

Sample Golf Community

Reserve Management Plan

Type 1

Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2019



Sample Golf Community
Reserve Management Plan

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Nevada, New Mexico, Texas
Utah, Washington
Acapulco, Mexico

Preparer's Report on Reserve Study Reserve Management Plan

Type I Reserve Study With On-Site Analysis For 30-Year Projection Period Beginning January 1, 2019

Board of Directors
Sample Golf Community
Anywhere, Arizona

Description of Reserve Management Plan Engagement and Reserve Study Report

A reserve management plan engagement involves the reserve professional providing assistance to management of Sample Golf Community by helping them identify key factors, develop assumptions, gather and assemble information, and develop a financial model so they may consider the results based upon their stated assumptions.

A Type I reserve study engagement is based on an on-site analysis. The on-site analysis of Sample Golf Community upon which this reserve management plan is based was performed by Gary Porter, RS of Facilities Advisors International LLC on April 20, 2018.

The attached basic financial exhibits and disclosures comprise a Type I Reserve Study report of Sample Golf Community. The basic financial exhibits comprising this reserve study report are the statement of position and summary component list as of January 1, 2019, statements of projected cash flows and expenditures for the 30-year period beginning January 1, 2019, and related disclosures that provide important information regarding the basic financial exhibits.

Management's Responsibility for Reserve Study

The Governing Body of Sample Golf Community is responsible for the preparation and fair presentation of this reserve study report in accordance with Generally Accepted Reserve Study Principles.

Reserve Professional's Responsibility

Our responsibility is to perform our reserve management plan engagement and compile the reserve study report in accordance with Generally Accepted Reserve Study Standards.

Report on Reserve Study

Our reserve management plan engagement was performed in accordance with Generally Accepted Reserve Study Standards. A reserve study involves performing procedures to identify, quantify and evaluate condition of components based upon a visual observation for the purpose of making a financial projection. The procedures selected are based on the reserve professional's judgment. We believe that the procedures we have performed are sufficient and appropriate to support the reserve study report as presented. We are not responsible for any events subsequent to the date of this report.

We have compiled the accompanying reserve study report of Sample Golf Community, comprised of the financial exhibits referred to above in accordance with Generally Accepted Reserve Study Principles.

This reserve study report was prepared using software meeting the reserve study calculation and software standards of the International Capital Budgeting Institute.

We are not aware of any material modifications that should be made to the financial exhibits referred to above, based upon the stated significant assumptions and exclusions, for them to be presented in conformity with Generally Accepted Reserve Study Principles.

This reserve study report is restricted to the management and members of the Sample Golf Community, and should not be relied upon by others not involved in the establishment of the significant assumptions and exclusions upon which this report is based. Readers of the reserve study report should consider the significant assumptions, excluded components, and general exclusions in forming their own conclusions regarding the reserve study report.

Required Supplementary Information

Generally Accepted Reserve Study Standards require that the component list compiled at the major or minor component level be presented to supplement the basic financial exhibits. This component list is the responsibility of the Sample Golf Community's management and was used to prepare the basic financial exhibits. The information contained in this list has been subjected to the procedures applied in the compilation of the reserve study report, and we are not aware of any material modifications that should be made thereto.

Regulatory Information

In the case of common interest realty associations located in the U.S.A., Generally Accepted Reserve Study Standards require that regulatory disclosures be presented to supplement the basic financial exhibits. Regulatory Disclosures consist of supplemental information required by the Financial Accounting Standards Board and any disclosures required by state or local jurisdictions. Such information is the responsibility of the Sample Golf Community's management and was derived from the component list used to prepare the reserve study report. The information has been subjected to the procedures applied in the compilation of the basic reserve study report, and we are not aware of any material modifications that should be made thereto.

Facilities Advisors International LLC
Pierre del Rosario, RS
July 29, 2018



Statement of Position

Projection period: January 1, 2019 to 2046
 Type of Project: Condominium
 Number of Units: 4,750
 Location: Anywhere, Arizona
 Project Construction date: October 1, 1992
 On-Site analysis performed by: Gary Porter, RS, FMP, CPA
 Component analysis performed by: Gary Porter, RS, FMP, CPA
 Report prepared by: Pierre del Rosario, RS

No special assessments are considered necessary during the 30-year projection period.

Current Replacement Cost of All Components	\$ 29,254,592
Future Replacement Cost of All Components	\$ 48,748,575
Projected Balance of Reserve Funds at January 1, 2019	\$ 8,650,000
100% Funded Amount at January 1, 2019	\$ 14,961,406
Percent Funded at January 1, 2019	\$57.81 %
Reserve (Surplus)/Deficit – Average per Unit at January 1, 2019	\$ 1,328
Projected Reserve Contribution	\$ 3,000,000
Average Annual Reserve Contribution Per Unit	\$ 631
Monthly Reserve Contribution First Year of Projection	\$ 250,000
Average Monthly Reserve Contribution Per Unit	\$ 52
Projected Special Assessment	\$ 0
Projected Inflation Rate	3.00 %
Projected Interest Rate	1.00 %

Components Excluded from This Report

Major Component	Reason Excluded
Building Structures	Lifetime Component
Utilities - Underground and in Structure	Long-lived Component – Never previously included in study, and Excluded per Board decision
Street Base	Lifetime Component
Irrigation Lines and Sprinklers	Included in Operating Budget

Summary of major components is presented on next page

See Preparer’s Report
See Summary of Significant Assumptions

Sample Golf Community

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Summary of Major Components

Categories	Estimated Useful Lives Years	Estimated Remaining Useful Lives Years	Estimated Future Replacement Cost
AECD	10	3	\$ 31,052
Duffers	4-20	4- 9	44,870
Fitness Center	4-50	0-30	1,257,679
Golf Course Maintenance	2-50	0-42	14,198,946
Golf Operations	4-40	0-28	1,092,484
Grounds & Landscaping	1-40	0-28	1,289,610
House Keeping	8	3	77,630
Lodge-Admin	1-20	4-15	124,982
Marina	3-50	0-42	1,772,481
New Buildings	10-40	0-16	274,317
Post Office	20-50	1- 7	457,123
Public Safety	3-40	0-37	5,507,485
Public Works	1-60	0-44	17,200,295
Recycle Center	8-20	4-11	54,886
Sconti Clubhouse	5-40	0-29	2,326,526
Sconti Main	10-25	1-14	79,069
Sconti Terrace	4-25	0-14	139,840
Swim Club	3-40	0-26	1,673,417
Tennis	5-45	0-26	1,000,324
Veranda	15-40	4-29	35,276
Wildcat	3-40	0-27	1,010,611
			<u>\$ 49,648,903</u>

Sample Golf Community

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Cash Flow - Annual

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/19 - 12/19	\$ 8,650,000.00	\$ 3,000,000.00	\$ 95,957.76	\$ 1,128,006.36	\$ 10,617,951.40
01/20 - 12/20	10,617,951.40	3,109,500.00	108,810.28	2,547,104.53	11,289,157.15
01/21 - 12/21	11,289,157.15	3,222,996.72	126,905.62	504,091.17	14,134,968.32
01/22 - 12/22	14,134,968.32	3,340,636.08	147,507.37	2,416,639.34	15,206,472.43
01/23 - 12/23	15,206,472.43	3,462,569.40	150,334.30	4,251,769.70	14,567,606.43
01/24 - 12/24	14,567,606.43	3,588,953.16	148,540.69	3,115,884.72	15,189,215.56
01/25 - 12/25	15,189,215.56	3,719,949.96	152,315.53	4,062,025.10	14,999,455.95
01/26 - 12/26	14,999,455.95	3,855,728.04	158,162.51	2,531,925.59	16,481,420.91
01/27 - 12/27	16,481,420.91	3,996,462.12	173,673.26	2,545,305.89	18,106,250.40
01/28 - 12/28	18,106,250.40	4,142,333.04	183,932.12	3,710,316.36	18,722,199.20
	<u>\$ 8,650,000.00</u>	<u>\$ 35,439,128.52</u>	<u>\$ 1,446,139.44</u>	<u>\$ 26,813,068.76</u>	<u>\$ 18,722,199.20</u>

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/29 - 12/29	\$ 18,722,199.20	\$ 4,293,528.24	\$ 198,660.96	\$ 2,284,505.42	\$ 20,929,882.98
01/30 - 12/30	20,929,882.98	4,450,242.00	212,763.86	4,216,288.95	21,376,599.89
01/31 - 12/31	21,376,599.89	4,612,675.80	216,103.82	4,628,765.41	21,576,614.10
01/32 - 12/32	21,576,614.10	4,781,038.44	214,182.09	5,395,013.06	21,176,821.57
01/33 - 12/33	21,176,821.57	4,955,546.40	214,443.36	4,972,400.72	21,374,410.61
01/34 - 12/34	21,374,410.61	5,136,423.84	224,634.55	3,249,650.82	23,485,818.18
01/35 - 12/35	23,485,818.18	5,323,903.32	242,747.60	4,062,581.32	24,989,887.78
01/36 - 12/36	24,989,887.78	5,518,225.80	256,335.36	4,387,246.22	26,377,202.72
01/37 - 12/37	26,377,202.72	5,719,641.00	276,988.53	3,569,696.86	28,804,135.39
01/38 - 12/38	28,804,135.39	5,928,407.88	299,213.25	4,283,597.27	30,748,159.25
	<u>\$ 18,722,199.20</u>	<u>\$ 50,719,632.72</u>	<u>\$ 2,356,073.38</u>	<u>\$ 41,049,746.05</u>	<u>\$ 30,748,159.25</u>

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/39 - 12/39	\$ 30,748,159.25	\$ 6,144,794.76	\$ 320,824.66	\$ 3,817,050.62	\$ 33,396,728.05
01/40 - 12/40	33,396,728.05	6,369,079.80	337,980.05	5,733,776.08	34,370,011.82
01/41 - 12/41	34,370,011.82	6,601,551.24	363,179.11	3,190,421.37	38,144,320.80
01/42 - 12/42	38,144,320.80	6,842,507.88	394,602.02	4,938,178.99	40,443,251.71
01/43 - 12/43	40,443,251.71	7,092,259.32	419,801.18	4,590,271.98	43,365,040.23
01/44 - 12/44	43,365,040.23	7,351,126.80	444,290.21	5,576,466.75	45,583,990.49
01/45 - 12/45	45,583,990.49	7,619,442.96	476,808.67	4,061,870.94	49,618,371.18
01/46 - 12/46	49,618,371.18	7,897,552.68	517,583.15	4,368,772.49	53,664,734.52
01/47 - 12/47	53,664,734.52	8,185,813.32	549,441.91	6,575,842.25	55,824,147.50
01/48 - 12/48	55,824,147.50	8,484,595.44	562,412.53	8,305,433.37	56,565,722.10
	<u>\$ 30,748,159.25</u>	<u>\$ 72,588,724.20</u>	<u>\$ 4,386,923.49</u>	<u>\$ 51,158,084.84</u>	<u>\$ 56,565,722.10</u>

Sample Golf Community

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures by Category

Category	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
AECD				\$ 31,051						
Duffers					27,985	5,882				23,504
Fitness Center	125,042	129,592		65,798	256,320	79,836	71,704	56,168	78,450	68,638
Golf Course Maintenance	490,949	977,205	121,305	453,173	1,920,158	423,151	2,232,507	359,387	218,683	413,221
Golf Operations	9,307	471,864	1,292	39,622	21,246	547,558	32,683	116,580		619,691
Grounds & Landscaping	25,179	111,526	21,498	199,064	86,626	278,132	95,109	107,968	116,992	53,630
House Keeping				77,629						
Lodge-Admin					68,536	74,356	42,414	43,686	44,997	46,347
Marina	73,883	259,661	3,553	61,549	6,168	29,178	58,167	14,354	19,284	162,744
New Buildings	10,603	28,896	26,892	4,414			1,030	65,207		
Post Office		5,331	155,447					296,344		
Public Safety	1,979	36,858		831,461	124,792	255,190	145,419	102,351	737,888	46,690
Public Works	63,126	243,076	30,901	483,300	1,060,122	1,235,361	1,225,766	1,219,971	1,295,530	1,884,020
Recycle Center					5,711		38,778			
Sconti Clubhouse	32,476	124,917	43,067	101,140	388,256	4,941	85,964	47,181		253,749
Sconti Main		7,840			31,983					33,105
Sconti Terrace	4,567				26,729				5,785	13,904
Swim Club	204,404	63,556		41,676	78,016	84,217	17,184	50,286	2,057	9,375
Tennis	53,161	63,166	81,562	25,535	62,868	22,261	8,179	45,336	25,636	58,387
Veranda					7,424					18,273
Wildcat	33,326	23,612	18,570	1,219	78,822	75,814	7,114	7,101		5,031
	\$ 1,128,006	\$ 2,547,104	\$ 504,091	\$ 2,416,639	\$ 4,251,769	\$ 3,115,884	\$ 4,062,025	\$ 2,531,925	\$ 2,545,305	\$ 3,710,316

Sample Golf Community

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
AECD				\$ 41,731						
Duffers				7,451	13,815			8,387		27,584
Fitness Center	47,347	168,154	115,066	48,346	424,575	18,892	190,484	91,551	20,215	51,412
Golf Course Maintenance	509,526	1,240,772	2,105,499	1,517,436	941,796	513,225	905,474	987,435	1,260,595	640,760
Golf Operations	13,639	26,130	6,034	895,915	3,377	35,693		765,926	85,913	
Grounds & Landscaping	55,920	165,069	109,971	236,228	93,334	80,497	159,688	41,936	171,050	63,243
House Keeping		98,339								124,573
Lodge-Admin	47,737	49,169	50,644	52,163	92,106	158,116	57,000	58,711	60,472	62,286
Marina	33,825	247,252	105,702	11,178	8,289	119,061		8,051	82,933	
New Buildings	38,721		27,501	5,932		54,675	43,707	38,391		
Public Safety		161,195	105,991	755,632	55,263	145,467	209,845	293,990		168,604
Public Works	1,376,610	1,504,292	1,698,166	1,546,288	1,697,065	1,600,138	2,089,666	1,864,158	1,828,856	1,846,349
Recycle Center		10,395	7,234				52,115			
Sconti Clubhouse	43,645		97,723	178,102	244,451	5,534	105,858	12,748		1,067,839
Sconti Main				11,177	22,259					31,143
Sconti Terrace			6,511		123,883		7,328			5,694
Swim Club	58,420	6,290	59,052	58,274	498,488	492,727	85,935	114,493	34,176	64,244
Tennis	4,091	536,570	120,639	23,936	23,387	19,297	64,823	69,274	25,484	50,134
Veranda					10					11,567
Wildcat	55,017	2,656	13,022	5,216	730,294	6,324	90,651	32,189		68,159
	\$ 2,284,505	\$ 4,216,288	\$ 4,628,765	\$ 5,395,013	\$ 4,972,400	\$ 3,249,650	\$ 4,062,581	\$ 4,387,246	\$ 3,569,696	\$ 4,283,597

Sample Golf Community

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
AECD				\$ 56,083						
Duffers		9,439			18,567	10,624				42,451
Fitness Center	292,781	325,917	54,182	242,459	368,748	111,205	163,510	18,170	290,196	32,140
Golf Course Maintenance	365,359	1,016,244	578,376	588,230	995,029	587,511	775,891	717,579	1,045,500	1,342,795
Golf Operations	22,912	925,444	2,333	10,014	11,286	1,017,851		36,687	167,739	1,083,179
Grounds & Landscaping	108,147	337,765	172,099	478,348	51,576	130,472	121,653	63,048	410,528	59,791
House Keeping								157,805		
Lodge-Admin	64,155	66,079	68,062	70,104	123,783	127,497	83,608	78,902	81,269	83,707
Marina	60,122	552,049	22,946	15,022	158,443	55,886		115,648		1,229,309
New Buildings		3,295	4,063	7,972		9,515	52,009			
Post Office		9,628						336,970		
Public Safety	134,267			1,245,848	78,293	521,165	262,644	368,909	1,463,436	47,833
Public Works	2,209,842	2,172,110	2,120,621	1,949,892	2,203,348	2,320,448	2,311,186	2,305,953	2,934,038	3,216,200
Recycle Center	9,165						70,038		11,609	
Sconti Clubhouse	58,656	91,756	18,026	180,542	224,667	391,628	54,717			854,836
Sconti Main					21,662	15,937				59,791
Sconti Terrace	8,248				41,673				10,448	25,112
Swim Club	372,145	86,710	18,474	59,287	52,773	136,168	73,418	48,230	25,774	56,443
Tennis	41,522	98,068	124,428	32,168	148,599	100,734	55,156	79,920	127,173	29,297
Veranda										42,571
Wildcat	69,723	39,265	6,806	2,203	91,817	39,819	38,036	40,945	8,126	99,971
	<u>\$ 3,817,050</u>	<u>\$ 5,733,776</u>	<u>\$ 3,190,421</u>	<u>\$ 4,938,178</u>	<u>\$ 4,590,271</u>	<u>\$ 5,576,466</u>	<u>\$ 4,061,870</u>	<u>\$ 4,368,772</u>	<u>\$ 6,575,842</u>	<u>\$ 8,305,433</u>

Sample Golf Community

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Category Summary

Category	Replace Date	Replace Life	Current Cost	Future Cost
AECD	07/22-07/22	3:06 - 3:06	\$ 28,000.00	\$ 31,051.91
Duffers	07/23-07/28	4:06 - 9:06	42,250.00	50,751.75
Fitness Center	05/19-05/49	0:04 -30:04	1,002,294.00	1,346,315.08
Golf Course Maintenance	01/19-07/61	0:00 -42:06	10,284,348.40	14,201,768.50
Golf Operations	03/19-07/47	0:02 -28:06	872,679.00	1,096,600.64
Grounds & Landscaping	07/19-07/47	0:06 -28:06	987,222.00	1,320,359.87
House Keeping	07/22-07/22	3:06 - 3:06	70,000.00	77,629.78
Lodge-Admin	07/23-07/34	4:06 -15:06	128,200.00	164,960.85
Marina	07/19-07/61	0:06 -42:06	964,750.00	1,772,483.12
New Buildings	05/19-05/35	0:04 -16:04	212,980.00	274,318.39
Post Office	07/20-07/26	1:06 - 7:06	386,895.00	457,123.42
Public Safety	07/19-07/56	0:06 -37:06	3,087,100.00	5,712,267.92
Public Works	07/19-07/63	0:06 -44:06	8,306,400.30	18,335,014.62
Recycle Center	07/23-07/30	4:06 -11:06	44,400.00	54,885.76
Sconti Clubhouse	07/19-07/48	0:06 -29:06	1,541,048.50	2,326,526.64
Sconti Main	07/20-07/33	1:06 -14:06	64,500.00	79,068.92
Sconti Terrace	07/19-07/33	0:06 -14:06	98,900.00	139,842.15
Swim Club	05/19-05/45	0:04 -26:04	1,225,626.60	1,690,856.13
Tennis	05/19-05/45	0:04 -26:04	771,865.00	1,011,435.44
Veranda	07/23-07/48	4:06 -29:06	24,306.90	35,275.89
Wildcat	05/19-05/46	0:04 -27:04	721,593.70	1,023,397.86
			<u>\$ 30,865,359.40</u>	<u>\$ 51,201,934.64</u>

Disclosures

Site Analysis

Sample Golf Community is a planned development association located in Anywhere, Arizona. The Association consists of 4,750 units encompassing approximately 5,000 acres.

The site analysis was performed on April 20, 2018 by Gary Porter, RS, FMP, CPA of Facilities Advisors International LLC. The Association manager was interviewed during the site analysis regarding component existence, maintenance activities, dates last repaired/replaced, and actual or bid costs, if known. Site analysis procedures included:

- Review of Google Earth satellite images
- Tour of Association common areas
- Identification and quantification / measurement of common area components
- Component condition assessment

The site analysis was performed as a limited scope visual observation. No destructive or invasive testing was performed. The condition of components may be assessed differently if destructive / invasive testing was performed, but such testing is beyond the scope of a reserve study.

Component Analysis

Components considered for inclusion in the reserve study report are all those components that are the maintenance responsibility of the Association that are anticipated to require future major repair or replacement under the assumption that such components are subject to normal maintenance activities and normal wear and tear. Components with a useful life of less than two years or a cost of \$1,000 have generally been excluded from this analysis, as such items are considered to be part of the Association's operating budget.

The component list was compiled based upon the previous reserve study, the tour of association common areas, inquiry of Association management and maintenance staff, and selected vendors providing maintenance services to the Association. The component list is believed to be complete, except for the exclusions noted below, which are considered normal exclusions.

Estimated future major repair and replacement costs are generally based on current replacement costs projected to estimated repair or replacement date, applying an inflation factor of 3.00% for the entire 30-year financial projection period.

Current estimated replacement costs are derived from a variety of sources including; actual prior costs, current bids, vendor or contractor estimates, management's estimates, Facilities Advisors International's cost database, or cost estimator manuals. This data is considered reliable and has been relied upon in the determination of current cost. Current cost includes material or product cost, labor, overhead, delivery, and sales tax.

See Preparer's Report
See Summary of Significant Assumptions



General Exclusions from the analysis are:

Excluded Conditions	Reason for Exclusion
Building code or zoning violations or upgrades	Outside scope of study
Structural stability or engineering analysis	Outside scope of study
Environmental conditions *	Outside scope of study
Geological stability or soil conditions	Outside scope of study
Soil contamination	Outside scope of study
Hydrological conditions	Outside scope of study
Mold or fungus	Outside scope of study
Termites or other pest control	Outside scope of study
Risks of wildfire, flood or seismic activity	Outside scope of study
Water quality or testing	Outside scope of study
Illegal or controlled substances	Outside scope of study
Building values or appraisals	Outside scope of study
Adequacy of efficiency of any system or component	Outside scope of study
Information not provided by the association necessary to identify all components	Outside scope of study

* Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or other environmental hazards.

Financial Analysis

The financial projection was prepared using the pooled cash flow method. Under this method, aggregate expenditures are projected to future estimated repair or replacement dates considering inflation at 3.00%. Actual expenditures may vary from estimated expenditures, and the differences may be significant.

Reserve fund revenues consist of member assessments and interest earned (and other income). Interest income has been estimated at 1.00%. The funding plan does not contain an income tax expense related to interest earned, as income taxes are paid from the operating fund. The projected annual assessment has been subjected to an annual increase factor for the projection period. This annual assessment adjustment factor is necessary to counteract the effects of inflation on projected expenditures.

Replacement reserves are funded at a level of 57.81% as of January 1, 2019 using the inflation adjusted method of calculating percent funded.

The beginning balance of reserve funds was estimated at \$ 8,650,000, based on information provided by management. The beginning balance of reserve funds was provided by Association management.

See Preparer’s Report
 See Summary of Significant Assumptions

Significant Assumptions

The following significant assumptions were used in the preparation of this reserve study report. If the actual replacement costs or remaining lives vary from the assumptions used in this analysis, the impact could be significant on future assessments. Accordingly, an annual review of the analysis is necessary to see if the Board, within its authority, should increase the regular assessments, pass special assessments or reschedule future replacement dates.

- Generally, only long-term major repair and replacement activities for components with a life of 2 years or longer and a cost of \$1,000 or more have been considered in this analysis. A group of items with individual cost of less than \$1,000 are included if the aggregate cost exceeds \$1,000.
- The Board of Directors will implement and/or continue preventive maintenance and repair programs to prevent abnormal deterioration of the common areas.
- The analysis assumes that no unusual conditions will occur, such as weather, vandalism, unusual use, or unforeseen obsolescence.
- Measurements and quantities were obtained by count, measurement, or estimation from plans provided by the Board of Directors unless otherwise noted, and are assumed to be a close approximation to actual.
- Proper construction and installation of all improvements is assumed, unless otherwise noted.
- This analysis assumes that the Association membership wishes to continue the use and maintenance of all amenities currently in place.
- The Association carries comprehensive property insurance to cover most insurable property risks.
- Current financial information was supplied by the Board of Directors and is assumed to be reasonably accurate as of the date of this analysis. Funded cash balances were not audited nor confirmed directly with financial institutions as a part of this analysis.
- The Association will collect and set aside reserve assessments on an annual basis as set forth in the funding plan projection, in order that sufficient funds will be available when expenditures are scheduled or necessary.
- The Board of Directors does not anticipate any special assessments other than those that may be scheduled as part of the attached 30-year funding projection.
- Interest rate of 1.00% is used in the funding plan.
- Inflation rate of 3.00% is used in the funding plan.

See Preparer's Report
See Summary of Significant Assumptions

Sample Golf Community

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

FASB Supplementary Information on Future Major Repairs and Replacements

Category	Estimated Remaining Useful Lives Life YY:MM	Estimated Future Replacement Cost	2019 Funding Requirement	Components of Fund Balance at 12/31/2018
AECD	3:06	\$ 31,052	\$ 2,777	\$ 9,820
Duffers	4:06 - 9:06	44,870	4,045	12,136
Fitness Center	0:04 -30:04	1,257,679	86,710	362,605
Golf Course Maintenance	0:00 -42:06	14,198,946	647,851	3,517,650
Golf Operations	0:02 -28:06	1,092,484	132,597	287,720
Grounds & Landscaping	0:06 -28:06	1,289,610	96,637	316,632
House Keeping	3:06	77,630	8,680	21,244
Lodge-Admin	4:06 -15:06	124,982	43,931	19,619
Marina	0:06 -42:06	1,772,481	76,449	282,849
New Buildings	0:04 -16:04	274,317	10,886	82,700
Post Office	1:06 - 7:06	457,123	11,641	179,578
Public Safety	0:06 -37:06	5,507,485	242,074	654,206
Public Works	0:06 -44:06	17,200,295	1,445,364	1,405,628
Recycle Center	4:06 -11:06	54,886	4,572	8,920
Sconti Clubhouse	0:06 -29:06	2,326,526	105,643	442,023
Sconti Main	1:06 -14:06	79,069	4,549	21,254
Sconti Terrace	0:06 -14:06	139,840	7,033	27,510
Swim Club	0:04 -26:04	1,673,417	72,605	474,267
Tennis	0:04 -26:04	1,000,324	45,863	302,416
Veranda	4:06 -29:06	35,276	1,474	6,932
Wildcat	0:04 -27:04	1,010,611	44,571	214,297
		<u>\$ 49,648,903</u>	<u>\$ 3,095,952</u>	<u>\$ 8,650,000</u>

Sample Golf Community

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Summary

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
AECD								
Jeep Cher. (2005)	7/2022	\$ 28,000.00	1 Each	\$ 28,000	10:00	10:00	3:06	\$ 31,051
				\$ 28,000				\$ 31,051
Duffers								
Dry Storage Shelving @ 50%	7/2023	\$ 3,500.00	1 Job	\$ 3,500	15:00	15:00	4:06	\$ 3,997
Freez. / Refrig (2 Door)	7/2028	7,500.00	1 Job	7,500	20:00	20:00	9:06	9,931
Ice Mach / Bins @ 50%	7/2023	4,000.00	1 Job	4,000	10:00	10:00	4:06	4,569
Ice Makers / Bins @ 50%	7/2023	5,000.00	1 Job	5,000	10:00	10:00	4:06	5,711
Misc. Equip. @ 50%	7/2024	5,000.00	1 Job	5,000	4:00	4:00	5:06	5,882
Range / Grill / Fryers @ 50%	7/2023	12,000.00	1 Job	12,000	15:00	15:00	4:06	13,707
SS Pot / Pan Slnk	7/2028	2,750.00	1 Job	2,750	20:00	20:00	9:06	3,641
SS Work Surfaces @ 50%	7/2028	2,500.00	1 Job	2,500	20:00	20:00	9:06	3,310
				\$ 42,250				\$ 50,751
Fitness Center								
18" Flat Screen TV	5/2022	\$ 1,000.00	17 Each	\$ 17,000	7:00	7:00	3:04	\$ 18,760
AHU 13,800 CFM	7/2022	12,325.00	1 Allow	12,325	7:00	7:00	3:06	13,668
Aluminum Storefront Glass System	7/2023	42.00	800 Allow	33,600	4:00	4:00	4:06	38,380
Assistrd Dip	7/2022	3,000.00	1 Each	3,000	15:00	23:02	3:06	3,326
Bath & Lockers Remodel	7/2023	100,000.00	1 Job	100,000	19:00	19:00	4:06	114,226
Bench - Fitness	7/2023	500.00	4 Each	2,000	15:00	15:00	4:06	2,284
Cable Cross	5/2023	5,000.00	1 Each	5,000	10:00	10:00	4:04	5,683
Carpet	7/2023	6.00	5,200 SF	31,200	10:00	10:00	4:06	35,638
Chlorination System - Pool	5/2019	9,000.00	1 Each	9,000	14:00	14:00	0:04	9,089
Condenser Unit	5/2030	10,000.00	1 Each	10,000	14:00	14:00	11:04	13,979
Desert Aire System	7/2019	45,000.00	1 Allow	45,000	7:00	7:00	0:06	45,670
Door - Exterior Metal / Glass	5/2019	2,000.00	1 Each	2,000	20:00	20:00	0:04	2,019
Drinking Fountain	8/2032	1,000.00	2 Each	2,000	16:00	16:00	13:07	2,988
Dry Sauna	5/2020	6,000.00	1 Each	6,000	13:00	13:00	1:04	6,241

Sample Golf Community

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Summary

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Fitness Center								
Eliptical Machine Octane	5/2019	\$ 3,500.00	2 Each	\$ 7,000	4:00	4:00	0:04	\$ 7,069
Eliptical Machine Percor	7/2023	5,000.00	2 Each	10,000	12:00	12:00	4:06	11,422
Filter	7/2023	1,800.00	4 Each	7,200	10:00	17:02	4:06	8,224
Fitness Lobby Refurbishing	5/2020	10,000.00	1 Job	10,000	21:00	21:00	1:04	10,401
Free Weights / Plates	7/2022	9,000.00	1 Each	9,000	16:00	16:00	3:06	9,980
Furniture Juice Bar	5/2020	8,000.00	1 Lot	8,000	21:00	21:00	1:04	8,321
Furniture Natatorium	5/2019	2,500.00	1 Lot	2,500	5:00	5:00	0:04	2,524
Gutters & Downspouts - Aluminum	5/2024	6.50	520 LF	3,380	25:00	25:00	5:04	3,957
Handrails Pool/Spa	7/2023	2,000.00	1 Each	2,000	10:00	10:00	4:06	2,284
Heat Pumps	7/2020	19,000.00	1 Allow	19,000	12:00	12:00	1:06	19,861
Heater - Pool	5/2030	10,000.00	1 Each	10,000	15:00	15:00	11:04	13,979
Heater - Spa	7/2023	4,000.00	1 Each	4,000	4:00	4:00	4:06	4,569
HVAC Unit	7/2022	8,000.00	2 Each	16,000	18:00	18:00	3:06	17,743
Lap Pool	7/2033	171,275.00	1 Allow	171,275	25:00	25:00	14:06	262,926
Light - Ceiling Hanging	3/2036	780.00	18 Each	14,040	20:00	20:00	17:02	23,320
Plate Loader	5/2020	10,000.00	1 Lot	10,000	21:00	21:00	1:04	10,401
Pool - Tile	5/2019	22.00	277 Lf	6,094	20:00	20:00	0:04	6,154
Pool Deck - Drains	5/2025	28.50	280 Each	7,980	10:00	10:00	6:04	9,622
Pool Deck - Rubber	5/2028	14.50	2,800 SF	40,600	15:00	15:00	9:04	53,498
Pool Replaster	5/2019	40,000.00	1 Job	40,000	20:00	20:00	0:04	40,396
Recumbent	5/19 - 7/23	2,500.00	8 Each	20,000	4:00	10:07	2:03	21,417
Roof - Metal - Aluminum	5/2049	5.00	16,500 SF	82,500	50:00	50:00	30:04	202,231
Roof - Rubber Membrane Application	7/2024	6.00	1,420 SF	8,520	18:00	18:00	5:06	10,024
Row Machine	7/2023	2,000.00	3 Each	6,000	19:00	19:00	4:06	6,853
Saline Filter System	7/2024	9,000.00	1 Allow	9,000	7:00	7:00	5:06	10,588
Saline System - Spa	7/2025	9,000.00	1 Each	9,000	12:00	12:00	6:06	10,906
Sauna Heater	7/2024	1,500.00	1 Each	1,500	10:00	10:00	5:06	1,764

Sample Golf Community

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Summary

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Fitness Center								
Selectorized Equipment	5/2020	\$ 60,000.00	1 Lot	\$ 60,000	10:00	10:00	1:04	\$ 62,411
Shelves Apparel	5/2024	2,500.00	1 Lot	2,500	16:00	16:00	5:04	2,926
Siding - Hardie, Replace	5/2039	8.00	5,700 SF	45,600	40:00	40:00	20:04	83,174
Smith Machine	5/2024	5,000.00	1 Each	5,000	10:00	10:00	5:04	5,853
Spa - Replaster	5/2019	4,000.00	1 Job	4,000	4:00	4:00	0:04	4,039
Spa - Tile	7/2025	18.00	85 each	1,530	17:00	17:00	6:06	1,854
Spinning Cycle	7/2025	900.00	3 Each	2,700	6:00	6:00	6:06	3,271
Steper	5/19 - 7/25	3,000.00	2 Each	6,000	5:00	12:07	3:05	6,665
Stepmill	7/2025	5,000.00	1 Each	5,000	5:00	5:00	6:06	6,059
Treadmill	7/2025	5,000.00	6 Each	30,000	5:00	5:00	6:06	36,354
True Stretch	5/2022	2,100.00	1 Each	2,100	8:00	8:00	3:04	2,317
Upper Boddy Cardio	7/2024	5,000.00	1 Each	5,000	18:00	18:00	5:06	5,882
Wall Acrylic	5/2024	35.00	240 Sf	8,400	25:00	25:00	5:04	9,834
Wall Door Glass	5/2024	950.00	1 Each	950	25:00	25:00	5:04	1,112
Whirlpool	7/2024	6,800.00	1 Allow	6,800	7:00	7:00	5:06	8,000
Wood Flooring	4/2020	4,000.00	1 Job	4,000	4:00	4:00	1:03	4,150
				\$ 1,002,294				\$ 1,346,315
Golf Course Maintenance								
2000 Chevy Pickup 4x4	7/2020	\$ 35,000.00	1 Each	\$ 35,000	10:00	10:00	1:06	\$ 36,586
2005 Ford F-450 Dump Truck	7/2022	30,745.00	1 Each	30,745	12:00	12:00	3:06	34,096
2007 Chevy 1500 4X4	7/2022	28,095.00	1 Each	28,095	10:00	10:00	3:06	31,157
2012 Chevy Silverado	7/2022	27,400.00	1 Each	27,400	10:00	10:00	3:06	30,386
4720 John Deere Tractor (2)	7/2026	25,900.00	2 Each	51,800	15:00	15:00	7:06	64,656
7 Greens Fans w Installation	7/2023	33,697.00	1 Each	33,697	7:00	7:00	4:06	38,490
Agrimental Blower	7/2022	5,000.00	2 Each	10,000	10:00	19:00	3:06	11,089
Belaire Elite 7.5HP Compressor	7/2026	3,000.00	1 Each	3,000	15:00	15:00	7:06	3,744
Big Tex Trailer	7/2027	4,046.00	1 Each	4,046	15:00	15:00	8:06	5,201

Sample Golf Community

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Summary

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Golf Course Maintenance								
Blower For Ventrac Mower	7/2022	\$ 4,505.00	1 Each	\$ 4,505	7:00	7:00	3:06	\$ 4,996
Booster Pump Cherokee 2	7/2019	14,000.00	1 Each	14,000	19:00	19:00	0:06	14,208
Booster Pump Cherokee 7	7/2030	13,000.00	1 Each	13,000	15:00	15:00	11:06	18,262
Buffalo Blower (2)	7/2020	10,546.00	2 Each	21,092	7:00	7:00	1:06	22,048
Building Reconfiguration	7/2030	90,000.00	1 Each	90,000	20:00	20:00	11:06	126,435
Bunker Renovation	7/2025	340,000.00	1 Each	340,000	30:00	30:00	6:06	412,022
Carbtrol Waste Water Recycler	7/2023	38,540.00	1 Each	38,540	15:00	15:00	4:06	44,022
Case TF300 Trencher	7/2023	20,000.00	1 Each	20,000	20:00	20:00	4:06	22,845
CAT 303.5E Mini Excavator	7/2029	44,000.00	1 Each	44,000	15:00	15:00	10:06	60,012
Caterpillar 416 D	7/2026	61,200.00	1 Each	61,200	20:00	20:00	7:06	76,388
Cherokee cart Path	7/2031	298,000.00	1 Each	298,000	17:00	17:00	12:06	431,202
Cherokee Course Renovation	7/2031	609,949.00	1 Each	609,949	25:00	25:00	12:06	882,589
Cherokee Covered Bridge	7/2031	1,500.00	1 Each	1,500	20:00	20:00	12:06	2,170
Cherokee Irrigation System	7/2023	500,000.00	1 Each	500,000	40:00	40:00	4:06	571,133
Cherokee Pump Station Refurb	7/2031	180,000.00	1 Each	180,000	20:00	20:00	12:06	260,458
Chevy Colorado	7/2025	33,000.00	1 Each	33,000	10:00	10:00	6:06	39,990
Choctaw Cart Path	7/2033	220,000.00	1 Each	220,000	17:00	17:00	14:06	337,724
Choctaw Course Renovation	7/2032	823,513.00	1 Each	823,513	25:00	25:00	13:06	1,227,362
Choctaw Covered Bridge	7/2022	7,800.00	1 Each	7,800	20:00	20:00	3:06	8,650
Choctaw irrigation System	7/2023	500,000.00	1 Each	500,000	40:00	40:00	4:06	571,133
Choctaw Pump Station Refurb	7/2019	150,000.00	1 Each	150,000	12:00	12:00	0:06	152,233
Choctaw Rock Veneer Bridge	7/2033	3,880.00	1 Each	3,880	25:00	25:00	14:06	5,956
Core Collectors (2)	7/2021	2,500.00	2 Each	5,000	7:00	7:00	2:06	5,383
Country Boy Trailer	7/2020	1,500.00	1 Each	1,500	15:00	15:00	1:06	1,568
Creek Cart Path	7/2029	133,698.00	1 Each	133,698	17:00	17:00	10:06	182,354
Creek Course Renovation	7/2025	834,475.00	1 Each	834,475	25:00	25:00	6:06	1,011,242
Creek Covered Bridge	7/2022	8,900.00	1 Each	8,900	20:00	30:00	3:06	9,870

Sample Golf Community

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Summary

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Golf Course Maintenance								
Creek Irrigation System	7/2020	\$ 525,000.00	1 Each	\$ 525,000	40:00	40:00	1:06	\$ 548,801
Creek Pump Station Refurb	7/2023	200,000.00	1 Each	200,000	12:00	12:00	4:06	228,453
Cushman Hauler Pro 72V (3 units)	7/2022	17,777.00	2 Each	35,554	6:00	6:00	3:06	39,429
Custom Hole Signs	1/2028	700.00	27 Each	18,900	15:00	15:00	9:00	24,660
Equipment Lift	7/2025	5,000.00	1 Each	5,000	20:00	20:00	6:06	6,059
EZ Go Carts	7/2023	10,000.00	2 Each	20,000	5:00	5:00	4:06	22,845
Foley Bedknife Grinder	7/2037	19,000.00	1 Each	19,000	25:00	25:00	18:06	32,827
Foley Reel Grinder	7/2027	39,130.00	1 Each	39,130	15:00	15:00	8:06	50,306
Gas Tanks	7/2023	30,000.00	2 Each	60,000	15:00	24:00	4:06	68,536
Golf Course Ice Machines (3 units)	7/2024	6,000.00	3 Each	18,000	10:00	10:00	5:06	21,177
Golf Course Irrigation Controllers (27)	7/2023	81,000.00	1 Each	81,000	15:00	15:00	4:06	92,523
Golf Course Restroom	7/2026	28,648.00	1 Each	28,648	27:00	27:00	7:06	35,758
Golf Course Rock Walls	7/25 - 7/40	5,000.00	2 Each	10,000	25:00	25:00	14:00	15,499
Golf Maintenance Building Refurbish	7/2031	90,000.00	1 Each	90,000	20:00	20:00	12:06	130,229
Golf Maintenance Building Replacement	7/2061	350,000.00	1 Each	350,000	50:00	50:00	42:06	1,229,277
Golf Maintenance Chemical Storage Bldg	7/2040	105,000.00	1 Each	105,000	30:00	30:00	21:06	198,239
Golf Maintenance Shed Replacement	7/2020	102,000.00	1 Each	102,000	40:00	40:00	1:06	106,624
Golf Mintenance Auto Gate	7/2019	14,500.00	1 Each	14,500	20:00	20:00	0:06	14,715
Green Renovation - Cherokee	7/2036	500,000.00	1 Each	500,000	30:00	30:00	17:06	838,728
Green Renovation - Choctaw	7/2037	550,000.00	1 Each	550,000	30:00	30:00	18:06	950,279
Green Renovation - Creek	7/2030	480,000.00	1 Each	480,000	30:00	30:00	11:06	674,325
Greens Fan Choctaw #9	7/2022	3,615.00	1 Each	3,615	7:00	7:00	3:06	4,009
Hand-held Radios (5)	1/19 - 7/23	1,990.00	5 Each	9,950	5:00	9:07	3:00	10,883
JD 260 Loader	7/2022	35,000.00	1 Each	35,000	15:00	15:00	3:06	38,814
JD 7500Fairway Mower	7/2022	51,512.00	1 Each	51,512	7:00	7:00	3:06	57,126
John Deere 1500 Aerator	7/2024	25,000.00	1 Each	25,000	10:00	10:00	5:06	29,413
John Deere 220E Walk Mower	7/2020	12,500.00	7 Each	87,500	5:00	5:00	1:06	91,466

Sample Golf Community

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Summary

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Golf Course Maintenance								
John Deere 22B Trailer	7/2020	\$ 2,187.00	3 Each	\$ 6,561	10:00	10:00	1:06	\$ 6,858
John Deere 22B Trailer (4 units)	7/2026	8,530.00	1 Each	8,530	10:00	10:00	7:06	10,647
John Deere 260E Walk Mower (2)	7/2023	24,000.00	1 Each	24,000	5:00	5:00	4:06	27,414
John Deere 3235 Fairway Mower	7/2023	49,961.00	1 Each	49,961	5:00	19:00	4:06	57,068
John Deere 7500 Fairway Mower	7/19 - 7/20	48,900.00	2 Each	97,800	7:00	7:00	1:00	100,745
John Deere 7500 Fairway Mower	7/2023	49,961.00	1 Each	49,961	5:00	5:00	4:06	57,068
John Deere 8700 E Fairway Mower	7/2019	48,100.00	1 Each	48,100	11:00	11:00	0:06	48,816
John Deere Pro Gator	7/2022	20,703.00	1 Each	20,703	10:00	10:00	3:06	22,959
John Deere Pro Gator 2010	7/2022	22,400.00	1 Each	22,400	5:00	5:00	3:06	24,841
John Deere Pro Gator 2020	7/2022	20,488.00	1 Each	20,488	5:00	14:00	3:06	22,721
John Deere TX Gator	7/2019	10,933.00	1 Each	10,933	5:00	5:00	0:06	11,095
John Deere TX Gator (3 units)	7/2020	33,351.90	1 Each	33,351	5:00	5:00	1:06	34,863
John Deere TX Gators (3)	7/2023	28,850.00	1 Each	28,850	5:00	5:00	4:06	32,954
Kawasaki Mule Utility	7/2024	10,000.00	1 Each	10,000	9:00	21:00	5:06	11,765
Magliner Trailer	7/2020	1,500.00	1 Each	1,500	15:00	15:00	1:06	1,568
Mid-size John Deere Utility Vehicle (2)	7/2024	21,214.00	1 Each	21,214	7:00	7:00	5:06	24,959
Post Lifts for Shop	7/2031	13,787.00	1 Each	13,787	20:00	20:00	12:06	19,949
Radio Repeater	7/2021	4,793.00	1 Each	4,793	7:00	7:00	2:06	5,160
Radio Repeater and Duplexer	7/19 - 7/24	4,793.00	1.5 Each	7,189	5:00	5:00	2:02	7,683
Replace Portion - Course Drainage	1/2019	30,000.00	1 Lump Su	30,000	2:00	2:00	0:00	30,000
Retaining Wall /Stairs at Club House	7/2042	25,000.00	1 Each	25,000	30:00	30:00	23:06	50,074
Retaining Wall Choc #9 Tee	7/2025	14,326.00	1 Each	14,326	20:00	20:00	6:06	17,360
Rock Wall Sconti Dam	7/2033	28,320.00	1 Each	28,320	25:00	25:00	14:06	43,474
Rock Walls Creek Course	7/2023	13,717.00	1 Each	13,717	25:00	25:00	4:06	15,668
Ryan JR Sod Cutter	7/2025	6,634.00	1 Each	6,634	10:00	10:00	6:06	8,039
Salsco Greens Roller	7/2024	14,820.00	1 Each	14,820	10:00	10:00	5:06	17,436
Salsco Rollers (2)	7/2023	29,731.00	1 Each	29,731	10:00	10:00	4:06	33,960

Sample Golf Community

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Summary

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Golf Course Maintenance								
Shop Ice Machine	7/2025	\$ 2,500.00	1 Each	\$ 2,500	7:00	7:00	6:06	\$ 3,029
Siphon Line Choctaw #9	7/2022	19,947.00	1 Each	19,947	15:00	15:00	3:06	22,121
Snow Plow	7/2024	6,212.00	1 Each	6,212	10:00	10:00	5:06	7,308
Tee Renovation	7/2025	325,000.00	1 Each	325,000	30:00	30:00	6:06	393,844
Thatching Reels	7/2021	9,688.00	1 Each	9,688	7:00	7:00	2:06	10,431
Tool Chest	7/2028	2,000.00	1 Each	2,000	20:00	20:00	9:06	2,648
Toro 1200 Sprayer	7/2020	30,000.00	1 Each	30,000	10:00	10:00	1:06	31,360
Toro 1750 Sprayer	7/2025	32,470.00	1 Each	32,470	10:00	10:00	6:06	39,348
Toro 2020 Trap Rake	7/2024	15,000.00	1 Each	15,000	10:00	23:00	5:06	17,648
Toro 3020 Trap Rake	7/2025	18,000.00	1 Each	18,000	10:00	23:00	6:06	21,812
Toro 3100 Trim Mower	7/22 - 7/24	40,000.00	3 Each	120,000	9:00	14:04	4:10	138,482
Toro 3420 IV Diesel (2)	7/2022	36,000.00	1 Each	36,000	10:00	10:00	3:06	39,923
Toro HDX Auto Utility Vehicle	7/2020	26,000.00	1 Each	26,000	5:00	5:00	1:06	27,178
Toro Pro Core 648	7/2025	25,000.00	1 Each	25,000	7:00	7:00	6:06	30,295
Toro Procore 648	7/24 - 7/25	21,080.00	2 Each	42,160	7:00	7:00	6:00	50,346
Toro RM 7000D	7/2019	74,400.00	1 Each	74,400	7:00	7:00	0:06	75,507
Toro Workman MD	7/2020	11,450.00	1 Each	11,450	6:00	6:00	1:06	11,969
Tractor mounted Buffalo Blower	7/2020	4,970.00	1 Each	4,970	7:00	7:00	1:06	5,195
Truck Track System	7/2024	10,650.00	1 Each	10,650	10:00	10:00	5:06	12,530
Turf Breeze 36" Fan	7/2021	5,302.00	12 Each	63,624	7:00	7:00	2:06	68,503
Turfco Widespin Topdresser	7/2024	11,000.00	1 Each	11,000	8:00	16:00	5:06	12,941
Ventrac Mower	7/2019	26,000.00	1 Each	26,000	5:00	5:00	0:06	26,387
Ventrac Rotary Mower	7/2019	30,300.00	2 Each	60,600	5:00	5:00	0:06	61,502
Vicon Fertilizer Spreader	7/2025	3,363.00	1 Each	3,363	10:00	10:00	6:06	4,075
XUV John Deere Utility (2)	7/2024	10,000.00	2 Each	20,000	5:00	13:00	5:06	23,530
				\$ 10,284,348				\$ 14,201,768

Golf Operations

Sample Golf Community

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Summary

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Golf Operations								
Ball Washer - Driving Range	7/2019	\$ 4,000.00	1 Each	\$ 4,000	5:00	5:00	0:06	\$ 4,059
Cart Barn Roof - Cedar Shake	7/2032	12.25	10,100 SF	123,725	25:00	25:00	13:06	184,399
Cart Barn Siding	7/2047	22.00	3,000 SF	66,000	40:00	40:00	28:06	153,251
Club Car Vehicle	7/2022	9,500.00	1 Each	9,500	7:00	15:00	3:06	10,535
Copy / Fax Machine	3/2019	3,000.00	1 Each	3,000	6:00	6:00	0:02	3,014
Display Fixtures - Golf Pro	7/2024	5,000.00	1 Lump Su	5,000	15:00	15:00	5:06	5,882
Driving Range Fixtures	9/2022	15,000.00	1 Set	15,000	6:00	6:00	3:08	16,717
FF&E New Club Office	7/2025	20,000.00	1 Lump Su	20,000	15:00	15:00	6:06	24,236
Golf Bag Storage (250 Bags)	7/2032	22,000.00	1 Lump Su	22,000	25:00	25:00	13:06	32,788
Golf Car Chargers	7/2020	1,000.00	102 Each	102,000	4:00	4:00	1:06	106,624
Golf Cart Replacement	3/2020	3,400.00	102 Each	346,800	4:00	4:00	1:02	358,968
Golf Mats - Driving Range	7/2023	600.00	31 Each	18,600	7:00	7:00	4:06	21,246
Ice Machine - Golf Pro	7/2022	2,500.00	1 Each	2,500	7:00	7:00	3:06	2,772
Pavilion, Driving Range	7/2022	5,000.00	1 Each	5,000	20:00	20:00	3:06	5,544
Radios	7/2020	375.00	16 Each	6,000	4:00	4:00	1:06	6,272
Range Club Washer	7/2021	400.00	3 Each	1,200	5:00	5:00	2:06	1,292
Range Picker	7/2024	3,500.00	1 Each	3,500	5:00	5:00	5:06	4,117
Repeater	7/2024	1,500.00	1 Each	1,500	4:00	12:00	5:06	1,764
Repeater Tower	7/2032	2,500.00	1 Each	2,500	20:00	20:00	13:06	3,726
Restroom Renovations	7/2026	30,000.00	3 Each	90,000	27:00	27:00	7:06	112,336
Score Boards	7/2025	4,000.00	1 Each	4,000	5:00	22:04	6:06	4,847
Starter Shed Decking	7/2022	10.15	360 SF	3,654	15:00	15:00	3:06	4,052
Starter Shed Structure	7/2037	15,000.00	1 Each	15,000	30:00	30:00	18:06	25,916
Water Coolers	7/2019	1,100.00	2 Each	2,200	7:00	7:00	0:06	2,232
				\$ 872,679				\$ 1,096,600
Grounds & Landscaping								
Baseball Field	7/2033	\$ 10,000.00	1 Job	\$ 10,000	25:00	25:00	14:06	\$ 15,351

Sample Golf Community

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Summary

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Grounds & Landscaping								
Baseball Field Fence	7/2023	\$ 18.00	280 Job	\$ 5,040	15:00	15:00	4:06	\$ 5,757
Basketball Backboards	7/2019	1,500.00	1 Job	1,500	7:00	7:00	0:06	1,522
Basketball Court	7/2023	9,300.00	1 Job	9,300	12:00	12:00	4:06	10,623
Bathroom Remodel	5/2025	1,800.00	2 Job	3,600	20:00	20:00	6:04	4,341
Big Tex Trailer	7/2024	1,800.00	1 Each	1,800	20:00	20:00	5:06	2,117
Blower for Ventrac	7/2020	4,500.00	1 Each	4,500	10:00	10:00	1:06	4,704
Bobcat Vehicle	7/2022	16,500.00	4 Each	66,000	5:00	5:00	3:06	73,193
Chevy CT Truck (2006) (166)	7/2023	28,000.00	1 Each	28,000	10:00	17:00	4:06	31,983
Chevy Silverado Truck (165)	7/2020	28,000.00	1 Each	28,000	10:00	10:00	1:06	29,269
Country Boy Trailer	7/2031	2,500.00	1 Each	2,500	20:00	20:00	12:06	3,617
Doggie Station	5/2023	500.00	1 Each	500	15:00	15:00	4:04	568
Dump Truck	7/2031	40,000.00	1 Each	40,000	20:00	20:00	12:06	57,879
Floor Lift	7/2026	15,000.00	1 Each	15,000	15:00	15:00	7:06	18,722
G&L matrl storage Bld-Roof	7/2022	46,000.00	1 Each	46,000	15:00	37:00	3:06	51,013
Grounds Equip. (Annual)	7/2023	25,000.00	1 Lump Su	25,000	1:00	1:00	4:06	28,556
John Deere 317 Loader	7/2025	22,000.00	1 Each	22,000	20:00	20:00	6:06	26,660
John Deere Gator 855 D	7/2019	16,000.00	1 Each	16,000	5:00	5:00	0:06	16,238
John Deere Gator Cart	7/2021	15,500.00	1 Each	15,500	7:00	7:00	2:06	16,688
John Deere Pro Gator	7/2020	22,500.00	1 Each	22,500	10:00	10:00	1:06	23,520
John Deere Zero Turn Mower	7/2023	8,000.00	1 Each	8,000	7:00	15:00	4:06	9,138
Main Gate	7/2033	15,000.00	1 Job	15,000	25:00	25:00	14:06	23,026
Office FF&E Allowance	7/2024	2,000.00	1 Lump Su	2,000	11:00	11:00	5:06	2,353
Play Ground	5/2025	20,000.00	1 Each	20,000	15:00	15:00	6:04	24,117
Playground Fence	7/2019	17.00	430 Job	7,310	15:00	15:00	0:06	7,418
Playground Structure (Lg)	3/2035	32,500.00	1 Each	32,500	20:00	20:00	16:02	52,410
Playground Structure (Sm)	3/2035	12,000.00	1 Each	12,000	20:00	20:00	16:02	19,351
Right of Way Mower	7/2026	45,000.00	1 Each	45,000	15:00	15:00	7:06	56,168

Sample Golf Community

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Summary

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Grounds & Landscaping								
Roof - Asphalt	5/2021	\$ 4.50	216 SF	\$ 972	25:00	25:00	2:04	\$ 1,041
Signs	5/2042	1,100.00	1 Each	1,100	20:00	20:00	23:04	2,192
Silt Removal - Disharoon	7/2024	100,000.00	1 Lump Su	100,000	20:00	29:00	5:06	117,653
Silt Removal - Petit	7/2020	20,000.00	1 Lump Su	20,000	20:00	20:00	1:06	20,906
Silt Removal - Sconti	7/2024	40,000.00	1 Lump Su	40,000	20:00	30:00	5:06	47,061
Soccer Field	7/2033	9,300.00	1 Job	9,300	25:00	25:00	14:06	14,276
Statues	5/2042	56,000.00	1 Each	56,000	30:00	30:00	23:04	111,615
Storage Building	7/2047	75,000.00	1 Lump Su	75,000	40:00	40:00	28:06	174,149
Swing Set	5/2020	2,200.00	1 Each	2,200	15:00	15:00	1:04	2,288
Swing Set	7/2024	2,600.00	1 Job	2,600	10:00	10:00	5:06	3,058
Timber Retaining Walls	7/24 - 7/39	18,000.00	3 Each	54,000	30:00	36:08	10:06	75,349
Track	7/2024	5,000.00	1 Job	5,000	7:00	7:00	5:06	5,882
Utility Vehicle (2)	7/2022	18,000.00	2 Each	36,000	10:00	10:00	3:06	39,923
Ventrac Bush Hog Deck	7/2021	3,500.00	1 Each	3,500	10:00	10:00	2:06	3,768
Ventrac Mower - Turbo	7/2022	28,000.00	1 Each	28,000	10:00	10:00	3:06	31,051
Ventrac Mower, 26 HP	7/2020	26,000.00	1 Each	26,000	10:00	10:00	1:06	27,178
Ventrac Mowing Deck	7/20 - 7/22	3,500.00	2 Each	7,000	10:00	10:00	2:06	7,540
Zero Turn John Deere Mower	7/24 - 7/25	8,000.00	2 Each	16,000	10:00	18:06	6:00	19,106
				\$ 987,222				\$ 1,320,359
House Keeping								
2006 Chev. Blazer LS - PV	7/2022	\$ 35,000.00	1 Each	\$ 35,000	8:00	8:00	3:06	\$ 38,814
2008 Chevy Trailblazer	7/2022	35,000.00	1 Each	35,000	8:00	8:00	3:06	38,814
				\$ 70,000				\$ 77,629
Lodge-Admin								
Admin. Copier	7/2023	\$ 25,000.00	1 Each	\$ 25,000	10:00	10:00	4:06	\$ 28,556
Computer Eqpt - Annual allocation	7/2023	35,000.00	1 Each	35,000	1:00	1:00	4:06	39,979
Document Retention System	7/2034	40,000.00	1 Each	40,000	20:00	20:00	15:06	63,246

Sample Golf Community

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Summary

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Lodge-Admin								
Lodge / Admin FF&E	7/2024	\$ 25,000.00	1 Lump Su	\$ 25,000	10:00	10:00	5:06	\$ 29,413
Sewer Lift Pump	7/2024	1,600.00	2 Each	3,200	10:00	21:00	5:06	3,764
				\$ 128,200				\$ 164,960
Marina								
Canoe Racks Total	7/2020	\$ 1,200.00	57 Each	\$ 68,400	20:00	20:00	1:06	\$ 71,500
Canoes-Rental	7/2023	1,800.00	3 Each	5,400	10:00	10:00	4:06	6,168
Docks (Future Replacement)	7/2048	461,500.00	1 Job	461,500	40:00	40:00	29:06	1,103,747
Docks Refurbish	7/2028	50,000.00	1 Job	50,000	20:00	20:00	9:06	66,210
HVAC	7/2026	6,000.00	1 Each	6,000	15:00	15:00	7:06	7,489
Jon Boat	7/2022	1,000.00	3 Each	3,000	10:00	10:00	3:06	3,326
Kayaks	7/2020	300.00	5 Each	1,500	8:00	8:00	1:06	1,568
Marina Customer Svs. Building	7/2061	42,000.00	1 Each	42,000	50:00	50:00	42:06	147,513
Paddle Boards	7/2020	500.00	5 Each	2,500	7:00	7:00	1:06	2,613
Patio Table sets	7/2028	1,800.00	13 Each	23,400	15:00	15:00	9:06	30,986
Paving Drive - North Marina	7/2031	21,750.00	1 Job	21,750	20:00	20:00	12:06	31,472
Pontoon Boat - Replace	7/2020	22,000.00	8 Each	176,000	10:00	10:00	1:06	183,979
Pontoon Boat Motor	7/2019	3,100.00	8 Each	24,800	5:00	5:00	0:06	25,169
Pontoon Boat Trailer	7/2026	2,200.00	1 Each	2,200	25:00	25:00	7:06	2,746
Pontoon Boats Refurbish	7/2019	6,000.00	8 Each	48,000	3:00	3:00	0:06	48,714
Restrooms - Main Marina	7/2027	12,500.00	1 Each	12,500	22:00	22:00	8:06	16,070
Restrooms - North Marina	7/2039	8,000.00	1 Each	8,000	22:00	22:00	20:06	14,664
Segmental wall refurbish	7/2022	4,500.00	1 Each	4,500	10:00	10:00	3:06	4,990
Solar powered fish feeder	7/2021	1,100.00	3 Each	3,300	5:00	5:00	2:06	3,553
				\$ 964,750				\$ 1,772,483
New Buildings								
Bathroom Remodel	5/2026	\$ 6,000.00	2 Job	\$ 12,000	19:00	19:00	7:04	\$ 14,904
Ceiling Fan Lights Outdoor	5/2029	350.00	9 Each	3,150	30:00	30:00	10:04	4,275

Sample Golf Community

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Summary

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
New Buildings								
Deck - Wood - Replace	5/19 - 5/29	\$ 15.00	1,092 SF	\$ 16,380	30:00	30:00	3:11	\$ 18,584
Dish Washer	5/2029	4,500.00	1 Each	4,500	15:00	15:00	10:04	6,107
Door - Exterior Wood / Glass	5/2034	900.00	4 Each	3,600	30:00	30:00	15:04	5,664
Fire Alarm System Electronics	5/2031	17,000.00	1 Each	17,000	20:00	20:00	12:04	24,477
Grill Equipment	5/2021	12,000.00	1 Lot	12,000	15:00	15:00	2:04	12,856
HVAC Unit	5/2020	7,500.00	2 Each	15,000	15:00	15:00	1:04	15,602
Icemaker	5/2021	2,100.00	1 Each	2,100	10:00	10:00	2:04	2,249
Kitchen Equipment	5/2021	11,000.00	1 Lot	11,000	15:00	15:00	2:04	11,785
Light - Chandelier, Large	5/2020	900.00	1 Each	900	20:00	20:00	1:04	936
Railing - Wood	5/2034	35.00	230 LF	8,050	30:00	30:00	15:04	12,665
Roof - Asphalt	5/20 - 5/26	4.50	11,640 SF	52,380	25:00	25:00	6:00	62,660
Siding - Wood, Replace	5/34 - 5/35	7.00	5,010 SF	35,070	40:00	40:00	15:08	55,743
Walk in Cooler/Freezer	5/2029	15,000.00	1 Each	15,000	20:00	20:00	10:04	20,358
Water Heater	7/2025	850.00	1 Each	850	15:00	15:00	6:06	1,030
Wood Floor Refurbishing	5/2022	4,000.00	1 Job	4,000	10:00	10:00	3:04	4,414
				\$ 212,980				\$ 274,318
Post Office								
Air Handler	7/20 - 7/26	\$ 1,700.00	2 EA	\$ 3,400	20:00	20:00	4:06	\$ 3,898
Heat Pump	7/20 - 7/26	3,400.00	2 EA	6,800	20:00	20:00	4:06	7,797
Mail & Package Boxes	7/2021	41.25	3,500 Each	144,375	25:00	25:00	2:06	155,447
Postal Facility - Replace	7/2026	200,000.00	1 lump su	200,000	50:00	50:00	7:06	249,637
Postal Facility / Windows	7/2026	400.00	30 SF	12,000	40:00	40:00	7:06	14,978
Postal Facility Siding	7/2026	6.35	3,200 SF	20,320	30:00	30:00	7:06	25,363
				\$ 386,895				\$ 457,123
Public Safety								
1973 Chev. C-60 Service - RT	7/2022	\$ 50,000.00	1 Each	\$ 50,000	10:00	10:00	3:06	\$ 55,449
1976 Dodge Pierce Utility - FT	7/2022	100,000.00	1 Each	100,000	10:00	10:00	3:06	110,899

Sample Golf Community

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Summary

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Public Safety								
1982 Ford F-700 - FT	7/2022	\$ 100,000.00	1 Each	\$ 100,000	10:00	10:00	3:06	\$ 110,899
1983 FM Ford F-800 E-One - FT	7/2022	100,000.00	1 Each	100,000	10:00	20:00	3:06	110,899
1986 GMC - RT	7/2022	50,000.00	1 Each	50,000	10:00	10:00	3:06	55,449
1992 Emergency One Engine - FT	7/2022	100,000.00	1 Each	100,000	10:00	10:00	3:06	110,899
1995 Ford F Amer. Eagle - FT	7/2022	100,000.00	1 Each	100,000	10:00	10:00	3:06	110,899
1997 Pierce FT	7/2025	100,000.00	1 Each	100,000	10:00	10:00	6:06	121,183
2004 Freightliner FL80 E-One - FT	7/2024	100,000.00	1 Each	100,000	20:00	20:00	5:06	117,653
2007 Chev. Blazer Suburb. 150 - PV	7/2022	35,000.00	1 Each	35,000	8:00	14:00	3:06	38,814
2007 Chev. p/u CK15703 - PV	7/2022	35,000.00	1 Each	35,000	8:00	8:00	3:06	38,814
2007 Freightliner FL504A-G - FT	7/2027	100,000.00	1 Each	100,000	20:00	20:00	8:06	128,563
2008 Hummer H3 - PV	7/2023	35,000.00	1 Each	35,000	8:00	8:00	4:06	39,979
2009 Kubota Tractor-Diesel	7/2025	20,000.00	1 Each	20,000	10:00	10:00	6:06	24,236
2010 Horton Van - Kobato Trailer	7/2030	35,000.00	1 Each	35,000	20:00	20:00	11:06	49,169
2011 Chev.1500 PU	7/2023	35,000.00	1 Each	35,000	8:00	8:00	4:06	39,979
2011 Ford Escape	10/2020	35,000.00	1 Each	35,000	8:00	8:00	1:09	36,858
2011 GMC Sierra 1500	4/2022	35,000.00	1 Each	35,000	8:00	8:00	3:03	38,529
2013 Chev 3500	7/2022	40,000.00	1 Each	40,000	8:00	14:00	3:06	44,359
Air Compressor	7/2027	15,000.00	1 Each	15,000	15:00	15:00	8:06	19,284
Auto. Gate Open Sys. Allowance	7/2022	5,000.00	1 Lump Su	5,000	5:00	12:00	3:06	5,544
Automated Gate Sys. - Replace	7/2027	225,000.00	2 Each	450,000	20:00	20:00	8:06	578,534
Base Radio	7/2024	5,500.00	8 Each	44,000	10:00	10:00	5:06	51,767
Gate Openers (13)	7/2026	65,000.00	1 Each	65,000	10:00	10:00	7:06	81,132
Main Gate Emerg. Gen. - Replace	7/2027	7,000.00	1 Each	7,000	15:00	15:00	8:06	8,999
Mobile Radios	7/19 - 7/23	325.00	16 Each	5,200	8:00	8:00	3:00	5,691
North Gate Emerg. Gen.	7/2032	7,000.00	1 Each	7,000	15:00	15:00	13:06	10,432
Pontoon boat	7/2026	17,000.00	1 Each	17,000	20:00	20:00	7:06	21,219
SCBA U-16/04	7/23 - 7/24	36,000.00	2 Lump Su	72,000	10:00	10:00	5:00	83,476

Sample Golf Community

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Summary

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Public Safety								
Station #1 - Future Renovation	7/2024	\$ 30,000.00	1 Lump Su	\$ 30,000	20:00	20:00	5:06	\$ 35,296
Station #2 - Renov. / Raise Roof	7/2038	25,000.00	1 Lump Su	25,000	20:00	20:00	19:06	44,490
Station #3 - Repair / Renovate	7/2056	41,000.00	1 Lump Su	41,000	20:00	20:00	37:06	124,216
Station #3 - Replace	7/2056	1,000,000.00	1 Lump Su	1,000,000	40:00	40:00	37:06	3,029,674
Station #3 Emerg. Generator	7/2034	7,000.00	1 Each	7,000	15:00	15:00	15:06	11,068
Station #4 - Future Renovation	7/2051	15,000.00	1 Lump Su	15,000	20:00	20:00	32:06	39,201
Station #4 - Replace	7/2051	30,000.00	1 Lump Su	30,000	40:00	40:00	32:06	78,402
Station #5 - Future Renovation	7/2056	10,000.00	1 Lump Su	10,000	20:00	20:00	37:06	30,296
Station #5 - Renov. / Raise Roof	7/2048	20,000.00	1 Lump Su	20,000	40:00	40:00	29:06	47,833
Station #6 - Future Renovation	7/2030	10,000.00	1 Lump Su	10,000	20:00	20:00	11:06	14,048
Turnout Gear	7/2024	2,300.00	3 Each	6,900	3:00	11:00	5:06	8,118
				\$ 3,087,100				\$ 5,712,267
Public Works								
1983 Chev.Dump-Sander	7/2022	\$ 40,000.00	1 Each	\$ 40,000	8:00	25:00	3:06	\$ 44,359
1983 Ford F800 Series E One	7/2019	30,000.00	1 Each	30,000	8:00	8:00	0:06	30,446
1987Home 24ft pontoon boat trailer	7/2022	3,000.00	1 Each	3,000	8:00	25:00	3:06	3,326
1997 Chev. C6500 Flat B Dump	7/2023	44,000.00	1 Each	44,000	8:00	26:00	4:06	50,259
1998 Ford Chassis	7/2020	10,000.00	1 Each	10,000	8:00	8:00	1:06	10,453
2001 Chev. 1500 P/U (136)	7/2023	32,000.00	1 Each	32,000	8:00	17:00	4:06	36,552
2001 Chev. S-10 P/U(133)	7/2022	32,000.00	1 Each	32,000	8:00	16:00	3:06	35,487
2002 14'x 83"UT TVT md 1411	7/2023	3,000.00	1 Each	3,000	8:00	8:00	4:06	3,426
2002 Chevy S-10	7/2022	35,000.00	1 Each	35,000	8:00	17:06	3:06	38,814
2005 Chev. 2500 P/U	7/20 - 7/22	32,000.00	2 Each	64,000	8:00	8:00	2:06	68,938
2005 Chevy 1500	2/2020	35,000.00	1 Each	35,000	8:00	15:00	1:01	36,138
2005 Chevy Silverado 3500	8/2023	35,000.00	1 Each	35,000	8:00	8:00	4:07	40,077
2007 Chev. C4500 Dump	7/2020	35,000.00	1 Each	35,000	8:00	8:00	1:06	36,586
2007 Chev. K250	7/2024	32,000.00	1 Each	32,000	8:00	8:00	5:06	37,649

Sample Golf Community

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Summary

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Public Works								
2007 Chev. Silverado 3500 dump/plow	7/2023	\$ 38,000.00	1 Each	\$ 38,000	8:00	8:00	4:06	\$ 43,406
2007 Chev. Silverado P/U crew cab	7/2023	35,000.00	1 Each	35,000	8:00	8:00	4:06	39,979
2007 Ford Ranger P/U 4x4	7/2023	32,000.00	1 Each	32,000	8:00	16:00	4:06	36,552
2007 Haul TS 7X14 DT2 from HOA	7/2023	20,000.00	1 Each	20,000	8:00	8:00	4:06	22,845
2007 Rock 83x10 Trailer	7/2019	4,200.00	1 Each	4,200	8:00	8:00	0:06	4,262
2008 Chev. Silverado P/U	7/2020	34,000.00	1 Each	34,000	8:00	8:00	1:06	35,541
2012 Big Tex Trailer 7x18	7/2020	5,000.00	1 Each	5,000	8:00	8:00	1:06	5,226
2014 Chev. Silverado P/U	7/2025	34,000.00	1 Each	34,000	8:00	8:00	6:06	41,202
2014 Chev. Silverado P/U	7/2024	32,000.00	1 Each	32,000	8:00	8:00	5:06	37,649
Admin. Off. Bldg. - Renovate	7/2063	100,000.00	1 Job	100,000	20:00	44:06	44:06	372,611
Admin. Off. Bldg. - Replace w/4000sf	7/2023	500,000.00	1 Job	500,000	50:00	50:00	4:06	571,133
Asphalt Parking Lot - East	7/2028	12.80	2,766 SY	35,404	20:00	20:00	9:06	46,883
Asphalt Parking Lot - West	7/2028	12.80	4,270 SY	54,656	20:00	20:00	9:06	72,375
Blackwell Creek Bridge	7/2055	193,050.00	1 Job	193,050	45:00	45:00	36:06	567,843
Blower for Truck	7/2023	2,500.00	3 Each	7,500	10:00	10:00	4:06	8,567
Boardwalk - replace	7/2037	35,000.00	1 Lump Su	35,000	25:00	25:00	18:06	60,472
Bridges	7/2030	50,000.00	1 Job	50,000	20:00	20:00	11:06	70,242
Canoe Lodge Ext. Siding	7/2030	6.50	1,800 SF	11,700	35:00	35:00	11:06	16,436
Canoe Lodge Roof	7/2020	5.10	4,950 SF	25,245	25:00	25:00	1:06	26,389
Carpet - Admin.	7/2020	3,500.00	1 Lump Su	3,500	10:00	10:00	1:06	3,658
Chev. Trail Blazer (2006)	7/2019	28,000.00	1 Each	28,000	10:00	10:00	0:06	28,416
Choctaw Trails	7/2028	15,000.00	1 Job	15,000	20:00	20:00	9:06	19,863
Concrete Patio (50%)	7/2036	14,000.00	1 Lump Su	14,000	30:00	30:00	17:06	23,484
Deck Structure	7/2022	75,000.00	1 Lump Su	75,000	25:00	25:00	3:06	83,174
Disharoon Dam Allowance	7/2053	30,000.00	1 Job	30,000	45:00	45:00	34:06	83,177
Disharoon Lake	7/2055	50,000.00	1 Job	50,000	45:00	45:00	36:06	147,071
Disharoon Spillway	7/2055	10,000.00	1 Job	10,000	45:00	45:00	36:06	29,414

Sample Golf Community

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Summary

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Public Works								
Door - Exterior	5/2026	\$ 450.00	2 Each	\$ 900	30:00	30:00	7:04	\$ 1,117
Emergency Generator 30 KW	7/2021	14,700.00	1 Each	14,700	30:00	30:00	2:06	15,827
Equipment Annual Allocation	7/2022	20,000.00	1 Allow	20,000	1:00	1:00	3:06	22,179
Foot Bridge (Entry)	7/2033	3,500.00	1 Lump Su	3,500	20:00	20:00	14:06	5,372
Foot Bridge (Rear) Re-deck	7/2022	3,500.00	1 Lump Su	3,500	20:00	27:00	3:06	3,881
Gatehouse Remodel - Main	7/2040	75,000.00	1 Job	75,000	25:00	25:00	21:06	141,599
Gatehouse Remodel - North	7/2020	50,000.00	1 Job	50,000	25:00	25:00	1:06	52,266
Glass Doors / Windows	7/2030	45.00	1 Lump Su	45	35:00	35:00	11:06	63
Guardrails	7/2022	137,500.00	1 Job	137,500	1:00	1:00	3:06	152,487
Gutter / Downspout	7/2020	8.25	390 LF	3,217	25:00	25:00	1:06	3,363
HVAC & AH	7/2022	50,000.00	1 Lump Su	50,000	15:00	15:00	3:06	55,449
Ice Machine	7/2026	3,000.00	1 Each	3,000	15:00	15:00	7:06	3,744
Kitchen Appliances	7/2031	4,000.00	1 Lump Su	4,000	17:00	17:00	12:06	5,787
Main gate sign	7/2023	15,000.00	1 Each	15,000	10:00	10:00	4:06	17,134
Maint. Repair Shop - Renovate	7/2061	75,000.00	1 Job	75,000	25:00	42:06	42:06	263,416
Maint. Repair Shop - Replace	7/2061	400,000.00	1 Job	400,000	50:00	50:00	42:06	1,404,889
Parking Lot Replacements	7/2041	80,000.00	1 Job	80,000	25:00	25:00	22:06	155,570
Path Lights	7/2022	325.00	24 Each	7,800	7:00	7:00	3:06	8,650
Petit Dam Allowance	7/2053	30,000.00	1 Job	30,000	45:00	45:00	34:06	83,177
Petit Dam Bench Drain System	7/2053	750,000.00	1 Job	750,000	45:00	45:00	34:06	2,079,435
Petit Dam Siphon System	7/2053	350,000.00	1 Job	350,000	45:00	45:00	34:06	970,403
Petit Dam Spillway Allowance	7/2053	10,000.00	1 Job	10,000	45:00	45:00	34:06	27,725
Petit Dam Spillway Replacement	7/2053	2,500,000.00	1 Job	2,500,000	45:00	45:00	34:06	6,931,452
Road Resurface	7/2024	816,000.00	1 Job	816,000	1:00	1:00	5:06	960,052
Road Sign Replacement	7/2035	45,000.00	1 Job	45,000	35:00	35:00	16:06	73,286
Roads	7/2023	9,000.00	1 Job	9,000	8:00	8:00	4:06	10,280
Roadway Lights	7/2028	5,000.00	22 Each	110,000	20:00	20:00	9:06	145,662

Sample Golf Community

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Summary

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Public Works								
Rock wall/features	7/2024	\$ 2,500.00	1 Lump Su	\$ 2,500	10:00	10:00	5:06	\$ 2,941
Roof	7/2021	4.00	3,500 SF	14,000	25:00	25:00	2:06	15,073
Siding - Wood, Replace	5/2046	7.00	486 SF	3,402	40:00	40:00	27:04	7,631
Skid Steer	7/2028	60,000.00	1 Each	60,000	20:00	20:00	9:06	79,452
Small Mitsubishi HVAC	7/2024	10,000.00	1 Lump Su	10,000	15:00	29:00	5:06	11,765
Snow Plow Blade	7/2031	6,000.00	4 Each	24,000	20:00	20:00	12:06	34,727
Snow Plow Body	7/33 - 7/34	18,000.00	6 Each	108,000	20:00	20:00	14:10	167,449
Stone Chimney - Renovate	7/2025	4,000.00	1 Lump Su	4,000	10:00	10:00	6:06	4,847
Storefront Glass - Sun Rm.	7/2030	45.00	1 Lump Su	45	35:00	35:00	11:06	63
Street Lights	7/2028	1,200.00	11 Each	13,200	20:00	20:00	9:06	17,479
Trail Bridges	7/2049	35,000.00	1 Job	35,000	35:00	35:00	30:06	86,219
Under pass Cherokee (4-5)	7/2055	150,000.00	1 Job	150,000	45:00	45:00	36:06	441,214
Under pass Cherokee (6-7)	7/2055	150,000.00	1 Job	150,000	45:00	45:00	36:06	441,214
Wildcat Bridge #1	7/2035	74,385.00	1 Job	74,385	25:00	25:00	16:06	121,143
Wildcat Bridge #2	7/2035	41,850.00	1 Job	41,850	25:00	25:00	16:06	68,156
Wildcat Bridge #3	7/2035	75,600.00	1 Job	75,600	25:00	25:00	16:06	123,122
Wildcat Trails	7/2028	15,000.00	1 Job	15,000	20:00	20:00	9:06	19,863
Wood Deck / Steps (Rear)	7/2028	30,000.00	1 Lump Su	30,000	15:00	15:00	9:06	39,726
Wood Floor - Replace L	7/2055	30,000.00	1 Lump Su	30,000	60:00	60:00	36:06	88,242
				\$ 8,306,400				\$ 18,335,014
Recycle Center								
Recycle Bins	7/2025	\$ 8,000.00	4 Set	\$ 32,000	10:00	10:00	6:06	\$ 38,778
Roof	7/2030	7,400.00	1 Job	7,400	20:00	20:00	11:06	10,395
Roof	7/2023	5,000.00	1 Job	5,000	8:00	8:00	4:06	5,711
				\$ 44,400				\$ 54,885
Sconti Clubhouse								
Acoustic Tile Ceiling	7/2028	\$ 5.25	3,400 SF	\$ 17,850	20:00	20:00	9:06	\$ 23,636

Sample Golf Community

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Summary

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Sconti Clubhouse								
AHU #1 (2,000 CFM) Dining	7/2028	\$ 6,000.00	1 Each	\$ 6,000	20:00	20:00	9:06	\$ 7,945
AHU #10 (1,100 CFM) Meeting	7/2034	3,500.00	1 Each	3,500	20:00	20:00	15:06	5,534
AHU #11 (1,850 CFM) Food Prep	7/2028	3,500.00	1 Each	3,500	20:00	20:00	9:06	4,634
AHU #12 (2000 CFM) Pro Shop	7/2028	3,500.00	1 Each	3,500	20:00	20:00	9:06	4,634
AHU #13 (Duct Fan)	7/2028	3,500.00	1 Each	3,500	20:00	20:00	9:06	4,634
AHU #14 (Duct Fan)	7/2028	1,100.00	1 Each	1,100	20:00	20:00	9:06	1,456
AHU #15 (1,950 CFM) Duffers	7/2028	1,100.00	1 Each	1,100	20:00	20:00	9:06	1,456
AHU #16 (Duct Fan)	7/2028	1,100.00	1 Each	1,100	20:00	20:00	9:06	1,456
AHU #2 (1,900 CFM) Bar	7/2028	6,000.00	1 Each	6,000	20:00	20:00	9:06	7,945
AHU #3 (2,500 CFM) Even	7/2028	6,000.00	1 Each	6,000	20:00	20:00	9:06	7,945
AHU #4 (1050 CFM) Gathering	7/2028	3,500.00	1 Each	3,500	20:00	20:00	9:06	4,634
AHU #5 (2,000 CFM) Grill	7/2028	6,000.00	1 Each	6,000	20:00	20:00	9:06	7,945
AHU #6 (3,500 CFM) Kitchen	7/2028	7,000.00	1 Each	7,000	20:00	20:00	9:06	9,269
AHU #7 (2,800 CFM) Lobby	7/2028	6,000.00	1 Each	6,000	20:00	20:00	9:06	7,945
AHU #8 (600 CFM) Cart	7/2028	1,650.00	1 Each	1,650	20:00	20:00	9:06	2,184
AHU #9 (2,400 CFM) Locker	7/2028	6,000.00	1 Each	6,000	20:00	20:00	9:06	7,945
Aluminum Rail	7/2031	48.00	285 LF	13,680	20:00	20:00	12:06	19,794
Carpet Golf Pro	7/2022	54.00	200 SY	10,800	9:00	9:00	3:06	11,977
Carpet Main Level	7/2022	54.00	700 SY	37,800	9:00	9:00	3:06	41,920
Carpet Terrace Level	7/2023	54.00	350 SY	18,900	5:00	5:00	4:06	21,588
Chev. Van (2007)	7/2022	35,000.00	1 Each	35,000	11:00	11:00	3:06	38,814
Comm. Water Heaters 120 Gal	7/2022	3,800.00	2 Each	7,600	14:00	14:00	3:06	8,428
Concrete Laminate - Refinish	7/2028	5,000.00	1 Job	5,000	20:00	20:00	9:06	6,621
CU #1(6 Ton)	7/2020	10,500.00	1 Each	10,500	12:00	12:00	1:06	10,976
CU #10 (3 Ton)	7/2020	6,500.00	1 Each	6,500	12:00	12:00	1:06	6,794
CU #11(5 Ton)	7/2020	6,500.00	1 Each	6,500	12:00	12:00	1:06	6,794
CU #12 (5 Ton)	7/2020	6,500.00	1 Each	6,500	12:00	12:00	1:06	6,794

Sample Golf Community

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Summary

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Sconti Clubhouse								
CU #15 (5 Ton)	7/2020	\$ 6,500.00	1 Each	\$ 6,500	12:00	12:00	1:06	\$ 6,794
CU #2 (5 Ton)	7/2020	10,500.00	1 Each	10,500	12:00	12:00	1:06	10,976
CU #3 (7.5 Ton)	7/2020	6,500.00	1 Each	6,500	12:00	12:00	1:06	6,794
CU #4 (3 Ton)	7/2020	6,500.00	1 Each	6,500	12:00	12:00	1:06	6,794
CU #5 (6 Ton)	7/2020	10,500.00	1 Each	10,500	12:00	12:00	1:06	10,976
CU #6 (10 Ton)	7/2020	13,500.00	1 Each	13,500	12:00	12:00	1:06	14,112
CU #7 (6 Ton)	7/2020	10,500.00	1 Each	10,500	12:00	12:00	1:06	10,976
CU #8 (2 Ton)	7/2020	3,500.00	1 Each	3,500	12:00	12:00	1:06	3,658
CU #9 (6 Ton)	7/2020	10,500.00	1 Each	10,500	12:00	12:00	1:06	10,976
Deck Structure 1	7/2041	25.75	360 SF	9,270	30:00	30:00	22:06	18,026
Dodge 2006 (TEU)	7/2019	32,000.00	1 Each	32,000	10:00	10:00	0:06	32,476
Electrical Service Upgrade	7/2043	90,000.00	1 Job	90,000	35:00	35:00	24:06	185,675
Elevator (1 Door) Cab & Doors	7/2023	20,000.00	1 Each	20,000	15:00	15:00	4:06	22,845
Elevator (1 Door) Controls	7/2023	30,000.00	1 Each	30,000	15:00	15:00	4:06	34,268
Elevator (1 Door) Piston	7/2033	15,000.00	1 Each	15,000	25:00	25:00	14:06	23,026
Elevator (2 Door) Cab & Doors	7/2023	20,000.00	1 Each	20,000	15:00	15:00	4:06	22,845
Elevator (2 Door) Controls	7/2023	30,000.00	1 Each	30,000	15:00	15:00	4:06	34,268
Elevator (2 Door) Piston	7/2038	15,000.00	1 Each	15,000	30:00	30:00	19:06	26,694
Exh, Fan Dishwasher - Main	7/2026	4,000.00	1 Each	4,000	18:00	18:00	7:06	4,992
Exit Doors (4')	7/2033	2,600.00	4 Each	10,400	25:00	25:00	14:06	15,965
Exterior Siding / Trim	7/2048	22.20	4,000 SF	88,800	40:00	40:00	29:06	212,378
Fire Alarm & Surpression System	7/2033	18,000.00	1 Job	18,000	25:00	25:00	14:06	27,632
Fireplace Equipment	7/2033	12,500.00	1 Job	12,500	25:00	25:00	14:06	19,188
Furniture	7/2021	30,000.00	1 Set	30,000	7:00	7:00	2:06	32,300
Gutter / Downspout	7/2033	14.80	300 LF	4,440	25:00	25:00	14:06	6,815
Heaters	7/2021	10,000.00	1 Each	10,000	7:00	7:00	2:06	10,766
Kitchen Fire Suppression Sys.	7/2026	4,300.00	1 Each	4,300	18:00	18:00	7:06	5,367

Sample Golf Community

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Summary

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Sconti Clubhouse								
Lockers	7/2033	\$ 18,000.00	1 Job	\$ 18,000	25:00	25:00	14:06	\$ 27,632
Main Entry Doors	7/2033	6,400.00	2 Pair	12,800	25:00	25:00	14:06	19,649
Main Kitchen Exhaust Fan Sys.	7/2026	13,500.00	1 Each	13,500	18:00	18:00	7:06	16,850
Moveable Partitions (Modernfold)	7/2028	12,300.00	2 Each	24,600	20:00	20:00	9:06	32,575
Patio Furniture / Umbrellas	7/2020	8,000.00	1 Each	8,000	6:00	6:00	1:06	8,362
Phone	7/2023	36,000.00	1 Job	36,000	15:00	15:00	4:06	41,121
Redecorate / Furniture @ 50%	7/2023	165,000.00	1 Job	165,000	15:00	15:00	4:06	188,474
Restroom / Locker Room Renov.	7/2028	20,000.00	1 Job	20,000	20:00	20:00	9:06	26,484
Roof - Cedar Shake	7/2038	13.20	16,450 SF	217,140	30:00	30:00	19:06	386,425
Roof - Mod. Bitumen	7/2025	6.25	1,750 SF	10,937	17:00	17:00	6:06	13,254
Satellite Kitchen Exhaust System	7/2026	8,000.00	1 Each	8,000	18:00	18:00	7:06	9,985
Security System - Refurbish	7/2023	20,000.00	1 Job	20,000	15:00	15:00	4:06	22,845
Service Doors - Allowance	7/2020	3,000.00	1 Job	3,000	12:00	12:00	1:06	3,136
Sound System	7/2025	25,000.00	1 Job	25,000	10:00	10:00	6:06	30,295
Stone - Repair / Tuckpoint	7/2033	10,000.00	1 Job	10,000	25:00	25:00	14:06	15,351
Vinyl Tile Flooring	7/2028	3.50	950 SF	3,325	20:00	20:00	9:06	4,402
Windows / Glass	7/2048	117,000.00	1 Job	117,000	40:00	40:00	29:06	279,823
Wood Decking	7/2031	14.60	360 SF	5,256	20:00	20:00	12:06	7,605
Wood Floor - Refinish	7/2024	3.00	1,400 SF	4,200	9:00	9:00	5:06	4,941
Wood Floor - Replace	7/2025	25.00	1,400 SF	35,000	17:00	17:00	6:06	42,414
Wood Truss / Timber - Allow.	7/2038	20,000.00	1 Job	20,000	30:00	30:00	19:06	35,592
				\$ 1,541,048				\$ 2,326,526
Sconti Main								
Dish / Pot Washer	7/2023	\$ 10,500.00	1 Job	\$ 10,500	10:00	10:00	4:06	\$ 11,993
Misc. Equipment @ 50%	7/2023	14,000.00	1 Job	14,000	15:00	15:00	4:06	15,991
Range / Oven / Grill	7/2020	7,500.00	1 Job	7,500	12:00	12:00	1:06	7,840
Refrigerators @ 50%	7/2028	25,000.00	1 Job	25,000	20:00	20:00	9:06	33,105

Sample Golf Community

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Summary

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Sconti Main								
Shelving / Racks @50%	7/2023	\$ 3,500.00	1 Job	\$ 3,500	15:00	15:00	4:06	\$ 3,997
SS Work Surfaces @ 50%	7/2033	4,000.00	1 Job	4,000	25:00	25:00	14:06	6,140
				\$ 64,500				\$ 79,068
Sconti Terrace								
Cool / Freeze Repl Compressor	7/2023	\$ 2,400.00	3 Job	\$ 7,200	10:00	10:00	4:06	\$ 8,224
Food Prep Eqpt @ 50%	7/2028	6,000.00	1 Job	6,000	20:00	20:00	9:06	7,945
Misc. Equip. @ 50%	7/2019	4,500.00	1 Job	4,500	4:00	4:00	0:06	4,567
Remote Beer System	7/2023	8,500.00	1 Job	8,500	10:00	10:00	4:06	9,709
SS Work Surfaces @ 50%	7/2028	4,500.00	1 Job	4,500	20:00	20:00	9:06	5,958
Stg / Walk-in Shelving @ 50	7/2023	3,200.00	1 Job	3,200	15:00	15:00	4:06	3,655
Walk-in Bev. Cooler (10' x	7/2033	20,000.00	1 Job	20,000	25:00	25:00	14:06	30,702
Walk-in Cooler (10' x 12')	7/2033	25,000.00	1 Job	25,000	25:00	25:00	14:06	38,377
Walk-in Freezer (10' x 8')	7/2033	20,000.00	1 Job	20,000	25:00	25:00	14:06	30,702
				\$ 98,900				\$ 139,842
Swim Club								
Bathroom Remodel	5/2035	\$ 6,000.00	2 Job	\$ 12,000	19:00	19:00	16:04	\$ 19,447
Beach Rake	7/2022	4,000.00	1 Each	4,000	10:00	10:00	3:06	4,435
Canoes	7/22 - 7/23	800.00	4 Each	3,200	5:00	5:00	4:00	3,602
Carpet	7/2023	6,000.00	1 Job	6,000	10:00	10:00	4:06	6,853
Ceiling Fan Outdoor	5/2029	275.00	14 Each	3,850	20:00	20:00	10:04	5,225
Deck - Trex - Replace	5/2019	15.00	10,000 SF	150,000	20:00	20:00	0:04	151,485
Deck - Wood Structure	5/2034	25.00	10,000 SF	250,000	30:00	30:00	15:04	393,348
Deck Umbrellas	5/2020	900.00	5 Each	4,500	10:00	10:00	1:04	4,680
Door - Exterior Wood / Glass	5/2034	900.00	25 Each	22,500	30:00	30:00	15:04	35,401
Filter - Pool	7/2023	4,000.00	1 Each	4,000	10:00	10:00	4:06	4,569
Fire Alarm System Electronics	5/2031	17,000.00	1 Each	17,000	20:00	20:00	12:04	24,477
Furniture	7/2022	4,000.00	1 Allow	4,000	7:00	7:00	3:06	4,435

Sample Golf Community

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Summary

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Swim Club								
Grill Equipment	7/2023	\$ 12,000.00	1 Lot	\$ 12,000	15:00	15:00	4:06	\$ 13,707
Gutters & Downspouts - Aluminum	5/2026	6.50	260 LF	1,690	25:00	25:00	7:04	2,099
HVAC Unit	5/2031	15,000.00	1 Each	15,000	15:00	15:00	12:04	21,598
Icemaker	7/2023	2,100.00	1 Each	2,100	10:00	10:00	4:06	2,398
Inflatable	7/2022	12,000.00	2 Each	24,000	10:00	10:00	3:06	26,615
Kayaks	7/2024	300.00	6 Each	1,800	5:00	5:00	5:06	2,117
Kitchen Equipment	7/2023	9,000.00	1 Lot	9,000	15:00	15:00	4:06	10,280
Lifeguard Stand	7/2024	1,000.00	4 Each	4,000	10:00	10:00	5:06	4,706
Light - Chandelier, Large	5/2020	600.00	3 Each	1,800	20:00	20:00	1:04	1,872
Outdoor Furniture	7/2023	3,500.00	1 Allow	3,500	3:00	3:00	4:06	3,997
P. Board Rack	7/2024	2,000.00	1 Each	2,000	5:00	5:00	5:06	2,353
Peddleboats	5/19 - 7/23	1,000.00	10 Each	10,000	3:00	3:00	2:10	10,893
Picnic Tables	7/23 - 7/24	200.00	27 Each	5,400	10:00	10:00	5:01	6,271
Pool	7/2033	307,125.00	1 Allow	307,125	25:00	25:00	14:06	471,470
Pool - Tile	7/2024	18.00	335 LF	6,030	20:00	20:00	5:06	7,094
Pool Coping	5/2019	40.00	335 LF	13,400	20:00	20:00	0:04	13,532
Pool Cover	7/2023	14,200.00	1 Each	14,200	14:00	14:00	4:06	16,220
Pool Deck - Concrete	5/2036	10.00	5,000 SF	50,000	35:00	35:00	17:04	83,460
Pool Fence	5/2045	46.30	432 Each	20,001	35:00	35:00	26:04	43,562
Pool Filter Motor 7 1/2 HP	7/2023	1,500.00	1 Each	1,500	5:00	5:00	4:06	1,713
Pool Replaster	7/2024	26,000.00	1 Job	26,000	20:00	20:00	5:06	30,589
Pool Vacuum	7/2024	2,500.00	1 Allow	2,500	7:00	7:00	5:06	2,941
Propane Heater	7/2023	6,000.00	1 Lot	6,000	25:00	25:00	4:06	6,853
Railing - Trex - Replace	5/2019	50.00	700 LF	35,000	20:00	20:00	0:04	35,346
Rockslide Refinish	5/2020	18,000.00	1 Each	18,000	15:00	15:00	1:04	18,723
Rockslide Steps & Railing	5/2035	9,000.00	1 Each	9,000	20:00	20:00	16:04	14,585
Roof - Asphalt	5/20 - 5/26	4.50	6,900 SF	31,050	25:00	25:00	7:00	38,202

Sample Golf Community

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Summary

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Swim Club								
Saline System - Pool	7/2024	\$ 14,500.00	1 Each	\$ 14,500	12:00	12:00	5:06	\$ 17,059
Sandwich Unit	5/2029	5,000.00	1 Each	5,000	20:00	20:00	10:04	6,786
Security System	5/2031	2,500.00	1 Each	2,500	15:00	15:00	12:04	3,599
Showers Deck	5/2024	2,500.00	4 Each	10,000	10:00	10:00	5:04	11,707
Siding - Wood, Replace	5/34 - 5/35	7.00	2,640 SF	18,480	40:00	40:00	15:07	29,287
Swim Dock	5/2020	35,000.00	1 Each	35,000	20:00	20:00	1:04	36,406
Tables & Chair	7/2025	850.00	11 Each	9,350	20:00	20:00	6:06	11,330
Tiles Walk In	7/2024	6.00	300 SF	1,800	5:00	5:00	5:06	2,117
Walk in Cooler/Freezer	5/2029	15,000.00	1 Each	15,000	20:00	20:00	10:04	20,358
Water Heater	7/2025	850.00	1 Each	850	15:00	15:00	6:06	1,030
				\$ 1,225,626				\$ 1,690,856
Tennis								
Ball Machine	5/2021	\$ 7,000.00	3 Each	\$ 21,000	15:00	15:00	2:04	\$ 22,499
Bathroom Remodel	5/2021	4,000.00	1 Job	4,000	20:00	20:00	2:04	4,285
BBQ Unit	5/2020	2,100.00	1 Each	2,100	10:00	10:00	1:04	2,184
Cabana Roof	5/2019	1,800.00	10 Each	18,000	25:00	25:00	0:04	18,178
Carpet	5/2022	3.00	2,700 Job	8,100	10:00	10:00	3:04	8,938
Clay Roller Giliberti	5/2026	16,000.00	1 Each	16,000	12:00	12:00	7:04	19,872
Court #1 to #4 Clay	5/2020	12,000.00	4 Each	48,000	10:00	10:00	1:04	49,929
Court #5 to # 6 Claytech	5/2023	20,000.00	2 Each	40,000	12:00	12:00	4:04	45,466
Court #7 to #8 Asphalt	5/2021	10,000.00	2 Each	20,000	20:00	20:00	2:04	21,428
Court #7 to #8 Asphalt Color Coat	5/2021	4,000.00	2 Each	8,000	5:00	5:00	2:04	8,571
Court Fencing	5/19 - 5/22	25.00	1,555 Each	38,875	25:00	25:00	1:08	40,890
Court Indoor Asphalt Color Coat	7/2022	4,000.00	2 Each	8,000	5:00	5:00	3:06	8,871
Court Lighting	5/2031	2,000.00	21 Each	42,000	30:00	30:00	12:04	60,474
Court Wind Screens	7/2021	8.00	1,555 Each	12,440	5:00	5:00	2:06	13,394
Deck - Wood - Replace 1	5/2019	25.00	310 SF	7,750	20:00	20:00	0:04	7,826

Sample Golf Community

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Summary

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Tennis								
HVAC Unit	5/2031	\$ 4,500.00	1 Each	\$ 4,500	15:00	15:00	12:04	\$ 6,479
Icemaker	5/2030	2,100.00	1 Each	2,100	10:00	10:00	11:04	2,935
Indoor Court Lighting	5/2028	32,000.00	1 Lot	32,000	15:00	15:00	9:04	42,166
Indoor Tennis Court Building	7/2030	330,000.00	1 Allow	330,000	40:00	40:00	11:06	463,598
Parking Lot	7/2023	7.00	1,750 Sy	12,250	5:00	5:00	4:06	13,992
Pickleball Court Asphalt	5/2024	5,000.00	2 Each	10,000	20:00	20:00	5:04	11,707
Pickleball Court Asphalt Color Coat	7/2019	3,000.00	1 Job	3,000	5:00	5:00	0:06	3,044
Roof Tennis Building	5/2041	9.00	2,200 SF	19,800	45:00	45:00	22:04	38,314
Siding - Wood, Replace	5/2045	7.00	2,100 SF	14,700	40:00	40:00	26:04	32,015
Swiper	5/2027	12,000.00	1 Each	12,000	12:00	12:00	8:04	15,351
Tables & Chairs	7/2025	750.00	9 Each	6,750	6:00	6:00	6:06	8,179
Tennis Building Floor Cleaner	5/2024	6,000.00	1 Each	6,000	10:00	10:00	5:04	7,024
Utility Car	5/2019	10,000.00	1 Each	10,000	12:00	12:00	0:04	10,099
Water Fountains	5/2019	650.00	5 Each	3,250	15:00	15:00	0:04	3,282
Well Pump	5/2023	3,000.00	1 Each	3,000	10:00	10:00	4:04	3,409
Windows	7/2043	8,250.00	1 Allow	8,250	35:00	35:00	24:06	17,020
				\$ 771,865				\$ 1,011,435
Veranda								
Fryer/Grill	7/2028	\$ 3,800.00	1 Each	\$ 3,800	20:00	20:00	9:06	\$ 5,031
Grilling Kit. Counter / Cabine	7/2028	5,000.00	1 LF	5,000	20:00	20:00	9:06	6,621
Grilling Kitchen Equipment	7/2023	5,000.00	1 Each	5,000	15:00	15:00	4:06	5,711
Grilling Kitchen Roof	7/2033	6.90	1 SF	6	25:00	25:00	14:06	10
Grilling Kitchen Siding	7/2048	4,000.00	1 Each	4,000	40:00	40:00	29:06	9,566
Grilling Kitchen Sliding Door	7/2023	1,500.00	1 Each	1,500	15:00	15:00	4:06	1,713
Refrigerator	7/2028	5,000.00	1 Each	5,000	20:00	20:00	9:06	6,621
				\$ 24,306				\$ 35,275
Wildcat								

Sample Golf Community

Analysis Date - January 1, 2019

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Summary

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Wildcat								
Bathroom Remodel	5/2025	\$ 4,000.00	1 Job	\$ 4,000	20:00	20:00	6:04	\$ 4,823
Bench	5/2020	300.00	6 Each	1,800	15:00	15:00	1:04	1,872
Bocce Courts Refurbish	5/2019	11,000.00	3 Each	33,000	10:00	10:00	0:04	33,326
Ceiling Fan Lights	7/2022	275.00	4 Each	1,100	20:00	20:00	3:06	1,219
Door - Exterior	5/2026	1,200.00	1 Each	1,200	30:00	30:00	7:04	1,490
Filters	7/2023	3,000.00	3 Allow	9,000	10:00	10:00	4:06	10,280
Lifeguard Stand	5/2026	1,000.00	1 Each	1,000	10:00	10:00	7:04	1,242
Metal Fence Paint	5/2035	3.00	840 Lf	2,520	10:00	10:00	16:04	4,083
Metal Fence Replace	5/2035	55.00	840 Lf	46,200	35:00	35:00	16:04	74,871
Outdoor Furniture	7/2023	3,500.00	1 Allow	3,500	3:00	3:00	4:06	3,997
Pergola Pool	7/2023	25.00	840 SF	21,000	25:00	25:00	4:06	23,987
Picnic Tables	7/2024	400.00	3 Each	1,200	15:00	15:00	5:06	1,411
Pool	7/2033	227,500.00	2 Allow	455,000	25:00	25:00	14:06	698,475
Pool - Tile	7/2023	18.00	260 LF	4,680	20:00	20:00	4:06	5,345
Pool Cover	7/2024	22,000.00	1 Each	22,000	14:00	14:00	5:06	25,883
Pool Motor 5 HP	7/2024	1,000.00	4 Each	4,000	5:00	5:00	5:06	4,706
Pool Replaster	7/23 - 7/24	6.30	5,284 SF	33,289	20:00	20:00	4:10	38,410
Pool Vacuum	7/2023	3,800.00	1 Each	3,800	5:00	5:00	4:06	4,340
Pool Water Feature	5/2020	19,000.00	1 Lot	19,000	20:00	20:00	1:04	19,763
Pumps	7/2024	4,500.00	2 Allow	9,000	7:00	7:00	5:06	10,588
Roof - Asphalt	5/2021	4.50	3,585 SF	16,132	25:00	25:00	2:04	17,284
Saline System - Pool	7/2024	10,000.00	1.7 Each	17,000	12:00	12:00	5:06	20,001
Shade Structure Canopy	5/2023	5,000.00	1 Each	5,000	10:00	10:00	4:04	5,683
Siding - Wood, Replace	5/2046	7.00	160 SF	1,120	40:00	40:00	27:04	2,512
Tile	7/2033	18.00	164 Allow	2,952	25:00	25:00	14:06	4,531
Umbrella 20' Canopy	5/2020	1,900.00	1 Each	1,900	5:00	5:00	1:04	1,976
Water Heater	5/2021	1,200.00	1 Each	1,200	15:00	15:00	2:04	1,285

Sample Golf Community

Analysis Date - January 1, 2019

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Component List - Summary

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
				<u>\$ 721,593</u>				<u>\$ 1,023,397</u>
				<u>\$ 30,865,359</u>				<u>\$ 51,201,934</u>