVAC Air Handler #28, Maintenance					1,558
HVAC Air Handler #29, Maintenance					
HVAC Air Handler #30, Guardhouse					
HVAC Condenser # 1, Kitchen					
HVAC Condenser # 2, Kitchen					
HVAC Condenser # 3, Dining Room					
HVAC Condenser # 4, Dining	3,626				
HVAC Condenser # 5, Bar					
HVAC Condenser # 7, Dining	3,626				
HVAC Condenser # 8, Dining	3,626				
HVAC Condenser # 9, Dining	3,626				
HVAC Condenser #10, Lobby					4,144
HVAC Condenser #11, Admin.	4,144				
HVAC Condenser #12, Pro Shop					
HVAC Condenser #13, Fitness	1,727				
HVAC Condenser #14, Fitness	3,050				
HVAC Condenser #15, Fitness	3,051				
HVAC Condenser #16, Fitness					3,051
HVAC Condenser #17, Accounting	3,051				
HVAC Condenser #23, Meeting Room					
HVAC Condenser #24, F & B					1,227
HVAC Condenser #25, Kitchen					
HVAC Condenser #26, Kitchen					
HVAC Condenser #27, Snack Bar	1,732				
HVAC Condenser #28, Maintenance					
HVAC Condenser #29, Maintenance					
HVAC Condenser #30, Guardhouse					
HVAC Package Unit #18, Kitchen					4,303

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Analysis Date - January 1, 2014

Expenditures

Description	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037
HVAC Package Unit #19, Bag Storage					3,306
HVAC Package Unit #21, 19th Hole					9,832
HVAC Package Unit #22, 19th Hole Ba					5,286
Hurricane Shutters, Clubhouse		39,515			
Kitchen, 72" Air Door Unit			1,267		
Kitchen, Bar Beer Cooler Remote					5,769
Kitchen, Bar Bottle Cooler 1DR					1,303
Kitchen, Bar Bottle Cooler 2DR					1,766
Kitchen, Bar Bottle Cooler 3DR	2,614				
Kitchen, Bar Glass Froster	1,626				
Kitchen, Bar Glass Washer					
Kitchen, Bar Keg Unit			1,097		
Kitchen, Bar Keg Unit 2X	3,227				
Kitchen, Bar Storage Fridge					
Kitchen, Boiler					
Kitchen, Brazier Tilt				1,363	
Kitchen, Broiler (Counter)					4,195
Kitchen, Broiler (Wall Mount)					
Kitchen, Chafing Dishes					
Kitchen, Char Broiler					
Kitchen, Chef's Table					
Kitchen, Dish Dispenser Mobile			2,017		
Kitchen, Dishwasher					
Kitchen, Exhaust Hood/Fire Supr.					26,800
Kitchen, Food Warmer 2X Drawer					
Kitchen, Food Warmer Drop In					2,420
Kitchen, Freezer Reach In					
Kitchen, Freezer Undercounter					
Kitchen, Fryer					
Kitchen, Fryer					
Kitchen, Fryer					

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Expenditures

Description	2032- 2033	2033- 2034	2034- 2035	2035- 2036	2036- 2037
Kitchen, Griddle Flat Top					
Kitchen, Heat Lamps		3,671			
Kitchen, Ice Carving Equip.	1,722				
Kitchen, Ice Cream Freezer					
Kitchen, Ice Machine					
Kitchen, Immersion Circulator					955
Kitchen, Microwave					
Kitchen, Miscellaneous		5,000			
Kitchen, Mixer/Stand	6,309				
Kitchen, Oven Convection					
Kitchen, Oven Convection					
Kitchen, Oven Cook & Hold					4,393
Kitchen, Oven Electric		2,374			
Kitchen, Oven Pizza					5,229
Kitchen, Plate Warmer			3,243		
Kitchen, Range 6 Burner					2,880
Kitchen, Range w/Griddle					
Kitchen, Range/Oven 6 Burner		2,936			
Kitchen, Range/Oven 8 Burner				4,144	
Kitchen, Refrig. Fish/Poultry					
Kitchen, Refrig. Griddle Stand					
Kitchen, Refrig. Reach In					
Kitchen, Refrig. Reach In Salad					5,430
Kitchen, Refrig. Reach In Side Stand					2,581
Kitchen, Refrig. Sandwich/Salad					
Kitchen, Refrig. Sandwich/Salad					
Kitchen, Refrig. Sandwich/Salad					
Kitchen, Refrig. Undercounter					
Kitchen, Refrig./Freezer Walk In					
Kitchen, Sandwich Toaster/Panini			1,438		
Kitchen, Sealer Cryovac					1,855

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Expenditures

Description	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037
Kitchen, Shelving/Racks				22,700	
Kitchen, Slicer					
Kitchen, Snack Bar 3 Comp. Sink					
Kitchen, Snack Bar Bottle Cooler					
Kitchen, Snack Bar Flooring					
Kitchen, Snack Bar Hot Dog Cooker	1,019				
Kitchen, Snack Bar Ice Cream Freezer					
Kitchen, Snack Bar Ice Machine					4,178
Kitchen, Snack Bar Ice/Water Unit					1,227
Kitchen, Snack Bar Refrig. Countertop					
Kitchen, Snack Bar Refrig. Reach In					
Kitchen, Snack Bar Sandwich Fridge					
Kitchen, Snack Bar Shelving/Racks					
Kitchen, Snack Bar Slicer					
Kitchen, Steam Table Wells (7)					
Kitchen, Steamer			5,886		
Kitchen, Steamer					
Kitchen, Tables/Sinks Stainless					
Kitchen, Tilt Skillet					
Kitchen, Waffle Iron					
Kitchen, Warmer/Proofer Cres Cor		3,463			
Kitchen, Water Heater		7,081			
Kitchen, Water Heater Booster Pump				3,699	
Lake Aerator/Equipment 1					
Lake Aerator/Equipment 2					
Lake Aerator/Equipment 3					
Lake Aerator/Equipment 4					
Lake Aerator/Equipment 5					
Lake Fountain/Equipment 1		5,222			
Lake Fountain/Equipment 2		5,222			
Maintenance Building, Main					

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Expenditures

Description	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037
Maintenance Building, Open					
Office, Asset Labeler					1,589
Office, Computers/Peripherals (Annual	11,200	11,200	11,200	11,200	11,200
Office, Copier	16,335			16,335	
Office, ID Card Membership			1,862		
Office, POS Stations (5)					13,565
Office, Server					6,510
Overhead Doors, Maintenance Bldg.					
Paint/Waterproof Bldg. Exteriors		22,022			
Pavers, Common Roads				43,643	
Podium/Umbrella, Clubhouse		2,898			
Pool Decking, Alpha Pool (Acrylic)		10,890			
Pool Decking, Alpha Pool (Re-Stain)			2,937		
Pool Decking, Charlie Pool (Acrylic)		10,890			
Pool Decking, Charlie Pool (Re-Stain)			2,937		
Pool Decking, Clubhouse Pool (Acrylic)		15,840			
Pool Decking, Clubhouse Pool (Re-Stain)			4,272		
Pool Decking, Lima Pool (Acrylic)					
Pool Decking, Lima Pool (Re-Stain)			3,204		
Pool Decking, Hotel Pool (Acrylic)					
Pool Decking, Hotel Pool (Re-Stain)			3,204		
Pool Fencing & Gates, Alpha Pool					
Pool Fencing & Gates, Charlie Pool					
Pool Fencing & Gates, Clubhouse Pool					
Pool Fencing & Gates, Lima Pool					
Pool Furniture, Alpha Pool				7,410	
Pool Furniture, Charlie Pool				5,250	
Pool Furniture, Clubhouse Pool				12,150	
Pool Furniture, Golf Pool				5,480	
Pool Furniture, Hotel Pool				6,125	
Pool Heater, Alpha Pool					

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Expenditures

Description	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037
Pool Heater, Alpha Pool					
Pool Heater, Charlie Pool			2,556		
Pool Heater, Clubhouse Pool			2,556		
Pool Heater, Clubhouse Pool			2,556		
Pool Heater, Golf Pool	2,556				
Pool Heater, Hotel Pool					
Pool Interiors, Alpha Pool			11,912		
Pool Interiors, Charlie Pool			11,912		
Pool Interiors, Golf Pool					
Pool Interiors, Hotel Pool					
Pool Lighting, Alpha Pool 2013	2,500				
Pool Lighting, Alpha Pool 2017					3,245
Pool Lighting, Charlie Pool 2013	2,500				
Pool Lighting, Charlie Pool 2017					2,163
Pool Lighting, Clubhouse Pool	5,000				
Pool Lighting, Highland Hills 2017					3,245
Pool Lighting, Golf Pool 2013	2,500				
Pool Lighting, Hotel Pool 2013	2,500				
Pool Lighting, Hotel Pool 2017					2,847
Pool Restroom Interiors, Alpha Pool					2,120
Pool Restroom Interiors, Charlie Pool					2,120
Pool Restroom Interiors, Clubhouse Pool					2,120
Pool Restroom Interiors, Lima Pool					2,120
Pool Restroom Interiors, Hotel Pool					2,120
Pool, Trash Cans					1,466
Pool/Spa Interiors, Clubhouse Pool			18,980		
Pressure Wash Tile Roofs		7,424			7,424
Radios, Pro Shop/Irrigation (27)		7,786			7,786
Renovation Allowance, Maintenance					
Restrooms, Clubhouse					30,597
Restrooms, Fitness					

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Analysis Date - January 1, 2014

Expenditures

Description	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037					
Roofing, Chemical Storage Bldg.										
Roofing, Flat - Clubhouse					50,276					
Roofing, Shingle - Poolhouse Alpha Pool										
Roofing, Shingle - Poolhouse Charlie Pool										
Roofing, Shingle - Poolhouse Lima Pool										
Roofing, Tile - Clubhouse										
Roofing, Tile - Guardhouse										
Roofing, Tile - Poolhouse Hotel										
Roofing, Tile - Pumphouse										
Roofing, Tile - Snack Bar										
Roofing, Tile - Tennis Pavilion										
Sidewalks Repair Allowance	20,838		20,838		20,838					
Signage, Marquees/Monuments	23,325									
Signage, Street/Directional										
Sound System, Clubhouse					10,290					
Spa Heater										
Stacking Chairs, Dining										
TVs, Clubhouse					13,966					
Telephone System/Equipment					16,515					
Tennis Court Rehabilitation					9,832					
Tennis Courts Ice Machine	4,161									
Tennis Fencing & Gates										
Tennis Lighting										
Tennis Windscreens	5,700									
Trash Cans, Clubhouse/Starting Area			3,489							
Wall Finishes, Kitchen Vinyl										
Wall Finishes/Painting, Clubhouse					40,750					
Wall Mirrors, Fitness Center										
Water Fountain, Clubhouse	2,509									
	951,493	390,432	211,990	777,336	3,553,107	0	0	0	0	0

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Analysis Date - January 1, 2014

Cash Flow - Monthly

2012	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	2,177,203.00	59,535.00	1,563.27	0.00	2,238,301.27
November	2,238,301.27	59,535.00	1,606.55	0.00	2,299,442.82
December	2,299,442.82	59,535.00	1,649.86	0.00	2,360,627.68
January	2,360,627.68	59,535.00	1,679.05	39,954.03	2,381,887.70
February	2,381,887.70	59,535.00	1,695.93	34,797.00	2,408,321.63
March	2,408,321.63	59,535.00	1,699.01	78,961.05	2,390,594.59
April	2,390,594.59	59,535.00	1,687.94	74,775.20	2,377,042.33
May	2,377,042.33	59,535.00	1,698.66	17,389.97	2,420,886.02
June	2,420,886.02	59,535.00	1,636.16	281,574.65	2,200,482.53
July	2,200,482.53	59,535.00	1,557.83	61,912.86	2,199,662.50
August	2,199,662.50	59,535.00	1,455.13	350,267.58	1,910,385.05
September	1,910,385.05	59,535.00	1,282.51	259,106.47	1,712,096.09
	$ 2,177,203.00	$ 714,420.00	$ 19,211.90	$ 1,198,738.81	$ 1,712,096.09

2013	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	1,712,096.09	59,535.00	1,233.38	1,239.00	1,771,625.47
November	1,771,625.47	59,535.00	1,264.58	32,218.00	1,800,207.05
December	1,800,207.05	59,535.00	1,296.23	0.00	1,861,038.28
January	1,861,038.28	59,535.00	1,322.90	46,358.00	1,875,538.18
February	1,875,538.18	59,535.00	1,349.59	0.00	1,936,422.77
March	1,936,422.77	59,535.00	1,372.69	56,554.00	1,940,776.46
April	1,940,776.46	59,535.00	1,378.29	49,448.00	1,952,241.75
May	1,952,241.75	59,535.00	1,393.90	28,299.00	1,984,871.65
June	1,984,871.65	59,535.00	1,384.14	121,124.00	1,924,666.79
July	1,924,666.79	59,535.00	1,374.20	28,764.00	1,956,811.99
August	1,956,811.99	59,535.00	1,394.28	36,381.00	1,981,360.27
September	1,981,360.27	59,535.00	1,419.65	13,827.00	2,028,487.92
	$ 1,712,096.09	$ 714,420.00	$ 16,183.83	$ 414,212.00	$ 2,028,487.92

2014	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	2,028,487.92	59,535.00	1,456.13	5,071.00	2,084,408.05
November	2,084,408.05	59,535.00	1,497.54	0.00	2,145,440.59
December	2,145,440.59	59,535.00	1,540.77	0.00	2,206,516.36
January	2,206,516.36	59,535.00	1,581.52	7,090.00	2,260,542.88
February	2,260,542.88	59,535.00	1,608.96	37,662.00	2,284,024.84
March	2,284,024.84	59,535.00	1,638.28	1,862.00	2,343,336.12
April	2,343,336.12	59,535.00	1,677.21	10,554.00	2,393,994.33
May	2,393,994.33	59,535.00	1,716.83	0.00	2,455,246.16
June	2,455,246.16	59,535.00	1,648.13	316,481.30	2,199,947.99
July	2,199,947.99	59,535.00	1,578.36	2,887.00	2,258,174.35
August	2,258,174.35	59,535.00	1,600.76	56,101.35	2,263,208.76
September	2,263,208.76	59,535.00	1,621.30	8,178.00	2,316,187.06
	$ 2,028,487.92	$ 714,420.00	$ 19,165.79	$ 445,886.65	$ 2,316,187.06

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Cash Flow - Monthly

2015	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	2,316,187.06	59,535.00	1,661.72	0.00	2,377,383.78
November	2,377,383.78	59,535.00	1,705.07	0.00	2,438,623.85
December	2,438,623.85	59,535.00	1,741.34	20,065.00	2,479,835.19
January	2,479,835.19	59,535.00	1,749.64	79,045.00	2,462,074.83
February	2,462,074.83	59,535.00	1,765.05	0.00	2,523,374.88
March	2,523,374.88	59,535.00	1,808.48	0.00	2,584,718.36
April	2,584,718.36	59,535.00	1,843.89	22,700.00	2,623,397.25
May	2,623,397.25	59,535.00	1,879.33	0.00	2,684,811.58
June	2,684,811.58	59,535.00	1,803.43	337,127.18	2,409,022.83
July	2,409,022.83	59,535.00	1,727.48	0.00	2,470,285.31
August	2,470,285.31	59,535.00	1,768.24	7,424.99	2,524,163.56
September	2,524,163.56	59,535.00	1,636.28	487,765.80	2,097,569.04
	$ 2,316,187.06	$ 714,420.00	$ 21,089.95	$ 954,127.97	$ 2,097,569.04

2016	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	2,097,569.04	59,535.00	1,267.55	675,696.00	1,482,675.59
November	1,482,675.59	59,535.00	1,071.31	0.00	1,543,281.90
December	1,543,281.90	59,535.00	1,114.24	0.00	1,603,931.14
January	1,603,931.14	59,535.00	1,012.73	407,912.73	1,256,566.14
February	1,256,566.14	59,535.00	911.15	0.00	1,317,012.29
March	1,317,012.29	59,535.00	946.08	22,277.20	1,355,216.17
April	1,355,216.17	59,535.00	966.54	40,908.28	1,374,809.43
May	1,374,809.43	59,535.00	994.91	0.00	1,435,339.34
June	1,435,339.34	59,535.00	891.85	412,038.66	1,083,727.53
July	1,083,727.53	59,535.00	782.95	16,298.00	1,127,747.48
August	1,127,747.48	59,535.00	736.12	236,569.00	951,449.60
September	951,449.60	59,535.00	693.99	2,937.00	1,008,741.59
	$ 2,097,569.04	$ 714,420.00	$ 11,389.42	$ 1,814,636.87	$ 1,008,741.59

2017	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	1,008,741.59	59,535.00	735.61	0.00	1,069,012.20
November	1,069,012.20	59,535.00	778.30	0.00	1,129,325.50
December	1,129,325.50	59,535.00	821.02	0.00	1,189,681.52
January	1,189,681.52	59,535.00	860.85	8,256.00	1,241,821.37
February	1,241,821.37	59,535.00	900.71	0.00	1,302,257.08
March	1,302,257.08	59,535.00	937.99	15,615.00	1,347,115.07
April	1,347,115.07	59,535.00	958.92	46,222.00	1,361,386.99
May	1,361,386.99	59,535.00	984.79	1,722.00	1,420,184.78
June	1,420,184.78	59,535.00	958.63	193,186.32	1,287,492.09
July	1,287,492.09	59,535.00	922.91	28,655.00	1,319,295.00
August	1,319,295.00	59,535.00	955.59	0.00	1,379,785.59
September	1,379,785.59	59,535.00	988.46	28,166.00	1,412,143.05
	$ 1,008,741.59	$ 714,420.00	$ 10,803.78	$ 321,822.32	$ 1,412,143.05

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Cash Flow - Monthly

2018	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	1,412,143.05	59,535.00	1,021.35	0.00	1,472,699.40
November	1,472,699.40	59,535.00	1,052.84	32,218.00	1,501,069.24
December	1,501,069.24	59,535.00	1,082.26	5,886.00	1,555,800.50
January	1,555,800.50	59,535.00	1,110.54	35,487.00	1,580,959.04
February	1,580,959.04	59,535.00	1,140.93	0.00	1,641,634.97
March	1,641,634.97	59,535.00	1,180.86	8,618.00	1,693,732.83
April	1,693,732.83	59,535.00	1,220.81	0.00	1,754,488.64
May	1,754,488.64	59,535.00	1,263.85	0.00	1,815,287.49
June	1,815,287.49	59,535.00	1,169.48	388,053.13	1,487,938.84
July	1,487,938.84	59,535.00	1,075.04	0.00	1,548,548.88
August	1,548,548.88	59,535.00	1,085.91	90,535.27	1,518,634.52
September	1,518,634.52	59,535.00	1,094.03	7,786.80	1,571,476.75
	$ 1,412,143.05	$ 714,420.00	$ 13,497.90	$ 568,584.20	$ 1,571,476.75

2019	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	1,571,476.75	59,535.00	1,134.21	0.00	1,632,145.96
November	1,632,145.96	59,535.00	1,177.19	0.00	1,692,858.15
December	1,692,858.15	59,535.00	1,220.19	0.00	1,753,613.34
January	1,753,613.34	59,535.00	1,260.57	7,500.00	1,806,908.91
February	1,806,908.91	59,535.00	1,289.58	32,183.00	1,835,550.49
March	1,835,550.49	59,535.00	1,308.37	36,415.00	1,859,978.86
April	1,859,978.86	59,535.00	1,338.57	0.00	1,920,852.43
May	1,920,852.43	59,535.00	1,381.69	0.00	1,981,769.12
June	1,981,769.12	59,535.00	1,405.09	55,754.45	1,986,954.76
July	1,986,954.76	59,535.00	1,425.12	9,588.00	2,038,326.88
August	2,038,326.88	59,535.00	1,452.28	35,639.00	2,063,675.16
September	2,063,675.16	59,535.00	1,480.79	5,835.00	2,118,855.95
	$ 1,571,476.75	$ 714,420.00	$ 15,873.65	$ 182,914.45	$ 2,118,855.95

2020	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	2,118,855.95	59,535.00	1,521.94	0.00	2,179,912.89
November	2,179,912.89	59,535.00	1,565.19	0.00	2,241,013.08
December	2,241,013.08	59,535.00	1,596.05	35,077.00	2,267,067.13
January	2,267,067.13	59,535.00	1,600.22	75,410.31	2,252,792.04
February	2,252,792.04	59,535.00	1,616.81	0.00	2,313,943.85
March	2,313,943.85	59,535.00	1,633.22	75,968.75	2,299,143.32
April	2,299,143.32	59,535.00	1,648.69	2,705.00	2,357,622.01
May	2,357,622.01	59,535.00	1,690.50	1,589.00	2,417,258.51
June	2,417,258.51	59,535.00	1,604.96	362,402.00	2,115,996.47
July	2,115,996.47	59,535.00	1,503.96	45,062.00	2,131,973.43
August	2,131,973.43	59,535.00	1,437.87	263,606.55	1,929,339.75
September	1,929,339.75	59,535.00	1,377.97	27,486.00	1,962,766.72
	$ 2,118,855.95	$ 714,420.00	$ 18,797.38	$ 889,306.61	$ 1,962,766.72

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2021	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	1,962,766.72	59,535.00	1,411.38	0.00	2,023,713.10
November	2,023,713.10	59,535.00	1,454.55	0.00	2,084,702.65
December	2,084,702.65	59,535.00	1,497.75	0.00	2,145,735.40
January	2,145,735.40	59,535.00	1,540.98	0.00	2,206,811.38
February	2,206,811.38	59,535.00	1,584.24	0.00	2,267,930.62
March	2,267,930.62	59,535.00	1,614.88	35,723.00	2,293,357.50
April	2,293,357.50	59,535.00	1,638.96	18,611.00	2,335,920.46
May	2,335,920.46	59,535.00	1,674.79	2,556.00	2,394,574.25
June	2,394,574.25	59,535.00	1,403.35	886,283.40	1,569,229.20
July	1,569,229.20	59,535.00	1,132.62	0.00	1,629,896.82
August	1,629,896.82	59,535.00	1,165.68	27,996.99	1,662,600.51
September	1,662,600.51	59,535.00	1,196.00	7,786.80	1,715,544.71
	$ 1,962,766.72	$ 714,420.00	$ 17,315.18	$ 978,957.19	$ 1,715,544.71

2022	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	1,715,544.71	59,535.00	1,236.26	0.00	1,776,315.97
November	1,776,315.97	59,535.00	1,279.31	0.00	1,837,130.28
December	1,837,130.28	59,535.00	1,322.39	0.00	1,897,987.67
January	1,897,987.67	59,535.00	1,361.97	9,936.03	1,948,948.61
February	1,948,948.61	59,535.00	1,400.66	2,614.00	2,007,270.27
March	2,007,270.27	59,535.00	1,434.52	23,659.75	2,044,580.04
April	2,044,580.04	59,535.00	1,445.19	68,150.86	2,037,409.37
May	2,037,409.37	59,535.00	1,461.28	8,399.31	2,090,006.34
June	2,090,006.34	59,535.00	1,442.91	165,458.30	1,985,525.95
July	1,985,525.95	59,535.00	1,414.74	36,026.86	2,010,448.83
August	2,010,448.83	59,535.00	1,434.37	30,441.66	2,040,976.54
September	2,040,976.54	59,535.00	1,453.04	38,800.51	2,063,164.07
	$ 1,715,544.71	$ 714,420.00	$ 16,686.64	$ 383,487.28	$ 2,063,164.07

2023	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	2,063,164.07	59,535.00	1,482.49	0.00	2,124,181.56
November	2,124,181.56	59,535.00	1,514.30	32,218.00	2,153,012.86
December	2,153,012.86	59,535.00	1,546.14	0.00	2,214,094.00
January	2,214,094.00	59,535.00	1,575.73	38,610.00	2,236,594.73
February	2,236,594.73	59,535.00	1,592.00	37,662.00	2,260,059.73
March	2,260,059.73	59,535.00	1,621.96	0.00	2,321,216.69
April	2,321,216.69	59,535.00	1,661.37	11,045.00	2,371,368.06
May	2,371,368.06	59,535.00	1,700.80	0.00	2,432,603.86
June	2,432,603.86	59,535.00	1,667.73	215,845.50	2,277,961.09
July	2,277,961.09	59,535.00	1,634.64	0.00	2,339,130.73
August	2,339,130.73	59,535.00	1,668.50	26,730.00	2,373,604.23
September	2,373,604.23	59,535.00	1,695.64	19,068.00	2,415,766.87
	$ 2,063,164.07	$ 714,420.00	$ 19,361.30	$ 381,178.50	$ 2,415,766.87

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2024	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	2,415,766.87	59,535.00	1,731.54	2,017.00	2,475,016.41
November	2,475,016.41	59,535.00	1,774.22	0.00	2,536,325.63
December	2,536,325.63	59,535.00	1,817.65	0.00	2,597,678.28
January	2,597,678.28	59,535.00	1,859.33	5,018.00	2,654,054.61
February	2,654,054.61	59,535.00	1,901.04	0.00	2,715,490.65
March	2,715,490.65	59,535.00	1,940.24	12,186.00	2,764,779.89
April	2,764,779.89	59,535.00	1,978.17	3,678.00	2,822,615.06
May	2,822,615.06	59,535.00	2,020.44	0.00	2,884,170.50
June	2,884,170.50	59,535.00	1,992.30	202,544.80	2,743,153.00
July	2,743,153.00	59,535.00	1,958.38	16,298.00	2,788,348.38
August	2,788,348.38	59,535.00	1,886.27	310,294.42	2,539,475.23
September	2,539,475.23	59,535.00	1,817.12	7,786.80	2,593,040.55
	$ 2,415,766.87	$ 714,420.00	$ 22,676.70	$ 559,823.02	$ 2,593,040.55

2025	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	2,593,040.55	59,535.00	1,857.38	1,239.00	2,653,193.93
November	2,653,193.93	59,535.00	1,900.43	0.00	2,714,629.36
December	2,714,629.36	59,535.00	1,933.53	29,417.00	2,746,680.89
January	2,746,680.89	59,535.00	1,937.94	81,078.00	2,727,075.83
February	2,727,075.83	59,535.00	1,952.76	0.00	2,788,563.59
March	2,788,563.59	59,535.00	1,996.32	0.00	2,850,094.91
April	2,850,094.91	59,535.00	2,031.26	24,409.00	2,887,252.17
May	2,887,252.17	59,535.00	2,066.22	0.00	2,948,853.39
June	2,948,853.39	59,535.00	1,940.62	477,857.43	2,532,471.58
July	2,532,471.58	59,535.00	1,814.92	0.00	2,593,821.50
August	2,593,821.50	59,535.00	1,853.55	13,617.00	2,641,593.05
September	2,641,593.05	59,535.00	1,891.17	2,937.00	2,700,082.22
	$ 2,593,040.55	$ 714,420.00	$ 23,176.10	$ 630,554.43	$ 2,700,082.22

2026	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	2,700,082.22	59,535.00	1,569.70	1,027,600.00	1,733,586.92
November	1,733,586.92	59,535.00	1,249.04	0.00	1,794,370.96
December	1,794,370.96	59,535.00	1,290.01	5,886.00	1,849,309.97
January	1,849,309.97	59,535.00	1,168.60	458,588.73	1,451,424.84
February	1,451,424.84	59,535.00	1,037.78	32,183.00	1,479,814.62
March	1,479,814.62	59,535.00	1,061.70	21,428.76	1,518,982.56
April	1,518,982.56	59,535.00	1,052.78	124,956.86	1,454,613.48
May	1,454,613.48	59,535.00	1,050.91	1,477.00	1,513,722.39
June	1,513,722.39	59,535.00	894.52	561,263.30	1,012,888.61
July	1,012,888.61	59,535.00	723.11	43,585.00	1,029,561.72
August	1,029,561.72	59,535.00	739.08	31,854.00	1,057,981.80
September	1,057,981.80	59,535.00	769.46	2,898.00	1,115,388.26
	$ 2,700,082.22	$ 714,420.00	$ 12,606.69	$ 2,311,720.65	$ 1,115,388.26

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2027	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	1,115,388.26	59,535.00	811.15	0.00	1,175,734.41
November	1,175,734.41	59,535.00	853.90	0.00	1,236,123.31
December	1,236,123.31	59,535.00	896.67	0.00	1,296,554.98
January	1,296,554.98	59,535.00	933.81	16,004.00	1,341,019.79
February	1,341,019.79	59,535.00	970.97	0.00	1,401,525.76
March	1,401,525.76	59,535.00	985.75	79,291.00	1,382,755.51
April	1,382,755.51	59,535.00	978.44	62,385.90	1,380,883.05
May	1,380,883.05	59,535.00	998.60	1,722.00	1,439,694.65
June	1,439,694.65	59,535.00	1,022.42	52,098.80	1,448,153.27
July	1,448,153.27	59,535.00	1,024.00	64,536.00	1,444,176.27
August	1,444,176.27	59,535.00	1,040.27	10,667.99	1,494,083.55
September	1,494,083.55	59,535.00	1,066.66	35,952.80	1,518,732.41
	$ 1,115,388.26	$ 714,420.00	$ 11,582.64	$ 322,658.49	$ 1,518,732.41

2028	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	1,518,732.41	59,535.00	1,095.77	3,054.00	1,576,309.18
November	1,576,309.18	59,535.00	1,126.23	32,218.00	1,604,752.41
December	1,604,752.41	59,535.00	1,157.78	0.00	1,665,445.19
January	1,665,445.19	59,535.00	1,189.94	30,606.10	1,695,564.03
February	1,695,564.03	59,535.00	1,222.11	0.00	1,756,321.14
March	1,756,321.14	59,535.00	1,251.09	39,691.00	1,777,416.23
April	1,777,416.23	59,535.00	1,280.09	0.00	1,838,231.32
May	1,838,231.32	59,535.00	1,322.60	1,589.00	1,897,499.92
June	1,897,499.92	59,535.00	1,246.87	333,971.23	1,624,310.56
July	1,624,310.56	59,535.00	1,165.87	16,298.00	1,668,713.43
August	1,668,713.43	59,535.00	1,093.81	308,545.75	1,420,796.49
September	1,420,796.49	59,535.00	1,000.93	74,986.00	1,406,346.42
	$ 1,518,732.41	$ 714,420.00	$ 14,153.09	$ 840,959.08	$ 1,406,346.42

2029	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	1,406,346.42	59,535.00	1,017.25	0.00	1,466,898.67
November	1,466,898.67	59,535.00	1,060.14	0.00	1,527,493.81
December	1,527,493.81	59,535.00	1,103.06	0.00	1,588,131.87
January	1,588,131.87	59,535.00	1,143.36	7,500.00	1,641,310.23
February	1,641,310.23	59,535.00	1,183.68	0.00	1,702,028.91
March	1,702,028.91	59,535.00	1,215.58	31,364.00	1,731,415.49
April	1,731,415.49	59,535.00	1,245.11	6,767.00	1,785,428.60
May	1,785,428.60	59,535.00	1,285.76	0.00	1,846,249.36
June	1,846,249.36	59,535.00	1,286.26	120,234.55	1,786,836.07
July	1,786,836.07	59,535.00	1,286.76	0.00	1,847,657.83
August	1,847,657.83	59,535.00	1,329.84	0.00	1,908,522.67
September	1,908,522.67	59,535.00	1,372.96	0.00	1,969,430.63
	$ 1,406,346.42	$ 714,420.00	$ 14,529.76	$ 165,865.55	$ 1,969,430.63

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2030	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	1,969,430.63	59,535.00	1,416.10	0.00	2,030,381.73
November	2,030,381.73	59,535.00	1,459.27	0.00	2,091,376.00
December	2,091,376.00	59,535.00	1,490.05	35,077.00	2,117,324.05
January	2,117,324.05	59,535.00	1,496.04	70,081.57	2,108,273.52
February	2,108,273.52	59,535.00	1,514.45	0.00	2,169,322.97
March	2,169,322.97	59,535.00	1,552.21	15,460.05	2,214,950.13
April	2,214,950.13	59,535.00	1,587.92	5,886.00	2,270,187.05
May	2,270,187.05	59,535.00	1,629.13	0.00	2,331,351.18
June	2,331,351.18	59,535.00	1,565.74	301,311.85	2,091,140.07
July	2,091,140.07	59,535.00	1,502.31	0.00	2,152,177.38
August	2,152,177.38	59,535.00	1,521.92	66,710.07	2,146,524.23
September	2,146,524.23	59,535.00	1,538.78	7,786.80	2,199,811.21
	$ 1,969,430.63	$ 714,420.00	$ 18,273.92	$ 502,313.34	$ 2,199,811.21

2031	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	2,199,811.21	59,535.00	1,579.28	0.00	2,260,925.49
November	2,260,925.49	59,535.00	1,622.57	0.00	2,322,083.06
December	2,322,083.06	59,535.00	1,665.89	0.00	2,383,283.95
January	2,383,283.95	59,535.00	1,695.85	37,825.05	2,406,689.75
February	2,406,689.75	59,535.00	1,725.82	0.00	2,467,950.57
March	2,467,950.57	59,535.00	1,768.53	1,947.23	2,527,306.87
April	2,527,306.87	59,535.00	1,796.59	41,414.00	2,547,224.46
May	2,547,224.46	59,535.00	1,824.46	2,556.00	2,606,027.92
June	2,606,027.92	59,535.00	1,658.64	588,366.52	2,078,855.04
July	2,078,855.04	59,535.00	1,493.61	0.00	2,139,883.65
August	2,139,883.65	59,535.00	1,528.53	23,449.00	2,177,498.18
September	2,177,498.18	59,535.00	1,562.44	2,937.00	2,235,658.62
	$ 2,199,811.21	$ 714,420.00	$ 19,922.21	$ 698,494.80	$ 2,235,658.62

2032	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	2,235,658.62	59,535.00	1,604.68	0.00	2,296,798.30
November	2,296,798.30	59,535.00	1,647.98	0.00	2,357,981.28
December	2,357,981.28	59,535.00	1,691.32	0.00	2,419,207.60
January	2,419,207.60	59,535.00	1,723.35	32,026.03	2,448,439.92
February	2,448,439.92	59,535.00	1,741.13	40,276.00	2,469,440.05
March	2,469,440.05	59,535.00	1,761.41	25,013.05	2,505,723.41
April	2,505,723.41	59,535.00	1,775.68	57,290.30	2,509,743.79
May	2,509,743.79	59,535.00	1,793.75	14,323.97	2,556,748.57
June	2,556,748.57	59,535.00	1,723.66	306,219.30	2,311,787.93
July	2,311,787.93	59,535.00	1,640.07	52,324.86	2,320,638.14
August	2,320,638.14	59,535.00	1,580.06	239,468.96	2,142,284.24
September	2,142,284.24	59,535.00	1,473.17	184,550.67	2,018,741.74
	$ 2,235,658.62	$ 714,420.00	$ 20,156.26	$ 951,493.14	$ 2,018,741.74

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2033	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	2,018,741.74	59,535.00	1,437.03	39,515.00	2,040,198.77
November	2,040,198.77	59,535.00	1,454.82	32,218.00	2,068,970.59
December	2,068,970.59	59,535.00	1,486.61	0.00	2,129,992.20
January	2,129,992.20	59,535.00	1,516.16	38,610.00	2,152,433.36
February	2,152,433.36	59,535.00	1,534.33	32,183.00	2,181,319.69
March	2,181,319.69	59,535.00	1,566.19	0.00	2,242,420.88
April	2,242,420.88	59,535.00	1,604.52	13,981.00	2,289,579.40
May	2,289,579.40	59,535.00	1,642.87	0.00	2,350,757.27
June	2,350,757.27	59,535.00	1,634.29	146,586.00	2,265,340.56
July	2,265,340.56	59,535.00	1,622.31	9,588.00	2,316,909.87
August	2,316,909.87	59,535.00	1,642.33	56,176.99	2,321,910.21
September	2,321,910.21	59,535.00	1,658.13	21,574.80	2,361,528.54
	$ 2,018,741.74	$ 714,420.00	$ 18,799.59	$ 390,432.79	$ 2,361,528.54

2034	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	2,361,528.54	59,535.00	1,693.12	2,017.00	2,420,739.66
November	2,420,739.66	59,535.00	1,735.78	0.00	2,482,010.44
December	2,482,010.44	59,535.00	1,777.09	5,886.00	2,537,436.53
January	2,537,436.53	59,535.00	1,815.69	7,748.00	2,591,039.22
February	2,591,039.22	59,535.00	1,856.40	0.00	2,652,430.62
March	2,652,430.62	59,535.00	1,890.31	27,052.00	2,686,803.93
April	2,686,803.93	59,535.00	1,922.89	3,802.00	2,744,459.82
May	2,744,459.82	59,535.00	1,965.08	0.00	2,805,959.90
June	2,805,959.90	59,535.00	1,983.30	71,562.70	2,795,915.50
July	2,795,915.50	59,535.00	1,991.34	28,764.00	2,828,677.84
August	2,828,677.84	59,535.00	2,002.70	62,221.35	2,827,994.19
September	2,827,994.19	59,535.00	2,023.21	2,937.00	2,886,615.40
	$ 2,361,528.54	$ 714,420.00	$ 22,656.91	$ 211,990.05	$ 2,886,615.40

2035	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	2,886,615.40	59,535.00	2,065.77	0.00	2,948,216.17
November	2,948,216.17	59,535.00	2,109.41	0.00	3,009,860.58
December	3,009,860.58	59,535.00	2,145.96	20,065.00	3,051,476.54
January	3,051,476.54	59,535.00	2,154.55	79,045.00	3,034,121.09
February	3,034,121.09	59,535.00	2,170.25	0.00	3,095,826.34
March	3,095,826.34	59,535.00	2,198.42	43,876.00	3,113,683.76
April	3,113,683.76	59,535.00	2,218.57	22,700.00	3,152,737.33
May	3,152,737.33	59,535.00	2,254.27	0.00	3,214,526.60
June	3,214,526.60	59,535.00	2,189.75	305,750.88	2,970,500.47
July	2,970,500.47	59,535.00	2,125.19	0.00	3,032,160.66
August	3,032,160.66	59,535.00	2,165.06	10,740.00	3,083,120.72
September	3,083,120.72	59,535.00	2,100.43	295,159.50	2,849,596.65
	$ 2,886,615.40	$ 714,420.00	$ 25,897.63	$ 777,336.38	$ 2,849,596.65

Any Golf & Country Club

Analysis Date - January 1, 2014

Cash Flow - Monthly

2036	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	2,849,596.65	59,535.00	1,800.24	675,696.00	2,235,235.89
November	2,235,235.89	59,535.00	1,604.38	0.00	2,296,375.27
December	2,296,375.27	59,535.00	1,647.68	0.00	2,357,557.95
January	2,357,557.95	59,535.00	1,544.78	412,930.73	2,005,707.00
February	2,005,707.00	59,535.00	1,441.79	0.00	2,066,683.79
March	2,066,683.79	59,535.00	1,458.72	74,154.20	2,053,523.31
April	2,053,523.31	59,535.00	1,446.58	82,133.28	2,032,371.61
May	2,032,371.61	59,535.00	1,460.12	1,589.00	2,091,777.73
June	2,091,777.73	59,535.00	813.94	1,944,904.66	207,222.01
July	207,222.01	59,535.00	162.10	16,298.00	250,621.11
August	250,621.11	59,535.00	88.77	310,128.62	116.26
September	116.26	59,535.00	8.68	35,272.80	24,387.14
	$ 2,849,596.65	$ 714,420.00	$ 13,477.78	$ 3,553,107.29	$ 24,387.14

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Analysis Date - January 1, 2014

Cash Flow - Annual

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
10/12 - 09/13	$ 2,177,203.00	$ 714,420.00	$ 19,211.90	$ 1,198,738.81	$ 1,712,096.09
10/13 - 09/14	1,712,096.09	714,420.00	16,183.83	414,212.00	2,028,487.92
10/14 - 09/15	2,028,487.92	714,420.00	19,165.79	445,886.65	2,316,187.06
10/15 - 09/16	2,316,187.06	714,420.00	21,089.95	954,127.97	2,097,569.04
10/16 - 09/17	2,097,569.04	714,420.00	11,389.42	1,814,636.87	1,008,741.59
10/17 - 09/18	1,008,741.59	714,420.00	10,803.78	321,822.32	1,412,143.05
10/18 - 09/19	1,412,143.05	714,420.00	13,497.90	568,584.20	1,571,476.75
10/19 - 09/20	1,571,476.75	714,420.00	15,873.65	182,914.45	2,118,855.95
10/20 - 09/21	2,118,855.95	714,420.00	18,797.38	889,306.61	1,962,766.72
10/21 - 09/22	1,962,766.72	714,420.00	17,315.18	978,957.19	1,715,544.71
	$ 2,177,203.00	$ 7,144,200.00	$ 163,328.78	$ 7,769,187.07	$ 1,715,544.71

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
10/22 - 09/23	1,715,544.71	714,420.00	16,686.64	383,487.28	2,063,164.07
10/23 - 09/24	2,063,164.07	714,420.00	19,361.30	381,178.50	2,415,766.87
10/24 - 09/25	2,415,766.87	714,420.00	22,676.70	559,823.02	2,593,040.55
10/25 - 09/26	2,593,040.55	714,420.00	23,176.10	630,554.43	2,700,082.22
10/26 - 09/27	2,700,082.22	714,420.00	12,606.69	2,311,720.65	1,115,388.26
10/27 - 09/28	1,115,388.26	714,420.00	11,582.64	322,658.49	1,518,732.41
10/28 - 09/29	1,518,732.41	714,420.00	14,153.09	840,959.08	1,406,346.42
10/29 - 09/30	1,406,346.42	714,420.00	14,529.76	165,865.55	1,969,430.63
10/30 - 09/31	1,969,430.63	714,420.00	18,273.92	502,313.34	2,199,811.21
10/31 - 09/32	2,199,811.21	714,420.00	19,922.21	698,494.80	2,235,658.62
	$ 1,715,544.71	$ 7,144,200.00	$ 172,969.05	$ 6,797,055.14	$ 2,235,658.62

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
10/32 - 09/33	2,235,658.62	714,420.00	20,156.26	951,493.14	2,018,741.74
10/33 - 09/34	2,018,741.74	714,420.00	18,799.59	390,432.79	2,361,528.54
10/34 - 09/35	2,361,528.54	714,420.00	22,656.91	211,990.05	2,886,615.40
10/35 - 09/36	2,886,615.40	714,420.00	25,897.63	777,336.38	2,849,596.65
10/36 - 09/37	2,849,596.65	714,420.00	13,477.78	3,553,107.29	24,387.14
	$ 2,235,658.62	$ 3,572,100.00	$ 100,988.17	$ 5,884,359.65	$ 24,387.14

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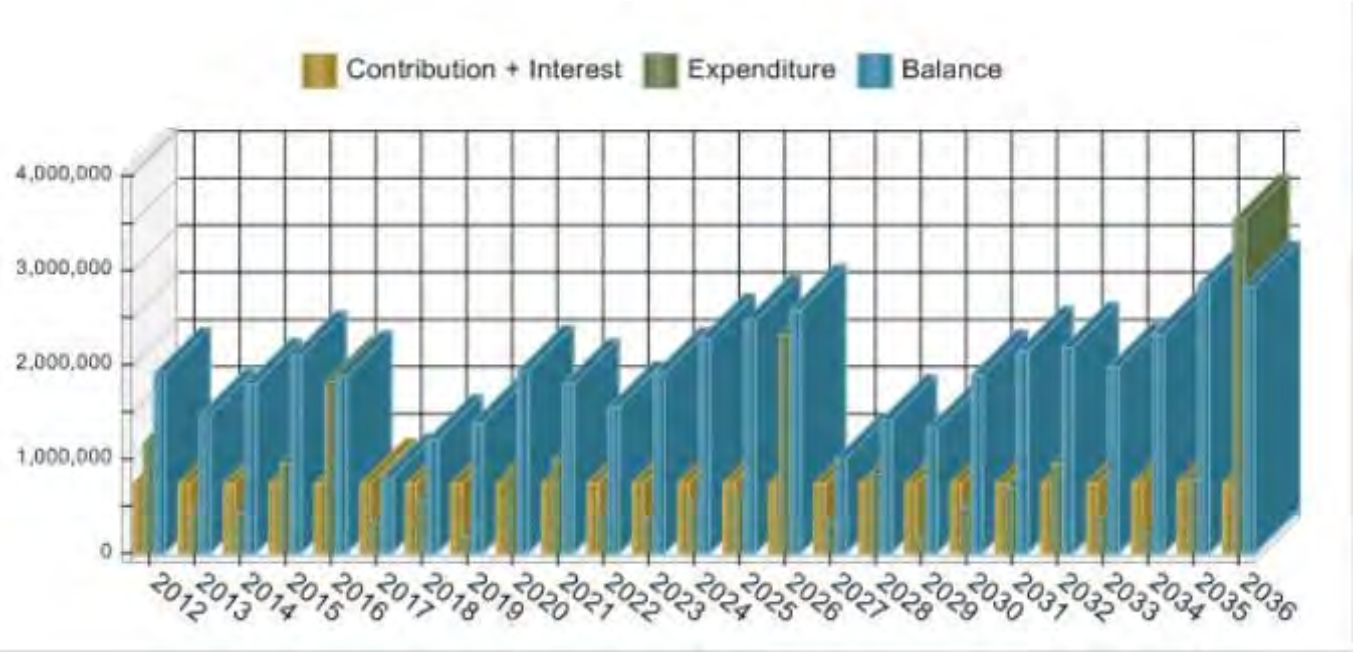
Analysis Date - January 1, 2014

Cash Flow - Chart



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Analysis Date - January 1, 2014

Supplementary Information
on Future Major Repairs and Replacements

Components by Category	Estimated Remaining Useful Lives Life YY:MM	Estimated Current Replacement Cost	2013 Funding Requirement	Components of Fund Balance at 09/30/2012
Clubhouse Equipment, Misc.				
Defibrillator/AED 1	0:05	$ 2,252	$ 367	$ 956
Defibrillator/AED 2	0:05	2,252	367	956
Defibrillator/AED 3	0:05	2,252	367	956
Defibrillator/AED 4	2:08	2,252	367	571
Fire Alarm System, Clubhouse	9:08	17,301	678	4,841
Generator, Clubhouse	6:08	2,681	262	408
Hurricane Shutters, Clubhouse	21:00	39,515	1,547	2,884
Office, Asset Labeler	0:07	1,589	194	672
Office, Computers/Peripherals (Annual)	0:08	11,200	10,965	1,703
Office, Copier	2:08	16,335	5,331	828
Office, ID Card Membership	2:05	1,862	456	336
Office, POS Stations (5)	0:08	13,565	2,213	5,500
Office, Server	4:08	6,510	1,275	198
Sound System, Clubhouse	4:06	10,290	1,007	2,582
TVs, Clubhouse	4:06	13,966	1,367	3,504
Telephone System/Equipment	4:05	16,515	1,617	4,206
Water Fountain, Clubhouse	0:03	2,509	158	1,126
Clubhouse Furnishings/Finishes				
Awning Covers, Clubhouse	1:03	5,754	805	2,156
Awning Frames, Clubhouse	16:03	2,440	109	291
Ceiling Tiles, 19th Hole	9:08	3,440	135	962
Ceiling Tiles, Admin. (Accounting)	3:08	1,380	71	508
Ceiling Tiles, Admin. (Management)	19:03	3,591	141	377

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Supplementary Information
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Components by Category	Estimated Remaining Useful Lives Life YY:MM	Estimated Current Replacement Cost	2013 Funding Requirement	Components of Fund Balance at 09/30/2012
Clubhouse Furnishings/Finishes				
Ceiling Tiles, Clubhouse Restrooms	3:08	$ 1,247	$ 64	$ 459
Ceiling Tiles, Dining/Bar	3:08	5,084	262	1,872
Ceiling Tiles, Fitness Center	19:03	3,742	146	393
Ceiling Tiles, Golf Pro Shop	3:08	3,723	192	1,371
Ceiling Tiles, Kitchen	3:08	8,165	421	3,006
Ceiling Tiles, Meeting Room	19:03	1,607	63	169
Commercial Fixtures, Pro Shop	0:05	14,000	870	6,217
Dance Floor	8:05	7,461	487	1,494
Flooring, Carpet - 19th Hole	0:10	9,050	1,346	3,606
Flooring, Carpet - Admin. Offices	0:10	6,953	1,034	2,770
Flooring, Carpet - Dining Room/Bar	0:10	31,805	4,730	12,672
Flooring, Carpet - Fitness Center	0:10	11,741	1,746	4,678
Flooring, Carpet - Lobby/Halls	0:10	9,900	1,472	3,944
Flooring, Carpet - Meeting Room	0:10	2,684	399	1,069
Flooring, Carpet - Pro Shop	0:10	6,245	929	2,488
Flooring, Epoxy - Kitchen	14:03	9,802	480	1,286
Flooring, Tile - 19th Hole Bar	19:03	2,459	96	258
Flooring, Tile - Dining Bar	22:08	3,364	132	143
Flooring, Tile - Lobby/Foyer	9:08	5,348	209	1,496
Flooring, Tile - RRs 19th Hole	19:03	4,746	186	498
Flooring, Tile - RRs Clubhouse	9:08	4,947	194	1,384
Flooring, Tile - RRs Fitness Center	19:03	9,626	377	1,010
Flooring, Wood - 19th Hole	19:03	12,054	472	1,265
Furnishings Allowance, 19th Hole	4:03	107,250	10,500	28,132

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Supplementary Information
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Components by Category	Estimated Remaining Useful Lives Life YY:MM	Estimated Current Replacement Cost	2013 Funding Requirement	Components of Fund Balance at 09/30/2012
Clubhouse Furnishings/Finishes				
Furnishings Allowance, Admin.	4:08	$ 25,550	$ 1,251	$ 8,936
Furnishings Allowance, Dining/Bar	4:03	175,500	17,181	46,034
Furnishings Allowance, Lobby/Halls	4:03	38,280	3,748	10,041
Furnishings Allowance, Meeting Room	4:03	16,086	1,575	4,219
Furnishings Allowance, Patio	0:03	5,018	819	2,194
Podium/Umbrella, Clubhouse	0:11	2,898	175	1,247
Restrooms, Clubhouse	4:08	30,597	1,498	10,701
Restrooms, Fitness	14:03	34,874	1,707	4,574
Stacking Chairs, Dining	7:08	3,852	377	410
Trash Cans, Clubhouse/Starting Area	2:08	3,489	683	743
Wall Finishes, Kitchen Vinyl	9:08	8,476	332	2,371
Wall Finishes/Painting, Clubhouse	4:03	40,750	3,989	10,689
Wall Mirrors, Fitness Center	0:06	6,032	373	2,665
Exercise Equipment				
Exercise Equip., Bike Octaine	4:08	3,655	511	556
Exercise Equip., Bike Precor	5:08	1,709	239	148
Exercise Equip., Bike True	1:03	1,994	207	789
Exercise Equip., Elliptical Precor	2:10	5,370	751	1,458
Exercise Equip., Elliptical Precor	2:10	5,370	751	1,458
Exercise Equip., Elliptical Precor	6:08	5,370	751	117
Exercise Equip., Miscellaneous	4:03	5,000	490	1,312
Exercise Equip., Treadmill Cybex	6:08	4,479	626	97
Exercise Equip., Treadmill Cybex	4:08	4,479	626	681

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Analysis Date - January 1, 2014

Supplementary Information
on Future Major Repairs and Replacements

Components by Category	Estimated Remaining Useful Lives Life YY:MM	Estimated Current Replacement Cost	2013 Funding Requirement	Components of Fund Balance at 09/30/2012
Exercise Equipment				
Exercise Equip., Treadmill True	2:08	$ 6,266	$ 876	$ 1,769
Exercise Equip., Treadmill True	5:08	5,067	709	440
Exercise Equip., Treadmill True	3:08	6,266	876	1,361
Exercise Equipment, Strength Station	9:08	8,720	854	133
Golf Course				
Golf, Aqua Greens Refurbish	0:03	10,000	628	4,489
Golf, Aqua Greens Replace	10:08	40,795	1,536	10,975
Golf, Bridge #12	3:08	7,906	774	2,284
Golf, Bridge #13	3:08	7,615	746	2,200
Golf, Bridge #14	3:08	27,324	2,675	7,894
Golf, Bunkers Restoration	6:08	116,200	16,251	2,524
Golf, Cart Paths Allowance	2:08	20,789	4,070	4,426
Golf, Doors Restrooms/Pools	12:08	16,292	1,063	1,156
Golf, Driving Range Mats	1:08	35,404	6,932	10,767
Golf, Fairways Restoration	4:00	151,350	14,817	41,425
Golf, Greens Re-Grassing	4:00	364,450	35,680	99,752
Golf, Greens Restoration	14:00	381,100	18,655	52,154
Golf, Irrigation Lines/Systems	24:08	1,391,535	34,058	243,334
Golf, Retaining Wall # 3	9:08	41,418	1,622	11,588
Golf, Retaining Wall #12	9:08	23,240	910	6,502
Golf, Retaining Wall #13	9:08	17,718	694	4,957
Golf, Retaining Wall #14	9:08	122,183	4,785	34,185
Golf, Retaining Wall #18	9:08	39,577	1,550	11,073

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Supplementary Information
on Future Major Repairs and Replacements

Components by Category	Estimated Remaining Useful Lives Life YY:MM	Estimated Current Replacement Cost	2013 Funding Requirement	Components of Fund Balance at 09/30/2012
Golf Course				
Golf, Scoreboard	4:08	$ 3,323	$ 325	$ 808
Golf, Tee Boxes Restoration	4:00	130,700	12,796	35,773
Golf, Tee Markers/Signs	4:00	29,196	1,478	10,563
Golf Course Equipment				
Golf Equip., Aerator Pro Core 648	0:11	23,093	2,826	9,327
Golf Equip., Aerator Pro Core 648	0:08	23,093	2,261	9,832
Golf Equip., Aerator Toro 687	0:08	8,054	493	3,521
Golf Equip., Aerifier Toro SR 72	5:08	27,034	3,308	3,597
Golf Equip., Bag Racks	12:08	7,730	504	549
Golf Equip., Blower Agrimetal	0:08	3,593	220	1,571
Golf Equip., Blower Buffalo	6:08	6,770	828	515
Golf Equip., Bunker Rake Jacobsen	1:01	16,109	3,154	5,756
Golf Equip., Bunker Rake Jacobsen	1:01	16,109	3,154	5,756
Golf Equip., Cart Beverage	0:08	13,252	1,622	5,541
Golf Equip., Cart Club Car 294	0:05	11,181	1,368	4,835
Golf Equip., Cart Club Car Turf I	3:08	7,827	1,095	1,700
Golf Equip., Cart Club Car Turf I	3:08	7,827	1,095	1,700
Golf Equip., Cart Club Car Turf II	1:09	9,588	1,341	3,280
Golf Equip., Cart Club Car Turf II	1:09	9,588	1,341	3,280
Golf Equip., Cart Club Car Turf II	0:09	9,588	1,564	3,827
Golf Equip., Cart Club Car Turf II	1:09	9,588	1,341	3,280
Golf Equip., Cart Club Car Turf II	3:08	9,588	1,341	2,083
Golf Equip., Cart Club Car Turf II	6:08	9,588	1,341	208

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Supplementary Information
on Future Major Repairs and Replacements

Components by Category	Estimated Remaining Useful Lives Life YY:MM	Estimated Current Replacement Cost	2013 Funding Requirement	Components of Fund Balance at 09/30/2012
Golf Course Equipment				
Golf Equip., Cart Club Car Turf II	6:08	$ 9,558	$ 1,337	$ 208
Golf Equip., Cart Club Car Turf II	6:08	9,588	1,341	208
Golf Equip., Cart Club Car Turf II	6:08	9,588	1,341	208
Golf Equip., Cart Club Car Turf II	6:08	9,588	1,341	208
Golf Equip., Cart Club Car Turf II	0:08	9,588	587	4,192
Golf Equip., Cart Club Car Turf II	0:08	9,588	587	4,192
Golf Equip., Cart Club Car Turf II	5:08	9,588	1,341	833
Golf Equip., Cart Club Car Turf II	5:08	9,588	1,341	833
Golf Equip., Cart Club Car Turf II	5:08	9,588	1,341	833
Golf Equip., Cart Club Car Turf II	5:08	9,588	1,341	833
Golf Equip., Cart Truckster Cushman	0:04	17,516	2,450	7,610
Golf Equip., Cart Workman Toro	6:08	21,182	2,962	460
Golf Equip., Cart Workman Toro	6:08	21,182	2,962	460
Golf Equip., Cart Workman Toro	3:08	21,182	2,962	4,601
Golf Equip., Carts Course (80)	0:10	213,120	52,161	76,966
Golf Equip., Dump Trailer	11:08	7,670	626	97
Golf Equip., Eye Wash Cart Barn	8:08	1,702	167	104
Golf Equip., Eye Wash Maintenance	8:08	1,702	167	104
Golf Equip., Greens Groomer	3:08	3,676	189	1,353
Golf Equip., Greens Roller Salsco	0:10	14,573	1,991	5,875
Golf Equip., Greens Roller Salsco	5:08	14,573	1,783	1,939
Golf Equip., Grinder Bedknife	2:04	16,672	1,814	5,634
Golf Equip., Grinder Reel	2:04	20,990	2,283	7,093
Golf Equip., Ice Machine # 5	0:08	4,158	678	1,686

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Supplementary Information
on Future Major Repairs and Replacements

Components by Category	Estimated Remaining Useful Lives Life YY:MM	Estimated Current Replacement Cost	2013 Funding Requirement	Components of Fund Balance at 09/30/2012
Golf Course Equipment				
Golf Equip., Ice Machine #14	0:08	$ 4,158	$ 678	$ 1,686
Golf Equip., Ice Machine Maintenance	0:08	10,000	1,632	4,055
Golf Equip., Ice Machine Starter A	2:03	7,090	1,157	2,021
Golf Equip., Ice Machine Starter B	0:08	7,090	1,157	2,875
Golf Equip., Lift	3:08	9,109	892	2,632
Golf Equip., Loader Kubota	14:08	6,142	376	233
Golf Equip., Moisture Meter	3:08	1,243	243	151
Golf Equip., Moisture Meter	3:08	1,243	243	151
Golf Equip., Mower Dixie Chopper	4:08	10,494	2,055	319
Golf Equip., Mower Exmark	4:08	8,174	1,334	829
Golf Equip., Mower Greens 3150	0:09	28,655	4,676	11,438
Golf Equip., Mower Greens 3150	1:08	28,655	5,611	8,714
Golf Equip., Mower Greens Flex 21	4:08	2,656	520	81
Golf Equip., Mower Grounds 3100	4:08	33,560	6,571	1,021
Golf Equip., Mower Reelmaster 5510	0:06	46,222	9,050	18,977
Golf Equip., Mower Reelmaster 5510	4:08	46,222	9,050	1,406
Golf Equip., Mower Rough Gang	4:08	24,388	4,775	742
Golf Equip., Mower Steiner	3:02	20,065	3,929	3,356
Golf Equip., Mower Toro Z	3:03	25,066	4,908	4,002
Golf Equip., Mower Triplex 3100	4:08	28,166	5,515	857
Golf Equip., Mower Triplex 3100	0:11	28,166	2,298	11,867
Golf Equip., Mower Triplex 3100	1:03	28,166	2,236	11,546
Golf Equip., Mower Triplex 3150	3:03	29,360	5,749	4,688
Golf Equip., Mower Triplex 3150	3:08	29,360	5,749	3,572

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Supplementary Information
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Components by Category	Estimated Remaining Useful Lives Life YY:MM	Estimated Current Replacement Cost	2013 Funding Requirement	Components of Fund Balance at 09/30/2012
Golf Course Equipment				
Golf Equip., Mower Vantage 52	4:08	$ 8,379	$ 1,367	$ 849
Golf Equip., Mowers/Trailers Flex 21 (8)	3:08	113,816	22,285	13,845
Golf Equip., Pressure Washer	0:08	1,770	217	740
Golf Equip., Pump 4" Honda	0:05	1,615	100	717
Golf Equip., Range Ball Machine	0:04	12,000	1,678	5,213
Golf Equip., Sod Cutter Jacobsen	5:08	4,710	659	409
Golf Equip., Sprayer Multipro 1250 Toro	1:07	28,299	4,617	9,503
Golf Equip., Spreader Vicon	0:04	2,667	373	1,159
Golf Equip., Sweeper Rake O Vac	1:05	31,364	3,412	12,055
Golf Equip., Thatching Unit	5:08	6,919	1,129	175
Golf Equip., Thatching Unit	5:08	6,919	1,129	175
Golf Equip., Topdresser Toro 2300	0:08	14,321	876	6,261
Golf Equip., Topdresser Turfco	8:02	15,012	1,470	1,255
Golf Equip., Tractor 6040 DT Kubota	14:08	24,947	1,526	948
Golf Equip., Tractor B2400 Kubota	0:08	16,880	1,033	7,379
Golf Equip., Tractor M4700 Kubota	15:08	22,079	1,351	210
Golf Equip., Tractor M4700 Kubota	0:11	22,079	1,330	9,504
Golf Equip., Tractor M4900 Kubota	0:11	22,484	1,355	9,678
Golf Equip., Trailers Allowance	7:03	7,500	734	941
Golf Equip., Truck F250 Ford	0:05	28,510	3,489	12,328
Golf Equip., Verticutter	2:11	8,178	890	2,522
Golf Equip., Washing Station	14:09	31,110	1,523	3,725
Golf Equip., Welder Millermatic	4:08	2,494	488	76
Golf, Irrigation Pump Control Sys.	2:08	171,350	9,320	66,586

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Supplementary Information
on Future Major Repairs and Replacements

Components by Category	Estimated Remaining Useful Lives Life YY:MM	Estimated Current Replacement Cost	2013 Funding Requirement	Components of Fund Balance at 09/30/2012
Golf Course Equipment				
Golf, Irrigation Pump/Motor 1	0:08	$ 23,074	$ 1,412	$ 10,087
Golf, Irrigation Pump/Motor 2	12:08	23,074	1,412	2,193
Golf, Irrigation Pump/Motor 3	0:08	23,074	1,412	10,087
Golf, Irrigation Pump/Motor 4	0:08	22,725	1,390	9,935
Golf, Irrigation Software	3:03	20,920	1,404	7,416
Radios, Pro Shop/Irrigation (27)	0:11	7,787	3,049	2,250
Grounds/Site Improvements				
Fencing, Perimeter Chain Link	14:08	241,710	7,888	56,356
Grounds, Truck Toyota	1:05	25,190	3,523	9,165
Lake Aerator/Equipment 1	9:05	4,359	267	818
Lake Aerator/Equipment 2	0:08	4,359	267	1,906
Lake Aerator/Equipment 3	0:08	4,359	267	1,906
Lake Aerator/Equipment 4	0:08	4,359	267	1,906
Lake Aerator/Equipment 5	0:08	4,359	267	1,906
Lake Fountain/Equipment 1	1:03	5,222	511	2,084
Lake Fountain/Equipment 2	1:03	5,222	511	2,084
Sidewalks Repair Allowance	2:08	20,839	4,080	4,436
Signage, Marquees/Monuments	0:11	23,325	1,405	10,040
Signage, Street/Directional	9:08	31,198	1,222	8,729
Guardhouse/Security				
Access, Access System Modernization	1:08	23,155	1,333	9,527
Access, Barrier Gate/Operator Back	2:08	2,832	154	1,100
Access, Barrier Gate/Operator CH	11:08	2,832	198	215

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Supplementary Information
on Future Major Repairs and Replacements

Components by Category	Estimated Remaining Useful Lives Life YY:MM	Estimated Current Replacement Cost	2013 Funding Requirement	Components of Fund Balance at 09/30/2012
Guardhouse/Security				
Access, Barrier Gate/Operator CH	13:08	$ 2,832	$ 198	$ 31
Access, Barrier Gate/Operator CH	13:08	2,832	198	31
Access, Barrier Gate/Operator GH	10:08	2,832	198	308
Access, Swing Gate Back Access	5:08	2,756	129	918
Access, Swing Gate Back Access	5:08	2,756	129	918
Guardhouse Interiors	4:08	6,020	295	2,105
Guardhouse Windows/Doors	18:08	11,648	570	354
HVAC				
HVAC Air Handler # 1, Kitchen	5:08	3,669	171	1,222
HVAC Air Handler # 2, Kitchen	5:08	3,669	359	725
HVAC Air Handler # 3, Dining	18:05	3,215	157	116
HVAC Air Handler # 4, Dining	0:10	3,215	195	1,391
HVAC Air Handler # 5, Bar	18:08	3,215	157	98
HVAC Air Handler # 7, Dining	0:05	3,215	200	1,428
HVAC Air Handler # 8, Dining	0:07	3,215	198	1,413
HVAC Air Handler # 9, Dining	0:11	3,215	194	1,384
HVAC Air Handler #10, Lobby	4:06	3,669	459	712
HVAC Air Handler #11, Admin.	19:08	3,669	180	28
HVAC Air Handler #12, Pro Shop	7:08	3,215	137	978
HVAC Air Handler #13, Fitness	19:05	1,947	95	26
HVAC Air Handler #14, Fitness	0:07	2,709	167	1,191
HVAC Air Handler #15, Fitness	0:11	2,709	163	1,166
HVAC Air Handler #16, Fitness	4:05	2,710	134	960

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Components by Category	Estimated Remaining Useful Lives Life YY:MM	Estimated Current Replacement Cost	2013 Funding Requirement	Components of Fund Balance at 09/30/2012
HVAC				
HVAC Air Handler #17, Accounting	0:06	$ 2,710	$ 168	$ 1,197
HVAC Air Handler #23, Meeting Room	18:03	2,188	107	87
HVAC Air Handler #24, F & B	4:03	1,090	55	389
HVAC Air Handler #25, Kitchen	8:08	3,215	131	937
HVAC Air Handler #26, Kitchen	8:08	3,215	131	937
HVAC Air Handler #27, Snack Bar	0:06	1,948	120	861
HVAC Air Handler #28, Maintenance	4:08	1,558	76	545
HVAC Air Handler #29, Maintenance	17:08	1,558	76	83
HVAC Air Handler #30, Guardhouse	5:08	1,558	153	308
HVAC Condenser # 1, Kitchen	5:08	4,145	406	819
HVAC Condenser # 2, Kitchen	5:08	4,145	406	819
HVAC Condenser # 3, Dining Room	8:05	3,627	355	262
HVAC Condenser # 4, Dining	0:10	3,627	220	1,569
HVAC Condenser # 5, Bar	8:08	3,627	355	221
HVAC Condenser # 7, Dining	0:05	3,627	225	1,611
HVAC Condenser # 8, Dining	0:07	3,627	223	1,594
HVAC Condenser # 9, Dining	0:11	3,627	219	1,561
HVAC Condenser #10, Lobby	4:06	4,145	406	1,040
HVAC Condenser #11, Admin.	0:09	4,145	658	1,661
HVAC Condenser #12, Pro Shop	7:08	3,627	296	597
HVAC Condenser #13, Fitness	0:03	1,727	109	775
HVAC Condenser #14, Fitness	0:07	3,051	188	1,341
HVAC Condenser #15, Fitness	0:11	3,052	498	1,179
HVAC Condenser #16, Fitness	4:05	3,052	299	777

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Supplementary Information
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Components by Category	Estimated Remaining Useful Lives Life YY:MM	Estimated Current Replacement Cost	2013 Funding Requirement	Components of Fund Balance at 09/30/2012
HVAC				
HVAC Condenser #17, Accounting	0:06	$ 3,052	$ 189	$ 1,348
HVAC Condenser #23, Meeting Room	8:03	2,447	240	195
HVAC Condenser #24, F & B	4:03	1,227	120	322
HVAC Condenser #25, Kitchen	8:08	3,627	355	221
HVAC Condenser #26, Kitchen	8:08	3,627	355	221
HVAC Condenser #27, Snack Bar	0:06	1,732	163	752
HVAC Condenser #28, Maintenance	6:08	1,386	136	211
HVAC Condenser #29, Maintenance	7:08	1,558	153	166
HVAC Condenser #30, Guardhouse	5:08	1,386	136	274
HVAC Package Unit #18, Kitchen	4:03	4,303	421	1,129
HVAC Package Unit #19, Bag Storage	4:03	3,307	324	867
HVAC Package Unit #21, 19th Hole	4:03	9,833	963	2,579
HVAC Package Unit #22, 19th Hole Bar	4:03	5,286	517	1,387
Kitchen Equipment				
Kitchen, 72" Air Door Unit	1:06	1,267	177	454
Kitchen, Bar Beer Cooler Remote	4:06	5,769	565	1,447
Kitchen, Bar Bottle Cooler 1DR	4:06	1,303	128	327
Kitchen, Bar Bottle Cooler 2DR	4:06	1,766	173	443
Kitchen, Bar Bottle Cooler 3DR	0:04	2,614	212	1,160
Kitchen, Bar Glass Froster	0:06	1,626	265	680
Kitchen, Bar Glass Washer	0:06	5,841	953	2,442
Kitchen, Bar Keg Unit	2:06	1,097	134	344
Kitchen, Bar Keg Unit 2X	0:09	3,227	196	1,403

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Supplementary Information on Future Major Repairs and Replacements

Components by Category	Estimated Remaining Useful Lives Life YY:MM	Estimated Current Replacement Cost	2013 Funding Requirement	Components of Fund Balance at 09/30/2012
Kitchen Equipment				
Kitchen, Bar Storage Fridge	2:06	$ 3,571	$ 437	$ 1,120
Kitchen, Boiler	15:09	7,117	348	690
Kitchen, Brazier Tilt	3:08	1,363	70	502
Kitchen, Broiler (Counter)	9:06	4,195	274	702
Kitchen, Broiler (Wall Mount)	0:08	3,123	510	1,266
Kitchen, Chafing Dishes	0:08	3,549	217	1,552
Kitchen, Char Broiler	2:09	2,887	236	1,015
Kitchen, Chef's Table	19:06	41,414	1,622	4,156
Kitchen, Dish Dispenser Mobile	2:00	2,017	197	736
Kitchen, Dishwasher	1:08	11,966	1,635	4,189
Kitchen, Exhaust Hood/Fire Supr.	24:06	26,800	875	2,241
Kitchen, Food Warmer 2X Drawer	0:05	2,071	129	920
Kitchen, Food Warmer Drop In	9:06	2,420	158	405
Kitchen, Freezer Reach In	2:00	3,054	272	1,140
Kitchen, Freezer Undercounter	1:06	1,586	222	568
Kitchen, Fryer	13:08	1,816	127	20
Kitchen, Fryer	13:08	1,816	127	20
Kitchen, Fryer	13:08	1,816	127	20
Kitchen, Griddle Flat Top	0:06	3,031	495	1,267
Kitchen, Heat Lamps	1:06	3,671	513	1,316
Kitchen, Ice Carving Equip.	0:07	1,722	337	694
Kitchen, Ice Cream Freezer	0:08	819	50	358
Kitchen, Ice Machine	1:06	6,767	946	2,425
Kitchen, Immersion Circulator	4:08	955	187	29

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Supplementary Information on Future Major Repairs and Replacements

Components by Category	Estimated Remaining Useful Lives Life YY:MM	Estimated Current Replacement Cost	2014 Funding Requirement	Components of Fund Balance at 09/30/2012
Kitchen Equipment				
Kitchen, Microwave	0:07	$ 1,477	$ 91	$ 649
Kitchen, Miscellaneous	1:06	5,000	291	2,078
Kitchen, Mixer/Stand	0:10	6,309	382	2,730
Kitchen, Oven Convection	13:02	9,352	610	521
Kitchen, Oven Convection	2:08	6,335	345	2,462
Kitchen, Oven Cook & Hold	0:11	4,393	1,012	1,572
Kitchen, Oven Electric	1:06	2,374	332	851
Kitchen, Oven Pizza	9:06	5,229	341	875
Kitchen, Plate Warmer	1:10	3,243	454	1,092
Kitchen, Range 6 Burner	4:08	2,880	141	1,007
Kitchen, Range w/Griddle	16:08	4,219	207	321
Kitchen, Range/Oven 6 Burner	1:06	2,936	411	1,052
Kitchen, Range/Oven 8 Burner	3:08	4,144	214	1,526
Kitchen, Refrig. Fish/Poultry	1:06	8,134	1,138	2,915
Kitchen, Refrig. Griddle Stand	1:06	4,932	690	1,768
Kitchen, Refrig. Reach In	1:06	2,579	361	924
Kitchen, Refrig. Reach In Salad	0:05	5,430	338	2,412
Kitchen, Refrig. Reach In Side Stand	0:06	2,581	421	1,079
Kitchen, Refrig. Sandwich/Salad	1:06	2,696	377	966
Kitchen, Refrig. Sandwich/Salad	1:06	1,905	266	683
Kitchen, Refrig. Sandwich/Salad	1:06	2,132	298	764
Kitchen, Refrig. Undercounter	1:06	2,031	284	728
Kitchen, Refrig./Freezer Walk In	14:06	47,110	2,306	5,910
Kitchen, Sandwich Toaster/Panini	1:06	1,438	201	515

Supplementary Information on Future Major Repairs and Replacements

Components by Category	Estimated Remaining Useful Lives Life YY:MM	Estimated Current Replacement Cost	2014 Funding Requirement	Components of Fund Balance at 09/30/2012
Kitchen Equipment				
Kitchen, Sealer Cryovac	4:08	$ 1,855	$ 363	$ 56
Kitchen, Shelving/Racks	3:06	22,700	2,469	6,328
Kitchen, Slicer	1:00	1,239	202	471
Kitchen, Snack Bar 3 Comp. Sink	6:08	2,026	90	644
Kitchen, Snack Bar Bottle Cooler	9:08	2,996	293	46
Kitchen, Snack Bar Flooring	13:03	2,033	133	108
Kitchen, Snack Bar Hot Dog Cooker	0:11	1,019	125	412
Kitchen, Snack Bar Ice Cream Freezer	0:08	799	49	349
Kitchen, Snack Bar Ice Machine	0:08	4,178	1,363	1,482
Kitchen, Snack Bar Ice/Water Unit	0:08	1,227	400	435
Kitchen, Snack Bar Refrig. Countertop	9:08	2,280	223	35
Kitchen, Snack Bar Refrig. Reach In	6:10	3,017	246	593
Kitchen, Snack Bar Sandwich Fridge	6:03	2,303	282	230
Kitchen, Snack Bar Shelving/Racks	9:08	2,519	247	38
Kitchen, Snack Bar Slicer	14:08	1,220	80	12
Kitchen, Steam Table Wells (7)	1:08	7,281	419	2,996
Kitchen, Steamer	6:02	5,886	720	615
Kitchen, Steamer	2:06	5,886	720	1,846
Kitchen, Tables/Sinks Stainless	14:06	34,006	1,665	4,266
Kitchen, Tilt Skillet	10:06	9,633	589	1,511
Kitchen, Waffle Iron	3:08	1,203	62	443
Kitchen, Warmer/Proofer Cres Cor	1:08	3,463	484	1,204
Kitchen, Water Heater	0:08	7,081	1,386	2,799
Kitchen, Water Heater Booster Pump	3:03	3,699	724	591

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Supplementary Information on Future Major Repairs and Replacements

Components by Category	Estimated Remaining Useful Lives Life YY:MM	Estimated Current Replacement Cost	2014 Funding Requirement	Components of Fund Balance at 09/30/2012
Maintenance Buildings				
Awning Cover, Maintenance	4:08	$ 2,188	$ 306	$ 333
Flooring, Maintenance Building 2014	0:10	1,600	97	692
Maintenance Building, Main	19:08	311,932	8,725	62,339
Maintenance Building, Open	19:08	15,754	441	3,148
Overhead Doors, Maintenance Bldg.	0:08	13,995	856	6,118
Renovation Allowance, Maintenance…	9:08	14,210	557	3,976
Painting & Waterproofing				
Paint/Waterproof Bldg. Exteriors	0:10	22,022	3,080	8,850
Pavement/Roads				
Asphalt Overlay, Clubhouse Road	3:11	33,409	1,699	12,139
Asphalt Overlay, Bravo Lane	12:08	3,985	139	995
Asphalt Overlay, Charlie Avenue	3:11	14,406	733	5,234
Asphalt Overlay, Delta Drive	3:11	184,820	9,399	67,156
Asphalt Overlay, Echo Way	3:11	10,421	530	3,787
Asphalt Overlay, Foxtrot Drive	11:08	86,127	5,621	8,731
Asphalt Overlay, Golf Avenue	3:11	75,706	3,850	27,508
Asphalt Overlay, Hotel Court	3:11	41,991	2,136	15,258
Asphalt Overlay, India Ave.	3:11	119,229	5,836	43,738
Asphalt Overlay, Maintenance	4:08	31,263	1,530	10,934
Asphalt Overlay, Juliet Court	0:11	67,124	4,044	28,893
Asphalt Overlay, Kilo Drive	0:11	44,136	2,659	18,998
Asphalt Sealcoat, Foxtrot Drive	0:09	16,298	2,659	6,505
Pavers, Common Roads	3:08	43,643	2,249	16,067

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Supplementary Information on Future Major Repairs and Replacements

Components by Category	Estimated Remaining Useful Lives Life YY:MM	Estimated Current Replacement Cost	2014 Funding Requirement	Components of Fund Balance at 09/30/2012
Pool & Tennis Facilities				
Awning Covers, Tennis	3:08	$ 1,993	$ 279	$ 433
Awning Frames, Tennis	6:08	1,783	79	567
Pool Decking, Alpha Pool (Acrylic)	1:10	10,890	1,066	4,057
Pool Decking, Alpha Pool (Re-Stain)	4:10	2,937	479	261
Pool Decking, Charlie Pool (Acrylic)	1:11	10,890	1,066	4,016
Pool Decking, Charlie Pool (Re-Stain)	1:11	2,937	288	1,083
Pool Decking, Clubhouse Pool (Acrylic)	1:10	15,840	1,551	5,901
Pool Decking, Clubhouse Pool (Re-Stain)	4:10	4,272	697	379
Pool Decking, Lima Pool (Acrylic)	6:10	11,880	1,163	1,716
Pool Decking, Lima Pool (Re-Stain)	1:10	3,204	627	926
Pool Decking, Hotel Pool (Acrylic)	8:10	11,880	1,163	632
Pool Decking, Hotel Pool (Re-Stain)	1:10	3,204	523	1,015
Pool Fencing & Gates, Alpha Pool	8:08	14,058	573	4,097
Pool Fencing & Gates, Charlie Pool	8:08	10,790	440	3,145
Pool Fencing & Gates, Clubhouse Pool	8:08	10,163	415	2,962
Pool Fencing & Gates, Lima Pool	8:08	9,984	407	2,910
Pool Furniture, Alpha Pool	7:05	7,410	907	246
Pool Furniture, Charlie Pool	7:05	5,250	642	175
Pool Furniture, Clubhouse Pool	7:05	12,150	1,487	404
Pool Furniture, Golf	7:05	5,480	671	182
Pool Furniture, Hotel Pool	7:05	6,125	750	204
Pool Heater, Alpha Pool	5:03	2,556	250	554
Pool Heater, Alpha Pool	7:08	2,556	250	272
Pool Heater, Charlie Pool	2:10	2,556	250	836

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Components by Category	Estimated Remaining Useful Lives Life YY:MM	Estimated Current Replacement Cost	2014 Funding Requirement	Components of Fund Balance at 09/30/2012
Pool & Tennis Facilities				
Pool Heater, Clubhouse Pool	2:08	$ 2,556	$ 417	$ 648
Pool Heater, Clubhouse Pool	2:08	2,556	417	648
Pool Heater, Golf	0:05	2,556	500	1,069
Pool Heater, Hotel Pool	9:07	2,556	250	49
Pool Interiors, Alpha Pool	2:10	11,913	1,166	3,895
Pool Interiors, Charlie Pool	2:10	11,913	1,166	3,895
Pool Interiors, Golf	6:10	11,913	1,166	1,721
Pool Interiors, Hotel Pool	6:10	11,913	1,166	1,721
Pool Lighting, Alpha Pool 2014	0:03	2,500	157	1,122
Pool Lighting, Alpha Pool 2017	4:08	3,246	159	1,135
Pool Lighting, Charlie Pool 2014	0:03	2,500	157	1,122
Pool Lighting, Charlie Pool 2017	4:08	2,164	106	757
Pool Lighting, Clubhouse Pool	0:03	5,000	314	2,244
Pool Lighting, Highland Hills 2017	4:08	3,246	159	1,135
Pool Lighting, Golf 2014	0:03	2,500	157	1,122
Pool Lighting, Hotel Pool 2014	0:03	2,500	157	1,122
Pool Lighting, Hotel Pool 2017	4:08	2,847	139	996
Pool Restroom Interiors, Alpha Pool	4:08	2,120	104	741
Pool Restroom Interiors, Charlie Pool	4:08	2,120	104	741
Pool Restroom Interiors, Clubhouse Pool	4:08	2,120	104	741
Pool Restroom Interiors, Lima Pool	4:08	2,120	104	741
Pool Restroom Interiors, Hotel Pool	4:08	2,120	104	741
Pool, Trash Cans	4:08	1,466	287	45
Pool/Spa Interiors, Clubhouse Pool	2:10	18,980	1,858	6,205

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Components by Category	Estimated Remaining Useful Lives Life YY:MM	Estimated Current Replacement Cost	2014 Funding Requirement	Components of Fund Balance at 09/30/2012
Pool & Tennis Facilities				
Spa Heater	9:08	$ 4,140	$ 405	$ 63
Tennis Court Rehabilitation	4:10	9,832	1,925	150
Tennis Courts Ice Machine	2:08	4,161	679	1,055
Tennis Fencing & Gates	8:08	21,516	878	6,271
Tennis Lighting	2:08	45,522	2,476	17,690
Tennis Windscreens	0:03	5,700	1,116	2,470
Roofs				
Pressure Wash Tile Roofs	0:10	7,425	1,817	2,681
Roofing, Chemical Storage Bldg.	0:08	1,673	102	732
Roofing, Flat - Clubhouse	4:08	50,276	2,461	17,583
Roofing, Shingle - Poolhouse Alpha Pool	0:08	2,587	158	1,131
Roofing, Shingle - Poolhouse Charlie	0:08	2,587	158	1,131
Roofing, Shingle - Poolhouse Lima Pool	0:08	3,336	204	1,459
Roofing, Tile - Clubhouse	9:08	343,787	13,463	96,187
Roofing, Tile - Guardhouse	5:08	9,561	446	3,185
Roofing, Tile - Poolhouse Hotel	5:08	8,009	373	2,667
Roofing, Tile - Pumphouse	5:08	7,355	343	2,450
Roofing, Tile - Snack Bar	5:08	6,047	282	2,014
Roofing, Tile - Tennis Pavilion	5:08	5,312	248	1,769
		$ 8,798,846	$ 714,425	$ 2,177,203

Addendum

Terms and Definitions

ACCRUED FUND BALANCE (AFB): Total Accrued Depreciation. An indicator against which Actual (or projected) Reserve balance can be compared. The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost. This number is calculated for each component, then summed together for an association tool. Two formulae can be utilized, depending on the provider's sensitivity to interest and inflation effects. Note: both yield identical results when interest and inflation are equivalent.

AFB = Current Cost X Effective Age/Useful Life

or

AFB = (Current Cost X Effective Age/Useful Life) + [(Current Cost X Effective Age/Useful Life)/(1 + Interest Rate) ^ Remaining Life] – [(Current Cost X Effective Age/Useful Life) /(1 + Inflation Rate) ^ Remaining Life]

CASH FLOW METHOD: A method of calculating Reserve Funding Plan where contributions to the Reserve fund are designed to offset the variable annual expenditures from the Reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of Reserve expenses until the desired Funding Goal is achieved. "Because we use the cash flow method, we compute individual line item contributions after the total contribution rate has been established." See "Component Method".

CAPITAL EXPENDITURES: A capital expenditure means any expenditure of funds for: (1) the purchase or replacement of an asset whose useful life is greater than one year, or (2) the addition to an asset that extends the useful life of the previously existing asset for a period greater than one year.

COMPONENT: The individual line items in the Reserve Study, developed or updated in the Physical Analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Association responsibility, 2) with limited Useful Life expectancies, 3) predictable Remaining Useful Life expectancies, and 4) above a minimum threshold cost, and 5) as required by local codes. "We have 17 components in our reserve Study."

COMPONENT ASSESSMENT AND VALUATION: The task of estimating Useful Life, Remaining Useful Life, and Repair or Replacement Costs for the Reserve components. This task is accomplished either with or without an on-site inspection, based on Level or Service selected by the client.

COMPONENT FULL FUNDING: When the actual (or projected) cumulative Reserve balance for all components is equal to the Fully Funded Balance.

COMPONENT INVENTORY: The task of selecting and quantifying Reserve Components. This task is accomplished through an on-site inspection, review of association design and organizational documents, and a review of established association precedents, and discussion with appropriate association representative(s).

COMPONENT METHOD: A method of developing a Reserve Funding Plan where the total contribution is based on the sum of contributions for individual components. "Since we calculate a Reserve contribution rate for each component and then sum them all together, we are using the component method to calculate our Reserve contributions." See "Cash Flow Method".

CONDITION ASSESSMENT: The task of evaluating the current condition of the component based on observed and reported characteristics.

CURRENT REPLACEMENT COST: See "Replacement Cost".

DEFERRED MAINTENANCE: Deferred maintenance means any maintenance or repair that: (1) will be performed less frequently than yearly, and (2) will result in maintaining the useful life of an asset.

DEFICIT: An actual (or projected) Reserve Balance less than the Fully Funded Balance. The opposite would be a Surplus.

EFFECTIVE AGE: The difference between Useful Life and Remaining Useful Life. Not always equivalent to chronological age, since some components age irregularly. Used primarily in computations.

FINANCIAL ANALYSIS: The portion of a Reserve Study where current status of the Reserves (measured as cash or Percent Funded) and a recommended Reserve contribution rate (Reserve Funding Plan) are derived, and the projected Reserve income and expense over time is presented. The Financial Analysis is one of the two parts of a Reserve Study.

FULLY FUNDED: When the budget is provided to the owners, it will show the amount of money that must be deposited that year for each reserve item to ensure that, when the time comes, sufficient funds will be available for deferred maintenance or a capital expenditure. (Definition published in "Budgets & Reserve Schedules Made Easy" training manual by the State of Florida Department of Business and Professional Regulations in January 1997).

FUND STATUS: The status of the reserve fund as compared to an established benchmark such as percent funding.

FUNDING PLAN: An association's plan to provide income to a Reserve fund to offset anticipated expenditures from that fund.

FUNDING PRINCIPLES:

- Sufficient Funds When Required
- Stable Contribution Rate over the Years
- Evenly Distributed Contributions over the Years
- Fiscally Responsible

FUNDING GOALS: Independent of methodology utilized, the following represent the basic categories of Funding Plan goals:

- **Baseline Funding** – Establishing a Reserve funding goal of keeping the Reserve cash balance above zero.
- **Component Full Funding** – Setting a Reserve funding goal of attaining and maintaining cumulative Reserves at or near 100%.
- **Statutory Funding** – Establishing a Reserve funding goal of setting aside the specific minimum amount of Reserves of component required by local statutes.
- **Threshold Funding** – Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than "Component Full Funding."

LIFE AND VALUATION ESTIMATES: The task of estimating Useful Life, Remaining Useful Life, and Repair or Replacement Costs for the Reserve Components.

PERCENT FUNDED: The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the *actual* (or *projected*) Reserve Balance to the accrued *Fund Balance*, expressed as a percentage. "With $76,000 in Reserves, and since our 100% Funded Balance is $100,000, our association is 76% Funded".

Editor's Note: since funds can typically be allocated from one component to another with ease, this parameter has no real meaning on an individual Component basis. The purpose of this parameter is to identify the relative strength or weakness of the entire Reserve fund as of a particular point in time. The value of this parameter is in providing a more stable measure of Reserve Fund strength, since cash in Reserves may mean very different things to different associations.

PHYSICAL ANALYSIS: The portion of the Reserve Study where the Component Inventory, Condition Assessment, and Life and Valuation Estimate tasks are performed. This represents one of the two parts of the Reserve Study.

REMAINING USEFUL LIFE (RUL): Also referred to as "Remaining Life" (RL). The estimated time, in years, that a reserve component can be expected to *continue* to serve its intended function. Projects anticipated to occur in the initial year have "zero" Remaining Useful Life.

REPLACEMENT COST: The cost of replacing, repairing, or restoring a Reserve Component to its original functional condition. The Current Replacement Cost would be the cost to replace, repair, or restore the component during that particular year.

RESERVE BALANCE: Actual or projected funds as of a particular point in time that the association has identified for use to defray to the future repair of replacement of those major components which the association is obligated to maintain. Also known as Reserves, Reserve Accounts, Cash Reserves. Based on information provided and not audited

RESERVE PROVIDER: An individual that prepares Reserve Studies.

RESERVE STUDY: A budget planning tool which identifies the current status of the Reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures." The Reserve Study consists of two parts: the Physical Analysis and the Financial Analysis. "Our budget and finance committee is soliciting proposals to update our Reserve Study for the next year's budget."

RESPONSIBLE CHARGE: A reserve specialist in responsible charge of a reserve study shall render regular and effective supervision to those individuals performing services which directly and materially affect the quality and competence rendered by the reserve specialist. A reserve specialist shall maintain such records as are reasonably necessary to establish that the reserve specialist exercised regular and effective supervision of a reserve duty of which he was in responsible charge. A reserve specialist engaged in any of the following acts or practices shall be deemed not to have rendered the regular and effective supervision required herein:

1. The regular and continuous absence from principal office premises from which professional services are rendered; expect for performance of field work or presence in a field office maintained exclusively for a specific project:
2. The failure to personally inspect or review the work of subordinates where necessary and appropriate;
3. The rendering of a limited, cursory or perfunctory review of plans or projects in lieu of an appropriate detailed review;
4. The failure to personally be available on a reasonable basis or with adequate advanced notice for consultation and inspection where circumstances require personal availability.

SPECIAL ASSESSMENT: An assessment levied on the members of an association in addition to regular assessments. Special Assessments are often regulated by Governing Documents or local statutes. "Since we need a new roof and there wasn't enough money in the Reserve fund, we had to pass a special assessment."

SURPLUS: An actual (or projected) Reserve Balance greater than the Fully Funded Balances. See Deficit".

USEFUL LIFE (UL): Total Useful Life or Depreciable Life. The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed in its present application or installation.