Providing

- Local
- Regional or

• Specialty Analysts for any size or type of facility, Nationally.

Serving the following within the last 5-year inspection cycle:

Arizona Colorado Connecticut District of Columbia Delaware Florida Georgia lowa Kansas Kentucky Louisiana Maryland Massachusetts Michigan Mississippi Missouri Montana North Carolina New Jersey New Mexico New York Ohio Oklahoma Pennsylvania Rhode Island South Carolina Tennessee Texas Utah Virginia Washington West Virginia Wisconsin

Mexico Virgin Islands















2661 Riva Road, Suite 1023 Annapolis, MD 21401 410.268.0479 800.850.2835

MATIONAL CHURCH BRISINESS UMENTODALIZE

SAMPLE REPORT

Note: This sample report is based on an actual Replacement Reserve Study conducted for a real facility. Please note, however, that the name, location, results, and other identifying features of this report have been intentionally altered to suit the purpose of a sample and protect the confidentiality of the Client.

INTENTIONALLY LEFT BLANK

Section A

Replacement Reserve Analysis

- Executive Summary A1
- General Information A2
 - Current Funding A3
- Cash Flow Method Funding A4 Inflation Adjusted Funding - A5
 - Comments A6

Section B

Replacement Reserve Inventory

Replacement Reserve Inventory General information - B1 Replacement Reserve Inventory Comments - B2 Schedule of Projected Replacements and Exclusions - B3

Section C

Projected Annual Replacements

Projected Annual Replacements General Information - C1 Calendar of Projected Annual Replacements - C2

Section D

Condition Assessment

Appendix

Accounting Summary - CF1 Component Method - CM1

Overview, Standard Terms, and Definitions

Video Answers to Frequently Asked Questions

REPLACEMENT RESERVE REPORT

SAMPLE COUNTRY CLUB

SACRAMENTO, CALIFORNIA



Description. Sample Country Club is a private club that is located in Sacramento, California. This report covers capital replacement projections for the following elements of the property:

- Main clubhouse, dining facilities, kitchen and locker rooms
- Asphalt drive and parking, sidewalks, curb & gutter
- Racquet, Fitness and Swim Building (RFS)
- Swimming pool and tennis courts
- Golf course
- Golf course maintenance complex and equipment

Level of Service. This study has been performed as a Level I, Full Service Reserve Study as defined under the National Reserve Study Standards that have been adopted by the Community Associations Institute. As such, a complete component inventory was established based on information regarding commonly owned components provided by the community manager and upon quantities derived from field measurement and/or quantity takeoffs from to-scale engineering drawings. The condition of all commonly owned components was ascertained from a site visit and the visual inspection of each component by the Analyst. The life expectancy and the value of the components are provided based in part on these observations. The fund status and funding plan have been derived from analysis of this data. **Purpose.** The purpose of this Replacement Reserve Study is to provide Sample Country Club (hereinafter called the Club) with an inventory of the common community facilities and infrastructure components that require periodic replacement. The Study includes a general view of the condition of these items and an effective financial plan to fund projected periodic replacements.

- Inventory of Items Owned by the Club. Section B lists the Projected Replacements of the commonly owned items that require periodic replacement using funding from Replacement Reserves. The Replacement Reserve Inventory also provides information about excluded items, which are items whose replacements are not scheduled for funding from Replacement Reserves.
- Condition of Items Owned by the Club. Section B includes our estimates of the normal economic life and the remaining economic life for the projected replacements. Section C provides a year-by-year listing of the projected replacements. Section D provides additional detail for items that are unique or deserving of attention because of their condition or the manner in which they have been treated in this study.
- Financial Plan. The Club has a fiduciary responsibility to protect the appearance, value, and safety of the property and it is therefore essential the Association have a financial plan that provides funding for the projected replacements. In conformance with American Institute of Certified Public Accountant guidelines, Section A, Replacement Reserve Analysis evaluates the current funding of Replacement Reserves as reported by the Association and recommends annual funding of Replacement Reserves by the Cash Flow Method. Section A, Replacement funding and the recommended funding based on the Cash Flow Method. An Executive Summary of these calculations is provided on Page A1. The alternative Component Method of funding is provided in the Appendix.

Basis. The data contained in this Replacement Reserve Study is based upon the following:

- The Request for Proposal submitted and executed by the Club.
- Miller Dodson performed a visual evaluation on February 9, 2015 to determine a remaining useful life and replacement cost for the commonly owned elements of this facility.
- This study contains additional recommendations to address inflation for the Cash Flow Method only. For this recommendation, Miller - Dodson uses the Producers Price Index (PPI), which gauges inflation in manufacturing and construction. Please see page A5 for further details.

Engineering Drawings. The site plan for the club facilities and golf course was used as the basis for establishing the quantities of asphalt pavement, sidewalk, concrete curb and gutter, and roofing. Architectural drawings of the clubhouse and the Racquet, Fitness, and Swim Building were used to establish quantities for floor areas and other architectural elements.

We recommend the Association assemble and maintain a library of site and building plans of the entire facility. Record drawings should be scanned into an electronic format for safe storage and ease of distribution. Upon request for a nominal fee, Miller - Dodson can provide scanning services.

Current Funding. This reserve study has been prepared for Fiscal Year 2016 covering the period from January 1, 2016 to December 31, 2016. The Replacement Reserves on deposit as of January 1, 2016 are projected to be \$1,250,000. The planned contribution for the fiscal year is \$250,000.

The balance and contribution figures have been supplied by the managing agent and confirmation or audit of these figures is beyond the scope of the study. For the purposes of this study, it is assumed that the annual contribution will be deposited at the end of each month.

Acknowledgement. Miller - Dodson Associates would like to acknowledge the assistance and input of the staff members who provided very helpful insight into the current operations of the property.

Analyst's Personal Credentials. Mr. James W. Dodson, Jr. holds a Bachelors Degree in Architectural Engineering from the University of Texas and a Masters Degree in Civil Engineering from Stanford University. He has attended the Program for Management Development at Harvard Graduate School of Business. Mr. Dodson has been a Registered Professional Engineer in the State of Texas from 1972 to 1994, and has managed construction projects up to \$100,000,000 in scope for a variety of private sector clients and government employers. He has been certified as a Reserve Specialist by the CAI, and is a Principal for Miller - Dodson Associates, Inc. In this capacity, he has performed and supervised over 2,500 Reserve Studies for clients of Miller - Dodson Associates, Inc. He is a member of the Association of Professional Reserve Analysts.

Sincerely, millerdodson

James W. Dodson, Jr. RS, APRA Principal

INTENTIONALLY LEFT BLANK

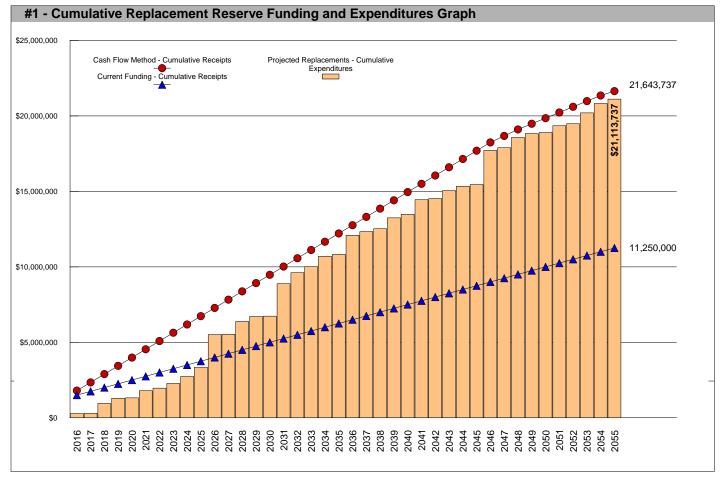
EXECUTIVE SUMMARY

The Sample Country Club Replacement Reserve Analysis uses the Cash Flow Method (CFM) to calculate Replacement Reserve funding for the periodic replacement of the 418 Projected Replacements identified in the Replacement Reserve Inventory.

\$548,147 RECOMMENDED REPLACEMENT RESERVE FUNDING FOR THE STUDY YEAR, 2016

We recommend the club adopt a Replacement Reserve Funding Plan based on the annual funding recommendation above. Inflation adjusted funding for subsequent years is shown on Page A5.

Sample Country Club reports a Starting Balance of \$1,250,000 and Annual Funding totaling \$250,000. Current funding is inadequate to fund the \$21,113,737 of Projected Replacements scheduled in the Replacement Reserve Inventory over the 40-year Study Period. See Page A3 for a more detailed evaluation.



The Current Funding Objective as calculated by the Component Method (Fully Funded) is \$3,836,196 making the reserve account 32.6% funded. See the Appendix for more information on this method.

At the present time the club follows the practice of contributing approximately \$250,000 that is collected from initiation fees and transfer fees each year into the reserve account. This amount may vary significantly from year to year.

February 9, 2015 11275901SAMPLE C16

REPLACEMENT RESERVE ANALYSIS - GENERAL INFORMATION

The Sample Country Club Replacement Reserve Analysis calculations of recommended funding of Replacement Reserves by the Cash Flow Method and the evaluation of the Current Funding are based upon the same Study Year, Study Period, Beginning Balance, Replacement Reserve Inventory and Level of Service.

2016 STUDY YEAR

The club reports that their accounting year begins on January 1, and the Study Year, the first year evaluated by the Replacement Reserve Analysis, begins on January 1, 2016.

40 Years STUDY PERIOD

The Replacement Reserve Analysis evaluates the funding of Replacement Reserves over a 40-year Study Period.

\$1,250,000 STARTING BALANCE

The club reports Replacement Reserves on Deposit totaling \$1,250,000 at the start of the Study Year.

Level One LEVEL OF SERVICE

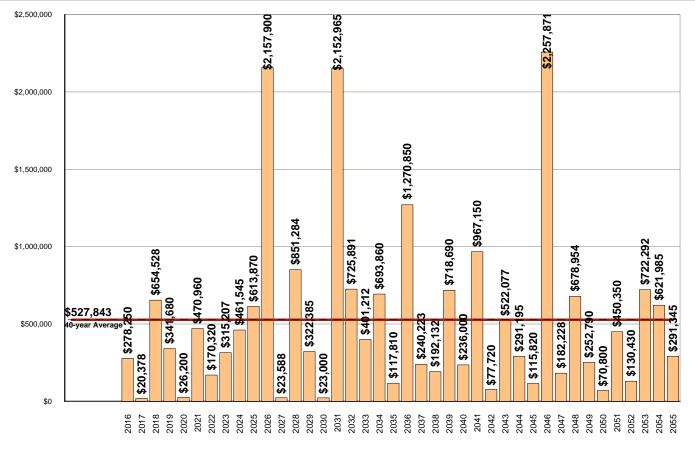
The Replacement Reserve Inventory has been developed in compliance with the National Reserve Study Standards for a Level One Study, as defined by the Community Associations Institute (CAI).

\$21,113,737 REPLACEMENT RESERVE INVENTORY - PROJECTED REPLACEMENTS

The Sample Country Club Replacement Reserve Inventory identifies 418 items that will require periodic replacement, that are to be funded from Replacement Reserves. We estimate the cost of these replacements will be \$21,113,737 over the 40-year Study Period. The Projected Replacements are divided into 35 major categories starting on Page B3. Pages B1-B2 provide detailed information on the Replacement Reserve Inventory.

#2 - Annual Expenditures for Projected Replacements Graph

This graph shows annual expenditures for Projected Replacements over the 40-year Study Period. The red line shows the average annual expenditure of \$527,843. Section C provides a year by year Calender of these expenditures.



UPDATING

UPDATING OF THE FUNDING PLAN

The club has a responsibility to review the Funding Plan annually. The review should include a comparison and evaluation of actual reserve funding with recommended levels shown on Page A4 and A5. The Projected Replacements listed on Page C2 should be compared with any replacements accomplished and funded from Replacement Reserves. Discrepancies should be evaluated and if necessary, the Reserve Study should be updated or a new study commissioned. We recommend annual increases in replacement reserve funding to account for the impact of inflation. Inflation Adjusted Funding is discussed on Page A5.

UPDATING OF THE REPLACEMENT RESERVE STUDY

At a minimum, the Replacement Reserve Study should be professionally updated every three to five years or after completion of a major replacement project. Updating should also be considered if during the annual review of the Funding Plan, discrepancies are noted between projected and actual reserve funding or replacement costs. Updating may also be necessary if there is a meaningful discrepancy between the actual inflation rate and the inflation rate used for the Inflation Adjusted Funding of Replacement Reserves on Page A5.

ANNUAL EXPENDITURES AND CURRENT FUNDING

The annual expenditures that comprise the \$21,113,737 of Projected Expenditures over the 40-year Study Period and the impact of the club continuing to fund Replacement Reserves at the current level are detailed in Table 3.

	uai ⊏xpen	ditures a	na Currer	nt Funding	g Data - T	ears 1 th	rougn 40			
Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	20
Starting Balance	\$1,250,000									
Projected Replacements	(\$278,250)	(\$20,378)	(\$654,528)	(\$341,680)	(\$26,200)	(\$470,960)	(\$170,320)	(\$315,207)	(\$461,545)	(\$613,8
Annual Deposit	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,0
End of Year Balance	\$1,221,750	\$1,451,372	\$1,046,844	\$955,164	\$1,178,964	\$958,004	\$1,037,684	\$972,477	\$760,932	\$397,0
Cumulative Expenditures	(\$278,250)	(\$298,628)	(\$953,156)	(\$1,294,836)	(\$1,321,036)	(\$1,791,996)	(\$1,962,316)	(\$2,277,523)	(\$2,739,068)	(\$3,352,
Cumulative Receipts	\$1,500,000	\$1,750,000	\$2,000,000	\$2,250,000	\$2,500,000	\$2,750,000	\$3,000,000	\$3,250,000	\$3,500,000	\$3,750,
Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2
Projected Replacements	(\$2,157,900)	(\$23,588)	(\$851,284)	(\$322,385)	(\$23,000)	(\$2,152,965)	(\$725,891)	(\$401,212)	(\$693,860)	(\$117,
Annual Deposit	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,
End of Year Balance	(\$1,510,838)	(\$1,284,426)	(\$1,885,711)	(\$1,958,096)	(\$1,731,096)	(\$3,634,061)	(\$4,109,952)	(\$4,261,164)	(\$4,705,024)	(\$4,572,
Cumulative Expenditures	(\$5,510,838)	(\$5,534,426)	(\$6,385,711)	(\$6,708,096)	(\$6,731,096)	(\$8,884,061)	(\$9,609,952)	(\$10,011,164)	(\$10,705,024)	(\$10,822,
Cumulative Receipts	\$4,000,000	\$4,250,000	\$4,500,000	\$4,750,000	\$5,000,000	\$5,250,000	\$5,500,000	\$5,750,000	\$6,000,000	\$6,250,
Year	2036	2037	2038	2039	2040	2041	2042	2043	2044	2
Projected Replacements	(\$1,270,850)	(\$240,223)	(\$192,132)	(\$718,690)	(\$236,000)	(\$967,150)	(\$77,720)	(\$522,077)	(\$291,195)	(\$115,
Annual Deposit	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,
End of Year Balance	(\$5,593,684)	(\$5,583,907)	(\$5,526,039)	(\$5,994,729)	(\$5,980,729)	(\$6,697,879)	(\$6,525,599)	(\$6,797,676)	(\$6,838,871)	(\$6,704,
Cumulative Expenditures	(\$12,093,684)	(\$12,333,907)	(\$12,526,039)	(\$13,244,729)	(\$13,480,729)	(\$14,447,879)	(\$14,525,599)	(\$15,047,676)	(\$15,338,871)	(\$15,454,
Cumulative Receipts	\$6,500,000	\$6,750,000	\$7,000,000	\$7,250,000	\$7,500,000	\$7,750,000	\$8,000,000	\$8,250,000	\$8,500,000	\$8,750,
Year	2046	2047	2048	2049	2050	2051	2052	2053	2054	2
Projected Replacements	(\$2,257,871)	(\$182,228)	(\$678,954)	(\$252,790)	(\$70,800)	(\$450,350)	(\$130,430)	(\$722,292)	(\$621,985)	(\$291,
Annual Deposit	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,
End of Year Balance	(\$8,712,562)	(\$8,644,790)	(\$9,073,744)	(\$9,076,534)	(\$8,897,334)	(\$9,097,684)	(\$8,978,114)	(\$9,450,407)	(\$9,822,392)	(\$9,863,
	(0.17 740 500)	(\$17.004.700)	(\$18,573,744)	(\$18,826,534)	(\$18,897,334)	(\$19,347,684)	(\$19,478,114)	(\$20,200,407)	(\$20,822,392)	(\$21,113
Cumulative Expenditures	(\$17,712,562)	(\$17,894,790)	(\$10,575,744)	(\$10,020,034)	(\$10,037,004)	(\$13,347,004)	(\$13,470,114)	(\$20,200,407)	(\$20,022,392)	(ψ21,110,

EVALUATION OF CURRENT FUNDING

The evaluation of Current Funding (Starting Balance of \$1,250,000 & annual funding of \$250,000), is done in today's dollars with no adjustments for inflation or interest earned on Replacement Reserves. The evaluation assumes Replacement Reserves will only be used for the 418 Projected Replacements identified in the Replacement Reserve Inventory and that the club will continue Annual Funding of \$250,000 throughout the 40-year Study Period.

Annual Funding of \$250,000 is approximately 46 percent of the \$548,147 recommended Annual Funding calculated by the Cash Flow Method for 2016, the Study Year.

Evaluation of the 418 Projected Replacements calculates an average annual expenditure over the next 40 years of \$527,843. Annual funding of \$250,000 is 47 percent of the average annual expenditure.

Our calculations identify funding shortfalls in 30 years of the Study Period with the initial shortfall in 2026. The largest shortfall, \$-9,863,737, occurs in 2044. All shortfalls can be seen and evaluated in Table 3 above.

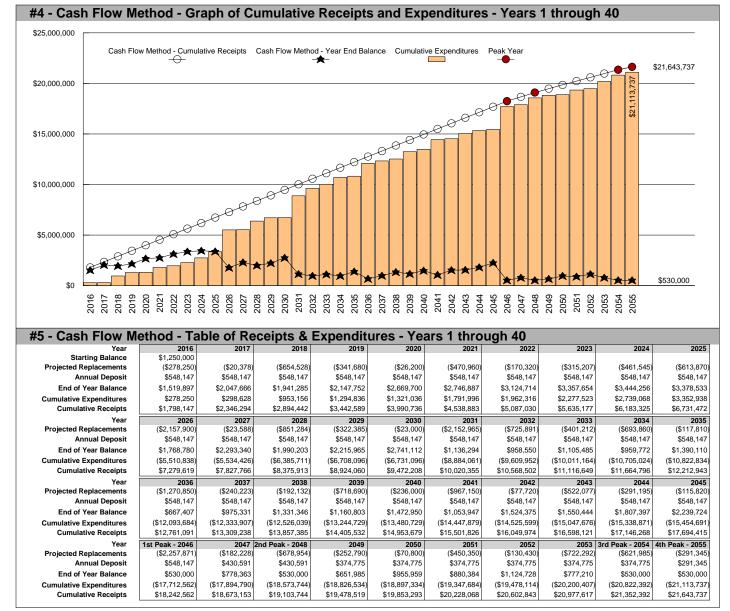
In summary, Current Funding as reported by the club and shown above, does not provide adequate funding for the \$21,113,737 of Projected Replacements scheduled in the Replacement Reserve Inventory over the Study Period.

CASH FLOW METHOD FUNDING

\$548,147 RECOMMENDED REPLACEMENT RESERVE FUNDING FOR 2016

Recommended Replacement Reserve Funding has been calculated using the Cash Flow Method (also called the Straight Line or Threshold Method). This method calculates a constant annual funding between peaks in cumulative expenditures, while maintaining a Minimum Balance (threshold) in the Peak Years.

- Peak Years. The First Peak Year occurs in 2046 with Replacement Reserves on Deposit dropping to the Minimum Balance after the completion of \$17,712,562 of replacements from 2016 to 2046. Recommended funding declines from \$548,147 in 2046 to \$430,591 in 2047. Peak Years are identified in Chart 4 and Table 5.
- Minimum Balance. The calculations assume a Minimum Balance of \$530,000 in Replacement Reserves. This is approx. 12 months of average expenditures based on the \$527,843, 40-year average annual expenditure.
- Cash Flow Method Study Period. Cash Flow Method calculates funding for \$21,113,737 of expenditures over the 40-year Study Period. It does not include funding for any projects beyond 2055 and in 2055, the end of year balance will always be the Minimum Balance.



Replacement Reserve Analysis - Page A5 February 9, 2015

11275901SAMPLE C16

INFLATION ADJUSTED FUNDING

The Cash Flow Method calculations on Page A4 have been done in today's dollars with no adjustment for inflation. At Miller + Dodson, we belive that long-term inflation forecasting is effective at demonstrating the power of compounding, not at calculating appropriate funding levels for Replacement Reserves. We have developed this proprietary model to estimate the short-term impact of inflation on Replacement Reserve funding.

\$548,147 2016 - CASH FLOW METHOD RECOMMENDED FUNDING

The 2016 Study Year calculations have been made using current replacement costs (see Page B2), modified by the Analyst for any project specific conditions.

\$575,299 2017 - INFLATION ADJUSTED FUNDING

- A new analysis calculates 2017 funding based on three assumptions;
- Replacement Reserves on Deposit totaling \$1,519,897 on January 1, 2017.
- All 2016 Projected Replacements listed on Page C2 accomplished at a cost to Replacement Reserves less than \$278,250.
- Construction Cost Inflation of 4.50 percent in 2016.

The \$575,299 inflation adjusted funding in 2017 is a 4.95 percent increase over the non-inflation adjusted 2017 funding of \$548,147.

\$604,916 2018 - INFLATION ADJUSTED FUNDING

A new analysis calculates 2018 funding based on three assumptions;

- Replacement Reserves on Deposit totaling \$2,073,901 on January 1, 2018.
- All 2017 Projected Replacements listed on Page C2 accomplished at a cost to Replacement Reserves less than \$21,295.
- Construction Cost Inflation of 4.50 percent in 2017.

The \$604,916 inflation adjusted funding in 2018 is a 10.36 percent increase over the non-inflation adjusted 2018 funding of \$548,147.

\$635,043 2019 - INFLATION ADJUSTED FUNDING

A new analysis calculates 2019 funding based on three assumptions;

- Replacement Reserves on Deposit totaling \$1,964,055 on January 1, 2019.
- All 2018 Projected Replacements listed on Page C2 accomplished at a cost to Replacement Reserves less than \$714,761.
- Construction Cost Inflation of 4.50 percent in 2018.

The \$635,043 inflation adjusted funding in 2019 is a 15.85 percent increase over the non-inflation adjusted funding of \$548,147.

YEAR FIVE & BEYOND

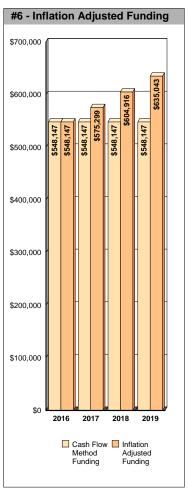
The inflation adjusted funding calculations outlined above are not intended to be a substitute for periodic evaluation of common elements by an experienced Reserve Analyst. Industry Standards, lender requirements, and many state and local statutes require a Replacement Reserve Study be professionally updated every 3 to 5 years.

INFLATION ADJUSTMENT

Prior to approving a budget based upon the 2017, 2018 and 2019 inflation adjusted funding calculations above, the 4.50 percent base rate of inflation used in our calculations should be compared to rates published by the Bureau of Labor Statistics. If there is a significant discrepancy (over 1 percent), contact Miller Dodson + Associates prior to using the Inflation Adjusted Funding.

INTEREST ON RESERVES

The recommended funding calculations do not account for interest earned on Replacement Reserves. In 2016, based on a 1.00 percent interest rate, we estimate the Association may earn \$13,849 on an average balance of \$1,384,949, \$17,969 on an average balance of \$1,796,899 in 2017, and \$20,190 on \$2,018,978 in 2018. The Association may elect to attribute 100 percent of the earned interest to Reserves, resulting in a reduction in the 2016 funding from \$548,147 to \$534,298 (a 2.53 percent reduction), \$575,299 to \$557,330 in 2017 (a 3.12 percent reduction), and \$604,916 to \$584,726 in 2018 (a 3.34 percent reduction).



REPLACEMENT RESERVE STUDY - SUPPLEMENTAL COMMENTS

- The Cash Flow Method calculates the minimum annual funding necessary to prevent Replacement Reserves from dropping below the Minimum Balance. Failure to fund at least the recommended levels may result in funding not being available for the Projected Replacements listed in the Replacement Reserve Inventory.
- The accuracy of the Replacement Reserve Analysis is dependent upon expenditures from Replacement Reserves being made ONLY for the 418 Projected Replacements specifically listed in the Replacement Reserve Inventory. The inclusion/exclusion of items from the Replacement Reserve Inventory is discussed on Page B1.

REPLACEMENT RESERVE INVENTORY GENERAL INFORMATION

Sample Country Club - Replacement Reserve Inventory identifies 466 items. Two types of items are identified, Projected Replacements and Excluded Items:

 PROJECTED REPLACEMENTS. 418 of the items are Projected Replacements and the periodic replacements of these items are scheduled for funding from Replacement Reserves. The Projected Replacements have an estimated one-time replacement cost of \$9,506,634. Replacements totaling \$15,454,691 are scheduled in the Replacement Reserve Inventory over the 30-year Study Period.

Projected Replacements are the replacement of commonly-owned physical assets that require periodic replacement and whose replacement is to be funded from Replacement Reserves.

• EXCLUDED ITEMS. 48 of the items are Excluded Items, and expenditures for these items are NOT scheduled for funding from Replacement Reserves. The accuracy of the calculations made in the Replacement Reserve Analysis is dependent on expenditures NOT being made for Excluded Items. The Excluded Items are listed in the Replacement Reserve Inventory to identify specific items and categories of items that are not to be funded from Replacement Reserves. There are multiple categories of items that are typically excluded from funding by Replacement Reserves, including but not limited to:

Tax Code. The United States Tax Code grants very favorable tax status to Replacement Reserves, conditioned on expenditures being made within certain guidelines. These guidelines typically exclude maintenance activities, minor repairs and capital improvements.

Value. Items with a replacement cost of less that \$1,000 and/or a normal economic life of less than 3 years are typically excluded from funding from Replacement Reserves. This exclusion should reflect club policy on the administration of Replacement Reserves. If the club has selected an alternative level, it will be noted in the Replacement Reserve Inventory - General Comments on Page B2.

Long-lived Items. Items that when properly maintained, can be assumed to have a life equal to the property as a whole, are typically excluded from the Replacement Reserve Inventory.

Unit improvements. Items owned by a single unit and where the items serve a single unit are generally assumed to be the responsibility of that unit, not the club.

Other non-common improvements. Items owned by the local government, public and private utility companies, the United States Postal Service, Master Associations, state and local highway authorities, etc., may be installed on property that is owned by the club. These types of items are generally not the responsibility of the club and are excluded from the Replacement Reserve Inventory.

The rationale for the exclusion of an item from funding by Replacement Reserves is discussed in more detail in the 'Comments' sections of the Section B - Replacement Reserve Inventory.

- CATEGORIES. The 466 items included in the Sample Country Club Replacement Reserve Inventory are divided into 35 major categories. Each category is printed on a separate page, Pages B3 to B36.
- LEVEL OF SERVICE. This Replacement Reserve Inventory has been developed in compliance with the standards established for a Level One Study - Full Service, as defined by the National Reserve Study Standards, established in 1998 by Community Associations Institute, which states:

A Level I - Full Service Reserve Study includes the computation of complete component inventory information regarding commonly owned components provided by the Association, quantities derived from field measurements and/or quantity takeoffs from to-scale engineering drawings that may be made available. The condition of all components is ascertained from a visual inspection of each component by the analyst. The remaining economic life and the value of the components are provided based on these observations and the funding status and funding plan are then derived from analysis of this data.

REPLACEMENT RESERVE INVENTORY - GENERAL INFORMATION (cont'd)

• INVENTORY DATA. Each of the 418 Projected Replacements listed in the Replacement Reserve Inventory includes the following data:

Item Number. The Item Number is assigned sequentially and is intended for identification purposes only.

Item Description. We have identified each item included in the Inventory. Additional information may be included in the Comments section at the bottom of each page of the Inventory.

Units. We have used standard abbreviations to identify the number of units including SF-square feet, LF-lineal feet, SY-square yard, LS-lump sum, EA-each, and PR-pair. Non-standard abbreviations are noted in the Comments section at the bottom of the page.

Number of Units. The methods used to develop the quantities are discussed in "Level of Service" above.

Unit Replacement Cost. We use four sources to develop the unit cost data shown in the Inventory; actual replacement cost data provided by the client, information provided by local contractors and suppliers, industry standard estimating manuals, and a cost database we have developed based upon our detailed interviews with contractors and service providers who are specialists in their respective lines of work.

Normal Economic Life (Yrs). The number of years that a new and properly installed item should be expected to remain in service.

Remaining Economic Life (Yrs). The estimated number of years before an item will need to be replaced. In "normal" conditions, this could be calculated by subtracting the age of the item from the Normal Economic Life of the item, but only rarely do physical assets age "normally". Some items may have longer or shorter lives depending on many factors such as environment, initial quality of the item, maintenance, etc.

Total Replacement Cost. This is calculated by multiplying the Unit Replacement Cost by the Number of Units.

Each of the 48 Excluded Items includes the Item Description, Units, and Number of Units. Many of the Excluded Items are listed as a 'Lump Sum' with a quantity of 1. For the Excluded Items, this indicates that all of the items identified by the 'Item Description' are excluded from funding by Replacement Reserves.

- REVIEW OF EXPENDITURES. This Replacement Reserve Study should be reviewed by an accounting professional representing the club prior to implementation.
- PARTIAL FUNDING. Items may have been included in the Replacement Reserve Inventory at less than 100 percent of their full quantity and/or replacement cost. This is done on items that will never be replaced in their entirety, but which may require periodic replacements over an extended period of time. The assumptions that provide the basis for any partial funding are noted in the Comments section.
- REMAINING ECONOMIC LIFE GREATER THAN 40 YEARS. The calculations do not include funding for initial replacements beyond 40 years. These replacements are included in this Study for tracking and evaluation. They should be included for funding in future Studies, when they enter the 40-year window.

Replacement Reserve Inventory - Page B3

February 9, 2015 11275901SAMPLE C16

CONCRETE COMPONENTS

PROJI	ECTED REPLACEMENTS						
ITEM	ITEM		NUMBER	UNIT REPLACEMENT	NORMAL ECONOMIC	REMAINING ECONOMIC	REPLACEMENT
#	DESCRIPTION	UNIT	OF UNITS	COST (\$)	LIFE (YRS)	LIFE (YRS)	COST (\$)
1	Concrete curb (3%)	ft	147	\$30.00	60	3	\$4,397
2	Concrete curb (3%)	ft	147	\$30.00	60	9	\$4,397
3	Concrete curb (3%)	ft	147	\$30.00	60	15	\$4,397
4	Concrete curb (3%)	ft	147	\$30.00	60	21	\$4,397
5	Concrete curb (3%)	ft	147	\$30.00	60	27	\$4,397
6	Concrete curb (3%)	ft	147	\$30.00	60	33	\$4,397
7	Concrete curb (3%)	ft	147	\$30.00	60	39	\$4,397
8	Concrete curb (3%)	ft	147	\$30.00	60	45	\$4,397
9	Concrete curb (3%)	ft	147	\$30.00	60	51	\$4,397
10	Concrete curb (3%)	ft	147	\$30.00	60	57	\$4,397
11	Concrete curb & gutter (3%)	ft	56	\$34.00	60	3	\$1,913
12	Concrete curb & gutter (3%)	ft	56	\$34.00	60	9	\$1,913
13	Concrete curb & gutter (3%)	ft	56	\$34.00	60	15	\$1,913
14	Concrete curb & gutter (3%)	ft	56	\$34.00	60	21	\$1,913
15	Concrete curb & gutter (3%)	ft	56	\$34.00	60	27	\$1,913
16	Concrete curb & gutter (3%)	ft	56	\$34.00	60	33	\$1,913
17	Concrete curb & gutter (3%)	ft	56	\$34.00	60	39	\$1,913
18	Concrete curb & gutter (3%)	ft	56	\$34.00	60	45	\$1,913
19	Concrete curb & gutter (3%)	ft	56	\$34.00	60	51	\$1,913
20	Concrete curb & gutter (3%)	ft	56	\$34.00	60	57	\$1,913

CONCRETE COMPONENTS - Replacement Costs - Subtotal

\$63,090

CONCRETE COMPONENTS

Replacement Reserve Inventory - Page B4

February 9, 2015 11275901SAMPLE C16

\$44,200

CONCRETE COMPONENTS - cont'd

PROJE	ECTED REPLACEMENTS						
ITEM	ITEM		NUMBER	UNIT REPLACEMENT	NORMAL ECONOMIC	REMAINING ECONOMIC	REPLACEMENT
#	DESCRIPTION	UNIT	OF UNITS	COST (\$)	LIFE (YRS)	LIFE (YRS)	COST (\$)
21	MCB Concrete flatwork (3%)	sf	520	\$8.50	60	3	\$4,420
22	MCB Concrete flatwork (3%)	sf	520	\$8.50	60	9	\$4,420
23	MCB Concrete flatwork (3%)	sf	520	\$8.50	60	15	\$4,420
24	MCB Concrete flatwork (3%)	sf	520	\$8.50	60	21	\$4,420
25	MCB Concrete flatwork (3%)	sf	520	\$8.50	60	27	\$4,420
26	MCB Concrete flatwork (3%)	sf	520	\$8.50	60	33	\$4,420
27	MCB Concrete flatwork (3%)	sf	520	\$8.50	60	39	\$4,420
28	MCB Concrete flatwork (3%)	sf	520	\$8.50	60	45	\$4,420
29	MCB Concrete flatwork (3%)	sf	520	\$8.50	60	51	\$4,420
30	MCB Concrete flatwork (3%)	sf	520	\$8.50	60	57	\$4,420
1							

CONCRETE COMPONENTS - cont'd - Replacement Costs - Subtotal

CONCRETE COMPONENTS - cont'd COMMENTS

• Concrete flatwork consists of the concrete cart pick up and return area behind the main clubhoue and the path to the west of the clubhouse. All other concrete cart paths are included with the golf course facilities.

Miller + Dodson Associates, Inc.

Sample Country Club

Replacement Reserve Inventory - Page B5

February 9, 2015 11275901SAMPLE C16

SITE IMPROVEMENTS

PROJE	CTED REPLACEMENTS						
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
31	Asphalt pavement, seal coat	sf	109,420	\$0.16	5	2	\$17,507
32	Asphalt pavement, mill & overlay	sf	109,420	\$1.35	20	12	\$147,717
33	Pole lights - poles	ea	52	\$1,500.00	30	20	\$78,000
34	Pole lights - fixture heads	ea	52	\$1,200.00	15	5	\$62,400
35	Bollard lights	ea	25	\$950.00	20	10	\$23,750
36	Domestic water - lateral	ls	1	\$10.000.00	10	18	¢10.000
		-	-		-	-	\$10,000
37	Sanitary sewer - lateral	ls	1	\$10,000.00	10	18	\$10,000
38	Natural gas - lateral	ls	1	\$10,000.00	10	23	\$10,000
39	Stormwater - structure & pipe	ls	1	\$10,000.00	10	23	\$10,000

SITE IMPROVEMENTS - Replacement Costs - Subtotal

\$369,374

SITE IMPROVEMENTS

- We have assumed that the club will replace the asphalt pavement by the installation of a 2 inch thick overlay. The pavement will need to be milled prior to the installation of the overlay. Milling and the cost of minor repairs (5 to 10 percent of the total area) to the base materials and bearing soils beneath the pavement are included in the cost shown above.
- Comprehensive drawings detailing the components of the systems listed above were not available for our review. We have included an allowance for repair of each of the underground systems based upon our experience with other similar properties.

Replacement Reserve Inventory - Page B6

February 9, 2015 11275901SAMPLE C16

\$340,765

MAIN CLUBHOUSE BUILDING (MCB)

	ECTED REPLACEMENTS						
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
40	MCB Concrete roof tiles (1% every 5 yrs)	sf	340	\$12.00	5	1	\$4,080
41	MCB Re-coat stucco	sf	11,630	\$3.50	10	7	\$40,705
42	MCB - Glass panel railings - 3'	lf	450	\$80.00	30	20	\$36,000
43	MCB Front entrance pavers	sf	2,200	\$28.00	30	15	\$61,600
44	MCB Irrigation system controllers (3)	ea	1	\$9,000.00	5	2	\$9,000
45	MCB Rolling door - Service Court	ea	1	\$9,500.00	20	5	\$9,500
46	MCB Wood trellis - Service Cout	sf	3,648	\$35.00	30	12	\$127,680
47	MCB Wood pergola - Gallery Entrance	sf	896	\$25.00	25	17	\$22,400
48	MCB Wood pergola - Dining Rm Terrace	sf	616	\$25.00	25	16	\$15,400
49	MCB Wood pergola - Private Rm Terrace	sf	576	\$25.00	25	16	\$14,400

MAIN CLUBHOUSE BUILDING (MCB) - Replacement Costs - Subtotal

MAIN CLUBHOUSE BUILDING (MCB) COMMENTS

• Irrigaton System - we have assumed that the heads and pipe will be maintained/replaced as necessary by the golf course staff and the reserves will only be used for replacement of each of the three controllers and that the controllers will be replaced at the rate of one every five years.

[•] Exclude stone veneer, thinset Terrace pavers

Replacement Reserve Inventory - Page B7

February 9, 2015 11275901SAMPLE C16

MAIN CLUBHOUSE BUILDING - cont'd

PROJE	ECTED REPLACEMENTS						
ITEM	ITEM		NUMBER	UNIT REPLACEMENT	NORMAL ECONOMIC	REMAINING ECONOMIC	REPLACEMENT
#	DESCRIPTION	UNIT	OF UNITS	COST (\$)	LIFE (YRS)	LIFE (YRS)	COST (\$)
50	Private Lounge - windows	sf	320	\$45.00	42	30	\$14,400
51	Private Lounge - carpet	sf	495	\$18.00	14	2	\$8,910
52	Private Lounge - redecoration	sf	495	\$20.00	7	2	\$9,900
53	Main Dining Room - windows	sf	1,390	\$45.00	42	30	\$62,550
54	Main Dining Room - carpet	sf	3,542	\$18.00	14	2	\$63,756
55	Main Dining Room - furniture	ls	1	\$50,000.00	7	2	\$50,000
56	Main Dining Room - redecoration	sf	3,542	\$40.00	7	2	\$141,680
57	Grill Dining Room - windows	sf	850	\$45.00	42	30	\$38,250
58	Grill Dining Room - carpet	sf	1,950	\$18.00	14	2	\$35,100
59	Grill Dining Room - furniture	ls	1	\$25,000.00	7	2	\$25,000
60	Grill Dining Room - redecoration	sf	1,950	\$40.00	7	2	\$78,000
61	Board Room - carpet	sf	595	\$18.00	14	5	\$10,710
62	Board Room - furniture	ls	1	\$10,000.00	7	5	\$10,000
63	Board Room - redecoration	sf	595	\$40.00	7	5	\$23,800
64	Board Room - movable wall	lf	24	\$500.00	30	20	\$12,000
65	Terrace - BBQ grill	ea	1	\$3,200.00	15	3	\$3,200
66	Terrace - furniture	ls	1	\$6,000.00	10	5	\$6,000

MAIN CLUBHOUSE BUILDING - cont'd - Replacement Costs - Subtotal

\$593,256

MAIN CLUBHOUSE BUILDING - cont'd COMMENTS

• Main Dining Room includes entrance gallary and cocktail lounge

Replacement Reserve Inventory - Page B8

February 9, 2015 11275901SAMPLE C16

MAIN CLUBHOUSE BUILDING - cont'd

PROJE	ECTED REPLACEMENTS			UNIT	NORMAL	REMAINING	
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	REPLACEMENT COST (\$)	ECONOMIC LIFE (YRS)	ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
67	Men's Lounge - windows	sf	540	\$45.00	42	32	\$24,300
68	Men's Lounge - carpet	sf	1,050	\$5.00	7	2	\$5,250
69	Men's Lounge - furniture	ls	1	\$20,000.00	7	2	\$20,000
70	Men's Lounge - redecoration	sf	1,050	\$25.00	7	2	\$26,250
71	Men's Locker Room - lockers	ea	308	\$250.00	30	17	\$77,000
72	Men's Locker Room - carpet	sf	1,820	\$5.00	7	2	\$9,100
73	Men's Locker Room - redecoration	sf	2,865	\$25.00	7	2	\$71,625
74	Men's Locker Room - plumbing fixtures	ls	1	\$10,500.00	30	17	\$10,500
75	Men's Locker Room - steam room	ls	1	\$15,000.00	16	3	\$15,000
76	Men's Locker Room - steam generator	ls	1	\$10,000.00	8	3	\$10,000
77	Men's Locker Room - tilework	sf	3,550	\$10.00	30	17	\$35,500
78	Women's Lounge - windows	sf	290	\$45.00	42	32	\$13,050
79	Women's Lounge - carpet	sf	470	\$5.00	7	3	\$2,350
80	Women's Lounge - furniture	ls	1	\$18,000.00	7	3	\$18,000
81	Women's Lounge - redecoration	sf	470	\$25.00	7	3	\$11,750
82	Women's Locker Room - lockers	ea	104	\$250.00	30	18	\$26,000
83	Women's Locker Room - carpet	sf	760	\$5.00	7	3	\$3,800
84	Women's Locker Room - redecoration	sf	1,600	\$25.00	7	3	\$40,000
85	Women's Locker Room - plumbing fixtures	ls	1	\$5,500.00	30	18	\$5,500
86	Women's Locker Room - sauna	ls	1	\$4,000.00	15	13	\$4,000
87	Women's Locker Room - tilework	sf	2,500	\$10.00	30	18	\$25,000
	MAIN CLUBH	IOUSE E	BUILDING - co	ont'd - Replacem	ent Costs -	Subtotal	\$453,975

MAIN CLUBHOUSE BUILDING - cont'd COMMENTS

• 7/9/08 - Increased unit cost of half lockers from \$200 each to \$250 each.

Replacement Reserve Inventory - Page B9

February 9, 2015 11275901SAMPLE C16

MAIN CLUBHOUSE BUILDING - cont'd

PROJE	ECTED REPLACEMENTS						
ITEM	ITEM		NUMBER	UNIT REPLACEMENT	NORMAL ECONOMIC	REMAINING ECONOMIC	REPLACEMENT
#	DESCRIPTION	UNIT	OF UNITS	COST (\$)	LIFE (YRS)	LIFE (YRS)	COST (\$)
88	Pro Shop - windows	sf	552	\$45.00	42	38	\$24,840
89	Pro Shop - carpet	sf	1,305	\$5.00	10	8	\$6,525
90	Pro Shop - F,F&E	ls	1	\$5,000.00	2	none	\$5,000
91	Pro Shop - redecoration	sf	1,225	\$30.00	15	8	\$36,750
92	Hall/Library - windows	sf	460	\$45.00	42	37	\$20,700
93	Hall/Library - refinish wood floors	sf	1,200	\$2.00	10	7	\$2,400
94	Hall/Library - replace wood floors	sf	1,200	\$10.00	30	27	\$12,000
95	Hall/Library - furniture	ls	1	\$10,000.00	15	7	\$10,000
96	Hall/Library - redecoration	sf	1,200	\$15.00	15	7	\$18,000
97	Hall - Men's rest room	ls	1	\$20,000.00	20	7	\$20,000
98	Hall - Women's rest room	ls	1	\$20,000.00	20	7	\$20,000
99	Admin - windows	sf	200	\$45.00	42	37	\$9,000
100	Admin - carpet	sf	1,375	\$5.00	15	7	\$6,875
101	Admin - furniture/equipment	ls	1	\$5,000.00	2	none	\$5,000
102	Admin - redecoration	sf	1,375	\$20.00	15	7	\$27,500
103	East Gallery - windows	sf	810	\$45.00	42	31	\$36,450
104	East Gallery - carpet	sf	1,650	\$10.00	7	3	\$16,500
105	East Gallery - redecoration	ls	1,650	\$20.00	7	3	\$33,000

MAIN CLUBHOUSE BUILDING - cont'd - Replacement Costs - Subtotal

\$310,540

MAIN CLUBHOUSE BUILDING - cont'd COMMENTS

• 7/9/08 - Reduced admin furniture and equipment expenditures from \$15,000 per year to \$5,000 every other year.

Replacement Reserve Inventory - Page B10

February 9, 2015 11275901SAMPLE C16

FOOD SERVICE EQUIPMENT - MAIN LEVEL PROJECTED REPLACEMENTS

PROJE	ECTED REPLACEMENTS			UNIT	NORMAL	REMAINING	
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	REPLACEMENT COST (\$)	ECONOMIC LIFE (YRS)	ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
					. ,		
106	Dry Storage Shelving	ea	1	\$1,200.00	20	12	\$1,200
107	Walk-in Cooler/Freezer 8'x15'	ea	1	\$16,800.00	20	12	\$16,800
108	Walk-in Cooler Freezer Shelving	ea	1	\$2,400.00	20	12	\$2,400
109	Prep Table w/Sink	ea	1	\$4,200.00	20	12	\$4,200
110	Disposal	ea	1	\$2,800.00	20	12	\$2,800
111	Worktable	ea	1	\$1,600.00	20	12	\$1,600
112	Food Processor	ea	1	\$300.00	20	12	\$300
113	Cook-N-Hold Alto shaam	ea	1	\$8,500.00	20	7	\$8,500
114	Cleveland 3 Pan Steamcraft	ea	1	\$5,500.00	20	7	\$5,500
115	Bakers Pride Two Deck Pizza Oven	ea	1	\$1,600.00	20	12	\$1,600
116	Exhaust Hood 25'	ea	1	\$35,000.00	20	12	\$35,000
117	Two Deck Vulcan Convection Oven	ea	1	\$12,500.00	20	7	\$12,500
118	5' Range w 6 Burners/Griddle/2 Ovens	ea	1	\$8,500.00	20	7	\$8,500
119	6 Burner Range w/Salamander Broiler	ea	1	\$8,500.00	20	12	\$8,500
120	4' Range w/Griddle Oven	ea	1	\$5,800.00	20	12	\$5,800
121	4' Char Broiler w/o Oven	ea	1	\$4,800.00	20	7	\$4,800
122	2 Fryers w/Dump Station	ea	1	\$8,500.00	20	7	\$8,500
123	Single Cell Traulsen Refrigerator	ea	1	\$3,800.00	20	7	\$3,800
124	Chef's Line	ea	1	\$80,000.00	20	12	\$80,000
125	Stainless Steel Soiled Dish Table	ea	1	\$8,400.00	20	12	\$8,400
126	Dishwasher	ea	1	\$1,600.00	20	12	\$1,600
127	Stainless Steel Clean Dishtable	ea	1	\$2,100.00	20	12	\$2,100
128	Pot Sink - 2 Compartment	ea	1	\$3,600.00	20	12	\$3,600

FOOD SERVICE EQUIPMENT - MAIN LEVEL - Replacement Costs - Subtotal

\$228,000

FOOD SERVICE EQUIPMENT - MAIN LEVEL COMMENTS

Replacement Reserve Inventory - Page B11

February 9, 2015 11275901SAMPLE C16

FOOD SERVICE EQUIPMENT - MAIN LEVEL - cont'd

PROJE	ECTED REPLACEMENTS			LINUT	NORMAL		
ITEM	ITEM		NUMBER	UNIT REPLACEMENT	NORMAL ECONOMIC	REMAINING	REPLACEMENT
#	DESCRIPTION	UNIT	OF UNITS	COST (\$)	LIFE (YRS)	LIFE (YRS)	COST (\$)
129	Ice Machine/Bin	ea	1	\$4,200.00	20	7	\$4,200
130	Beverage Stand 12'-6"	ea	1	\$6,250.00	20	12	\$6,250
131	Draft Beer Box	ea	1	\$4,500.00	20	12	\$4,500
132	Stainless Steel Utility Stand 10'	ea	1	\$6,500.00	20	12	\$6,500
133	Server Stand 8'-6"	ea	1	\$4,500.00	20	12	\$4,500
134	Server Stand 7'	ea	1	\$3,600.00	20	12	\$3,600
135	Grill Bar Equipment	ea	1	\$30,800.00	20	12	\$30,800
136	Bar Equipment	ea	1	\$28,000.00	20	12	\$28,000
137	Liquor Storage Shelving	ea	1	\$900.00	20	12	\$900
138	Liquor Storage Refrigerator, 1cell	ea	1	\$3,600.00	20	12	\$3,600
139	Liquor Storage Ice Machine/Bin	ea	1	\$3,400.00	20	12	\$3,400
140	Liquor Storage Server Pick-up	ea	1	\$2,800.00	20	12	\$2,800

FOOD SERVICE EQUIPMENT - MAIN LEVEL - cont'd - Replacement Costs - Subtotal

\$99,050

FOOD SERVICE EQUIPMENT - MAIN LEVEL - cont'd COMMENTS

Replacement Reserve Inventory - Page B12

February 9, 2015 11275901SAMPLE C16

\$42,180

FOOD SERVICE EQUIPMENT - LOWER LEVEL PROJECTED REPLACEMENTS

11000							
ITEM	ITEM		NUMBER	UNIT REPLACEMENT	NORMAL ECONOMIC	REMAINING ECONOMIC	REPLACEMENT
#	DESCRIPTION	UNIT	OF UNITS	COST (\$)	LIFE (YRS)	LIFE (YRS)	COST (\$)
141	Dry Storage Room Shelving	ea	1	\$3,000.00	20	12	\$3,000
142	Liquor Storage Shelving	ea	1	\$1,800.00	20	12	\$1,800
143	Beer/Wine Cooler 7'x10'	ea	1	\$9,100.00	20	12	\$9,100
144	Beer/Wine Cooler Shelving	ea	1	\$1,200.00	20	12	\$1,200
145	Walk-in Freezer 8'x15'	ea	1	\$8,400.00	20	12	\$8,400
146	Walk-in Freezer Shelving	ea	1	\$1,200.00	20	12	\$1,200
147	Walk-in Cooler	ea	1	\$15,680.00	20	12	\$15,680
148	Walk-in Cooler Shelving	ea	1	\$1,800.00	20	12	\$1,800
1							

FOOD SERVICE EQUIPMENT - LOWER LEVEL - Replacement Costs - Subtotal

FOOD SERVICE EQUIPMENT - LOWER LEVEL COMMENTS

Replacement Reserve Inventory - Page B13

February 9, 2015 11275901SAMPLE C16

HVAC EQUIPMENT

PROJE	ECTED REPLACEMENTS						
ITEM	ITEM		NUMBER	UNIT REPLACEMENT	NORMAL ECONOMIC	REMAINING ECONOMIC	REPLACEMENT
#	DESCRIPTION	UNIT	OF UNITS	COST (\$)	LIFE (YRS)	LIFE (YRS)	COST (\$)
149	Chiller - Carrier - 140 ton	ea	1	\$90,000.00	20	8	\$90,000
150	Cooling Tower - BAC - 140 ton	ea	1	\$24,000.00	20	8	\$24,000
151	Ajax Hot Water Boiler	ea	1	\$10,000.00	20	10	\$10,000
152	Condenser Water Pump, CTP-1	ea	1	\$12,000.00	30	18	\$12,000
153	Condenser Water Pump, CTP-1A	ea	1	\$12,000.00	30	18	\$12,000
154	Chilled Water Pump, CHP-1	ea	1	\$12,000.00	30	18	\$12,000
155	Chilled Water Pump, CHP-1A	ea	1	\$12,000.00	30	18	\$12,000
156	HVAC Hot Water Pump, HWP-1	ea	1	\$3,000.00	10	none	\$3,000
157	HVAC Hot Water Pump, HWP-1A	ea	1	\$3,000.00	10	none	\$3,000
158	Inline Exhaust Fan, EF-1	ea	1	\$1,000.00	15	4	\$1,000
159	Inline Exhaust Fan, EF-2	ea	1	\$1,000.00	15	4	\$1,000
160	Inline Exhaust Fan, EF-3	ea	1	\$1,000.00	15	7	\$1,000
161	Inline Exhaust Fan, EF-4	ea	1	\$1,000.00	15	4	\$1,000
162	Roof-Mount Exhaust Fan, EF-5	ea	1	\$1,800.00	15	6	\$1,800
163	Roof-Mount Exhaust Fan, EF-6	ea	1	\$1,800.00	15	6	\$1,800
164	Cart Barn Inline Exhaust Fan, EF-7	ea	1	\$1,800.00	15	6	\$1,800
165	Kitchen Hood Exhaust Fan, EF-8	ea	1	\$6,000.00	10	3	\$6,000
166	Dishwasher Hood Exhaust Fan, DF-9	ea	1	\$1,000.00	15	4	\$1,000
		ΗV	AC EQUIPMI	ENT - Replacem	ent Costs ·	Subtotal	\$194,400

HVAC EQUIPMENT COMMENTS

Replacement Reserve Inventory - Page B14

February 9, 2015 11275901SAMPLE C16

HVAC EQUIPMENT - cont'd PROJECTED REPLACEMENTS

PROJI	ECTED REPLACEMENTS			UNIT	NORMAL	REMAINING	
ITEM	ITEM		NUMBER	REPLACEMENT	ECONOMIC	ECONOMIC	REPLACEMENT
#	DESCRIPTION	UNIT	OF UNITS	COST (\$)	LIFE (YRS)	LIFE (YRS)	COST (\$)
167	Magic Aire Fan Coil 1, FC-1	ea	1	\$3,250.00	25	13	\$3,250
168	Magic Aire Fan Coil 2, FC-2	ea	1	\$3,250.00	25	13	\$3,250
169	Magic Aire Fan Coil 3, FC-3	ea	1	\$3,250.00	25	13	\$3,250
170	Magic Aire Fan Coil 4, FC-4	ea	1	\$3,250.00	25	13	\$3,250
171	Magic Aire Fan Coil 5, FC-5	ea	1	\$3,250.00	25	13	\$3,250
172	Magic Aire Fan Coil 6, FC-6	ea	1	\$3,250.00	25	13	\$3,250
173	Magic Aire Fan Coil 7, FC-7	ea	1	\$3,250.00	25	13	\$3,250
174	Magic Aire Fan Coil 8, FC-8	ea	1	\$3,250.00	25	13	\$3,250
175	Magic Aire Fan Coil 9, FC-9	ea	1	\$3,250.00	25	13	\$3,250
176	Magic Aire Fan Coil 10, FC-10	ea	1	\$3,250.00	25	13	\$3,250
177	Magic Aire Fan Coil 10A, FC-10A	ea	1	\$3,250.00	25	13	\$3,250
178	Magic Aire Fan Coil 11, FC-11	ea	1	\$3,250.00	25	13	\$3,250
179	Magic Aire Fan Coil 12, FC-12	ea	1	\$3,250.00	25	13	\$3,250
180	Magic Aire Fan Coil 13, FC-13	ea	1	\$3,250.00	25	13	\$3,250
181	Magic Aire Fan Coil 14, FC-14	ea	1	\$3,250.00	25	13	\$3,250
182	Magic Aire Fan Coil 15, FC-15	ea	1	\$3,250.00	25	13	\$3,250
183	Magic Aire Fan Coil 16, FC-16	ea	1	\$3,250.00	25	13	\$3,250
184	Magic Aire Fan Coil 17, FC-17	ea	1	\$3,250.00	25	13	\$3,250
185	Magic Aire Fan Coil 18, FC-18	ea	1	\$3,250.00	25	13	\$3,250
186	Magic Aire Fan Coil 19, FC-19	ea	1	\$3,250.00	25	13	\$3,250
187	Magic Aire Fan Coil 20, FC-20	ea	1	\$3,250.00	25	13	\$3,250

HVAC EQUIPMENT - cont'd - Replacement Costs - Subtotal

\$68,250

HVAC EQUIPMENT - cont'd COMMENTS

Replacement Reserve Inventory - Page B15

February 9, 2015 11275901SAMPLE C16

HVAC EQUIPMENT - cont'd

PROJECTED REPLACEMENTS AND EXCLUDED ITEMS

PROJE	ECTED REPLACEMENTS AND EXCLUDED TIEMS						
ITEM	ITEM		NUMBER	UNIT REPLACEMENT	NORMAL ECONOMIC	REMAINING ECONOMIC	REPLACEMENT
#	DESCRIPTION	UNIT	OF UNITS	COST (\$)	LIFE (YRS)	LIFE (YRS)	COST (\$)
188	Kitchen Make Up Air, EC-1	ea	1	\$3,500.00	15	5	\$3,500
	Kitchen Roof-Mounted Duct Furnace, DF-1	ea	1				EXCLUDED
189	Non-Water Wash Grease Extractor	ea	1	\$2,500.00	15	7	\$2,500
190	Lochinvar Hot Water Heater, No. 1	ea	1	\$8,000.00	30	15	\$8,000
191	Lochinvar Hot Water Heater, No. 2	ea	1	\$8,000.00	30	15	\$8,000
192	Hot Water Circ. Pump Motor No. 1	ea	1	\$750.00	10	5	\$750
193	Hot Water Circ. Pump Motor No. 2	ea	1	\$750.00	10	1	\$750
194	Hot Water Booster Pump Motor, No. 1	ea	1	\$750.00	10	7	\$750
195	Hot Water Booster Pump Motor, No. 2	ea	1	\$750.00	10	5	\$750
196	State Electric Hot Water Heater	ea	1	\$1,200.00	15	4	\$1,200
1							

HVAC EQUIPMENT - cont'd - Replacement Costs - Subtotal

\$26,200

HVAC EQUIPMENT - cont'd COMMENTS

Replacement Reserve Inventory - Page B16

February 9, 2015 11275901SAMPLE C16

\$125,200

MISCELLANEOUS SYSTEMS

PROJE	CTED REPLACEMENTS						
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
197	Dual-Lite Emergency Lighting System	ea	1	\$4,000.00	15	none	\$4,000
198	Grafik Eye Light Dimming System	ea	1	\$25,000.00	20	6	\$25,000
199	Point of Sale System Hardware	ls	1	\$15,000.00	7	6	\$15,000
				• • • • • • • • •	. –		• · · · · · ·
200	Telephone system	ls	1	\$14,000.00	15	3	\$14,000
201	Simplex Fire Alarm System Panel	ea	1	\$8,000.00	15	2	\$8,000
201			1	\$3,200.00	15	2	. ,
202	Simplex Fire Alarm Annunciator	ea	I	\$3,200.00	15	2	\$3,200
203	Kitchen Ansul Fire Suppression System	ea	1	\$6,000.00	30	18	\$6,000
204	Snack Bar Fire Suppression System	ea	1	\$3,000.00	30	18	\$3,000
201		ou	·	<i>\\</i> 0,000.00	00	10	ψ0,000
205	Security System	ls	1	\$2,000.00	5	1	\$2,000
							. ,
206	Glof bag storage bins	ls	1	\$45,000.00	25	13	\$45,000

MISCELLANEOUS SYSTEMS - Replacement Costs - Subtotal

MISCELLANEOUS SYSTEMS COMMENTS

Replacement Reserve Inventory - Page B17

February 9, 2015 11275901SAMPLE C16

\$400,785

SWIMMING POOL PROJECTED REPLACEMENTS UNIT NORMAL REMAINING ITEM ITEM NUMBER REPLACEMENT ECONOMIC ECONOMIC REPLACEMENT DESCRIPTION UNIT OF UNITS COST (\$) LIFE (YRS) LIFE (YRS) COST (\$) Swimming pool, structure 207 sf 2,700 \$65.00 45 39 \$175,500 208 Swimming pool, whitecoat/tile sf 2,700 \$13.00 10 9 \$35,100 209 80 \$65.00 45 38 Wading pool, structure sf \$5,200 Wading pool, whitecoat/tile 80 8 210 sf \$13.00 10 \$1,040 sf 110 \$65.00 45 38 211 Spa, structure \$7,150 212 Spa, whitecoat/tile sf 110 \$13.00 10 8 \$1,430 213 6,715 \$11.00 30 18 Concrete deck pavers sf \$73,865 214 Perimeter fence - glass panel - 5' 150 \$110.00 30 18 ft \$16,500 215 Pool furniture ls 1 \$40,000.00 10 none \$40,000 \$25.00 216 Pool wood pergola structures sf 1,800 25 15 \$45,000

SWIMMING POOL - Replacement Costs - Subtotal

SWIMMING POOL COMMENTS

• We have assumed that the project to replace the pool deck will include the replacement of the plumbing and electrical systems installed beneath the pavement.

[•] Exclude stone piers and planter walls as a long life items.

Replacement Reserve Inventory - Page B18

February 9, 2015 11275901SAMPLE C16

SWIMMING POOL - cont'd

PROJECTED REPLACEMENTS								
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)	
217	Swimming Pool RayPak Heater	ea	1	\$3,000.00	15	2	\$3,000	
218	Swimming Pool Circ Pump Motor	ea	1	\$750.00	5	5	\$750	
219	Swimming Pool Pentair Triton TR140C filter	ea	2	\$3,900.00	15	15	\$7,800	
220	Wading Pool Lochinvar Heater	ea	1	\$1,200.00	15	1	\$1,200	
221	Wading Pool Circ Pump Motor	ea	1	\$750.00	5	5	\$750	
222	Wading Pool Pentair Triton TR100C filter	ea	1	\$3,900.00	15	15	\$3,900	
223	Spa RayPak RP2100 water heater	ea	1	\$1,200.00	15	1	\$1,200	
224	Spa Circ Pump Motor	ea	1	\$750.00	5	5	\$750	
225	Spa Pentair Triton TR140C sand filter	ea	1	\$2,800.00	15	15	\$2,800	
226	Spa Jet Pump Motor	ea	1	\$750.00	5	5	\$750	

SWIMMING POOL - cont'd - Replacement Costs - Subtotal

\$22,900

SWIMMING POOL - cont'd COMMENTS

Replacement Reserve Inventory - Page B19

February 9, 2015 11275901SAMPLE C16

\$58,478

TENNIS COURTS (2)

PROJE	ECTED REPLACEMENTS						
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
227	Tennis court, color coat	ea	2	\$4,000.00	5	4	\$8,000
228	Tennis court, post & footings	pr	2	\$2,600.00	20	9	\$5,200
229	Tennis court, fence	ft	680	\$24.00	20	9	\$16,320
230	Tennis court, wind screen	sf	5,440	\$0.70	10	1	\$3,808
231	Court light, poles	ea	10	\$1,500.00	30	20	\$15,000
232	Court light, single head	ea	5	\$700.00	15	5	\$3,500
233	Court light, double head	ea	5	\$1,200.00	15	5	\$6,000
234	Drinking fountain	ea	1	\$650.00	10	none	\$650

TENNIS COURTS (2) - Replacement Costs - Subtotal

TENNIS COURTS (2) COMMENTS

.

• Tennis court concrete base has been excluded as a long life item and nets have been excluded as an operational expense

Replacement Reserve Inventory - Page B20

February 9, 2015 11275901SAMPLE C16

RACQUET, FITNESS, SWIM BUILDING (RFS) PROJECTED REPLACEMENTS

PROJE	ECTED REPLACEMENTS			UNIT	NORMAL	REMAINING	
ITEM	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	REPLACEMENT	ECONOMIC	ECONOMIC	REPLACEMENT
#				COST (\$)	LIFE (YRS)	LIFE (YRS)	COST (\$)
235	RFS Concrete roof tiles (1% every 5 yrs)	sf	70	\$12.00	5	1	\$840
236	RFS Skylights (4'x4')	ea	4	\$27.50	25	11	\$110
237	RFS Re-coat stucco	sf	2,140	\$3.50	10	7	\$7,490
238	RFS Windows/Storefront	sf	1,060	\$45.00	35	23	\$47,700
239	RFS Suspended acoustical ceiling	sf	1,340	\$5.00	20	10	\$6,700
240	RFS Carpet	sf	1,830	\$4.50	10	3	\$8,235
241	RFS Ceramic tile floors	sf	3,640	\$9.00	25	13	\$32,760
242	RFS Ceramic tile walls	sf	2,560	\$9.00	25	13	\$23,040
243	RFS Plumbing fixtures	ls	1	\$10,000.00	25	13	\$10,000
244	RFS Wood lockers	ea	27	\$200.00	25	13	\$5,400
245	RFS Redecoration expense	sf	1,830	\$20.00	10	3	\$36,600
246	RFS Patio/Walk pavers	sf	4,150	\$28.00	30	18	\$116,200
247	RFS Patio tables/chairs	ea	15	\$950.00	10	2	\$14,250
248	RFS Patio fence	lf	50	\$55.00	40	40	\$2,750
249	RFS Front entrance pavers	sf	825	\$28.00	30	18	\$23,100
250	RFS Front sidewalk pavers	sf	1,800	\$28.00	30	18	\$50,400
251	RFS Wood pergola structures	sf	3,396	\$25.00	25	18	\$84,900
					ont Costa	Subtotal	\$470,475
RACQUET, FITNESS, SWIM BUILDING (RFS) - Replacement Costs - Subtotal							

RACQUET, FITNESS, SWIM BUILDING (RFS) COMMENTS

• Exclude stone veneer

Replacement Reserve Inventory - Page B21

February 9, 2015 11275901SAMPLE C16

RFS - EXERCISE EQUIPMENT

PROJE	ECTED REPLACEMENTS						
ITEM	ITEM		NUMBER	UNIT REPLACEMENT	NORMAL ECONOMIC	REMAINING ECONOMIC	REPLACEMENT
#	DESCRIPTION	UNIT	OF UNITS	COST (\$)	LIFE (YRS)	LIFE (YRS)	COST (\$)
252	Cybex Pro+ Treadmill	ea	2	\$7,000.00	7	2	\$14,000
253	LifeFitness 9500 HR Treadmill	ea	1	\$6,000.00	7	2	\$6,000
254	LifeFitness 9500 HR Eliptical	ea	2	\$4,000.00	7	2	\$8,000
255	Stairmaster 4400 PT Free Climber	ea	1	\$2,500.00	7	2	\$2,500
256	Cybex 700 Recumbant Bike	ea	1	\$1,800.00	7	2	\$1,800
257	Cybex 700 Upright Bike	ea	1	\$1,800.00	7	2	\$1,800
258	Sci-Fit Pro 1 Upper Body Ergometer	ea	1	\$2,000.00	7	2	\$2,000
259	Cybex Dual Axis Chest Press	ea	1	\$2,500.00	10	5	\$2,500
260	Cybex Dual Axis Pulldown	ea	1	\$2,500.00	10	5	\$2,500
261	Cybex Leg Extension	ea	1	\$2,500.00	10	5	\$2,500
262	Cybex Seated Leg Curl	ea	1	\$2,500.00	10	5	\$2,500
263	Free Motion Single Cable	ea	1	\$1,800.00	10	5	\$1,800
264	LifeFitness Smith Press	ea	1	\$2,500.00	10	5	\$2,500
265	Cybex Flat - Adjustable Bench	ea	2	\$700.00	10	5	\$1,400
266	Maxicam 3 Tiered 12 pair Dumbell Rack	ea	1	\$500.00	10	5	\$500
267	Maxicam 2 Tiered 4 pair Dumbell Rack	ea	1	\$400.00	10	5	\$400
268	Cybex 45 Hyperextension Bench	ea	1	\$500.00	10	5	\$500
269	Cybex Adjustable Abdominal Crunch	ea	1	\$500.00	10	5	\$500
270	E-Z Curl Bar	ea	1	\$150.00	10	5	\$150
271	1995 GMC Safari Van	ea	1	\$25,000.00	15	3	\$25,000
	RF	S - EXERCI	SE EQUIPM	ENT - Replacem	ent Costs -	- Subtotal	\$78,850
RFS - EXERCISE EQUIPMENT - Replacement Costs - Subtotal							ψι 0,000

RFS - EXERCISE EQUIPMENT COMMENTS

• Low dollar value Functional Training Equipment, Dumbells anf Free Weights have been excluded as operational expenses

• Inventory and condition assessment provided by Paul Wright at Savvy Fitness Associates.

Replacement Reserve Inventory - Page B22

February 9, 2015 11275901SAMPLE C16

\$32,800

RFS - 19th HOLE FOOD SERVICE EQUIPMENT PROJECTED REPLACEMENTS

11001				UNIT	NORMAL	REMAINING	
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	REPLACEMENT COST (\$)	ECONOMIC LIFE (YRS)	ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
		0 Mil		0001 (\$)			0001 (\$)
272	Exhaust Hood, 6'	ea	1	\$6,000.00	20	12	\$6,000
273	Fryer 30 lb. Countertop	ea	1	\$2,200.00	20	7	\$2,200
274	42" Griddle Flat/24" Grooved	ea	1	\$3,800.00	20	7	\$3,800
275	Stainless Steel Worktable Stand	ea	1	\$1,800.00	20	12	\$1,800
276	Referigerated Sandwich Make-up, 3'	ea	1	\$2,600.00	20	7	\$2,600
277	Hoshizaki I ce Machine/Bin	ea	1	\$3,400.00	20	7	\$3,400
278	Stainless Steel 2 Compartment Sink	ea	1	\$2,800.00	20	12	\$2,800
279	Shelving, 3 Sections	ea	1	\$900.00	20	12	\$900
280	Prep Sinks	ea	1	\$2,800.00	20	7	\$2,800
281	Service Counters, etc.	ea	1	\$6,500.00	20	7	\$6,500

RFS - 19th HOLE FOOD SERVICE EQUIPMENT - Replacement Costs - Subtotal

RFS - 19th HOLE FOOD SERVICE EQUIPMENT COMMENTS

• Inventory and condition assessment provided by KLR Associates, Inc..

Replacement Reserve Inventory - Page B23

February 9, 2015 11275901SAMPLE C16

RFS - MEP SYSTEMS

PROJE	ECTED REPLACEMENTS						
ITEM	ITEM		NUMBER	UNIT REPLACEMENT	NORMAL ECONOMIC	REMAINING ECONOMIC	REPLACEMENT
#	DESCRIPTION	UNIT	OF UNITS	COST (\$)	LIFE (YRS)	LIFE (YRS)	COST (\$)
282	RFS Carrier Heat Pump No. 1	ea	1	\$3,000.00	14	13	\$3,000
283	RFS Carrier Heat Pump No. 2	ea	1	\$3,000.00	14	3	\$3,000
284	RFS Carrier Heat Pump No. 3	ea	1	\$3,000.00	14	1	\$3,000
285	RFS Carrier Heat Pump No. 4	ea	1	\$3,000.00	14	none	\$3,000
286	RFS Carrier Heat Pump No. 5	ea	1	\$3,000.00	14	4	\$3,000
287	RFS Snack Bar Kitchen Make Up Air	ea	1	\$2,500.00	15	5	\$2,500
288	RFS Snack Bar Hood Exhaust Ventilator	ea	1	\$1,500.00	10	3	\$1,500
289	RFS - A.O. Smith Hot Water heater	ea	1	\$3,500.00	15	1	\$3,500

RFS - MEP SYSTEMS - Replacement Costs - Subtotal

\$22,500

RFS - MEP SYSTEMS COMMENTS

Replacement Reserve Inventory - Page B24

February 9, 2015 11275901SAMPLE C16

GOLF COURSE

PROJE	ECTED REPLACEMENTS						
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
290	Sand bunkers	ls	1	\$545,000.00	15	10	\$545,000
291	Greens	ls	1	\$686,070.00	30	15	\$686,070
292	Tees	ls	1	\$465,300.00	30	15	\$465,300
293	Concrete golf cart paths - 3% every 6 yrs	sf	7,296	\$8.50	6	3	\$62,016
294	Stone bridge at #11	ls	1	\$12,500.00	25	15	\$12,500
295	Main line drainage system	ls	1	\$650,000.00	35	20	\$650,000
296	Irrigation pond at #15 - liner	ls	1	\$85,000.00	30	20	\$85,000
297	Greenside pond at #2 - liner	ls	1	\$40,000.00	30	5	\$40,000
298	Irrigation Heads on Golf Course	ea	1	\$250,000.00	20	10	\$250,000
299	PVC Pipe and Control Wire	ea	1	\$650,000.00	20	10	\$650,000
300	Toro Site Pro V 2.2	ea	1	\$30,000.00	25	15	\$30,000
301	Toro Sand Pro Field Interface	ea	1	\$5,000.00	25	15	\$5,000
302	53 VT Field Controllers	ea	1	\$185,000.00	25	15	\$185,000
303	Flowtonex Pump Station	ea	1	\$150,000.00	20	10	\$150,000
304	T Weather	ea	1	\$12,000.00	20	10	\$12,000

GOLF COURSE - Replacement Costs - Subtotal \$3,827,886

GOLF COURSE

• Misc. golf course amenities such as ballwashers and tee markers have been excluded as operational expenses.

Replacement Reserve Inventory - Page B25

February 9, 2015 11275901SAMPLE C16

GOLF COURSE EQUIPMENT

PROJE	ECTED REPLACEMENTS				Nonu	551444440	
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
305	Jacobsen 522 A	ea	1	\$7,400.00	10	8	\$7,400
306	Jacobsen 522 A	ea	1	\$7,400.00	10	8	\$7,400
307	Jacobsen 522 A	ea	1	\$7,400.00	10	8	\$7,400
308	Jacobsen 522 A	ea	1	\$7,400.00	10	8	\$7,400
309	Jacobsen 522 A	ea	1	\$7,400.00	10	8	\$7,400
310	Jacobsen 522 A	ea	1	\$7,400.00	10	8	\$7,400
311	Jacobsen 522 A	ea	1	\$7,400.00	10	8	\$7,400
312	Jacobsen 522 A	ea	1	\$7,400.00	10	8	\$7,400
313	Jacobsen 522 A	ea	1	\$7,400.00	10	5	\$7,400
314	Jacobsen 522 A	ea	1	\$7,400.00	10	5	\$7,400
315	Jacobsen 422	ea	1	\$7,400.00	10	5	\$7,400
316	Jacobsen 422	ea	1	\$7,400.00	10	none	\$7,400
317	Jacobsen 422	ea	1	\$7,400.00	10	none	\$7,400
318	Jacobsen 422	ea	1	\$7,400.00	10	none	\$7,400
319	Toro Flex 21 with trailer	ea	1	\$7,800.00	15	15	\$7,800
320	Lastec "Articulator"	ea	1	\$21,000.00	10	3	\$21,000
321	Toro 3500	ea	1	\$36,000.00	10	8	\$36,000
322	Toro 3500	ea	1	\$36,000.00	10	8	\$36,000
323	Toro 3100 D	ea	1	\$34,000.00	15	10	\$34,000
324	Toro 3100 D	ea	1	\$34,000.00	15	10	\$34,000
325	Toro 4700 D	ea	1	\$47,000.00	15	8	\$47,000
326	Toro 36 Commercial	ea	1	\$2,000.00	20	10	\$2,000
327	Toro Z Master	ea	1	\$2,600.00	5	2	\$2,600
		GOLF COURS	SE EQUIPM	ENT - Replacem	ent Costs ·	- Subtotal	\$324,000

GOLF COURSE EQUIPMENT

Replacement Reserve Inventory - Page B26

February 9, 2015 11275901SAMPLE C16

GOLF COURSE EQUIPMENT - cont'd

PROJE	ECTED REPLACEMENTS			UNIT	NORMAL	REMAINING		
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	REPLACEMENT COST (\$)	ECONOMIC LIFE (YRS)	ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)	
328	Jacobsen 3500	ea	1	\$47,000.00	15	12	\$47,000	
329	Jacobsen 3500	ea	1	\$47,000.00	15	12	\$47,000	
330	Jacobsen 3400	ea	1	\$38,000.00	15	12	\$38,000	
331	Jacobsen LF 128 with Plug Pushe	r ea	1	\$38,000.00	15	none	\$38,000	
	a			• • • • • • • • •	. –		• • • • • • •	
332	Greensking IV	ea	1	\$18,000.00	15	10	\$18,000	
333	Greensking IV	ea	1	\$18,000.00	15	10	\$18,000	
334	Greensking IV Plus	ea	1	\$22,000.00	15	6	\$22,000	
335	Greensking IV Plus	ea	1	\$22,000.00	15	6	\$22,000	
336	Greensking IV Plus	ea	1	\$22,000.00	15	6	\$22,000	
337	Toro Walk-Behind Aerifier	ea	1	\$26,500.00	10	5	\$26,500	
338	Toro Walk-Behind Aerifier	ea	1	\$26,500.00	10	5	\$26,500	
339	Soil Reliever 72 / Southern Turf	ea	1	\$32,000.00	15	15	\$32,000	
340	Verti-Drain 7316	ea	1	\$38,000.00	15	15	\$38,000	
341	Jacobsen Pull Behind Aerifier	ea	1	\$8,500.00	15	10	\$8,500	
342	Aerway Turf	ea	1	\$6,000.00	20	15	\$6,000	
343	John Deere 5300	ea	1	\$28,000.00	15	12	\$28,000	
344	John Deere 1070	ea	1	\$20,000.00	15	10	\$20,000	
345	John Deere 5210 W/ Backhoe	ea	1	\$42,000.00	15	6	\$42,000	
346	John Deere 970	ea	1	\$19,000.00	15	8	\$19,000	
347	Cub Cadet	ea	1	\$14,000.00	15	10	\$14,000	
348	Kubota 4900	ea	1	\$26,000.00	15	15	\$26,000	
GOLF COURSE EQUIPMENT - cont'd - Replacement Costs - Subtotal								

February 9, 2015 11275901SAMPLE C16

GOLF COURSE EQUIPMENT - cont'd PROJECTED REPLACEMENTS

PROJE	ECTED REPLACEMENTS			UNIT	NORMAL	REMAINING	
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	REPLACEMENT COST (\$)	ECONOMIC LIFE (YRS)	ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
						. ,	
349	Smithco Mow-and-Go - Greens Mowers	ea	1	\$650.00	12	10	\$650
350	Smithco Mow-and-Go - Greens Mowers	ea	1	\$650.00	12	10	\$650
351	Smithco Mow-and-Go - Greens Mowers	ea	1	\$650.00	12	10	\$650
352	Smithco Mow-and-Go - Greens Mowers	ea	1	\$650.00	12	10	\$650
353	Smithco Mow-and-Go - Greens Mowers	ea	1	\$650.00	12	10	\$650
354	Smithco Mow-and-Go - Greens Mowers	ea	1	\$650.00	12	10	\$650
355	Smithco Mow-and-Go - Greens Mowers	ea	1	\$650.00	12	10	\$650
356	Smithco Mow-and-Go - Greens Mowers	ea	1	\$650.00	12	10	\$650
357	John Deere Utility Trailer	ea	1	\$650.00	8	5	\$650
358	John Deere Utility Trailer	ea	1	\$650.00	8	5	\$650
359	Pronovost Trailer P516/3S	ea	1	\$8,500.00	12	10	\$8,500
360	Pronovost Trailer P509	ea	1	\$5,500.00	15	10	\$5,500
361	White Landscape Trailer	ea	1	\$5,200.00	25	20	\$5,200
362	Maxey Car Trailer	ea	1	\$4,000.00	20	20	\$4,000
363	Toro Nozzle 41252	ea	1	\$6,000.00	15	15	\$6,000
364	Lely Model W	ea	1	\$4,500.00	10	5	\$4,500
365	Lely Model L 1500	ea	1	\$6,800.00	15	15	\$6,800
366	SP 2000	ea	1	\$600.00	8	5	\$600
367	SP 2000	ea	1	\$600.00	8	5	\$600
368	SP 2000	ea	1	\$600.00	8	5	\$600
369	Gandy Fertilizer Spreader	ea	1	\$300.00	8	5	\$300
370	Turfco Met-R-Matic	ea	1	\$6,200.00	15	10	\$6,200
371	Turfco SP 1530	ea	1	\$12,000.00	8	5	\$12,000
	GOLF CO	UKSE EQI	JIPMENI - co	nt'd - Replacem	ent Costs ·	Subtotal	\$67,300

Replacement Reserve Inventory - Page B28

February 9, 2015 11275901SAMPLE C16

\$297,700

GOLF COURSE EQUIPMENT - cont'd

PROJE	ECTED REPLACEMENTS			UNIT	NORMAL	REMAINING	
ITEM	ITEM	LINUT	NUMBER	REPLACEMENT	ECONOMIC	ECONOMIC	REPLACEMENT
#	DESCRIPTION	UNIT	OF UNITS	COST (\$)	LIFE (YRS)	LIFE (YRS)	COST (\$)
372	Gravely Pro - Vac 1050	ea	1	\$23,000.00	15	15	\$23,000
373	Dakota 440 Turf Tender	ea	1	\$38,000.00	15	15	\$38,000
374	Toro Debris Blower 2613	ea	1	\$4,000.00	15	15	\$4,000
375	John Deere Sweeper TC 125	ea	1	\$8,500.00	20	20	\$8,500
376	Troy-Bilt Vacuum	ea	1	\$2,500.00	10	10	\$2,500
377	SDI Sprayer	ea	1	\$23,000.00	10	5	\$23,000
378	Smithco Spraystar 1000	ea	1	\$35,000.00	10	5	\$35,000
379	400 Gallon Trailer Sprayer	ea	1	\$8,900.00	12	10	\$8,900
380	1100 Gallon Mix Tank	ea	1	\$10,000.00	12	10	\$10,000
381	Ryan Mat-Away Seeders	ea	1	\$6,500.00	15	15	\$6,500
382	Toro Sand Pro 3000	ea	1	\$25,000.00	5	none	\$25,000
383	Toro Sand Pro 3000	ea	1	\$25,000.00	5	none	\$25,000
384	Ryan Ren-O-Thin	ea	1	\$8,500.00	15	15	\$8,500
385	Jacobsen Slit Seeder (3 Point)	ea	1	\$10,000.00	10	10	\$10,000
386	Brower Walk Roller	ea	1	\$8,600.00	10	10	\$8,600
387	Smithco Greens Roller	ea	1	\$9,000.00	10	10	\$9,000
388	Steiner w/ Attachments	ea	1	\$35,000.00	10	5	\$35,000
389	Tractor Forks	ea	1	\$5,000.00	20	10	\$5,000
390	Gannon Box Blade	ea	1	\$4,200.00	15	15	\$4,200
391	Storage Container	ea	1	\$8,000.00	15	15	\$8,000

GOLF COURSE EQUIPMENT - cont'd - Replacement Costs - Subtotal

Replacement Reserve Inventory - Page B29

February 9, 2015 11275901SAMPLE C16

\$193,400

GOLF COURSE EQUIPMENT - cont'd

PROJE	ECTED REPLACEMENTS						
ITEM	ITEM		NUMBER	UNIT REPLACEMENT	NORMAL ECONOMIC	REMAINING ECONOMIC	REPLACEMENT
#	DESCRIPTION	UNIT	OF UNITS	COST (\$)	LIFE (YRS)	LIFE (YRS)	COST (\$)
392	Concrete Mixer	ea	1	\$6,500.00	10	none	\$6,500
393	Concrete Mixer	ea	1	\$3,500.00	10	5	\$3,500
394	Ditch Witch 3500	ea	1	\$45,000.00	20	15	\$45,000
395	Additional Reels for GK IV	ea	1	\$9,000.00	10	10	\$9,000
396	Cushman Carry All 4800	ea	1	\$4,500.00	8	5	\$4,500
397	Cushman Carry All 4800	ea	1	\$4,500.00	8	5	\$4,500
398	Cushman Carry All 4800	ea	1	\$4,500.00	8	5	\$4,500
399	Cushman Carry All 4800	ea	1	\$4,500.00	8	5	\$4,500
400	Club Car Turf I	ea	1	\$4,600.00	8	5	\$4,600
401	Club Car Turf I	ea	1	\$4,600.00	8	5	\$4,600
402	Cushman Utility Flat Bed	ea	1	\$5,300.00	10	none	\$5,300
403	Toro Workman 4300 D 4x4	ea	1	\$23,500.00	8	none	\$23,500
404	Toro Workman 3200	ea	1	\$23,500.00	8	none	\$23,500
405	Jacobsen SV 2322	ea	1	\$18,700.00	8	none	\$18,700
406	Jacobsen SV 2322	ea	1	\$18,700.00	8	none	\$18,700
407	Kawasaki Mule 2520	ea	1	\$4,100.00	8	none	\$4,100
408	Kawasaki Mule 2520	ea	1	\$4,100.00	8	none	\$4,100
409	EZ - Go 4x4 Range Picker	ea	1	\$4,300.00	5	2	\$4,300
	-						

GOLF COURSE EQUIPMENT - cont'd - Replacement Costs - Subtotal

Replacement Reserve Inventory - Page B30

February 9, 2015 11275901SAMPLE C16

\$192,580

GOLF COURSE MAINTENANCE COMPLEX (MC)

PROJE	ECTED REPLACEMENTS						
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
410	MC Concrete hardstand (10% every 20 yrs)	sf	2,280	\$9.00	20	7	\$20,520
411	MC Perimeter wall - stucco re-coat	sf	3,360	\$3.50	10	7	\$11,760
412	MC Refueling station	ls	1	\$9,500.00	30	20	\$9,500
413	MC Conc. tile roof (repair 1% every 3 yrs)	sf	100	\$20.00	3	2	\$2,000
414	MC Skylights	ea	4	\$900.00	20	9	\$3,600
415	MC Stucco, recoat	sf	4,200	\$3.50	10	7	\$14,700
416	MC Garage doors	ea	3	\$1,500.00	20	10	\$4,500
417	MC Metal frame bldg (30'x60')	sf	1,800	\$50.00	35	20	\$90,000
418	MC Metal frame bldg (30'x30')	sf	900	\$40.00	25	22	\$36,000

GOLF COURSE MAINTENANCE COMPLEX (MC) - Replacement Costs - Subtotal

GOLF COURSE MAINTENANCE COMPLEX (MC) COMMENTS

Replacement Reserve Inventory - Page B31

February 9, 2015 11275901SAMPLE C16

VALUATION EXCLUSIONS

EXCLUDED ITEMS							
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
	Miscellaneous signage	ls	1				EXCLUDED
	Gravel surface of employee parking	ls	1				EXCLUDED
	Audio system upgarde	ls	1				EXCLUDED
	Thin set Terrace pavers	ls	1				EXCLUDED
	Wood Arbors/Trellis structures	ls	1				EXCLUDED
	Fire sprinkler system	ls	1				EXCLUDED
	Fire extinguisher cabinet	ls	1				EXCLUDED
	Smoke detectors	ls	1				EXCLUDED
	Emergency lighting, exit light, etc.	ls	1				EXCLUDED
	Interior door unit	ls	1				EXCLUDED
	Interior light fixtures	ls	1				EXCLUDED
	Electric space heaters	ls	1				EXCLUDED
	Shop equipment	ls	1				EXCLUDED
	Tennis court posts and nets	ls	1				EXCLUDED

VALUATION EXCLUSIONS COMMENTS

 Valuation Exclusions. For ease of administration of the Replacement Reserves and to reflect accurately how Replacement Reserves are administered, items with a dollar value less than \$1,000.00 have not been scheduled for funding from Replacement Reserves. Examples of items excluded from funding by Replacement Reserves by this standard are listed above.

• The list above exemplifies exclusions by the cited standard(s) and is not intended to be comprehensive.

Replacement Reserve Inventory - Page B32

February 9, 2015 11275901SAMPLE C16

LONG-LIFE EXCLUSIONS

	JDED ITEMS						
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
	Concrete retaining walls	ls	1				EXCLUDED
	Masonry retaining walls	ls	1				EXCLUDED
	Masonry perimeter wall - Maintenance	ls	1				EXCLUDED
	Building foundation(s)	ls	1				EXCLUDED
	Concrete floor slabs (interior)	ls	1				EXCLUDED
	Wall, floor, & roof structure	ls	1				EXCLUDED
	Exterior stone veneer	ls	1				EXCLUDED
	Exterior stucco	ls	1				EXCLUDED
	Electrical wiring	ls	1				EXCLUDED
	Chandeliers	ls	1				EXCLUDED
	Millwork	ls	1				EXCLUDED
	Interior granite and marble stonework	ls	1				EXCLUDED
	Interior metal stair rails	ls	1				EXCLUDED
	Fire place stonework and flues	ls	1				EXCLUDED
	Fire sprinkler system	ls	1				EXCLUDED
	Water piping at common facilities	ls	1				EXCLUDED
	Waste piping at common facilities	ls	1				EXCLUDED
	Natural gas piping	ls	1				EXCLUDED
	Stainless steel pool fixtures	ls	1				EXCLUDED
	Concrete tennis court slab	ls	1				EXCLUDED

LONG-LIFE EXCLUSIONS COMMENTS

- Long Life Exclusions. Components that when properly maintained, can be assumed to have a life equal to the property as a whole, are normally excluded from the Replacement Reserve Inventory. Examples of items excluded from funding by Replacement Reserves by this standard are listed above.
- Exterior masonry is generally assumed to have an unlimited economic life but periodic repointing is required and we have included this for funding in the Replacement Reserve Inventory.

• The list above exemplifies exclusions by the cited standard(s) and is not intended to be comprehensive.

Replacement Reserve Inventory - Page B33 February 9, 2015

11275901SAMPLE	C16

	SED EQUIPMENT EXCLUSIONS						
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
	Golf carts	ls	1				EXCLUDED
	Golf cart chargers	ea	75				EXCLUDED
	Clothes washers	ea	3				EXCLUDED
	Clothes dryers	ea	4				EXCLUDED
	Musak system	ls	1				EXCLUDED

LEASED EQUIPMENT EXCLUSIONS COMMENTS

Replacement Reserve Inventory - Page B34

February 9, 2015 11275901SAMPLE C16

UTILITY EXCLUSIONS

EXCL	JDED ITEMS						
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
	Primary electric feeds	ls	1				EXCLUDED
	Electric transformers	ls	1				EXCLUDED
	Cable TV systems and structures	ls	1				EXCLUDED
	Telephone cables and structures	ls	1				EXCLUDED
	Gas mains and meters	ls	1				EXCLUDED
	Water mains and meters	ls	1				EXCLUDED
	Sanitary sewers	ls	1				EXCLUDED

UTILITY EXCLUSIONS COMMENTS

• Utility Exclusions. Many improvements owned by utility companies are on property owned by the Association. We have assumed that repair, maintenance, and replacements of these components will be done at the expense of the appropriate utility company. Examples of items excluded from funding Replacement Reserves by this standard are listed above.

• The list above exemplifies exclusions by the cited standard(s) and is not intended to be comprehensive.

Replacement Reserve Inventory - Page B35

February 9, 2015

11275901SAMPLE C16

MAINTENANCE AND REPAIR EXCLUSIONS	
EXCLUDED ITEMS	

EXCLU	JDED TIEMS			UNIT	NORMAL	REMAINING	
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	REPLACEMENT COST (\$)	ECONOMIC LIFE (YRS)	ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
	Cleaning of asphalt pavement	ls	1				EXCLUDED
	Crack sealing of asphalt pavement	ls	1				EXCLUDED
	Painting of curbs	ls	1				EXCLUDED
	Landscaping and site grading	ls	1				EXCLUDED
	Exterior painting	ls	1				EXCLUDED
	Interior painting	ls	1				EXCLUDED
	Janitorial service	ls	1				EXCLUDED
	Repair services	ls	1				EXCLUDED
	Partial replacements	ls	1				EXCLUDED
	Capital improvements	ls	1				EXCLUDED

MAINTENANCE AND REPAIR EXCLUSIONS COMMENTS

- Maintenance activities, one-time-only repairs, and capital improvements. These activities are NOT appropriately funded from Replacement Reserves. The inclusion of such component in the Replacement Reserve Inventory could jeopardize the special tax status of ALL Replacement Reserves, exposing the Association to significant tax liabilities. We recommend that the Board of Directors discuss these exclusions and Revenue Ruling 75-370 with a Certified Public Accountant.
- Examples of items excluded from funding by Replacement Reserves by this standard are listed above.
- The list above exemplifies exclusions by the cited standard(s) and is not intended to be comprehensive. •

February 9, 2015 11275901SAMPLE C16

IRRIGATION	SYSTEM	EXCLUSION	IS

EXCLU	JDED ITEMS						
ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
	Subsurface irrigation pipe	ls	1				EXCLUDED
	Subsurface irrigation valve	ls	1				EXCLUDED
	Subsurface irrigation control wiring	ls	1				EXCLUDED
	Irrigation system electrical service	ls	1				EXCLUDED
	Irrigation system enclosures	ls	1				EXCLUDED

IRRIGATION SYSTEM EXCLUSIONS COMMENTS

• Irrigation System Exclusions. We have assumed that the maintenance, repair, and periodic replacement of the components of the extensive irrigation systems at the property will not be funded from Replacement Reserves. These systems should be inspected each spring when the systems are brought on line and each fall when they are winterized. Repairs/replacements should be made in conjunction with these inspections.

PROJECTED ANNUAL REPLACEMENTS GENERAL INFORMATION

CALENDAR OF ANNUAL REPLACEMENTS. The 418 Projected Replacements in the Sample Country Club Replacement Reserve Inventory whose replacement is scheduled to be funded from Replacement Reserves are broken down on a year-by-year basis, beginning on Page C2.

REPLACEMENT RESERVE ANALYSIS AND INVENTORY POLICIES, PROCEDURES, AND ADMINISTRATION

- REVISIONS. Revisions will be made to the Replacement Reserve Analysis and Replacement Reserve Inventory in accordance with the written instructions of the Board of Directors. No additional charge is incurred for the first revision, if requested in writing within three months of the date of the Replacement Reserve Study. It is our policy to provide revisions in electronic (Adobe PDF) format only.
- TAX CODE. The United States Tax Code grants favorable tax status to a common interest development (CID) meeting certain guidelines for their Replacement Reserve. If a CID files their taxes as a 'Corporation' on Form 1120 (IRC Section 277), these guidelines typically require maintenance activities, partial replacements, minor replacements, capital improvements, and one-time only replacements to be excluded from Reserves. A CID cannot co-mingle planning for maintenance activities with capital replacement activities in the Reserves (Revenue Ruling 75-370). Funds for maintenance activities and capital replacements activities must be held in separate accounts. If a CID files taxes as an "Exempt Homeowners Association" using Form 1120H (IRC Section 528), the CID does not have to segregate these activities. However, because the CID may elect to change their method of filing from year to year within the Study Period, we advise using the more restrictive approach. We further recommend that the CID consult with their Accountant and consider creating separate and independent accounts and reserves for large maintenance items, such as painting.
- CONFLICT OF INTEREST. Neither Miller Dodson Associates nor the Reserve Analyst has any prior or existing relationship with this club which would represent a real or perceived conflict of interest.
- RELIANCE ON DATA PROVIDED BY THE CLIENT. Information provided by an official representative of the club regarding financial, physical conditions, quality, or historical issues is deemed reliable.
- INTENT. This Replacement Reserve Study is a reflection of the information provided by the club and the visual evaluations of the Analyst. It has been prepared for the sole use of the club and is not for the purpose of performing an audit, quality/forensic analyses, or background checks of historical records.
- PREVIOUS REPLACEMENTS. Information provided to Miller Dodson Associates regarding prior replacements is considered to be accurate and reliable. Our visual evaluation is not a project audit or quality inspection.
- EXPERIENCE WITH FUTURE REPLACEMENTS. The Calendar of Annual Projected Replacements, lists replacements we have projected to occur over the next thirty years, begins on Page C2. Actual experience in replacing the items may differ significantly from the cost estimates and time frames shown because of conditions beyond our control. These differences may be caused by maintenance practices, inflation, variations in pricing and market conditions, future technological developments, regulatory actions, acts of God, and luck. Some items may function normally during our visual evaluation and then fail without notice.
- REVIEW OF THE REPLACEMENT RESERVE STUDY. For this study to be effective, it should be reviewed by the Sample Country Club Board of Directors, those responsible for the management of the items included in the Replacement Reserve Inventory, and the accounting professionals employed by the club.

Miller + Dodson Associates, Inc. Sample Country Club

Projected Annual Replacements - Page C2 February 9, 2015 11275901SAMPLE C16

	F	PROJECT	ED REPLACEMENTS -	STUDY YE		5901SAMPLE C16
#	Description	\$	# Description	\$	# Description	\$
90	Pro Shop - F,F&E	\$5,000	2000ipiloit	Ŷ	" Dosciption	Ψ
101	Admin - furniture/equipment	\$5,000				
156	HVAC Hot Water Pump, HW	\$3,000				
157	HVAC Hot Water Pump, HW	\$3,000				
197 215	Dual-Lite Emergency Lightin Pool furniture	\$4,000 \$40,000				
215	Drinking fountain	\$40,000 \$650				
285		\$3,000				
316	Jacobsen 422	\$7,400				
317	Jacobsen 422	\$7,400				
318	Jacobsen 422	\$7,400				
331	Jacobsen LF 128 with Plug I	\$38,000				
	Toro Sand Pro 3000	\$25,000 \$25,000				
383 392		\$25,000 \$6,500				
402		\$5,300				
403	Toro Workman 4300 D 4x4	\$23,500				
404	Toro Workman 3200	\$23,500				
405	Jacobsen SV 2322	\$18,700				
406	Jacobsen SV 2322	\$18,700				
407	Kawasaki Mule 2520	\$4,100				
408	Kawasaki Mule 2520	\$4,100				
					Total Cabadula / Davis and	#070 050
					Total Scheduled Replacements	\$278,250

Miller + Dodson Associates, Inc. Sample Country Club

Projected Annual Replacements - Page C3

February 9, 2015 11275901SAMPLE C16

# Description \$ 40 MCB Concrete roof tiles (19 \$4,060 131 Hot Water Circ. Pump Motor \$750 205 Security System \$2,000 220 Wading Pool Lochinvar Hea \$1,200 235 RayPak RP2100 water \$3,000 235 RarPak RP2100 water \$3,000 236 RFS Concrete roof tiles (1% \$840 244 RFS Carrier Heat Pump No. \$3,000 289 RFS - A.O. Smith Hot Water \$3,500	\$
193Hot Water Circ. Pump Motor\$750205Security System\$2,000220Wading Pool Lochinvar Hea\$1,200223Spa RayPak RP2100 water\$1,200230Tennis court, wind screen\$3,808235RFS Concrete roof tiles (1%\$840284RFS Carrier Heat Pump No.\$3,000	
205Security System\$2,000220Wading Pool Lochinvar Hea\$1,200223Spa RayPak RP2100 water\$1,200230Tennis court, wind screen\$3,808235RFS Concrete roof tiles (1%\$840284RFS Carrier Heat Pump No.\$3,000	
220Wading Pool Lochinvar Hea\$1,200223Spa RayPak RP2100 water\$1,200230Tennis court, wind screen\$3,808235RFS Concrete roof tiles (1%\$840284RFS Carrier Heat Pump No.\$3,000	
223Spa RayPak RP2100 water\$1,200230Tennis court, wind screen\$3,808235RFS Concrete roof tiles (1%\$840284RFS Carrier Heat Pump No.\$3,000	
230Tennis court, wind screen\$3,808235RFS Concrete roof tiles (1%\$840284RFS Carrier Heat Pump No.\$3,000	
235 RFS Concrete roof tiles (1% \$840 284 RFS Carrier Heat Pump No. \$3,000	
284 RFS Carrier Heat Pump No. \$3,000	
289 RFS - A.O. Smith Hot Water \$3,500	
Total Scheduled Replacements	
	\$20,378

YEAR 2 - PROJECTED REPLACEMENTS - 2017

Sample Country Club

Projected Annual Replacements - Page C4

February 9, 2015 11275901SAMPLE C16

# Description S 34 Apphal provents, sel costs \$9,000 14 MCD Impairs oystem contri, \$9,000 \$9,010 15 Private Longe - endocrante; \$9,000 16 Private Longe - matorial \$9,000 16 Private Longe - matorial \$9,000 16 Private Longe - matorial \$20,000 17 Marci Longe - carpet \$25,000 18 Diange - comption \$26,200 19 Gell Dring Room - intriume \$25,000 10 Admin - functure/scaptoment \$5,000 21 Symming Pool Roydk Has \$3,000 22 Cybex Pool Trace/file \$5,000 23 Lefiliness 500 HR Trade \$1,000 25 Startingther Adom Privacial \$1,000 26 Startingther Adom Privacial \$2,000 27 Cybex			/		 		
11 Asphälipavement, sell ootti \$17,217 41 MCS Image redecricate \$9,000 51 Private Lounge - calpet \$9,310 52 Private Lounge - calpet \$53,756 53 Main Dhing Room - raupet \$53,750 56 Main Dhing Room - raupet \$53,500 67 Main Dhing Room - raupet \$53,500 68 Main Dhing Room - raupet \$53,500 69 Marin Lounge - calpet \$53,500 60 Marin Lounge - redecoration \$76,850 72 Mer's Lounge - formitrue \$53,000 73 Mer's Lounge - formitrue \$53,000 74 Mer's Lounge - formitrue \$53,000 75 Mer's Lounge - formitrue \$53,000 76 Mer's Lounge - formitrue \$53,000 78 Staturetequipment \$54,000 78 Staturetequipment \$54,000 79 Staturetequipment \$54,000 725 Opker Xro Decombant Bike \$1,800 725 Opker Xro Depender Egy Egy 2,000 \$10 707 Zheatra Range Ph	#	Description	\$	# Description	\$ #	Description	\$
44 MCB Irrigation system contin \$9,000 52 Private Lounge - endeoratic \$9,900 54 Main Dining Room - Iurniture \$50,000 56 Main Dining Room - Iurniture \$50,000 56 Main Dining Room - Iurniture \$50,000 57 Gill Dring Room - Iurniture \$50,000 58 Gill Dring Room - Iurniture \$50,000 59 Main Dining Room - Iurniture \$50,000 50 Gill Dring Room - Iurniture \$50,000 50 Main Dining Room - Iurniture \$50,000 50 Moria Lounge - Iurniture \$50,000 \$71,825 50 Pro Shorg - FrAit \$50,000 51 Singlex Free Alarm Annunce \$31,000 52 Cytox Front Treadmil \$14,250 52 Cytox Front Treadmil \$14,250 52 Cytox Front Treadmil \$14,000 53 EldeFrinness \$200 FR Eriture \$3,000 54 Statistic Sta							
19 Private Longe - catapit \$9,900 29 Private Longe - catapit \$53,760 50 Main Dining Room - rachedeer \$141,880 50 Gill Dining Room - rachedeer \$78,000 60 Gill Dining Room - rachedeer \$78,000 61 Binning Room - rachedeer \$78,000 63 Main Dining Room - rachedeer \$78,000 63 Main Lionge - catapit \$22,250 64 Maris Lourge - Instruct \$20,000 70 Maris Lourge - Instruct \$20,000 71 Maris Lourge - Instruct \$50,000 72 Maris Lourge - Instruct \$50,000 73 Simplek Fire Alarm System 1 \$50,000 74 RFS Palid Underschanne \$50,000 74 RFS Palid Underschanne \$50,000 75 System Fire Alarm System 1 \$50,000 76 Stammark 4400 PT Fire C \$2,000 75 Cybex 700 Urgen Biake \$14,260 76 System Fire Alarm System 1 \$51,000 75 Cybex 700 Urgen Biake \$1,800 75							
12 Private Lounge - respectance \$83,756 54 Main Duing Room - runniury \$80,000 56 Main Duing Room - runniury \$81,000 57 Gill Duing Room - runniury \$25,000 56 Gill Duing Room - runniury \$25,000 57 Gill Duing Room - runniury \$25,000 58 Gill Duing Room - runniury \$25,000 59 Mars Lounge - runniury \$25,000 50 Mars Lounge - runniury \$25,000 50 Mars Lounge - runniury \$35,000 50 Mars Lounge - runniury \$35,000 510 Mars Lounge - Room - markee \$31,100 53 Mars Lounge - Room - markee \$35,000 50 Pro Shop - FRE \$50,000 50 Simplex Free Alarm Annuncis \$32,000 52 Opex Pro-Room Teachains \$14,230 53 Copex Pro-Readmill \$34,000 54 LlaFinness Sig00 HR Friedd \$3,000 55 Sammaster 400, PT Free \$2,2000 56 Opex Pro-Readmill \$2,000 57 Gop4F		o i					
64 Main Dhing Room - unput: \$53,766 55 Main Dhing Room - redecci \$141,880 \$35,100 69 Gill Dhing Room - redecci \$76,000 \$36 60 Gill Dhing Room - reducci \$76,000 \$36 68 Mari's Longe - carpet \$32,000 70 Mari's Longe - carpet \$32,000 70 Mari's Longe - unput: \$32,000 71 Mari's Longe - matter \$37,000 73 Mari's Longe - unput: \$32,000 74 Mari's Longe - Mariture \$30,000 73 Mari's Longe - Mariture \$30,000 74 Mari's Longe Room - redecci \$37,626 \$30,000 75 Symplan Fire Alum Annuci \$32,000 \$31,420 76 Symplan Fire Alum Annuci \$34,000 \$32,000 76 Fire Falleris Alum \$41,000 \$52,000 76 Cybex Pro+ Treadmill \$14,000 77 Cybex Pro+ Treadmill \$14,000 78 Startimater 4400 PT Fire C \$2,000 76 Cybex Roo Pacumbanuci \$15,000 76 </td <td></td> <td>- ·</td> <td></td> <td></td> <td></td> <td></td> <td></td>		- ·					
55 Main Dining Room - Lumiture \$50,000 56 Gill Dining Room - Lamptel \$35,100 56 Gill Dining Room - Lamptel \$25,000 60 Gill Dining Room - Lamptel \$52,500 60 Maris Lounge - Lamptel \$52,500 72 Mers Locker Room - Carpet \$52,500 73 Mers Locker Room - Carpet \$52,500 74 Mers Locker Room - Carpet \$51,000 75 Mers Locker Room - Carpet \$51,000 70 Mers Locker Room - Carpet \$51,000 71 Mers Locker Room - Carpet \$51,000 72 Mers Locker Room - Carpet \$51,000 73 Mers Locker Room - Carpet \$50,000 74 Mers Locker Room - Carpet \$50,000 75 Simplex Fire Alum Annuck \$14,200 76 Simplex Fire Alum Annuck \$14,200 77 RFS Falae Sobit RE Hight \$18,000 78 Simmase Sobit RE Hight \$18,000 79 Cybex 700 Longht Bike		-					
66 Main Dining Room - rodecor \$141,880 97 Gill Dining Room - rodecor \$25,000 07 Mer's Lounge - compet \$25,200 08 Mer's Lounge - compet \$22,000 70 Mer's Lounge - transfer \$22,000 70 Mer's Lounge - transfer \$22,000 70 Mer's Lounge - transfer \$22,000 73 Mer's Locker Room - redecci \$71,825 90 Pro Shop - FrAE \$58,000 101 Admin - transfere duptment \$50,000 202 Simplex Fire Alum Manuchi \$32,000 203 Simplex Fire Alum Manuchi \$34,000 204 Simplex Fire Alum Manuchi \$34,000 205 Cybex Pro-Tanadmill \$36,000 205 Simplex Fire Alum Manuchi \$34,000 205 Sister Sign Pol RayPak HS \$36,000 205 Sister Fire Alum Manuchi \$34,000 205 Sister Fire Alum Manuchi \$36,000 205 Sister Fire Alum Manuchi \$36,000 205 Sister Fire Alum Manuchi \$36,000 205		÷ .					
88 Gill Dining Room - unritude \$35,100 90 Gill Dining Room - unritude \$25,000 90 Mirs Lounge - unritude \$25,200 90 Mirs Lounge - unritude \$26,200 71 Mirs Lounge - unritude \$26,200 72 Mirs Louker Room - ucapel \$31,100 73 Mirs Louker Room - ucapel \$31,000 74 Mirs Louker Room - ucapel \$31,000 70 Mirs Louker Room - ucapel \$31,000 74 Mirs Louker Room - ucapel \$31,000 75 Simplak File Altern Nystem II \$80,000 71 Nirplak Elipsica \$31,000 725 LufeFilneses 9500 HF Trackard \$30,000 726 LufeFilneses 9500 HF Trackard \$30,000 725 Summaing Pool RayPak Het \$31,000 725 Summaing Bool RayPak Het \$30,000 726 LufeFilneses 9500 HF Trackard \$30,000 726 Summaing Bool RayPak Het \$31,000 726 Summaing Bool RayPak Het \$30,000 726 Summaing Bool RayPak \$30,000		-					
99 Gill Dining Room - turiniture \$52,000 06 Gill Dining Room - turiniture \$22,000 07 Mer's Lounge - turiniture \$20,000 07 Mer's Lounge - turiniture \$20,000 07 Mer's Lounge - turiniture \$20,000 07 Mer's Louter Room - redecci \$57,820 08 Mer's Louter Room - redecci \$57,825 09 Por Shop - FFAE \$50,000 101 Admin - turiniture/sequipment \$50,000 102 Simplax Fire Alarm Annuncia \$32,000 123 Cybex Pro- Treadmill \$14,000 123 Cybex Pro- Treadmill \$14,000 124 LifeFiness 9600 HR Typekee \$14,000 125 Sitaimaster 4400 PT Free C \$22,000 126 Cybex 700 Upright Bike \$14,000 127 Cybex 700 Upright Bike \$1,000		-					
60 Gill Dining Room, redecore \$78,000 6 Maris Lounge - unimuro \$52,50 7 Maris Lounge - unimuro \$26,200 7 Maris Locker Room - redecore \$71,625 90 Maris Locker Room - redecore \$71,625 90 Pro Shop - F.FAE \$5,000 201 Simplex Fire Alam System I \$8,000 21 Simplex Fire Alam System I \$8,000 22 Singlex Fire Alam System I \$8,000 23 Singlex Fire Alam System I \$8,000 23 Singlex Fire Alam System I \$8,000 24 LifeFirees 9500 HR Trandm \$6,000 \$24 25 LifeFirees 9500 HR Trand \$6,000 \$24 26 Sinima F400 PT Froc C \$2,000 275 Opex 700 Recumbant Bike \$1,800 268 Sinima F400 PT Froc C \$2,000 275 Opex 700 Recumbant Bike \$1,800 285 Sinima F400 PT Froc C \$2,000 275 Opex 700 Recumbander \$4,300 413 MC Conc. the ro							
68 Maris Lounge - uniture \$2.200 70 Maris Lounge - uniture \$2.000 73 Maris Lounge - uniture \$3.000 73 Maris Locker Room - aredex \$71.825 90 Por Shop - FFAE \$5.000 91 Simplex Fire Alarm System 1 \$8.000 920 Simplex Fire Alarm Annunci \$3.200 922 Cybox Pro-Trademili \$4.400 923 Simplex Fire Alarm Annunci \$3.200 924 FFS Fan balaeschahris \$14.400 925 Spiker Park Trademili \$14.000 926 Cybex 700 Lipytis Bike \$1.800 927 Cybex 700 Lipytis Bike \$1.800 928 Spiker Park Trademilie \$1.800 929 EZ-60 Ark Range Ficker \$4.000 913 MC Conc. tile roof (repar 1) \$2.000		-					
69 Mors Lounge - redecroting \$26,200 70 Mors Locker Room - redect \$31,000 70 Mors Locker Room - redect \$31,800 90 Pro Shop - F.FAE \$5,000 201 Simplex Fire Alam System I \$8,000 202 Simplex Fire Alam System I \$8,000 203 Simplex Fire Alam Annunci \$3,200 214 Fire Fire Alam Annunci \$3,200 215 Sularmaster Hoo Pire Fire Alam Annunci \$3,000 224 RFS Pire Alama Solo HR Elipitza \$8,000 225 Sularmaster 4400 PT Fire C \$2,200 226 Scher Pire 11 Upper Body E \$3,800 225 Scher Pire 11 Upper Body E \$2,200 237 Toro Z Master \$2,200 237 Toro Z Master \$2,200 237 More Al Range Picker \$3,200 237 Toro Z Master \$2,200 2413 MC Conc. tile roof (repair 12 \$2,000		-					
70 Mer's Lourãe - redecorator \$28,200 73 Mer's Locker Room - redec \$71,425 90 POS Nop - FASE \$5,000 101 Admin - furdituréquipment \$5,000 102 Simplex Fire Alam System 1 \$8,000 202 Simplex Fire Alam Annunci \$3,200 217 Swimming Pool RayPak Het \$3,000 226 Cybex Pool Tradming \$14,000 235 LideFilness 9500 HR Tradming \$14,000 236 LideFilness 9500 HR Tradming \$14,000 237 Cybex Pool Resurbant filkes \$18,800 236 Scheft PO Resurbant filkes \$18,000 237 Cybex PO Upriph Bike \$18,000 236 Scheft PO Resurbant filkes \$18,000 237 Cybex PO Upriph Bike \$18,000 236 Scheft PO Hearybant filkes \$18,000 237 Troz & Master \$2,000 237 Troz & Master \$2,000 248 RE-1 Go At Range Ficker \$4,300 413 MC Conc. tile roof (repair 19 \$2,000							
72 Men's Locker Room - reapet \$\$71.02 73 Men's Locker Room - reapet \$\$50.00 201 Simplex Fire Alam System I \$\$80.000 213 Simplex Fire Alam System I \$\$30.00 224 Fire Share System I \$\$40.00 225 Simplex Fire Alam System I \$\$40.00 226 Simplex Fire Alam System I \$\$40.00 227 RY S Pair Sibales/Chair \$\$14.250 226 Upler Bibles Stock I \$\$14.000 225 LifeFiness 9500 HE Elpter \$\$0.000 225 Simmass 9500 HE Elpter \$\$0.000 226 Cybex 700 Beruthanti Bies \$\$1.800 227 Cybex 700 Beruthanti Bies \$\$1.800 238 Si-HE Poi Upper Body Eng \$\$2.000 327 Toro Z Master \$\$2.000 328 Toro I Upper Body Eng \$\$2.000 327 Toro Z Master \$\$2.000 328 Toro Z Master \$\$2.000 413 MC Conc. tile rool (repair 19 \$\$2.000		0					
73 Men's Locker Room - redex. \$77.825 90 Po: Shop: - FF&E \$5.000 101 Admin - furniture/equipment. \$5.000 202 Simplex Fire Alam System 158.000 \$2.200 217 Swimming Pool RayPis Heis. \$3.000 228 Simplex Fire Alam System 550.01 \$14.250 229 Cybex Pro- Traadmill. \$14.250 220 Simplex Fire Alam System 560.01 \$14.000 231 LifeFirmess 950.01 HE Eliptice. \$8.000 234 LifeFirmess 950.01 HE Eliptice. \$8.000 235 Salimater 440.07 Firee C \$2.500 236 Cybex 700 Recumbant Bite. \$1.800 238 Sol-Fit Pro 1 Upper Body Eri. \$2.000 237 Toro Z. Master \$2.600 237 Toro Z. Master \$2.000 413 MC Conc. tile rool (repair 19 \$2.000		5					
90 Pro Shop - F, F&E \$5,000 201 Simplex Fire Alarm Annunci: \$8,000 202 Simplex Fire Alarm Annunci: \$3,200 217 Swimming Pool RayPak Het \$3,000 223 Cybex Pro Treadmill \$14,200 224 RPS Pato tables/chains \$14,250 225 Cybex Pro Treadmill \$14,000 226 LifeFitness 9500 H BT(pitcles) \$0,000 225 Staimmater 4400 PT Free C \$2,500 226 Cybex Pro1 VpcprBody FP \$2,000 227 Cybex Pro1 VpcprBody FP \$2,000 237 Toro Z Master \$2,000 241 MC Conc. tile rod (repair 19) \$2,000							
101 Admin - furniture/equipment \$5.000 202 Simplex Fire Alarm System \$5.000 203 Simplex Fire Alarm System \$5.000 204 RFS Fallo tables/chaire \$14.250 205 Cybex Froe Treachmill \$14.000 204 LifeFitness 9500 HR Treach \$6.000 204 LifeFitness 9500 HR Treach \$6.000 205 Cybex Froe Treachmill \$14.000 205 Satimaset 400 PT Free C \$2.500 205 Cybex 700 Recumbent Bike \$1.800 208 Sol-Fit Pro U Lyper Body En \$2.000 209 EZ - Go 4x4 Range Picker \$4.300 413 MC Conc. tile rool (repair 19 \$2.000							
201 Simplex Fire Alarm Annucia \$3,200 217 Swimming Pool RayPax Hei: \$3,000 225 Cybex Pro+ Treadmill \$14,000 226 LifeFitmess 9000 HR Treadmill \$6,000 226 LifeFitmess 9000 HR Treadmill \$6,000 226 LifeFitmess 9000 HR Treadmill \$6,000 226 Super Keinses 9000 HR Treadmill \$6,000 226 Super Keinses 9000 HR Treadmill \$6,000 226 Super Keinses 9000 HR Treadmill \$1,800 226 Cybex 700 Burging Bike \$1,800 227 Toriz Master \$2,000 327 Toriz Master \$2,000 327 Toriz Master \$2,000 327 Toriz Master \$2,000 328 Sei-Fit Fro 1 Uppe Box Picker \$4,300 413 MC Conc. tile roof (repair 19 \$2,000							
202 Simplex Fire Airm Annunci: \$3,200 217 Swimming Pool Ray-Rev Hee; \$3,000 247 RFS Patio tables/chairs \$14,250 252 Cybex Pro+Treadmill \$14,000 254 LifeFitness 9500 HR Tegidica \$6,000 255 Statimass H400 PT Free C \$2,500 256 Cybex 700 Recumbant Bike \$1,800 257 Cybex 700 Deright Bike \$1,800 258 Salimaster 440 PT Free C \$2,500 256 Cybex 700 Deright Bike \$1,800 258 Salimaster 440 PT Free C \$2,200 258 Salimaster 440 PT Free C \$2,200 257 Tore X Master \$2,200 258 Salimaster 440 PT Free C \$2,200 259 Tore X Master \$2,200 413 MC Conc. tile roof (repair 19 \$2,000							
217 Swimming Pool RayPak Hei: \$14,200 225 Cybex Pro-Treadmill \$14,000 225 LifeFitness 9500 HT Reliptica \$8,000 226 LifeFitness 9500 HT Reliptica \$8,000 226 Cybex Pro-Tread \$6,000 226 Staffitness 9500 HT Reliptica \$8,000 226 Staffitness 9500 HT Reliptica \$8,000 226 Cybex YOR Ourdmain Like \$1,800 227 Cybex YOB Urgipti Bike \$1,800 226 Sci-Fit Po1 Uppe Body Eng \$2,000 327 Toro Z Master \$2,200 327 Toro Z Master \$2,200 413 MC Conc. tile roof (repair 19 \$2,000							
247 RFS Patio tableschairs \$14,250 252 Cybex Pro+Treadmill \$14,000 253 LifeFitness 9500 HR Eliptics \$8,000 254 LifeFitness 9500 HR Eliptics \$8,000 255 Stalimaster 400 PT Free C \$2,200 256 Cybex 700 Recumbant Bike \$1,800 257 Cybex 700 Longth Bike \$1,800 258 Salimaster 400 PT Free C \$2,200 257 Cybex 700 Recumbant Bike \$1,800 258 Salimaster 400 PT Free C \$2,000 259 Zybex 700 Recumbant Bike \$1,800 259 Zybex 700 Recumbant Bike \$2,000 413 MC Conc. tile roof (repair 19 \$2,000 413 MC Conc. tile roof (repair 19 \$2,000 414 MC Conc. tile roof (repair 19 \$2,000		-					
252 Cybex Pro-Treadmil \$14,000 253 LifeFitness 9500 HT Eliptice \$8,000 255 Stairmaster 4400 PT Free C \$2,500 256 Cybex YO0 Recumbant Bike \$1,800 257 Cybex YO0 Upright Bike \$1,800 258 Sci-Fit Pro 1 Upper Body Fr \$2,000 327 Tori Z Master \$2,000 328 Sci-Fit Pro 1 Upper Body Fr \$2,000 327 Tori Z Master \$2,000 328 Sci-Fit Pro 1 Upper Body Fr \$2,000 327 Tori Z Master \$2,000 328 Sci-Fit Pro 1 Upper Body Fr \$2,000 413 MC Conc. tile roof (repair 1% \$2,000							
253 LifeFitness 9500 HR Treadm \$6,000 254 LifeFitness 9500 HR Teadm \$8,000 255 Stainmaster 4400 PT Free \$2,500 256 Cybex 700 Recumbant Bike \$1,800 257 Cybex 700 Loright Bike \$1,800 258 Sci-Fit Pro 1 Upper Body Err, \$2,000 27 Toro Z Master \$2,200 413 MC Conc. tile roof (repair 19) \$2,000							
254 LifeFiness 9500 HR Eliptica \$8,000 255 Staimaster 4400 PT Free C \$2,500 257 Cybex 700 Recumbant Bike \$1,800 258 Sci-Fire C \$2,000 327 Toro Z Master \$2,000 413 MC Conc. tile roof (repair 19 \$2,000		-					
255 Stairmaster 4400 PT Free C \$2,500 256 Cybex 700 Recumbant Bike \$1,800 257 Cybex 700 Upright Bike \$1,800 258 SxI-Fit Pr 1 Upper Body Er; \$2,000 270 Toro Z Master \$2,600 409 EZ - Go 4x4 Range Picker \$4,300 413 MC Conc. tile roof (repair 19) \$2,000							
256 Cybex 700 Recumbant Bike \$1,800 257 Cybex 700 Upright Bike \$1,800 258 Sci-Fit Pro 1 Upper Body Er; \$2,000 327 Toro Z Master \$2,600 413 MC Conc. tile roof (repair 19 \$2,000							
257 Cybex 700 Upper Body Er; \$2.000 258 Sci-Fit Pro 1 Upper Body Er; \$2.000 307 Toro Z Master \$2.600 409 EZ - Go 4x4 Range Picker \$4.300 413 MC Conc. tile roof (repair 19) \$2.000	255	Stairmaster 4400 PT Free C					
258 Sid-Fit Pro 1 Upper Body Er; \$2,000 327 Toro Z Master \$2,600 409 EZ: 600 4vA Range Picker \$4,300 413 MC Conc. tile roof (repair 19) \$2,000	256		\$1,800				
327 Toro Z Master \$2,600 409 EZ - Go 4x4 Range Picker \$4,300 413 MC Conc. tile roof (repair 1) \$2,000	257	Cybex 700 Upright Bike	\$1,800				
409 EZ - Go 4x4 Range Picker \$4,300 413 MC Conc. tile roof (repair 1) \$2,000							
413 MC Conc. tile roof (repair 19 \$2,000	327						
	409						
Total Scheduled Replacements \$654.52	413	MC Conc. tile roof (repair 1%	\$2,000				
Total Scheduled Replacements \$654.52							
Total Scheduled Replacements \$654,52							
Image: Control Scheduled Replacements \$654,52							
Total Scheduled Replacements \$654,52							
Total Scheduled Replacements \$654,52							
Total Scheduled Replacements \$654.52							
Total Scheduled Replacements \$654,52							
Total Scheduled Replacements \$654,52							
Total Scheduled Replacements \$654.52							
Total Scheduled Replacements \$654,52							
Total Scheduled Replacements \$654,52							
Total Scheduled Replacements \$654,52							
Image: Control of the second secon							
Total Scheduled Replacements \$654,52							
Total Scheduled Replacements \$654,52							
Total Scheduled Replacements \$654,52							
Total Scheduled Replacements \$654,52							
Total Scheduled Replacements \$654,52							
Total Scheduled Replacements \$654,52							
Total Scheduled Replacements \$654,52							
Total Scheduled Replacements \$654,52							
Total Scheduled Replacements \$654,52							
Total Scheduled Replacements \$654,52							
Total Scheduled Replacements \$654,52							
Total Scheduled Replacements \$654,52							
Total Scheduled Replacements \$654,52							
Total Scheduled Replacements \$654,52							
Total Scheduled Replacements \$654,52							
Total Scheduled Replacements \$654,52							
Total Scheduled Replacements \$654,52							
Total Scheduled Replacements \$654,52							
Total Scheduled Replacements \$654,52							
					Total Schedu	uled Replacements	\$654,528
	L			L			\$55 I,OLO

YEAR 3 - PROJECTED REPLACEMENTS - 2018

Sample Country Club

Projected Annual Replacements - Page C5

February 9, 2015 11275901SAMPLE C16

If Description S I Concrete curb Syster (2%), S1,913 S1,903 IM Calconcere Ratewark (2%), S1,913 S1,800 IM MCL Concrete Ratewark (2%), S1,913 S1,800 IM MCL Concrete Ratewark (2%), S1,913 S1,800 IM MCL Concrete Room - steam S1,800 IM MCL Concert Room - steam S2,000 IM MCL Concert Room - steam						
1 Concrete cub (39b) \$3,437 1 Concrete Bod guil \$3,200 75 Mers Loder Roon - steam \$10,000 79 Mora Loder Roon - steam \$10,000 79 Women's Loder Roon - steam \$11,550 80 Women's Loder Roon - steam \$11,550 81 Women's Loder Roon - steam \$11,550 84 Women's Loder Roon - steam \$11,550 85 Women's Loder Roon - steam \$11,550 86 Women's Loder Roon - steam \$11,550 87 Women's Loder Roon - steam \$13,000 106 East Gallery - carbot \$14,500 106 East Gallery - carbot \$15,000 106 East Gallery - carbot \$14,500 240 RFS Carpot \$3,300 241 RFS Carpot \$3,200 242 RFS Carpot \$3,200 248 RFS Carpot \$3,000 258 RFS Carpot \$3,000 268 RFS Carpot \$3,000 271 1995 GMC Safari Van \$2,000 288 RFS Carpot \$3,000 208 RFS Carpot \$3,000 209 Laetice 'Ancoultor' \$21,000	#	Description	\$	# Description	\$ # Description	\$
11 Concrete dravok (3) \$1,913 25 MCB Concrete flavok (3) \$3,300 76 Mer's Looder Room - steam \$10,000 70 Morme's Louge - tapter \$2,350 80 Worme's Louge - tapter \$10,000 91 Worme's Louge - tapter \$11,500 92 Worme's Louge - tapter \$16,000 93 Worme's Louge - tapter \$16,000 94 Worme's Louge - tapter \$14,000 95 East Callery - carbor \$3,300 96 Horne's Carbor \$33,300 97 Horne's Carbor \$33,300 98 East Callery - carbor \$33,300 99 Status \$36,000 900 Fels Carbor \$33,300 900 Fels Carbor \$38,335 924 FES Carbor \$38,300 928 RES Carbor \$38,300 928 RES Carbor \$38,300 928 RES Carbor \$38,300 928 Cancrete gof car paths - 33 \$22,016 920 Laster "Antoulator" \$21,000						
1 MCB Concrete Retwork (3%); 54,420 5 Terrore-BBQ gill 33,200 76 Mer's Locher Room -steam \$16,000 70 Wornen's Lounge - cappet \$2,350 80 Wornen's Lounge - cappet \$3,300 81 Wornen's Locder Room - steam \$16,000 81 Wornen's Locder Room - rec \$40,000 94 East Galley' - cappet \$3,300 95 Mornen's Locder Room - rec \$40,000 96 East Galley' - cappet \$3,300 97 Telephone system \$34,000 98 Wornen's Locder Room - rec \$30,000 910 Telephone system \$34,000 921 Telephone system \$34,000 923 FRS Fancherathen Reprup No. \$30,000 928 FRS Sanche Carlson Start Na \$52,000 928 FRS Sanche Start Non \$31,000 920 Concrete Hear Pum No. \$32,000 921 Lastec "Amiculator" \$21,000						
65 Terrato - BBC grill \$3.200 76 Mer's Locker Room - steam \$10.000 79 Momen's Louge - capter \$2.350 80 Momen's Louge - capter \$2.350 81 Momen's Locker Room - steam 81 Women's Locker Room - steam 83 Women's Locker Room - steam 84 Women's Locker Room - steam 83 Women's Locker Room - steam 84 Women's Locker Room - steam 83 Status 84 Women's Locker Room - steam 83 Status 84 Women's Locker Room - steam 84 Status 85 Status 85 Status 86 Status 86 Status 86 Status 86 Status 87 Status 80 Status 80 Status 81 Status 82 Status 82 Status 83 Status 84 Status 84 Status 85 Status 86 Status 87 Status 80 Status 87						
75 Maria Locker Room - steam \$10,000 79 Wormen's Lounge - carpet \$2,380 80 Wormen's Lounge - carpet \$3,800 81 Wormen's Locker Room - steam \$16,000 81 Wormen's Locker Room - steam \$16,000 90 Wormen's Locker Room - steam \$16,000 91 Wormen's Locker Room - steam \$16,000 92 Wormen's Locker Room - steam \$16,000 93 Wormen's Locker Room - steam \$16,000 94 Wormen's Locker Room - steam \$16,000 95 Ratic Gallery - andeet \$16,000 90 File Staap of monopore system \$16,000 91 File Staap of monopore system \$16,000 92 File Staap of monopore system \$16,000 93 File Staap of monopore system \$36,000 93 File Staap of monopore system \$36,0						
76 Mors Locker Room - steam \$10,000 70 Worner's Lounge - utimute \$18,000 81 Worner's Lounge - utimute \$18,000 83 Worner's Locker Room - cal \$38,000 96 Worner's Locker Room - cal \$38,000 97 Test Gallery - reference \$38,000 98 Rest Gallery - reference \$38,000 90 Fast Gallery - reference \$38,000 916 Ritchen Hood Eshaust Fan, \$50,000 920 Testgofneor \$38,000 921 RPS Garpet \$38,200 923 RPS Garpet \$38,200 923 RPS Garpet for Hang Aung \$25,000 928 RPS Sanck Bar Hood Eshau \$16,000 920 Laster *Antioulator \$21,000						
179 Wormen's Lounge - Laritet \$3:800 81 Wormen's Lounge - Leaders \$11,750 81 Wormen's Locker Room - rec \$40,000 104 East Callery - carget \$15,500 105 East Callery - redecoration \$33,300 106 East Callery - redecoration \$35,800 200 Teitphone system \$14,000 201 FISS Carget \$38,600 203 FISS Redecoration system \$14,000 203 FISS Carget \$38,600 204 FISS Carget \$38,600 203 Concrete golf carget \$38,600 204 FISS Carget \$38,600 203 Concrete golf carget \$38,000 204 FISS Carget \$38,600 205 Laster 'Articulator' \$21,000						
80 Women's Louge - teleconi - cai \$31,750 31 Women's Locker Room - cai \$38,000 104 East Gallery - carport \$15,500 105 East Gallery - carboration \$33,000 106 East Gallery - carboration \$33,000 107 East Gallery - carboration \$33,000 108 Fish Galdery - redeoration \$33,000 109 Fish Galdery - carboration \$33,000 108 Fish Galdery - carboration \$33,000 109 Fish Galderovation express \$36,000 1201 Fish Galderovation express \$36,000 1201 Fish Galderovation express \$36,000 1203 Chancher Heat Yum Mod Evalue \$1,000 1203 Laster Yumbulant \$21,000 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>						
81 Women's Loadre - redecora \$3.800 94 Women's Locker Room - rec \$40.000 104 Eaut Callery - carbot \$35.300 105 Eaut Callery - redecoration \$35.300 106 Eaut Callery - redecoration \$53.300 107 Eaut Callery - redecoration \$53.300 108 Eaut Callery - redecoration \$53.300 109 Fast Callery - redecoration \$53.000 200 Telephone system \$14.000 201 Telephone system \$53.600 202 Fast Callery - redecoration systems \$55.000 283 FSS Carler Healt Thump No. \$53.000 283 Concrete gift cart paths - 3 \$62.016 320 Lastec' Articulator' \$21.000						
83 Women's Lacker Room - cm \$3.800 104 East Galley - carpet \$16.500 105 East Galley - redecraften \$3.800 \$3.000 106 Kitchen Hood Exhaust Fan, \$6.000 \$3.000 207 Telephone system \$34.000 \$3.800 208 RFS Carpet \$3.800 \$3.000 218 RFS Carpet \$3.800 \$3.000 228 RFS Smack Bar Hood Exhau, \$3.1500 \$3.800 288 RFS Smack Bar Hood Exhau, \$3.1500 \$2.1000 293 Concrete opticat paths - 33 \$2.100 320 Laster 'Articulator' \$2.1,000 \$3.900						
14 Women's Locker Room - rec \$40.000 106 East Callery - edecaration \$33.000 107 East Callery - edecaration \$3.000 108 Kitchen Mod Eshaust Fan, \$50.000 \$207 109 FRS Carpeit \$3.800 200 Telephone system \$14.000 201 FRS Carpeit \$25.000 203 FRS Redecoration supense \$38.000 203 FRS Carpeit \$25.000 203 FRS Carpeit \$25.000 203 FRS Carpeit \$25.000 203 FRS Carpeit heat Dump No. \$3.000 203 Concrete golf Carp paths - 33 \$62.016 203 Laster 'Articulator' \$21.000						
104 East Galley - caped: \$16,600 105 East Galley - redecoration \$33,000 106 Kitchen Hood Exhaust Fan, \$6,000 200 Telephone system 200 Telephone system 201 FRS Carpet 302 RFS Carpet 303 RFS Carpet 304 RFS Carpet 305 RFS Carpet 307 1995 GMC Safari Van 308 RFS Sanck Bar Hood Exhau 315.000 280 280 Concrete opticat paths - 33 302 Concrete opticat paths - 33 314 Concrete opticat paths - 33 320 Lastec "Articulator" 321 Lastec "Articulator"						
106 East Galley - refectoration \$\$3.3000 107 Telephone system \$\$14,000 200 Telephone system \$\$14,000 200 RFS Carpeit \$\$25,000 233 RFS Redecoration expanse \$\$36,600 234 RFS Carrier Heat Pump No. \$\$3,000 238 RFS Carrier Heat Pump No. \$\$3,000 239 Concrete golf cart patis: -33 \$\$62,016 230 Laster 'Articulator' \$\$21,000						
165 Kuthen Hod EXhaust Fan, S. 80.00 200 Telephone system 210 RFS Carpet 221 RFS Carpet 228 RFS Carpet 0.536.600 229 RFS Carior Han Lump No. \$3.000 288 RFS Carle 0.100 298 RFS Carle 0.100 209 Centre 14na Lump No. \$3.000 280 RFS Snake Bar Hood Exhau. \$1.500 293 Concrete optic art paths - 33 320 Lastee "Articulator" 320 Lastee "Articulator"						
200 Telephone system \$14.000 247 RFS Carpat \$32.35 248 RFS Carlot nexpense \$33.600 280 RFS Carlot Has Pump No. \$25.000 281 RFS Carlot Has Pump No. \$25.000 282 Corrier Heal Fump No. \$25.000 283 RFS Carlot Has Pump No. \$25.000 283 Concrete golf Carl paths - 39 \$62.018 320 Laster * Anticulator* \$21.000						
240 RFS Carpet \$8,235 271 1995 GMC Safari Van \$25,000 281 RFS Carrier Hase Tump No. \$3,000 282 RFS Snake Bart Mood Exhan. \$1,500 283 Concrete optic ant paths - 33 \$\$2,016 280 Laster "Anticulator" \$21,000						
243 RFS Acadeocration expense \$33,600 283 RFS Carrier Hear Pump No. \$33,000 283 RFS Carrier Hear Pump No. \$30,000 283 Concrete golf cart paths - 33 \$\$2,016 320 Lasteo "Anticulator" \$21,000						
271 1995 GMC Statin Van \$25,000 283 RFS Snack Bar Hood Exhau \$1,500 293 Concrete golf cart paths - 39 \$62,016 320 Lastec "Anticulator" \$21,000	240	RFS Carpet	\$8,235			
283 RFS Carrier Heat Pump No. \$3,000 283 RFS Carrier Heat Pump No. \$45,000 233 Concrete golf cart paths - 33 \$462,016 320 Lastec "Anticulator" \$21,000	245	RFS Redecoration expense	\$36,600			
228 RFS Snack Bar Hood Exha. \$1,500 230 Concrete golf and paths - 33 \$62,016 320 Lastee "Anticulator" \$21,000	271	1995 GMC Safari Van	\$25,000			
293 Concrete golf cart paths - 39 \$62.016 320 Lastec "Articulator" \$21,000	283	RFS Carrier Heat Pump No.	\$3,000			
293 Concrete golf cart paths - 39 \$62.016 320 Lastec "Articulator" \$21,000		RFS Snack Bar Hood Exhau				
320 Lastec "Articulator" \$21,000	293	Concrete golf cart paths - 3%				
Total Scheduled Replacements \$341,68			+= .,			
Total Scheduled Replacements \$341.68						
Image:						
Image:						
Total Scheduled Replacements \$341,68						
Total Scheduled Replacements \$341.68						
Total Scheduled Replacements \$341.68						
Total Scheduled Replacements \$341,68						
Total Scheduled Replacements \$341,68						
Total Scheduled Replacements \$341,68						
Total Scheduled Replacements \$341,68						
Total Scheduled Replacements \$341,68						
Total Scheduled Replacements \$341,68						
Total Scheduled Replacements \$341,68						
Total Scheduled Replacements \$341,68						
Total Scheduled Replacements \$341,68						
Total Scheduled Replacements \$341,68						
Total Scheduled Replacements \$341,66						
Total Scheduled Replacements \$341,68						
Total Scheduled Replacements \$341,66						
Total Scheduled Replacements \$341,66						
Total Scheduled Replacements \$341,66						
Total Scheduled Replacements \$341,68						
Total Scheduled Replacements \$341,66						
Total Scheduled Replacements \$341,66						
Total Scheduled Replacements \$341,68						
Total Scheduled Replacements \$341,68						
Total Scheduled Replacements \$341,68						
Total Scheduled Replacements \$341,68						
Total Scheduled Replacements \$341,68						
Total Scheduled Replacements \$341,68						
Total Scheduled Replacements \$341,68						
Total Scheduled Replacements \$341,68						
Total Scheduled Replacements \$341,68						
Total Scheduled Replacements \$341,68						
Total Scheduled Replacements \$341,68						
Total Scheduled Replacements \$341,68						
Total Scheduled Replacements \$341,68						
Total Scheduled Replacements \$341,68						
Total Scheduled Replacements \$341,68						
Total Scheduled Replacements \$341,68						
Total Scheduled Replacements \$341,68						
Total Scheduled Replacements \$341,68						
					Total Scheduled Replacements	\$341,680
	L					,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,

YEAR 4 - PROJECTED REPLACEMENTS - 2019

Miller + Dodson Associates, Inc. Sample Country Club

Projected Annual Replacements - Page C6

February 9, 2015 11275901SAMPLE C16

#	Description	\$	# Description	\$ #	Description	\$
90	Pro Shop - F,F&E	\$5,000				
101	Admin - furniture/equipment	\$5,000				
158	Inline Exhaust Fan, EF-1	\$1,000				
159	Inline Exhaust Fan, EF-2	\$1,000				
161	Inline Exhaust Fan, EF-4	\$1,000				
166	Dishwasher Hood Exhaust F	\$1,000				
196		\$1,200				
227		\$8,000				
286	RFS Carrier Heat Pump No.	\$3,000				
				Tatala	also duile d Deule service of	#00.000
				Total S	cheduled Replacements	\$26,200

YEAR 5 - PROJECTED REPLACEMENTS - 2020

Sample Country Club

Projected Annual Replacements - Page C7

February 9, 2015 11275901SAMPLE C16

YEAR 6 - PROJECTED REPLACEMENTS - 2021

		ILAK	6 - PROJECTED REP	- 2021	
#	Description	\$	# Description	\$ # Description	\$
34	Pole lights - fixture heads	\$62,400			
45	MCB Rolling door - Service	\$9,500			
61	Board Room - carpet	\$10,710			
62	Board Room - furniture	\$10,000			
63	Board Room - redecoration	\$23,800			
66	Terrace - furniture	\$6,000			
188	Kitchen Make Up Air, EC-1	\$3,500			
192	Hot Water Circ. Pump Motor	\$750			
195	Hot Water Booster Pump Mc	\$750			
218	Swimming Pool Circ Pump N	\$750			
221	Wading Pool Circ Pump Mot	\$750			
224	Spa Circ Pump Motor	\$750			
226	Spa Jet Pump Motor	\$750			
232	Court light, single head	\$3,500			
233	Court light, double head	\$6,000			
259	Cybex Dual Axis Chest Pres	\$2,500			
260	Cybex Dual Axis Pulldown	\$2,500			
261	Cybex Leg Extension	\$2,500			
262	Cybex Seated Leg Curl	\$2,500			
263	Free Motion Single Cable	\$1,800			
264	LifeFitness Smith Press	\$2,500			
265	Cybex Flat - Adjustable Ben Mavian 2 Tiared 12 pair D	\$1,400 \$500			
266	Maxicam 3 Tiered 12 pair Du	\$500 \$400			
267	Maxicam 2 Tiered 4 pair Dur	\$400 \$500			
268	Cybex 45 Hyperextension B	\$500 \$500			
269	Cybex Adjustable Abdomina	\$500 \$150			
270 287	E-Z Curl Bar RFS Snack Bar Kitchen Mał	\$150 \$2,500			
207	Greenside pond at #2 - liner	\$40,000			
313	Jacobsen 522 A	\$40,000 \$7,400			
314	Jacobsen 522 A	\$7,400			
315	Jacobsen 422	\$7,400			
337	Toro Walk-Behind Aerifier	\$26,500			
338	Toro Walk-Behind Aerifier	\$26,500			
357	John Deere Utility Trailer	\$650			
358	John Deere Utility Trailer	\$650			
364	Lely Model W	\$4,500			
366	SP 2000	\$600			
367	SP 2000	\$600			
368	SP 2000	\$600			
369	Gandy Fertilizer Spreader	\$300			
371	Turfco SP 1530	\$12,000			
377	SDI Sprayer	\$23,000			
378	Smithco Spraystar 1000	\$35,000			
382	Toro Sand Pro 3000	\$25,000			
383	Toro Sand Pro 3000	\$25,000			
388	Steiner w/ Attachments	\$35,000			
393	Concrete Mixer	\$3,500			
396	Cushman Carry All 4800	\$4,500 \$4,500			
397	Cushman Carry All 4800	\$4,500 \$4,500			
398	Cushman Carry All 4800	\$4,500 \$4,500			
399	Cushman Carry All 4800	\$4,500 \$4,600			
400	Club Car Turf I Club Car Turf I	\$4,600 \$4,600			
401	MC Conc. tile roof (repair 1%	\$4,600 \$2,000			
413		φ ∠ ,000			
				Total Scheduled Replacements	\$470,960
L			L		,

Sample Country Club

Projected Annual Replacements - Page C8

February 9, 2015 11275901SAMPLE C16

		YEAR 7	- PRO	JECTED REPL	ACEMENTS	- 2022	2	
#	Description	\$	#	Description	\$	#	Description	\$
	MCB Concrete roof tiles (19	\$4,080	n -	Docomption	Ψ	TT	Docomption	Ψ
90	Pro Shop - F,F&E	\$5,000						
	Admin - furniture/equipment	\$5,000						
	Roof-Mount Exhaust Fan, El Roof-Mount Exhaust Fan, El	\$1,800 \$1,800						
	Cart Barn Inline Exhaust Far	\$1,800						
198	Grafik Eye Light Dimming S	\$25,000						
	Point of Sale System Hardw	\$15,000						
	Security System RFS Concrete roof tiles (1%	\$2,000 \$840						
	Greensking IV Plus	\$22,000						
	Greensking IV Plus	\$22,000						
	Greensking IV Plus	\$22,000						
345	John Deere 5210 W/ Backho	\$42,000						
						Total S	cheduled Replacements	\$170,320

Sample Country Club

Projected Annual Replacements - Page C9

February 9, 2015 11275901SAMPLE C16

# Description \$ # Description \$ # Description \$ 1 MGS Re-cost succo \$47,557 \$					 	_	
41 MCB Re-coat stucco \$40,705 44 MCB Irrigation system contri \$9,000 93 Hall/Library - finish wood f \$2,400 95 Hall/Library - furniture \$10,000 96 Hall/Library - redecoration \$18,000 97 Hall - Men's rest room \$20,000 98 Hall - Men's rest room \$20,000 100 Admin - carpet \$6,875 102 Admin - redecoration \$27,500 113 Cook-N-Hold Alto shaam \$8,500 114 Cleveland 3 Pan Steamcraft \$5,500 117 Two Deck Vulcan Convectio \$12,500 118 5' Range w 6 Burners/Griddl \$8,500 122 2 Fyres w/Dump Station \$8,500 123 Single Cell Traulsen Refrige \$3,800 129 Ice Machine/Bin \$4,200 160 Inline Exhaust Fan, EF-3 \$1,000 189 Non-Water Wash Grease E \$2,200 273 RrS Re-coat stucco \$7,490 273 RrS Re-coat stucco \$7,490 274 Refigerated Sandwich Mal<	#	Description	\$	# Description	\$ #	Description	\$
44 MCB Irrigation system contrr \$9,000 93 HalkLibrary - refinish wood f \$2,400 95 HalkLibrary - redecoration \$18,000 96 HalkLibrary - redecoration \$20,000 98 Hall - Men's rest room \$20,000 98 Hall - Wome's rest room \$20,000 100 Admin - carpet \$6,875 102 Admin - carpet \$6,875 103 Cock-N-Hold Alto shaam \$8,500 114 Cleveland 3 Pan Steamcraft \$5,500 117 Two Deck Vulcan Convectio \$12,500 118 S Range w 6 Burners/Griddl \$8,500 122 2 Fryers w/Dump Station \$8,500 123 Single Cell Traulsen Refrige \$3,800 129 Ice Machine/Bin \$4,200 160 Inline Exhaust Fan, EF-3 \$1,000 189 Non-Water Wash Grease E \$2,500 194 Hot Water Booster Pump Mx \$750 237 Fryer 30 lb. Countertop \$2,200 274 Az' Griddle Flat/24' Groovex \$3,800 280 Prep Sink		• •					
93 Hall/Library - refinish wood f \$2,400 95 Hall/Library - redecoration \$10,000 96 Hall/Library - redecoration \$13,000 97 Hall - Men's rest room \$20,000 98 Hall - Women's rest room \$20,000 98 Hall - Women's rest room \$20,000 100 Admin - carpet \$6,875 1012 Admin - redecoration \$27,500 113 Cook-N-Hold Alto shaam \$8,800 114 Cleveland 3 Pan Steamcraft \$5,500 117 Two Deck Vulcan Convectio \$12,500 121 4' Char Broiler w/o Oven \$4,800 122 2 Fryers w/Dump Station \$8,500 123 Single Cell Traulsen Refrige \$3,800 129 Ice Machine/Bin \$4,200 101 Inline Exhaust Fan, EF-3 \$1,000 189 Non-Water Wash Grease E \$2,200 273 Fryer 30 Ib. Countertop \$2,200 274 42' Griddle Flat/24' Groovet \$3,800 275 Fryer 30 Ib. Countertop \$2,200 274 42							
95 Hall/Library - furniture \$10,000 96 Hall/Library - redecoration \$18,000 97 Hall - Women's rest room \$20,000 98 Hall - Women's rest room \$20,000 100 Admin - carpet \$6,875 1012 Admin - redecoration \$27,500 113 Cock-N-Hold Alto shaam \$8,500 114 Cleveland 3 Pan Steamcraft \$5,500 117 Two Deck Vulcan Convectio \$12,500 118 S' Range w 6 Burners/Griddl \$8,500 121 4 'Char Broiler w/o Oven \$4,800 122 2 Fryers w/Dump Station \$8,500 123 Single Cell Traulsen Refrige \$3,800 124 4 Char Broiler w/o Oven \$4,200 160 Inline Exhaust Fan, EF-3 \$1,000 198 Non-Water Wash Grease E \$2,200 273 RFS Re-coat stucco \$7,490 273 Fryer 30 Ib. Countertop \$2,200 274 42° Griddle Flat/24' Groovec \$3,800 275 Fryer 30 Ib. Countertop \$2,200 276 Ref							
97 Hall - Men's rest room \$20,000 98 Hall - Women's rest room \$20,000 100 Admin - carpet \$6,875 102 Admin - redecoration \$27,500 113 Cook-N-Hold Alto shaam \$8,500 114 Cleveland 3 Pan Steamcraft \$5,500 117 Two Deck Vulcan Convectio \$12,500 118 5' Range w 6 Burners/Griddl \$8,500 121 4' Char Broiler w/o Oven \$4,800 122 2 Fryers w/Dump Station \$8,500 123 Single Cell Traulsen Refrige \$3,800 129 Ice Machine/Bin \$4,200 160 Inline Exhaust Fan, EF-3 \$1,000 189 Non-Water Wash Grease E \$2,500 194 Hot Water Booster Pump Mt \$750 273 RFS Re-coat stucco \$7,490 274 42' Griddle Flat/24' Groovet \$3,800 276 Referigerated Sandwich Mal \$2,600 277 Hoshizaki I ce Machine/Bin \$3,400 281 Service Counters,etc. \$6,500 327 Toro Z Master </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>							
98 Hall - Women's rest room \$20,000 100 Admin - carpet \$6,875 102 Admin - redecoration \$27,500 113 Cook-N-Hold Ato shaam \$8,500 114 Cleveland 3 Pan Steamcraft \$5,500 117 Two Deck Vulcan Convectio \$12,500 118 5' Range w 6 Burners/Griddl \$8,500 121 4' Charl Broiler w/o Oven \$4,800 122 2 Fryers w/Dump Station \$8,500 123 Single Cell Traulsen Refrige \$3,800 129 Ice Machine/Bin \$4,200 160 Inline Exhaust Fan, EF-3 \$1,000 189 Non-Water Wash Grease E \$2,500 194 Hot Water Booster Pump Mt \$750 273 Fryer 30 lb. Countertop \$2,200 274 42' Griddle Flat/24' Groovec \$3,800 276 Referigerated Sandwich Mal \$2,600 280 Prep Sinks \$2,800 281 Service Counters,etc. \$6,500 327 Toro Z Master \$2,600 281 Service Avar Range Picker	96	Hall/Library - redecoration	\$18,000				
100 Admin - carpet \$6,875 102 Admin - redecoration \$27,500 113 Cook-N-Hold Alto shaam \$8,500 114 Cleveland 3 Pan Steamcraft \$5,500 117 Two Deck Vulcan Convectio \$12,500 118 5' Range w 6 Burners/Griddl \$8,500 121 4' Char Broiler w/o Oven \$4,800 122 2 Fryers w/Dump Station \$8,500 123 Single Cell Traulsen Refrige \$3,800 129 Ice Machine/Bin \$4,200 160 Inline Exhaust Fan, EF-3 \$1,000 189 Non-Water Wash Grease E \$2,500 194 Hot Water Booster Pump Mc \$750 273 RFS Re-coat stucco \$7,490 274 42' Griddle Flat/24' Groover \$3,800 276 Referigerated Sandwich Mal \$2,600 277 Hoshizaki I ce Machine/Bin \$3,400 281 Service Counters,etc. \$6,500 327 Toro Z Master \$2,800 281 Service Counters,etc. \$6,500 327 Toro Z Master <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>							
102 Admin - redecoration \$27,500 113 Cook-N-Hold Alto shaam \$8,500 114 Cleveland 3 Pan Steamcraft \$5,500 117 Two Deck Vulcan Convectio \$12,500 118 5' Range w 6 Burners/Griddl \$8,500 121 4' Char Broiler w/o Oven \$4,800 122 2 Fryers w/Dump Station \$8,500 123 Single Cell Traulsen Refrige \$3,800 129 Ice Machine/Bin \$4,200 160 Inline Exhaust Fan, EF-3 \$1,000 189 Non-Water Wash Grease E \$2,500 194 Hot Water Booster Pump Mt \$750 273 Fryer 30 lb. Countertop \$2,200 274 42" Griddle Flat/24" Groovec \$3,800 276 Referigerated Sandwich Mal \$2,600 277 Hoshizaki I ce Machine/Bin \$3,400 276 Preignated Sandwich Mal \$2,600 281 Service Counters,etc. \$6,500 327 Toro Z Master \$2,600 281 Service Counters,etc. \$6,500 327 Toro Z Master							
113 Cook-N-Hold Alto shaam \$8,500 114 Cleveland 3 Pan Steamcraft \$5,500 117 Two Deck Vulcan Convectio \$12,500 118 S' Range w 6 Burners/Gridl \$8,500 121 4' Char Broiler w/o Oven \$4,800 122 2 Fryers w/Dump Station \$8,500 123 Single Cell Traulsen Refrige \$3,800 129 Ice Machine/Bin \$4,200 160 Inline Exhaust Fan, EF-3 \$1,000 189 Non-Water Wash Grease E \$2,500 194 Hot Water Booster Pump Mx \$750 273 Fryer 30 lb. Countertop \$2,200 274 42" Griddle Flat/24" Groovec \$3,800 276 Referigerated Sandwich Mal \$2,600 277 Hoshizaki I ce Machine/Bin \$3,400 280 Prep Sinks \$2,800 281 Service Counters,etc. \$6,500 327 Toro Z Master \$2,600 428 Service Counters,etc. \$6,500 327 Toro Z Master \$2,600 411 MC Perimeter wall - stuccor		-					
114 Cleveland 3 Pan Steamcraft \$5,500 117 Two Deck Vulcan Convectio \$12,500 118 5' Range w 6 Burners/Griddl \$8,500 121 4' Char Broiler w/o Oven \$4,800 122 2 Fryers w/Dump Station \$8,500 123 Single Cell Traulsen Refrige \$3,800 129 loc Machine/Bin \$4,200 160 Inline Exhaust Fan, EF-3 \$1,000 189 Non-Water Wash Grease E \$2,500 194 Hot Water Booster Pump Mr \$750 237 RFS Re-coat stucco \$7,490 273 Fryer 30 lb. Countertop \$2,200 274 42'' Griddle Flat/24'' Groovec \$3,800 280 Prep Sinks \$2,800 280 Prep Sinks \$2,800 281 Service Counters,etc. \$6,500 327 Tor Z Master \$2,600 409 EZ - Go 4x4 Range Picker \$4,300 410 MC Concrete hardstand (10' \$20,520 411 MC Perimeter wall - stucco r \$11,760							
117 Two Deck Vulcan Convectio \$12,500 118 5' Range w 6 Burners/Griddl \$8,500 121 4' Char Broiler w/o Oven \$4,800 122 2 Fryers w/Dump Station \$8,500 123 Single Cell Traulsen Refrige \$3,800 129 Ice Machine/Bin \$4,200 160 Inline Exhaust Fan, EF-3 \$1,000 189 Non-Water Wash Grease E \$2,500 194 Hot Water Booster Pump Mr \$750 273 RFS Re-coat stucco \$7,490 274 42" Griddle Flat/24" Groovet \$3,800 276 Referigerated Sandwich Mal \$2,600 277 Hoshizaki I ce Machine/Bin \$3,400 280 Prep Sinks \$2,800 281 Service Counters,etc. \$6,500 327 Toro Z Master \$2,600 280 Prep Sinks \$2,600 281 Service Counters,etc. \$6,500 327 Toro Z Master \$2,600 280 PEZ - Go 4x4 Range Picker \$4,300 410 MC Concrete hardstand (10' \$20,520 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>							
118 5' Range w 6 Burners/Griddl \$8,500 121 4' Char Broiler w/o Oven \$4,800 122 2 Fryers w/Dump Station \$8,500 123 Single Cell Traulsen Refrige \$3,800 129 Ice Machine/Bin \$4,200 160 Inline Exhaust Fan, EF-3 \$1,000 189 Non-Water Wash Grease E \$2,500 194 Hot Water Booster Pump Mt \$750 237 RFS Re-coat stucco \$7,490 273 Fryer 30 lb. Countertop \$2,200 274 42" Griddle Flat/24" Groovec \$3,800 276 Referigerated Sandwich Mal \$2,600 277 Hoshizaki I ce Machine/Bin \$3,400 280 Prep Sinks \$2,800 281 Service Counters,etc. \$6,500 327 Toro Z Master \$2,600 280 Prep Sinks \$2,600 281 Service Counters,etc. \$6,500 327 Toro Z Master \$2,600 409 EZ - Go 4x4 Range Picker \$4,300 410 MC Concrete hardstand (10' \$20,520							
122 2 Fryers w/Dump Station \$8,500 123 Single Cell Traulsen Refrige \$3,800 129 Ice Machine/Bin \$4,200 160 Inline Exhaust Fan, EF-3 \$1,000 189 Non-Water Wash Grease E \$2,500 194 Hot Water Booster Pump Mt \$750 237 RFS Re-coat stucco \$7,490 273 Fryer 30 lb. Countertop \$2,200 274 42" Griddle Flat/24" Groovec \$3,800 276 Referigerated Sandwich Mal \$2,600 277 Hoshizaki I ce Machine/Bin \$3,400 280 Prep Sinks \$2,800 281 Service Counters,etc. \$6,500 327 Toro Z Master \$2,600 409 EZ - Go 4x4 Range Picker \$4,300 410 MC Concrete hardstand (10' \$20,520 411 MC Perimeter wall - stuccor \$11,760							
123 Single Cell Traulsen Refrige \$3,800 129 Ice Machine/Bin \$4,200 160 Inline Exhaust Fan, EF-3 \$1,000 189 Non-Water Wash Grease E \$2,500 194 Hot Water Booster Pump Mr \$750 237 RFS Re-coat stucco \$7,490 273 Fryer 30 lb. Countertop \$2,200 274 42" Griddle Flat/24" Groovec \$3,800 276 Referigerated Sandwich Mal \$2,600 277 Hoshizaki I ce Machine/Bin \$3,400 280 Prep Sinks \$2,800 281 Service Counters,etc. \$6,500 327 Toro Z Master \$2,600 409 EZ - Go 4x4 Range Picker \$4,300 410 MC Concrete hardstand (10' \$20,520 411 MC Perimeter wall - stucco r \$11,760	121	4' Char Broiler w/o Oven	\$4,800				
129 Ice Machine/Bin \$4,200 160 Inline Exhaust Fan, EF-3 \$1,000 189 Non-Water Wash Grease E \$2,500 194 Hot Water Booster Pump Mr \$750 237 RFS Re-coat stucco \$7,490 273 Fryer 30 lb. Countertop \$2,200 274 42" Griddle Flat/24" Groovec \$3,800 276 Referigerated Sandwich Mal \$2,600 277 Hoshizaki I ce Machine/Bin \$3,400 280 Prep Sinks \$2,800 281 Service Counters,etc. \$6,500 327 Toro Z Master \$2,600 409 EZ - Go 4x4 Range Picker \$4,300 410 MC Concrete hardstand (10' \$20,520 411 MC Perimeter wall - stucco r \$11,760							
160 Inline Exhaust Fan, EF-3 \$1,000 189 Non-Water Wash Grease E \$2,500 194 Hot Water Booster Pump Mr \$750 237 RFS Re-coat stucco \$7,490 273 Fryer 30 lb. Countertop \$2,200 274 42" Griddle Flat/24" Groovec \$3,800 276 Referigerated Sandwich Mal \$2,600 277 Hoshizaki I ce Machine/Bin \$3,400 280 Prep Sinks \$2,800 281 Service Counters,etc. \$6,500 327 Toro Z Master \$2,600 409 EZ - Go 4x4 Range Picker \$4,300 410 MC Concrete hardstand (10' \$20,520 411 MC Perimeter wall - stucco r \$11,760							
189Non-Water Wash Grease E\$2,500194Hot Water Booster Pump Mr\$750237RFS Re-coat stucco\$7,490273Fryer 30 lb. Countertop\$2,20027442" Griddle Flat/24" Groovec\$3,800276Referigerated Sandwich Mal\$2,600277Hoshizaki I ce Machine/Bin\$3,400280Prep Sinks\$2,800281Service Counters,etc.\$6,500327Toro Z Master\$2,600409EZ - Go 4x4 Range Picker\$4,300410MC Concrete hardstand (10'\$20,520411MC Perimeter wall - stucco r\$11,760							
194 Hot Water Booster Pump Mt \$750 237 RFS Re-coat stucco \$7,490 273 Fryer 30 lb. Countertop \$2,200 274 42" Griddle Flat/24" Groovec \$3,800 276 Referigerated Sandwich Mal \$2,600 277 Hoshizaki I ce Machine/Bin \$3,400 280 Prep Sinks \$2,800 281 Service Counters,etc. \$6,500 327 Toro Z Master \$2,600 409 EZ - Go 4x4 Range Picker \$4,300 410 MC Concrete hardstand (10' \$20,520 411 MC Perimeter wall - stucco r \$11,760							
237 RFS Re-coat stucco \$7,490 273 Fryer 30 lb. Countertop \$2,200 274 42" Griddle Flat/24" Groovec \$3,800 276 Referigerated Sandwich Mal \$2,600 277 Hoshizaki I ce Machine/Bin \$3,400 280 Prep Sinks \$2,800 281 Service Counters,etc. \$6,500 327 Toro Z Master \$2,600 409 EZ - Go 4x4 Range Picker \$4,300 410 MC Concrete hardstand (10' \$20,520 411 MC Perimeter wall - stucco r \$11,760							
274 42" Griddle Flat/24" Groovec \$3,800 276 Referigerated Sandwich Mal \$2,600 277 Hoshizaki I ce Machine/Bin \$3,400 280 Prep Sinks \$2,800 281 Service Counters,etc. \$6,500 327 Toro Z Master \$2,600 409 EZ - Go 4x4 Range Picker \$4,300 410 MC Concrete hardstand (10' \$20,520 411 MC Perimeter wall - stucco r \$11,760							
276Referigerated Sandwich Mal\$2,600277Hoshizaki I ce Machine/Bin\$3,400280Prep Sinks\$2,800281Service Counters,etc.\$6,500327Toro Z Master\$2,600409EZ - Go 4x4 Range Picker\$4,300410MC Concrete hardstand (10'\$20,520411MC Perimeter wall - stucco r\$11,760	273	Fryer 30 lb. Countertop	\$2,200				
277 Hoshizaki I ce Machine/Bin \$3,400 280 Prep Sinks \$2,800 281 Service Counters,etc. \$6,500 327 Toro Z Master \$2,600 409 EZ - Go 4x4 Range Picker \$4,300 410 MC Concrete hardstand (10' \$20,520 411 MC Perimeter wall - stucco r \$11,760							
280 Prep Sinks \$2,800 281 Service Counters,etc. \$6,500 327 Toro Z Master \$2,600 409 EZ - Go 4x4 Range Picker \$4,300 410 MC Concrete hardstand (10' \$20,520 411 MC Perimeter wall - stucco r \$11,760		-					
281 Service Counters,etc. \$6,500 327 Toro Z Master \$2,600 409 EZ - Go 4x4 Range Picker \$4,300 410 MC Concrete hardstand (10' \$20,520 411 MC Perimeter wall - stucco r \$11,760							
327 Toro Z Master \$2,600 409 EZ - Go 4x4 Range Picker \$4,300 410 MC Concrete hardstand (10' \$20,520 411 MC Perimeter wall - stucco r \$11,760		-					
409 EZ - Go 4x4 Range Picker \$4,300 410 MC Concrete hardstand (10' \$20,520 411 MC Perimeter wall - stucco r \$11,760							
410MC Concrete hardstand (10'\$20,520411MC Perimeter wall - stucco r\$11,760							
		-					
415 MC Stucco, recoat \$14,700	411	MC Perimeter wall - stucco r	\$11,760				
	415	MC Stucco, recoat	\$14,700				
Total Scheduled Replacements \$315,20					Total Sol	adulad Ranlacomonto	\$315,207
						ieuuleu replacements	φ315,207

YEAR 8 - PROJECTED REPLACEMENTS - 2023

Sample Country Club

Projected Annual Replacements - Page C10

February 9, 2015 11275901SAMPLE C16

		,				
#	Description	\$	# Description	\$	# Description	\$
89	Pro Shop - carpet	\$6,525				
90	Pro Shop - F,F&E	\$5,000				
91	Pro Shop - redecoration	\$36,750				
101	Admin - furniture/equipment	\$5,000				
149	Chiller - Carrier - 140 ton	\$90,000				
150	Cooling Tower - BAC - 140 t	\$24,000				
210	Wading pool, whitecoat/tile	\$1,040				
212	Spa, whitecoat/tile	\$1,430				
305	Jacobsen 522 A	\$7,400				
306	Jacobsen 522 A	\$7,400				
307	Jacobsen 522 A	\$7,400				
308	Jacobsen 522 A	\$7,400				
309	Jacobsen 522 A	\$7,400				
310	Jacobsen 522 A	\$7,400				
311	Jacobsen 522 A	\$7,400				
312	Jacobsen 522 A	\$7,400				
321	Toro 3500	\$36,000				
322	Toro 3500	\$36,000 \$47,000				
325	Toro 4700 D	\$47,000 \$10,000				
346 403	John Deere 970 Toro Workman 4300 D 4x4	\$19,000 \$23,500				
403	Toro Workman 3200 D 4x4	\$23,500 \$23,500				
404	Jacobsen SV 2322	\$23,500 \$18,700				
405	Jacobsen SV 2322	\$18,700				
400	Kawasaki Mule 2520	\$18,700				
408	Kawasaki Mule 2520	\$4,100 \$4,100				
413	MC Conc. tile roof (repair 19	\$2,000				
1.10		<i>\\</i> 2,000				
					Total Scheduled Replacements	\$461,545
				_		

YEAR 9 - PROJECTED REPLACEMENTS - 2024

Sample Country Club

Projected Annual Replacements - Page C11

February 9, 2015 11275901SAMPLE C16

#	Description	\$	#	Description	\$ #	Description	\$
2	Concrete curb (3%)	\$4,397					
12	Concrete curb & gutter (3%)	\$1,913					
22	MCB Concrete flatwork (3%)	\$4,420					
52	Private Lounge - redecoratic	\$9,900					
55	Main Dining Room - furniture	\$50,000					
56	Main Dining Room - redecor	\$141,680					
59	Grill Dining Room - furniture	\$25,000					
60	Grill Dining Room - redecore	\$78,000					
68	Men's Lounge - carpet	\$5,250					
69	Men's Lounge - furniture	\$20,000					
70	Men's Lounge - redecoration	\$26,250					
72 73	Men's Locker Room - carpet	\$9,100 \$71,625					
208	Men's Locker Room - redect Swimming pool, whitecoat/til	\$71,625 \$35,100					
200	Tennis court, color coat	\$8,000					
228	Tennis court, post & footings	\$5,200					
229	Tennis court, fence	\$16,320					
252		\$14,000					
253		\$6,000					
254		\$8,000					
255		\$2,500					
256		\$1,800					
257	Cybex 700 Upright Bike	\$1,800					
258		\$2,000					
293	Concrete golf cart paths - 3%	\$62,016					
414	MC Skylights	\$3,600					
					Tatalo	adulad Danks survey f	#040 070
					I otal Sch	neduled Replacements	\$613,870

YEAR 10 - PROJECTED REPLACEMENTS - 2025

Sample Country Club

Projected Annual Replacements - Page C12 February 9, 2015 11275901SAMPLE C16

YEAR 11 - PROJECTED REPLACEMENTS - 2026

		IEARI	1 - PROJECTED RE	PLACEIMENT3	- 2028	
#	Description	\$	# Description	\$	# Description	\$
35	Bollard lights	\$23,750				
79	Women's Lounge - carpet	\$2,350				
80	Women's Lounge - furniture	\$18,000				
81	Women's Lounge - redecora	\$11,750				
83 84	Women's Locker Room - cai	\$3,800				
90	Women's Locker Room - rec Pro Shop - F,F&E	\$40,000 \$5,000				
101	Admin - furniture/equipment	\$5,000				
104	East Gallery - carpet	\$16,500				
105	East Gallery - redecoration	\$33,000				
151	Ajax Hot Water Boiler	\$10,000				
156	HVAC Hot Water Pump, HN	\$3,000				
157	HVAC Hot Water Pump, HW	\$3,000				
215	Pool furniture	\$40,000				
218	Swimming Pool Circ Pump N	\$750 \$750				
221 224	Wading Pool Circ Pump Mot Spa Circ Pump Motor	\$750 \$750				
224	Spa Jet Pump Motor	\$750 \$750				
234	Drinking fountain	\$650				
239	RFS Suspended acoustical	\$6,700				
290	Sand bunkers	\$545,000				
298	Irrigation Heads on Golf Cou	\$250,000				
299	PVC Pipe and Control Wire	\$650,000				
303	Flowtonex Pump Station	\$150,000				
304	T Weather	\$12,000				
316 317	Jacobsen 422 Jacobsen 422	\$7,400 \$7,400				
318	Jacobsen 422	\$7,400				
323	Toro 3100 D	\$34,000				
324	Toro 3100 D	\$34,000				
326	Toro 36 Commercial	\$2,000				
332	Greensking IV	\$18,000				
333 341	Greensking IV Jacobsen Pull Behind Aerifi	\$18,000 \$8,500				
341	John Deere 1070	\$20,000				
347	Cub Cadet	\$14,000				
349	Smithco Mow-and-Go - Gree	\$650				
350	Smithco Mow-and-Go - Gree	\$650				
351	Smithco Mow-and-Go - Gree	\$650				
352	Smithco Mow-and-Go - Gree	\$650 \$650				
353 354	Smithco Mow-and-Go - Gree Smithco Mow-and-Go - Gree	\$650 \$650				
355	Smithco Mow-and-Go - Gree	\$650				
356	Smithco Mow-and-Go - Gree	\$650				
359	Pronovost Trailer P516/3S	\$8,500				
360	Pronovost Trailer P509	\$5,500				
370	Turfco Met-R-Matic	\$6,200				
376	Troy-Bilt Vacuum	\$2,500				
379	400 Gallon Trailer Sprayer	\$8,900 \$10,000				
380 382	1100 Gallon Mix Tank Toro Sand Pro 3000	\$10,000 \$25,000				
383	Toro Sand Pro 3000	\$25,000 \$25,000				
385	Jacobsen Slit Seeder (3 Poi	\$10,000				
386	Brower Walk Roller	\$8,600				
387	Smithco Greens Roller	\$9,000				
389	Tractor Forks	\$5,000				
392	Concrete Mixer	\$6,500 \$0,000				
395 402	Additional Reels for GK IV Cushman Utility Flat Bed	\$9,000 \$5,300				
416	MC Garage doors	\$3,500				
	U	. ,				
						6 0 · · · · ·
					Total Scheduled Replacements	\$2,157,900

Sample Country Club

Projected Annual Replacements - Page C13 February 9, 2015 11275901SAMPLE C16

#	Description	\$	# Description	\$ #	Description	\$
40	MCB Concrete roof tiles (19	\$4,080				
76	Men's Locker Room - steam	\$10,000				
193	Hot Water Circ. Pump Motor	\$750				
205	Security System	\$2,000				
230	Tennis court, wind screen	\$3,808				
235	RFS Concrete roof tiles (1%	\$840				
236	RFS Skylights (4'x4')	\$110				
413	MC Conc. tile roof (repair 19	\$2,000				
						* •
				Total S	Scheduled Replacements	\$23,588

YEAR 12 - PROJECTED REPLACEMENTS - 2027

Sample Country Club

Projected Annual Replacements - Page C14

February 9, 2015 11275901SAMPLE C16

		YEAR 1	3 - PRO	JECTED REPL	ACEMENTS	5 - 2028		1SAMPLE C16
#	Description	\$	#	Description	\$	#	Description	\$
31	Asphalt pavement, seal coat	\$17,507		2000.19.001	Ŧ		Decemption	Ŷ
32	Asphalt pavement, mill & ove	\$147,717						
44	MCB Irrigation system control	\$9,000						
46	MCB Wood trellis - Service (\$127,680						
62	Board Room - furniture	\$10,000						
63	Board Room - redecoration	\$23,800						
90	Pro Shop - F,F&E	\$5,000						
101	Admin - furniture/equipment	\$5,000						
106	Dry Storage Shelving	\$1,200						
107	Walk-in Cooler/Freezer 8'x1 Walk-in Cooler Freezer She	\$16,800						
108	Prep Table w/Sink	\$2,400 \$4,200						
110	Disposal	\$4,200 \$2,800						
111	Worktable	\$1,600						
112	Food Processor	\$300						
115	Bakers Pride Two Deck Pizz	\$1,600						
116	Exhaust Hood 25'	\$35,000						
119	6 Burner Range w/Salaman	\$8,500						
120	4' Range w/Griddle Oven	\$5,800						
124	Chef's Line	\$80,000						
125	Stainless Steel Soiled Dish	\$8,400						
126	Dishwasher	\$1,600						
127	Stainless Steel Clean Dishta	\$2,100						
128	Pot Sink - 2 Compartment Beverage Stand 12'-6"	\$3,600 \$6,250						
130	Draft Beer Box	\$6,250						
132	Stainless Steel Utility Stand	\$6,500						
133	Server Stand 8'-6"	\$4,500						
134	Server Stand 7'	\$3,600						
135	Grill Bar Equipment	\$30,800						
136	Bar Equipment	\$28,000						
137	Liquor Storage Shelving	\$900						
138	Liquor Storage Refrigerator,	\$3,600						
139	Liquor Storage Ice Machine/	\$3,400						
140	Liquor Storage Server Pick-	\$2,800						
141	Dry Storage Room Shelving	\$3,000						
142	Liquor Storage Shelving	\$1,800 \$0,100						
143	Beer/Wine Cooler 7'x10' Beer/Wine Cooler Shelving	\$9,100 \$1,200						
144	Walk-in Freezer 8'x15'	\$8,400						
146	Walk-in Freezer Shelving	\$1,200						
147	Walk-in Cooler	\$15,680						
148	Walk-in Cooler Shelving	\$1,800						
247	RFS Patio tables/chairs	\$14,250						
272	Exhaust Hood, 6'	\$6,000						
275	Stainless Steel Worktable St	\$1,800						
278	Stainless Steel 2 Compartm	\$2,800						
279	Shelving, 3 Sections	\$900						
327	Toro Z Master	\$2,600						
328	Jacobsen 3500	\$47,000 \$47,000						
329 330	Jacobsen 3500 Jacobsen 3400	\$47,000 \$38,000						
343	John Deere 5300	\$38,000						
409	EZ - Go 4x4 Range Picker	\$28,000						
400	EZ 00 +X+ Runge Hoker	φ4,000						
						Total Sa	heduled Replacements	\$851,284
L			L			10101 30	neulieu nepiacements	ψυυ ι ,204

Sample Country Club

Projected Annual Replacements - Page C15 February 9, 2015 11275901SAMPLE C16

# Description \$ 8 Wares Level FRom - sal 4,400 \$ 169 Kuthan Hood Schauts Fan. \$3,250 170 Mage Are Fan Coll , FC-1 \$3,250 188 Mage Are Fan Coll , FC-1 \$3,250 170 Mage Are Fan Coll , FC-3 \$3,250 171 Mage Are Fan Coll , FC-3 \$3,250 172 Mage Are Fan Coll , FC-3 \$3,250 173 Mage Are Fan Coll , FC-3 \$3,250 174 Mage Are Fan Coll , FC-3 \$3,250 175 Mage Are Fan Coll , FC-3 \$3,250 176 Mage Are Fan Coll , FC-3 \$3,250 177 Mage Are Fan Coll , FC-3 \$3,250 178 Mage Are Fan Coll , FC-3 \$3,250 179 Mage Are Fan Coll , FC-3 \$3,250 185 Mage Are Fan Coll , FC-3 \$3,250 196 Mage Are Fan Coll , FC-3 \$3,250 197 Mage Are Fan Coll , FC-3 \$3,250 198 F81 Mage Are Fan Coll , FC-3 \$3,250 198			YEAR 14	4 - PROJECTED REPL	ACEMENTS	5 - 202		SAMPLE C16
16 Women's Lacker Rom - san \$4,000 167 Magc Aire Fan Coll 1, FC-1 \$3,250 168 Magc Aire Fan Coll 2, FC-2 \$3,250 170 Magc Aire Fan Coll 3, FC-3 \$3,250 171 Magc Aire Tac Coll 3, FC-3 \$3,250 172 Magc Aire Tac Coll 3, FC-3 \$3,250 173 Magc Aire Tac Coll 3, FC-3 \$3,250 174 Magc Aire Fan Coll 1, FC-5 \$3,250 175 Magc Aire Fan Coll 1, FC-5 \$3,250 176 Magc Aire Fan Coll 1, FC-5 \$3,250 178 Magc Aire Fan Coll 1, FC-5 \$3,250 180 Magc Aire Fan Coll 1, FC-5 \$3,250 197 Magc Aire Fan Coll 1, FC-5 \$3,250 198 Magc Aire Fan Coll 1, FC-5 \$3,250 198 Magc Aire Fan Coll 1, FC-5 \$3,250 198 Magc Aire Fan Coll 1, FC-5 \$3,250 199 Paint Coll 16, FC-6 \$3,250	#	Description	\$	# Description	\$	#	Description	\$
167 Mage Ane Fan Coil 7, FC-1 \$3,250 168 Mage Ane Fan Coil 3, FC-3 \$3,250 170 Mage Ane Fan Coil 3, FC-4 \$3,250 171 Mage Ane Fan Coil 3, FC-5 \$3,250 172 Mage Ane Fan Coil 3, FC-6 \$3,250 173 Mage Ane Fan Coil 7, FC-7 \$3,250 174 Mage Ane Fan Coil 7, FC-7 \$3,250 175 Mage Ane Fan Coil 7, FC-7 \$3,250 176 Mage Ane Fan Coil 7, FC-7 \$3,250 177 Mage Ane Fan Coil 7, FC-7 \$3,250 178 Mage Ane Fan Coil 7, FC-7 \$3,250 179 Mage Ane Fan Coil 7, FC-7 \$3,250 178 Mage Ane Fan Coil 7, FC-7 \$3,250 179 Point O Sile System Handov Sil,500 \$4,500 <		•						•
168 Magic Aire Fan Cold J, FC-4 \$3,250 170 Magic Aire Fan Cold J, FC-4 \$3,250 171 Magic Aire Fan Cold J, FC-6 \$3,250 172 Magic Aire Fan Cold J, FC-6 \$3,250 173 Magic Aire Fan Cold J, FC-6 \$3,250 174 Magic Aire Fan Cold J, FC-7 \$3,250 175 Magic Aire Fan Cold J, FC-7 \$3,250 176 Magic Aire Fan Cold J, FC-7 \$3,250 177 Magic Aire Fan Cold J, FC-7 \$3,250 178 Magic Aire Fan Cold J, FC-7 \$3,250 179 Magic Aire Fan Cold J, FC-7 \$3,250 179 Magic Aire Fan Cold J, FC-7 \$3,250 180 Magic Aire Fan Cold J, FC-7 \$3,250 181 Magic Aire Fan Cold J, FC-7 \$3,250 183 Magic Aire Fan Cold J, FC-7 \$3,250 184 Magic Aire Fan Cold J, FC-7 \$3,250 185 Magic Aire Fan Cold J, FC-7 \$3,250 186 Magic Aire Fan Cold J, FC-7 \$3,250 187 Magic Aire Fan Cold J, FC-7 \$3,250 186 Magic Aire Fan Cold J, FC-7	165	Kitchen Hood Exhaust Fan,						
199 Magic Airs Fan Cail 3, FC-3 33,280 170 Magic Airs Fan Cail 3, FC-5 33,280 171 Magic Airs Fan Cail 3, FC-5 33,280 173 Magic Airs Fan Cail 3, FC-5 33,280 174 Magic Airs Fan Cail 3, FC-5 33,280 175 Magic Airs Fan Cail 1, FC-7 33,280 176 Magic Airs Fan Cail 1, FC-5 33,280 177 Magic Airs Fan Cail 1, FC-5 33,280 178 Magic Airs Fan Cail 1, FC-5 33,280 180 Magic Airs Fan Cail 1, FC-5 33,280 181 Magic Airs Fan Cail 1, FC-5 33,280 183 Magic Airs Fan Cail 1, FC-5 33,280 184 Magic Airs Fan Cail 1, FC-5 33,280 185 Magic Airs Fan Cail 1, FC-5 33,280 186 Magic Airs Fan Cail 1, FC-5 33,280 186 Magic Airs Fan Cail 1, FC-5 33,280 187 Magic Airs Fan Cail 1, FC-5	167	Magic Aire Fan Coil 1, FC-1	\$3,250					
170 Magia Aire Fan Cail 5, FC-6 \$3,250 171 Magia Aire Fan Cail 5, FC-6 \$3,250 173 Magia Aire Fan Cail 7, FC-7 \$3,250 174 Magia Aire Fan Cail 7, FC-8 \$3,250 175 Magia Aire Fan Cail 10, FC-8 \$3,250 176 Magia Aire Fan Cail 10, FC-8 \$3,250 176 Magia Aire Fan Cail 11, FC-8 \$3,250 178 Magia Aire Fan Cail 11, FC-8 \$3,250 178 Magia Aire Fan Cail 13, FC-8 \$3,250 180 Magia Aire Fan Cail 13, FC-8 \$3,250 180 Magia Aire Fan Cail 13, FC-8 \$3,250 181 Magia Aire Fan Cail 13, FC-8 \$3,250 182 Magia Aire Fan Cail 13, FC-8 \$3,250 183 Magia Aire Fan Cail 13, FC-8 \$3,250 184 Magia Aire Fan Cail 13, FC-8 \$3,250 185 Magia Aire Fan Cail 13, FC-8 \$3,250 186 Magia Aire Fan Cail 13, FC-8 \$3,250 186 Magia Aire Fan Cail 13, FC-8 \$3,250 186 Magia Aire Fan Cail 10, FC-8 \$3,200 186 Magia Aire Fan Cail 10,	168	Magic Aire Fan Coil 2, FC-2	\$3,250					
171 Magic Airs Fan Cell 6, FC-5 33,220 172 Magic Airs Fan Cell 7, FC-7 33,220 173 Magic Airs Fan Cell 8, FC-8 33,220 174 Magic Airs Fan Cell 9, FC-9 33,220 175 Magic Airs Fan Cell 9, FC-9 33,220 176 Magic Airs Fan Cell 10, FC 33,220 177 Magic Airs Fan Cell 11, FC 33,220 178 Magic Airs Fan Cell 11, FC 33,220 179 Magic Airs Fan Cell 11, FC 33,220 178 Magic Airs Fan Cell 11, FC 33,220 180 Magic Airs Fan Cell 11, FC 33,220 181 Magic Airs Fan Cell 11, FC 33,220 183 Magic Airs Fan Cell 11, FC 33,220 186 Magic Airs Fan Cell 11, FC 33,220 186 Magic Airs Fan Cell 11, FC 33,220 187 Magic Airs Fan Cell 11, FC 33,220 186 Magic Airs Fan Cell 13, FC 33,220 187 Magic Airs Fan Cell 14, FC 33,220 186 Magic Airs Fan Cell 14, FC 33,220 187 Gamma Fan Cell 10, FC 33,200	169	Magic Aire Fan Coil 3, FC-3						
172 Magic Airs Fan Ceil, F,C-6 33,280 173 Magic Airs Fan Ceil, F,C-8 33,280 174 Magic Airs Fan Ceil, F,C-8 33,280 175 Magic Airs Fan Ceil, F,C-8 33,280 176 Magic Airs Fan Ceil, F,C-8 33,280 176 Magic Airs Fan Ceil 10, F,C-8 33,280 178 Magic Airs Fan Ceil 11, F,C-8 33,280 180 Magic Airs Fan Ceil 11, F,C-8 33,280 181 Magic Airs Fan Ceil 11, F,C-8 33,280 183 Magic Airs Fan Ceil 11, F,C-8 33,280 184 Magic Airs Fan Ceil 11, F,C-8 33,280 184 Magic Airs Fan Ceil 11, F,C-8 33,280 185 Magic Airs Fan Ceil 11, F,C-8 33,280 184 Magic Airs Fan Ceil 11, F,C-8 33,280 185 Magic Airs Fan Ceil 10, F,C-8 33,280 186 Magic Airs Fan Ceil 10, F,C-8 33,280 186 Magic Airs Fan Ceil 10, F,C-8 32,280 187 Magic Airs Fan Ceil 10, F,C-8 32,280 186 Magic Airs Fan Ceil 10, F,C-8 32,280 187 Magic Airs Fan C		-						
173 Magic Aire Fan Coll 8, FC-3 \$3,350 175 Magic Aire Fan Coll 9, FC-3 \$3,350 176 Magic Aire Fan Coll 10, FC \$3,350 177 Magic Aire Fan Coll 10, FC \$3,350 178 Magic Aire Fan Coll 10, FC \$3,350 179 Magic Aire Fan Coll 12, FC \$3,350 179 Magic Aire Fan Coll 12, FC \$3,350 180 Magic Aire Fan Coll 14, FC \$3,350 181 Magic Aire Fan Coll 15, FC \$3,350 183 Magic Aire Fan Coll 15, FC \$3,350 184 Magic Aire Fan Coll 17, FC \$3,350 185 Magic Aire Fan Coll 18, FC \$3,350 186 Magic Aire Fan Coll 18, FC \$3,350 187 Magic Aire Fan Coll 18, FC \$3,350 188 Magic Aire Fan Coll 18, FC \$3,350 189 Fant Coll 20, FC \$3,350 180 Magic Aire Fan Coll 18, FC \$3,360 181 Fan Coll 18, FC \$3,360 182 FAS Ceramic life Hofors \$2,740 283 FRS Ceramic life Hofors \$2,276		-						
174 Magic Aire Fan Coills, FC-8 \$3,250 176 Magic Aire Fan Coills, FC-8 \$3,250 177 Magic Aire Fan Coills, FC-8 \$3,250 178 Magic Aire Fan Coills, FC-8 \$3,250 179 Magic Aire Fan Coills, FC-8 \$3,250 180 Magic Aire Fan Coills, FC-8 \$3,250 180 Magic Aire Fan Coills, FC-8 \$3,250 181 Magic Aire Fan Coills, FC-8 \$3,250 182 Magic Aire Fan Coills, FC-8 \$3,250 183 Magic Aire Fan Coills, FC-8 \$3,250 184 Magic Aire Fan Coills, FC-8 \$3,250 185 Magic Aire Fan Coills, FC-8 \$3,250 186 Magic Aire Fan Coills, FC-8 \$3,250 187 Magic Aire Fan Coills, FC-8 \$3,250 186 Magic Aire Fan Coills, FC-8 \$3,250 187 Magic Aire Fan Coills, FC-8 \$3,250 187 HSR Escaramicilia floors <td< td=""><td></td><td>-</td><td></td><td></td><td></td><td></td><td></td><td></td></td<>		-						
175 Magic Aire Fan Coil 9, FC-0 \$3,250 177 Magic Aire Fan Coil 10, FC \$3,250 177 Magic Aire Fan Coil 12, FC \$3,250 178 Magic Aire Fan Coil 12, FC \$3,250 179 Magic Aire Fan Coil 14, FC \$3,250 181 Magic Aire Fan Coil 14, FC \$3,250 181 Magic Aire Fan Coil 14, FC \$3,250 183 Magic Aire Fan Coil 14, FC \$3,250 184 Magic Aire Fan Coil 14, FC \$3,250 185 Magic Aire Fan Coil 14, FC \$3,250 186 Magic Aire Fan Coil 14, FC \$3,250 187 Magic Aire Fan Coil 14, FC \$3,250 188 Magic Aire Fan Coil 14, FC \$3,250 189 Magic Aire Fan Coil 14, FC \$3,250 180 Magic Aire Fan Coil 14, FC \$3,250 180 Magic Aire Fan Coil 14, FC \$3,250 181 Magic Aire Fan Coil 14, FC \$3,250 182 Magic Aire Fan Coil 14, FC \$3,250 183 Magic Aire Fan Coil 14, FC \$3,250 184 FFS Centhel Staven Mathout St5,000 \$4,500<		-						
176 Magic Aire Fan Coil 10, FC \$3,350 177 Magic Aire Fan Coil 11, FC \$3,350 180 Magic Aire Fan Coil 12, FC \$3,350 180 Magic Aire Fan Coil 14, FC \$3,350 180 Magic Aire Fan Coil 14, FC \$3,350 181 Magic Aire Fan Coil 15, FC \$3,350 183 Magic Aire Fan Coil 17, FC \$3,350 184 Magic Aire Fan Coil 19, FC \$3,350 185 Magic Aire Fan Coil 19, FC \$3,350 186 Magic Aire Fan Coil 19, FC \$3,350 187 Magic Aire Fan Coil 19, FC \$3,350 188 Magic Aire Fan Coil 20, FC \$3,350 189 Point of Sale System Hardw \$15,000 240 RFS Carpet \$8,335 241 RFS Carpet \$3,300 242 RFS Mood lockers \$5,400 243 RFS Carpet \$3,000 244 RFS Carpet \$3,000 245 RFS Carpet Limity Timiler \$45,000 246 RFS Carpet Sande		-						
177 Magic Aire Fan Coil 10, FC \$3,350 178 Magic Aire Fan Coil 12, FC \$3,350 179 Magic Aire Fan Coil 12, FC \$3,350 181 Magic Aire Fan Coil 14, FC \$3,320 181 Magic Aire Fan Coil 14, FC \$3,320 183 Magic Aire Fan Coil 14, FC \$3,320 184 Magic Aire Fan Coil 14, FC \$3,320 185 Magic Aire Fan Coil 14, FC \$3,320 186 Magic Aire Fan Coil 14, FC \$3,320 187 Magic Aire Fan Coil 14, FC \$3,320 188 Magic Aire Fan Coil 14, FC \$3,320 189 Magic Aire Fan Coil 14, FC \$3,320 180 Magic Aire Fan Coil 14, FC \$3,320 180 Magic Aire Fan Coil 14, FC \$3,320 181 Magic Aire Fan Coil 14, FC \$3,320 182 HS Escammic lile Nulls \$15,000 206 Grob Experiment 18,400 \$15,000 214 FS Secamic lile Nulls \$3,000 224 FS Secamic lile Nulls \$3,000 235 FS Secamic Hear Pump No. \$3,000		-						
178 Magic Aire Fan Coil 11, FC- \$3,280 178 Magic Aire Fan Coil 13, FC- \$3,280 178 Magic Aire Fan Coil 14, FC- \$3,280 178 Magic Aire Fan Coil 15, FC- \$3,280 178 Magic Aire Fan Coil 15, FC- \$3,280 178 Magic Aire Fan Coil 15, FC- \$3,280 178 Magic Aire Fan Coil 17, FC- \$3,280 178 Magic Aire Fan Coil 17, FC- \$3,280 179 Magic Aire Fan Coil 17, FC- \$3,280 179 Magic Aire Fan Coil 17, FC- \$3,280 179 Point of Sale System Hadrw \$15,000 200 Foint Scarpeit \$3,250 179 Point of Sale System Hadrw \$15,000 201 RFS Caranic Lie walls \$2,300 241 RFS Caranic Lie walls \$2,300 2424 RFS Medicoration expense \$36,000 243 RFS Sanck Bar Hood Eshaa \$1,500 254 John Deere Utility Trailer \$680 355 John Deere Utility Trailer \$680 366 SP 2000 \$600 374		-						
179 Magic Aire Fan Coil 12, FC- \$3,280 181 Magic Aire Fan Coil 14, FC- \$3,280 183 Magic Aire Fan Coil 15, FC- \$3,280 184 Magic Aire Fan Coil 17, FC- \$3,250 185 Magic Aire Fan Coil 18, FC- \$3,280 186 Magic Aire Fan Coil 18, FC- \$3,250 186 Magic Aire Fan Coil 18, FC- \$3,250 186 Magic Aire Fan Coil 18, FC- \$3,250 187 Magic Aire Fan Coil 19, FC- \$3,250 198 Point of Sale System Hardw \$15,000 240 FRS Carpet \$8,235 241 FRS Carpet \$8,23,400 242 FRS Caramic tile walls \$23,040 243 FRS Vood tockers \$3,600 244 FRS Caramic tile walls \$23,040 245 FRS Medeoration expenses \$3,600 246 FRS Medeoration expenses \$3,600 247 FRS Caramic tile walls \$21,000 340 Deare Utility Trailer \$860 356 John Deare Utility Trailer \$860 357 John De		-						
180 Magic Aire Fan Coil 13, FC- \$3,250 181 Magic Aire Fan Coil 15, FC- \$3,250 182 Magic Aire Fan Coil 15, FC- \$3,250 184 Magic Aire Fan Coil 15, FC- \$3,250 185 Magic Aire Fan Coil 15, FC- \$3,250 186 Magic Aire Fan Coil 15, FC- \$3,250 187 Magic Aire Fan Coil 15, FC- \$3,250 188 Magic Aire Fan Coil 15, FC- \$3,250 189 Magic Aire Fan Coil 15, FC- \$3,250 180 Magic Aire Fan Coil 15, FC- \$3,250 206 Glot bag storage bins \$45,000 214 RFS Caranic Lile Mills \$23,240 214 RFS Caranic Lile Mills \$23,040 214 RFS Caranic Lile Mills \$36,000 218 RFS Caranic Lile Mills \$36,000 218 RFS Caranic Hat Punpn No. \$3,000		-						
181 Magic Aire Fan Coll 15, FC- \$3.250 183 Magic Aire Fan Coll 15, FC- \$3.250 184 Magic Aire Fan Coll 15, FC- \$3.250 185 Magic Aire Fan Coll 15, FC- \$3.250 186 Magic Aire Fan Coll 15, FC- \$3.255 187 Magic Aire Fan Coll 20, FC- \$3.250 188 Magic Aire Fan Coll 20, FC- \$3.256 198 Point of Sale System Hardw \$15.000 240 RFS Carpet \$3.256 241 RFS Carpit \$3.256 242 RFS Caramic tile foros \$3.2,760 243 RFS Caramic tile valls \$2.3,040 244 RFS Caramic tile valls \$3.2,000 245 RFS Caramic tile valls \$3.2,000 246 RFS Model Ockers \$3.4,600 247 RFS Caramic tile valls \$3.000 248 RFS Model Ockers \$3.4,600 249 RFS Model Ockers \$3.000 240 RFS Caramic tile valls \$3.000 245 RFS Caramic tile valls \$3.000 246 RFS Caramic tile valls <td></td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>		-						
182 Magic Aire Fan Coil 15, FC- \$3.250 184 Magic Aire Fan Coil 17, FC- \$3.250 186 Magic Aire Fan Coil 17, FC- \$3.250 186 Magic Aire Fan Coil 17, FC- \$3.250 187 Magic Aire Fan Coil 17, FC- \$3.250 187 Magic Aire Fan Coil 17, FC- \$3.250 189 Point of Sale System Hardwath \$15.000 208 Glot Bag storage bins \$45.000 204 RFS Carplet \$8.235 241 RFS Carplet \$8.235 2424 RFS Carplet \$8.235 243 RFS Carplet \$8.235 244 RFS Wool lockers \$5.400 248 RFS Carplet \$8.235 247 RFS Carplet \$2.000 230 Laster 'Articulator' \$2.000 242 RFS Carplet \$3.000 243 RFS Carplet \$3.000 244 RFS Wool lockers \$5.400 245 RFS Carplet \$3.000 257 John Deere Utility Trailer \$26.60 368 SP 2000<		•						
183 Magic Aire Fan Coil 15, FC- \$3,250 184 Magic Aire Fan Coil 19, FC- \$3,250 185 Magic Aire Fan Coil 20, FC- \$3,250 198 Point of Sale System Hardw \$15,000 240 RFS Carpet \$3,250 199 Point of Sale System Hardw \$15,000 240 RFS Carpet \$3,250 241 RFS Caramic tile flors \$2,2760 242 RFS Caramic tile valls \$2,3,040 243 RFS Pumbing fixtures \$10,000 244 RFS Caramic tile valls \$2,3,040 245 RFS Madcocation expense \$3,6600 246 RFS Madcocation expense \$3,6600 248 RFS Carrier Heat Pump No. \$3,000 248 RFS Snack Bar Hood Exta. \$1,600 351 John Deer Utility Trailer \$650 366 SP 2000 \$600 373 Fuctora Carry All 4800 \$4,500 394 Cashman Carry All 4800 \$4,500 395 Cushman Carry All 4800 \$4,500 396 Cushman Carry All 4800		-						
184 Magic Aire Fan Coil 17, FC- \$3,250 186 Magic Aire Fan Coil 19, FC- \$3,250 197 Magic Aire Fan Coil 19, FC- \$3,250 198 Foint of Sale System Hardw \$15,000 208 Gold bag storage bins \$46,000 204 RFS Caramic tile floors \$3,2760 241 RFS Caramic tile sulls \$2,3,040 243 RFS Caramic tile sulls \$2,3,040 244 RFS Mod lockars \$5,4,00 245 RFS Caramic tile valls \$2,3,040 248 RFS Caramic tile valls \$2,3,040 248 RFS Mod lockars \$5,4,00 248 RFS Caramic tile valls \$2,3,040 248 RFS Caramic tile valls \$3,000 248 RFS Caramic tile valls \$3,000 248 RFS Caramic tile valls \$1,500 259 Lostor Articulatori \$21,000 366 SP 2000 \$600 367 SP 1530 \$1,2,000 398 Cushman Carry All 4900 \$4,500 393 Cushman Carry All 4900 \$4,500 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>								
185 Magic Aire Fan Coil 19, FC- \$3,250 187 Magic Aire Fan Coil 20, FC- \$3,250 199 Point of Sale System Hardw \$15,000 206 Gid bag storage bins \$44,000 241 RFS Caramic tile flors \$32,760 242 RFS Caramic tile valls \$23,040 243 RFS Caramic tile valls \$23,040 244 RFS Caramic tile valls \$23,040 245 RFS March Earl Pump No. \$3,000 288 RFS Carrier Haal Pump No. \$3,000 288 RFS Carrier Haal Pump No. \$3,000 280 Laster 'Anticulator' \$21,000 367 John Deere Utility Trailer \$850 368 SP 2000 \$600 376 SP 2000 \$600 386 SP 2000 \$600 396 Cushman Carry All 4800 \$4,500 397 Cushman Carry All 4800 \$4,500 398 Cushman Carry All 4800 \$4,500 399 Cushman Carry All 4800 \$4,500 401 Club Car Turl 1 \$4,600								
186 Magic Aire Fan Coli 19, FC- \$3,250 187 Magic Aire Fan Coli 20, FC- \$3,250 208 Glot bag storage bins \$45,000 208 RFS Carplet \$32,760 247 RFS Carmic tile walls \$23,040 248 RFS Carmic tile walls \$23,040 244 RFS Modol lockers \$56,400 248 RFS Carrier tile walls \$23,040 248 RFS Carrier tile walls \$23,040 248 RFS Modol lockers \$56,400 248 RFS Carrier tile all Pump No. \$3,000 230 Lastec 'Articulator' \$21,000 331 John Deere Utility Trailer \$\$650 336 John Deere Utility Trailer \$\$650 336 SP 2000 \$\$000 368 SP 2000 \$\$000 370 Donb Deere Utility Trailer \$\$4500 333 John Gary All 4800 \$4,500 397 Cushman Carry All 4800 \$4,500 397 Cushman Carry All 4800 \$4,500		-						
187 Magic Aire Fan Coil 20, FC-: \$3,250 199 Point of Sale System Hardw \$15,000 200 Gid bag storage bins \$44,000 241 RFS Carpiett is Walls \$23,760 242 RFS Caramic tile foros \$32,7760 243 RFS Pumbing fixtures \$10,000 244 RFS Caramic tile Marks \$30,000 245 RFS Madeoration expense \$36,000 246 RFS Mark Bar Hood Exhau \$1,500 250 Laster 'Articulator' \$21,000 268 RF2 Snack Bar Hood Exhau \$1,500 259 John Deere Utility Trailer \$650 369 SP 2000 \$600 366 SP 2000 \$600 367 SP 1530 \$12,000 376 Cushman Carry All 4800 \$4,500 397 Cushman Carry All 4800 \$4,500 398 Cushman Carry All 4800 \$4,500 399 Cushman Carry All 4800 \$4,500 401 Club Car Turf I \$4,600								
199 Point of Sale System Hardw \$15.000 206 Glof bag storage bins \$45.000 241 RFS Carpet \$8.235 241 RFS carmit tile walls \$32.3040 242 RFS Carrier Hast Pumbing fixtures \$10.000 243 RFS Pumbing fixtures \$10.000 244 RFS Wood tockers \$5.400 245 RFS Carrier Hast Pump No. \$3.000 282 RFS Carrier Hast Pump No. \$3.000 282 RFS Snack Bar Hood Exha. \$1.500 320 Lastec *Articulator* \$21.000 370 John Deere Utility Trailer \$660 365 SP 2000 \$600 376 SP 2000 \$600 387 SP 2000 \$600 396 Gandy Fertilizer Spreader \$300 397 Cushman Carry All 4800 \$4.500 398 Cushman Carry All 4800 \$4.500 399 Cushman Carry All 4800 \$4.500 399 Cushman Carry All 4800 \$4.600 401 Club Car Turl 1 \$4.600		•						
240 RFS Carpet \$8,235 241 RFS Ceramic tile floors \$32,760 242 RFS Ceramic tile valls \$23,040 243 RFS Plumbing fixtures \$10,000 244 RFS Wood lockers \$5,400 245 RFS Redecoration expense \$36,600 286 RFS Snack Bar Hood Exha \$1,500 230 Lastec "Articulator" \$21,000 331 John Deere Utility Trailer \$850 336 SP 2000 \$600 338 SP 2000 \$600 339 Gandy Fertilizer Spreader \$300 331 Turfoo SP 1530 \$12,000 339 Cushman Carry All 4800 \$4,500 339 Cushman Carry All 4800 \$4,500 340 Club Car Turf 1 \$4,600 401 Club Car Turf 1 \$4,600		•						
241 RFS Ceramic tile fuoris \$32,760 242 RFS Ceramic tile walls \$23,040 243 RFS Plumbing fixtures \$10,000 244 RFS Vood lockers \$3,600 245 RFS Carrier Heat Pump No. \$3,000 280 RFS Carrier Heat Pump No. \$3,000 281 RFS Stanck Bar Hood Exhat. \$1,500 302 Lastec "Articulator" \$21,000 357 John Deere Utility Trailer \$650 366 SP 2000 \$600 376 SP 2000 \$600 388 SP 2000 \$600 398 Cushman Carry All 4800 \$4,500 399 Cushman Carry All 4800 \$4,500 399 Cushman Carry All 4800 \$4,600 401 Club Car Turf I \$4,600	206							
241 RFS Ceramic tile fuoris \$32,760 242 RFS Ceramic tile walls \$23,040 243 RFS Plumbing fixtures \$10,000 244 RFS Vood lockers \$3,600 245 RFS Carrier Heat Pump No. \$3,000 280 RFS Carrier Heat Pump No. \$3,000 281 RFS Stanck Bar Hood Exhat. \$1,500 302 Lastec "Articulator" \$21,000 357 John Deere Utility Trailer \$650 366 SP 2000 \$600 376 SP 2000 \$600 388 SP 2000 \$600 398 Cushman Carry All 4800 \$4,500 399 Cushman Carry All 4800 \$4,500 399 Cushman Carry All 4800 \$4,600 401 Club Car Turf I \$4,600	240	RFS Carpet	\$8,235					
243 RFS Plumbing fixtures \$10,000 244 RFS Wood lockers \$5,400 258 RFS Carrier Heat Pump No. \$3,000 288 RFS Snack Bar Hood Exhau. \$1,500 320 Lastec "Articulator" \$21,000 357 John Deere Utility Trailer \$650 366 SP 2000 \$600 367 SP 2000 \$600 368 SP 2000 \$600 369 Gandy Fertilitzer Spreader \$300 317 Turfor SP 1530 \$11,200 396 Cushman Carry All 4800 \$4,500 397 Cushman Carry All 4800 \$4,500 398 Cushman Carry All 4800 \$4,500 399 Cushman Carry All 4800 \$4,500 399 Cushman Carry All 4800 \$4,600 401 Club Car Turf I \$4,600 401 Club Car Turf I \$4,600	241		\$32,760					
244 RFS Redecoration expense \$36,600 245 RFS Redecoration expense \$36,600 286 RFS Snack Bar Hood Exhat \$1,500 320 Lastec *Anticulator* \$21,000 327 John Deere Utility Trailer \$650 368 SP 2000 \$600 369 Gandy Fertilizer Spreader \$300 371 Turfco SP 1530 \$12,000 386 SP 2000 \$600 367 SP 2000 \$600 368 SP 2000 \$600 371 Turfco SP 1530 \$12,000 396 Cushy Fertilizer Spreader \$300 397 Cushman Carry All 4800 \$4,500 398 Cushman Carry All 4800 \$4,600 401 Club Car Turf I \$4,600	242	RFS Ceramic tile walls	\$23,040					
245 RFS Redecoration expense \$3,000 288 RFS Carrier Heat Pump No. \$3,000 230 Lastec "Articulator" \$21,000 357 John Deere Utility Trailer \$650 368 SP 2000 \$600 369 Candy Fertilizer Spreader \$300 371 Turfor SP 1530 \$12,000 396 Cushman Carry All 4800 \$4,500 397 Cushman Carry All 4800 \$4,500 398 Cushman Carry All 4800 \$4,600 401 Club Car Turf 1 \$4,600	243	RFS Plumbing fixtures	\$10,000					
282 RFS Carrier Heat Pump No. \$3,000 288 RFS Snack Bar Hood Exhat. \$1,500 320 Laster Anticulator' \$21,000 357 John Deere Utility Trailer \$650 368 SP 2000 \$600 367 SP 2000 \$600 368 SP 2000 \$600 369 Gandy Fertilizer Spreader \$300 371 Turfos SP 1530 \$12,000 396 Cushman Carry All 4800 \$4,500 397 Cushman Carry All 4800 \$4,500 398 Cushman Carry All 4800 \$4,500 400 Club Car Turl \$4,600 401 Club Car Turl \$4,600	244	RFS Wood lockers	\$5,400					
288 RFS Snack Bar Hood Exha. \$1,500 320 Lastec "Articulator" \$21,000 357 John Deere Ultily Trailer \$650 368 SP 2000 \$600 369 San Zono \$600 369 SP 2000 \$600 369 SP 2000 \$600 369 SP 2000 \$600 369 Gandy Fortlizer Spreader \$300 317 Turko SP 1530 \$12,000 396 Cushman Carry All 4800 \$4,500 397 Cushman Carry All 4800 \$4,500 398 Cushman Carry All 4800 \$4,500 399 Cushman Carry All 4800 \$4,600 401 Club Car Turf I \$4,600 401 Club Car Turf I \$4,600	245	RFS Redecoration expense	\$36,600					
320 Lastec "Articulator" \$21,000 337 John Deere Utility Trailer \$650 366 \$P 2000 \$600 367 \$P 2000 \$600 368 \$P 2000 \$600 369 Gandy Fertilizer Spreader \$300 371 Turfos SP 1530 \$12,000 396 Cushman Carry All 4800 \$4,500 397 Cushman Carry All 4800 \$4,500 398 Cushman Carry All 4800 \$4,500 397 Cushman Carry All 4800 \$4,500 400 Club Car Turf I \$4,600 401 Club Car Turf I \$4,600		•						
357 John Deere Utility Trailer \$650 358 John Deere Utility Trailer \$650 366 \$P 2000 \$600 367 \$P 2000 \$600 368 \$P 2000 \$600 369 Gandy Fertilizer Spreader \$300 371 Turtco \$P 1530 \$12,000 396 Cushman Carry All 4800 \$4,500 397 Cushman Carry All 4800 \$4,500 398 Cushman Carry All 4800 \$4,500 399 Cushman Carry All 4800 \$4,500 400 Club Car Turf 1 \$4,600 401 Club Car Turf 1 \$4,600								
358 John Deere Utility Trailer \$650 366 SP 2000 \$600 368 SP 2000 \$600 369 Gandy Fertilizer Spreader \$300 371 Turfos SP 1530 \$12,000 366 Cushman Carry All 4800 \$4,500 397 Cushman Carry All 4800 \$4,500 398 Cushman Carry All 4800 \$4,500 399 Cushman Carry All 4800 \$4,600 400 Club Car Turf I \$4,600 401 Club Car Turf I \$4,600								
366 SP 2000 \$600 376 SP 2000 \$600 389 Gandy Fertilizer Spreader \$300 371 Turfco SP 1530 \$12,000 396 Cushman Carry All 4800 \$4,500 397 Cushman Carry All 4800 \$4,500 398 Cushman Carry All 4800 \$4,500 399 Cushman Carry All 4800 \$4,500 399 Cushman Carry All 4800 \$4,600 400 Club Car Turf 1 \$4,600 401 Club Car Turf 1 \$4,600		-						
367 SP 2000 \$600 388 SP 2000 \$600 369 Gandy Fertilizer Spreader \$300 311 Turfoo SP 1530 \$12,000 396 Cushman Carry All 4800 \$4,500 397 Cushman Carry All 4800 \$4,500 398 Cushman Carry All 4800 \$4,500 399 Cushman Carry All 4800 \$4,600 400 Club Car Turf I \$4,600 401 Club Car Turf I \$4,600		•						
368 SP 2000 \$600 399 Gandy Fertilizer Spreader \$300 371 Turfco SP 1530 \$12,000 396 Cushman Carry All 4800 \$4,500 397 Cushman Carry All 4800 \$4,500 398 Cushman Carry All 4800 \$4,500 399 Cushman Carry All 4800 \$4,600 400 Club Car Turf I \$4,600 401 Club Car Turf I \$4,600								
369 Gandy Fertilizer Spreader \$300 371 Turfco SP 1530 \$12,000 396 Cushman Carry All 4800 \$4,500 397 Cushman Carry All 4800 \$4,500 398 Cushman Carry All 4800 \$4,500 399 Cushman Carry All 4800 \$4,500 399 Cushman Carry All 4800 \$4,600 400 Club Car Turf I \$4,600 401 Club Car Turf I \$4,600								
371 Turfco SP 1530 \$12,000 396 Cushman Carry All 4800 \$4,500 397 Cushman Carry All 4800 \$4,500 398 Cushman Carry All 4800 \$4,500 399 Cushman Carry All 4800 \$4,500 400 Club Car Turf I \$4,600 401 Club Car Turf I \$4,600 401 Club Car Turf I \$4,600								
396 Cushman Carry All 4800 \$4,500 397 Cushman Carry All 4800 \$4,500 398 Cushman Carry All 4800 \$4,500 399 Cushman Carry All 4800 \$4,500 390 Cushman Carry All 4800 \$4,600 400 Club Car Turf I \$4,600 401 Club Car Turf I \$4,600								
397 Cushman Carry All 4800 \$4,500 398 Cushman Carry All 4800 \$4,500 399 Cushman Carry All 4800 \$4,500 400 Club Car Turf I \$4,600 401 Club Car Turf I \$4,600								
398 Cushman Carry All 4800 \$4,500 399 Cushman Carry All 4800 \$4,600 400 Club Car Turf I \$4,600 401 Club Car Turf I \$4,600		,						
399 Cushman Carry All 4800 \$4,500 400 Club Car Turf I \$4,600 401 Club Car Turf I \$4,600								
400 Club Car Turf I \$4,600 401 Club Car Turf I \$4,600								
401 Club Car Turf I \$4,600		-						
Total Scheduled Replacements \$322,385			• •,•••					
Total Scheduled Replacements \$322,385								
Total Scheduled Replacements \$322,385								
Total Scheduled Replacements \$322,385								
Total Scheduled Replacements \$322,385								
Total Scheduled Replacements \$322,385								
Total Scheduled Replacements \$322,385								
Total Scheduled Replacements \$322,385								
Total Scheduled Replacements \$322,385								
Total Scheduled Replacements \$322,385								
Total Scheduled Replacements \$322,385								
Total Scheduled Replacements \$322,385								
Total Scheduled Replacements \$322,385								
Total Scheduled Replacements \$322,385								
Total Scheduled Replacements \$322,385								
Total Scheduled Replacements \$322,385								ACCC
						Total S	cheduled Replacements	\$322,385

Projected Annual Replacements - Page C16 February 9, 2015 11275901SAMPLE C16

Sample Country Club

		YEAR 1	5 - PRO	JECTED REPL	ACEMENTS	6 - 2030		SAMPLE C16
#	Description	\$	#	Description	\$	#	Description	\$
90	Pro Shop - F,F&E	\$5,000	<i>^π</i>	Description	Ψ	TT TT	Description	Ψ
101	Admin - furniture/equipment	\$5,000						
227	Tennis court, color coat	\$8,000						
285	RFS Carrier Heat Pump No. MC Conc. tile roof (repair 1%	\$3,000 \$2,000						
115		\$2,000						
						Total Sc	cheduled Replacements	\$23,000
L			L					<i>~2</i> 0,000

Miller + Dodson Associates, Inc. Sample Country Club

February 9, 2015 11275901SAMPLE C16

щ	Description	¢		Description	¢	#	Description	¢
# 3	Description	\$ \$4,397	# 393	Description Concrete Mixer	\$ \$3,500	#	Description	\$
13	Concrete curb (3%) Concrete curb & gutter (3%)	\$4,397 \$1,913	393	Ditch Witch 3500	\$3,500 \$45,000			
23	MCB Concrete flatwork (3%)	\$4,420	394	DIICH WIICH 3300	φ45,000			
43	MCB Front entrance pavers	\$61,600						
66	Terrace - furniture	\$6,000						
190	Lochinvar Hot Water Heater	\$8,000						
191	Lochinvar Hot Water Heater	\$8,000						
192	Hot Water Circ. Pump Motor	\$750						
195	Hot Water Booster Pump Mc	\$750						
197	Dual-Lite Emergency Lightin	\$4,000						
216	Pool wood pergola structure	\$45,000						
218	Swimming Pool Circ Pump N	\$750						
219	Swimming Pool Pentair Tritc	\$7,800						
221	Wading Pool Circ Pump Mot	\$750						
222	Wading Pool Pentair Triton	\$3,900						
224	Spa Circ Pump Motor	\$750						
225	Spa Pentair Triton TR140C	\$2,800						
226	Spa Jet Pump Motor	\$750						
259	Cybex Dual Axis Chest Pres	\$2,500						
260	Cybex Dual Axis Pulldown	\$2,500 \$2,500	1					
261 262	Cybex Leg Extension	\$2,500 \$2,500	1					
262	Cybex Seated Leg Curl Free Motion Single Cable	\$2,500 \$1,800	1					
263	LifeFitness Smith Press	\$1,800	1					
265	Cybex Flat - Adjustable Ben	\$1,400						
266	Maxicam 3 Tiered 12 pair Du	\$500						
267	Maxicam 2 Tiered 4 pair Du	\$400						
268	Cybex 45 Hyperextension B	\$500						
269	Cybex Adjustable Abdomina	\$500						
270	E-Z Curl Bar	\$150						
284	RFS Carrier Heat Pump No.	\$3,000						
291	Greens	\$686,070						
292	Tees	\$465,300						
293	Concrete golf cart paths - 39	\$62,016						
294	Stone bridge at #11	\$12,500						
300	Toro Site Pro V 2.2	\$30,000						
301	Toro Sand Pro Field Interfac	\$5,000						
302 313	53 VT Field Controllers Jacobsen 522 A	\$185,000 \$7,400						
314	Jacobsen 522 A	\$7,400 \$7,400						
315	Jacobsen 422	\$7,400 \$7,400						
319	Toro Flex 21 with trailer	\$7,800						
331	Jacobsen LF 128 with Plug I	\$38,000	1					
337	Toro Walk-Behind Aerifier	\$26,500						
338	Toro Walk-Behind Aerifier	\$26,500	1					
339	Soil Reliever 72 / Southern 7	\$32,000						
340	Verti-Drain 7316	\$38,000	1					
342	Aerway Turf	\$6,000						
348	Kubota 4900	\$26,000	1					
363	Toro Nozzle 41252	\$6,000						
364	Lely Model W	\$4,500	1					
365	Lely Model L 1500	\$6,800						
372	Gravely Pro - Vac 1050	\$23,000	1					
373	Dakota 440 Turf Tender	\$38,000						
374	Toro Debris Blower 2613	\$4,000	1					
377	SDI Sprayer	\$23,000 \$25,000						
378	Smithco Spraystar 1000	\$35,000 \$6,500	1					
381 382	Ryan Mat-Away Seeders Toro Sand Pro 3000	\$6,500 \$25,000						
383	Toro Sand Pro 3000	\$25,000 \$25,000	1					
384	Ryan Ren-O-Thin	\$25,000						
388	Steiner w/ Attachments	\$35,000	1					
390	Gannon Box Blade	\$4,200						
391	Storage Container	\$8,000	1			Total Sch	eduled Replacements	\$2,152,965
L	v	/	L					. ,,

YEAR 16 - PROJECTED REPLACEMENTS - 2031

Projected Annual Replacements - Page C18

Sample Country Club

February 9, 2015 11275901SAMPLE C16

YEAR 17 - PROJECTED REPLACEMENTS - 2032

				J REPLACEMEN	10	5-2032	
#	Description	\$	# Descrip	tion \$		# Description	\$
40	MCB Concrete roof tiles (19	\$4,080					
48	MCB Wood pergola - Dining	\$15,400					
49	MCB Wood pergola - Private	\$14,400					
51	Private Lounge - carpet	\$8,910					
52	Private Lounge - redecoratic	\$9,900					
54	Main Dining Room - carpet	\$63,756					
55	Main Dining Room - furniture	\$50,000					
56	Main Dining Room - redecor	\$141,680					
58	Grill Dining Room - carpet	\$35,100					
59	Grill Dining Room - furniture	\$25,000					
60	Grill Dining Room - redecora	\$78,000					
68	Men's Lounge - carpet	\$5,250					
69	Men's Lounge - furniture	\$20,000 \$20,050					
70	Men's Lounge - redecoration	\$26,250 \$9,100					
73	Men's Locker Room - carpet Men's Locker Room - redect	\$9,100					
90	Pro Shop - F,F&E	\$71,025					
101	Admin - furniture/equipment	\$5,000					
205	Security System	\$2,000					
220	Wading Pool Lochinvar Hea	\$1,200					
223	Spa RayPak RP2100 water	\$1,200					
235	RFS Concrete roof tiles (1%	\$840					
252	Cybex Pro+ Treadmill	\$14,000					
253	LifeFitness 9500 HR Treadm	\$6,000					
254	LifeFitness 9500 HR Eliptica	\$8,000					
255	Stairmaster 4400 PT Free C	\$2,500					
256	Cybex 700 Recumbant Bike	\$1,800					
257	Cybex 700 Upright Bike	\$1,800					
258	Sci-Fit Pro 1 Upper Body Er	\$2,000					
289	RFS - A.O. Smith Hot Water	\$3,500					
403	Toro Workman 4300 D 4x4	\$23,500 \$22,500					
404 405	Toro Workman 3200 Jacobsen SV 2322	\$23,500 \$18,700					
405	Jacobsen SV 2322	\$18,700					
407	Kawasaki Mule 2520	\$4,100					
408	Kawasaki Mule 2520	\$4,100					
		¢ 1,100					
						Total Sabadulad Darlassment	\$705 004
						Total Scheduled Replacements	\$725,891

Sample Country Club

Projected Annual Replacements - Page C19

February 9, 2015 11275901SAMPLE C16

			0 - PROJECTED REP			
#	Description	\$	# Description	\$ #	Description	\$
31	Asphalt pavement, seal coat	\$17,507				
41	MCB Re-coat stucco	\$40,705				
44	MCB Irrigation system control	\$9,000				
47	MCB Wood pergola - Galler	\$22,400				
71	Men's Locker Room - locker	\$77,000				
74	Men's Locker Room - plumb	\$10,500				
77	Men's Locker Room - tilewoi	\$35,500				
79	Women's Lounge - carpet	\$2,350				
80	Women's Lounge - furniture	\$18,000				
81	Women's Lounge - redecora	\$11,750				
83	Women's Locker Room - ca	\$3,800				
84	Women's Locker Room - rec	\$40,000				
93	Hall/Library - refinish wood f	\$2,400				
104	<i>,</i>	\$16,500				
105		\$33,000				
194	•	\$750				
201		\$8,000 \$2,000				
202	•	\$3,200 \$3,000				
217 237		\$3,000 \$7,490				
283		\$7,490 \$3,000				
327		\$3,000 \$2,600				
409		\$2,600 \$4,300				
409		\$4,300 \$11,760				
411		\$2,000				
415		\$14,700				
10		ψ14,700				
				Total Sch	neduled Replacements	\$401,212

YEAR 18 - PROJECTED REPLACEMENTS - 2033

Sample Country Club

February 9, 2015 11275901SAMPLE C16

		YEAR 1	9 - PROJECTED REPL	ACEMENT	5 - 203	11275901 34	
#	Description	\$	# Description	\$	#	Description	\$
36	Domestic water - lateral	\$10,000					
37	Sanitary sewer - lateral	\$10,000					
65	Terrace - BBQ grill	\$3,200					
82	Women's Locker Room - loc	\$26,000					
85	Women's Locker Room - plu	\$5,500					
87	Women's Locker Room - tile	\$25,000 \$6,525					
89 90	Pro Shop - carpet Pro Shop - F,F&E	\$6,525 \$5,000					
101	Admin - furniture/equipment	\$5,000					
152	Condenser Water Pump, CT	\$12,000					
153	Condenser Water Pump, CT	\$12,000					
154	Chilled Water Pump, CHP-1	\$12,000					
155	Chilled Water Pump, CHP-1	\$12,000					
200	Telephone system	\$14,000					
203	Kitchen Ansul Fire Suppress	\$6,000					
204	Snack Bar Fire Suppression	\$3,000					
210	Wading pool, whitecoat/tile	\$1,040					
212	Spa, whitecoat/tile	\$1,430					
213 214	Concrete deck pavers Perimeter fence - glass pane	\$73,865 \$16,500					
246	RFS Patio/Walk pavers	\$116,200					
249	RFS Front entrance pavers	\$23,100					
250	RFS Front sidewalk pavers	\$50,400					
251	RFS Wood pergola structure	\$84,900					
271	1995 GMC Safari Van	\$25,000					
286	RFS Carrier Heat Pump No.	\$3,000					
305	Jacobsen 522 A	\$7,400					
306	Jacobsen 522 A	\$7,400					
307	Jacobsen 522 A	\$7,400					
308	Jacobsen 522 A	\$7,400 \$7,400					
309 310	Jacobsen 522 A Jacobsen 522 A	\$7,400 \$7,400					
311	Jacobsen 522 A	\$7,400					
312	Jacobsen 522 A	\$7,400					
321	Toro 3500	\$36,000					
322	Toro 3500	\$36,000					
					Total S	Scheduled Replacements	\$693,860

Sample Country Club

February 9, 2015 11275901SAMPLE C16

		YEAR 2	0 - PRO.	JECTED REPL	ACEMENT	5 - 20		SAMPLE C16
#	Description	\$	#	Description	\$	#	Description	\$
61	Board Room - carpet	\$10,710	TT	Dooonplion	Ŷ	II II	Docomption	Ψ
62	Board Room - furniture	\$10,000						
63	Board Room - redecoration	\$23,800						
75	Men's Locker Room - steam	\$15,000						
76	Men's Locker Room - steam	\$10,000						
158	Inline Exhaust Fan, EF-1	\$1,000						
159	Inline Exhaust Fan, EF-2	\$1,000						
161 166	Inline Exhaust Fan, EF-4 Dishwasher Hood Exhaust F	\$1,000 \$1,000						
196	State Electric Hot Water He	\$1,200						
208	Swimming pool, whitecoat/til	\$35,100						
227	Tennis court, color coat	\$8,000						
						Total	Scheduled Replacements	\$117,810
L]	L			Total	Concurred Replacements	ψιι <i>ι</i> ,010

Sample Country Club

Projected Annual Replacements - Page C22

February 9, 2015 11275901SAMPLE C16

# Description \$ 31 Pole lights - plots 575.000 40 MCB- Glass panel railings 536.000 40 MCB- Glass panel railings 536.000 40 MCB- Glass panel railings 536.000 10 Aorins - furniture/equipment 55.000 10 Aorins - furniture/equipment 55.000 10 HXCA HO Water Pump, HM 53.000 10 Bit Richen Made Up Air, EC-1 35.500 12 Spa Git Pump, Motor 5750 12 Spa Git Pump Motor 5750 12 Court light, double head 550.000 12 Spa Git Pump Motor 5750 12 Court light, double head 550.000 137 Jaeobesn 422 37.400 137 Jaeobesn 422 37.400 138 Jaeobesn 422 37.400 139 Jaeobesn 422 37.400 137 Jaeobesn 422 37.400 138 Jaeobesn 422 37.400 139			I LAR Z	I-FROJ	JECTED REP	5 - 2030		
33 Pole lights - poles \$78,000 34 Pole lights - fixture heads \$62,400 42 MCB - Class panel railings - \$36,000 64 Board Room - movable wall \$12,000 90 Pro Shop - F,F&E \$5,5000 101 Admin - furniture/equipment \$5,000 166 HVAC Hot Water Pump, HW \$3,000 188 Kitchen Make Up Air, EC-1 \$3,500 199 Point of Sale System Hardw \$15,000 215 Pool furniture \$40,000 218 Swimming Pool Circ Pump Moto \$750 220 Spa Lirc Pump Motor \$750 221 Court light, single head \$3,500 222 Court light, single head \$650,000 231 Court light, double head \$650,000 236 Spa Lit Chon Make \$650,000 236 Krichen Mal \$2,500 240 Mringtion pond at 151 - liner \$8,500 231 Jacobsen 422 \$7,400 313 Jacobsen 422	#	Description	\$	#	Description	\$ #	Description	\$
34 Pole fights - fixture heads \$\$62,400 42 MCB - Glass panel railings - \$\$6,000 \$\$36,000 48 Board Room - movable wall \$\$12,000 90 Pro Shop - F,FAE \$\$5,000 101 Admin - furniture/equipment \$\$5,000 136 HVAC Hot Water Pump, HW \$3,000 137 HVAC Hot Water Pump, HW \$3,000 138 Kitchen Make Up Air, EC-1 \$3,500 139 Point of Sale System Hardw \$15,000 241 Swimming Pool Circ Pump Motor \$750 224 Spa Let Pump Motor \$750 231 Court light, single head \$3,500 232 Court light, double head \$3,500 233 Court light, double head \$3,500 234 Darking fountain \$650 237 Court light, double head \$3,500 238 Boarchang fountain \$650 249 Miking fountain \$650 257 Mais Ind crianage system \$650,000 268 Mai		Pole lights - poles			•		•	
42 MCB- Glass panel railings - \$36,000 64 Board Room - movable wall \$12,000 09 Pro Shop - F,F& \$5,000 101 Admin - furniture/equipment \$5,000 105 HVAC Hot Water Pump, HW \$3,000 128 Kitchen Make Up Ar, EC-1 \$3,500 139 Point of Sale System Hardw \$15,000 215 Pool furniture \$40,000 218 Swimming Pool Circ Pump Moto \$750 224 Spa Circ Pump Motor \$750 225 Spa Jet Pump Motor \$750 236 Court light, single head \$15,000 236 Court light, single head \$15,000 236 Spa Jet Pump Motor \$750 231 Court light, single head \$15,000 232 Court light, single head \$2,500 233 Court light, single head \$2,500 234 Pris/Snack Bar Klitchen Mak \$2,500 235 Main line drainage system \$650,000 246 Jacobsen 422 \$7,400 317 Jacobsen 422 \$7,400 318 <td></td> <td>÷ .</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>		÷ .						
90 Pro Shop - F, F&E \$5,000 101 Admin - furniture/equipment \$5,000 166 HVAC Hot Water Pump, HW \$3,000 178 Kitchen Make Up Air, EC-1 \$3,800 188 Kitchen Make Up Air, EC-1 \$3,000 175 Pool furniture \$40,000 216 System Hardw \$15,000 217 Norming Pool Circ Pump Mol \$750 224 Wading Pool Circ Pump Motor \$750 225 Spa Jet Pump Motor \$750 226 Spa Jet Pump Motor \$750 227 Court light, single head \$3,800 238 Court light, double head \$60,000 231 Court light, double head \$60,000 236 Firs Snack Bar Kitchen Mał \$2,500 236 Irrigation pond at #15 - liner \$85,000 316 Jacobsen 422 \$7,400 317 Jacobsen 422 \$7,400 318 Jacobsen 422 \$7,400 316 Macobsen 422 \$7,400	42	-						
101 Admin - furniture/equipment \$5.000 156 HVAC Hot Water Pump, HW \$3.000 157 HVAC Hot Water Pump, HW \$3.000 198 Kitchen Make Up Air, EC-1 \$3.500 199 Point of Sale System Hardw \$15.000 215 Pool furniture \$40.000 221 Wading Pool Circ Pump M \$750 222 System Hardw \$15.000 232 Sourt light, poles \$15.000 233 Court light, single head \$3.500 234 Court light, double head \$6000 235 Court light, double head \$650.000 236 Main line drainage system \$650.000 236 Main line drainage system \$650.000 236 Maing fountain \$650.000 236 Maing foundatt 15 - liner \$8,000 316 Jacobsen 422 \$7,400 317 Jacobsen 422 \$7,400 318 Jacobsen 422 \$7,400 316 White Landscape Trailer \$4,000 375 Jon Deere Sweeper TC 12 \$8,500 <	64	Board Room - movable wall	\$12,000					
156 HVAC Hot Water Pump, HW \$3,000 157 HVAC Hot Water Pump, HW \$3,000 188 Kitchen Make Up Air, EC-1 \$3,500 199 Point of Sale System Hardw \$15,000 215 Pool furniture \$40,000 218 Swimming Pool Circ Pump Mot \$750 224 Spa Circ Pump Motor \$750 226 Spa Jet Pump Motor \$750 226 Court light, ingle head \$5,000 232 Court light, ingle head \$5,000 233 Court light, double head \$6,000 234 Prinking fountain \$650 237 RFS Snack Bar Kitchen Mał \$2,500 236 Main line drainage system \$650,000 236 Jacobsen 422 \$7,400 317 Jacobsen 422 \$7,400 318 Jacobsen 422 \$7,400 318 Jacobsen 422 \$7,400 326 Trailer \$5,200 326 Maxey Car Trailer \$5,200 327 Jacobsen 422 \$7,400 338 Toro San	90	Pro Shop - F,F&E	\$5,000					
157 HVAC Hot Water Pump, HW \$3,000 188 Kitchen Make Up Air, EC-1 \$3,500 199 Point of Sale System Hardw \$15,000 218 Swimming Pool Circ Pump M \$750 224 Spa Circ Pump Motor \$750 224 Spa Circ Pump Motor \$750 226 Spa Jet Pump Motor \$750 226 Spa Jet Pump Motor \$750 227 Court light, single head \$3,500 233 Court light, double head \$6,000 244 Dirinking fountain \$650 278 RFS Snack Bar Kitchen Mak \$2,500 296 Irrigation pond at #15 - liner \$85,000 216 Jacobsen 422 \$7,400 317 Jacobsen 422 \$7,400 318 Jacobsen 422 \$7,400 318 Jacobsen 422 \$7,400 326 Trox Sand Pro 3000 \$25,000 375 John Deere Sweeper TC 12 \$8,500 376 Jacobsen Slit Seeder (3 Poii \$10,000 383 Toro Sand Pro 3000 \$25,000	101	Admin - furniture/equipment	\$5,000					
188 Kitchen Make Up Air, EC-1 \$3,500 199 Point of Sale System Hardw \$15,000 215 Pool furniture \$40,000 218 Swimming Pool Circ Pump Mol \$750 224 Spa Circ Pump Motor \$750 226 Spa Jet Pump Motor \$750 226 Spa Jet Pump Motor \$750 221 Court light, poles \$15,000 223 Court light, double head \$3,500 233 Court light, single head \$3,500 234 Spa K Kitchen Maki \$2,500 295 Main line drainage system \$650,000 296 Irrigation pond at #15 - liner \$85,000 216 Jacobsen 422 \$7,400 317 Jacobsen 422 \$7,400 316 Jacobsen 422 \$7,400 317 Jacobsen 422 \$7,400 318 Jacobsen 422 \$7,400 317 Jonsher Sweeper TC 12 \$8,500 327 Toro Sand Pro 3000 \$25,000 328 Toro Sand Pro 3000 \$25,000 329 <	156	HVAC Hot Water Pump, HW	\$3,000					
199 Point of Sale System Hardw \$15,000 215 Pool furniture \$40,000 218 Swimming Pool Circ Pump Mot \$750 221 Wading Pool Circ Pump Moto \$750 224 Spa Circ Pump Motor \$750 225 Spa Jet Pump Motor \$750 231 Court light, poles \$15,000 232 Court light, double head \$3,500 233 Court light, double head \$60,000 234 Drinking fountain \$650 235 Main line drainage system \$650,000 296 Irrigation pond at #15 - liner \$86,000 216 Jacobsen 422 \$7,400 317 Jacobsen 422 \$7,400 318 Jacobsen 422 \$7,400 318 Jacobsen 422 \$7,400 326 Toro Sand Pro 3000 \$25,000 327 Jonb Deere Sweeper TC 12 \$8,600 328 Toro Sand Pro 3000 \$25,000 338 Jacobsen Silt Seeder (3 Poii \$10,000 386 Brower Walk Roller \$8,600 <	157							
215 Pool furniture \$40,000 216 Swimming Pool Circ Pump N \$750 224 Spa Circ Pump Motor \$750 224 Spa Circ Pump Motor \$750 226 Spa Jet Pump Motor \$750 231 Court light, poles \$15,000 232 Court light, double head \$8,000 233 Court light, double head \$8,000 244 Prinking fountain \$650 275 Main line drainage system \$86,000 296 Irrigation pond at #15 - liner \$85,000 296 Irrigation pond at #15 - liner \$85,000 317 Jacobsen 422 \$7,400 318 Jacobsen 422 \$7,400 319 John Deere Sweeper TC 12 \$8,500 326 Maxey Car Trailer \$4,000 376 Troy-Bit Vacuum \$2,500 382 Toro Sand Pro 3000 \$25,000 383 Jacobsen Sit Seeder (3 Poi \$10,000 386 Brower Walk Roller \$8,600 397 Smithco Greens Roller \$9,000		•						
218 Swimming Pool Circ Pump Moi \$750 224 Spa Circ Pump Motor \$750 226 Spa Jet Pump Motor \$750 231 Court light, poles \$15,000 232 Court light, double head \$3,500 233 Court light, double head \$65,000 234 Drinking fountain \$650 235 Main line drainage system \$650,000 296 Irrigation pond at #15 - liner \$85,000 296 Irrigation pond at #15 - liner \$85,000 296 Irrigation pond at #15 - liner \$85,000 316 Jacobsen 422 \$7,400 317 Jacobsen 422 \$7,400 3161 White Landscape Trailer \$5,200 327 Toro Sand Pro 3000 \$25,000 328 Toro Sand Pro 3000 \$25,000 328 Toro Sand Pro 3000 \$25,000 386 Brower Walk Roller \$8,600 397 Shoth Careers Boller \$9,000 398 Additional Reels for GK IV \$9,000 395 Additional Reels for GK IV \$9,0		-						
221 Wading Pool Circ Pump Motor \$750 226 Spa Circ Pump Motor \$750 231 Court light, poles \$15,000 232 Court light, single head \$3,500 233 Court light, double head \$6,000 234 Drinking fountain \$650 287 RFS Snack Bar Kitchen Mał \$2,500 296 Irrigation pond at #15 - liner \$850,000 216 Jacobsen 422 \$7,400 317 Jacobsen 422 \$7,400 318 Jacobsen 422 \$7,400 318 Jacobsen 422 \$7,400 317 John Deere Sweeper TC 12 \$8,500 328 Toro Sand Pro 3000 \$25,000 329 Troy-Bit Vacuum \$2,500 385 Jacobsen Stil Seeder (3 Poil \$10,000 386 Brower Walk Roller \$8,600 387 Smithco Greens Roller \$9,000 386 Brower Walk Roller \$8,600 387 Smithco Greens Roller \$9,000 386 Brower Walk Roller \$8,600 387 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>								
224 Spa Circ Pump Motor \$750 226 Spa Jet Pump Motor \$750 231 Court light, poles \$15,000 232 Court light, single head \$3,500 233 Court light, single head \$6,000 234 Drinking fountain \$650 276 RFS Snack Bar Kitchen Mah \$2,500 295 Main line drainage system \$650,000 296 Irrigation pond at #15 - liner \$85,000 316 Jacobsen 422 \$7,400 317 Jacobsen 422 \$7,400 318 Jacobsen 422 \$7,400 318 Jacobsen 422 \$7,400 316 White Landscape Trailer \$5,200 326 Maxey Car Trailer \$4,000 316 Jacobsen 422 \$7,400 317 Jacobsen 500 \$25,000 326 Toro Sand Pro 3000 \$25,000 327 Toro Sand Pro 3000 \$25,000 328 Jacobsen Slit Seeder (3 Poil \$10,000 \$25,000 329 Concrete Mixer \$8,650 329								
226 Spa Jet Pump Motor \$750 231 Court light, poles \$15,000 232 Court light, single head \$3,500 233 Court light, double head \$6,000 234 Drinking fountain \$650 287 RFS Snack Bar Kitchen Mal \$2,500 296 Irrigation pond at #15 - liner \$85,000 316 Jacobsen 422 \$7,400 317 Jacobsen 422 \$7,400 318 Jacobsen 422 \$7,400 316 Maxey Car Trailer \$8,200 326 Maxey Car Trailer \$5,200 361 White Landscape Trailer \$2,500 375 John Deere Sweeper TC 12 \$8,500 383 Toro Sand Pro 3000 \$25,000 383 Toro Sand Pro 3000 \$25,000 385 Jacobsen Soller \$8,600 387 Smithco Greens Roller \$8,600 395 Additional Reels for GK IV \$9,000 392 Concrete Mixer \$6,500 395 Additional Reels for GK IV \$9,000 412								
231 Court light, poles \$15,000 232 Court light, single head \$3,500 233 Court light, double head \$6,000 234 Drinking fountain \$650 287 RFS Snack Bar Kitchen Mal \$2,500 296 Iringation pond at #15 - liner \$85,000 316 Jacobsen 422 \$7,400 317 Jacobsen 422 \$7,400 318 Jacobsen 422 \$7,400 318 Jacobsen 422 \$7,400 318 Jacobsen 422 \$7,400 326 Maxey Car Trailer \$4,000 375 John Deere Sweeper TC 12 \$8,500 383 Toro Sand Pro 3000 \$25,000 383 Toro Sand Pro 3000 \$25,000 385 Jacobsen Slit Seeder (3 Poii \$10,000 386 Brower Walk Roller \$8,000 387 Smithco Greens Roller \$9,000 388 Toros Fand Pro 3000 \$25,000 387 Smithco Greens Roller \$9,000 388 Toros Fand Pro 3000 \$25,000 395								
232 Court light, single head \$3,500 233 Court light, double head \$6,000 234 Drinking fountain \$650 287 RFS Snack Bar Kitchen Mak \$2,500 295 Main line drainage system \$650,000 296 Irrigation pond at #15 - liner \$85,000 296 Irrigation pond at #15 - liner \$85,000 316 Jacobsen 422 \$7,400 317 Jacobsen 422 \$7,400 318 Jacobsen 422 \$7,400 361 White Landscape Trailer \$5,200 362 Maxey Car Trailer \$4,000 376 Troy-Bilt Vacuum \$2,500 383 Toro Sand Pro 3000 \$25,000 383 Jacobsen Slit Seeder (3 Poil \$10,000 386 Brower Walk Roller \$8,600 387 Smithco Greens Roller \$9,000 392 Concrete Mixer \$6,500 395 Additional Reels for GK IV \$9,000 402 Cushman Utility Flat Bed \$5,300 413 MC Conc. tile roof (repair 19 \$2,000								
233 Court light, double head \$6,000 234 Drinking fountain \$650 287 RFS Snack Bar Kitchen Mal \$2,500 295 Main line drainage system \$660,000 296 Irrigation pond at #15 - liner \$85,000 316 Jacobsen 422 \$7,400 317 Jacobsen 422 \$7,400 318 Jacobsen 422 \$7,400 326 White Landscape Trailer \$5,200 326 Maxey Car Trailer \$4,000 327 John Deere Sweeper TC 12 \$8,500 376 Troy-Bilt Vacuum \$2,500 382 Toro Sand Pro 3000 \$25,000 385 Jacobsen Slit Seeder (3 Poii \$10,000 386 Brower Walk Roller \$8,600 387 Smithco Greens Roller \$9,000 392 Concrete Mixer \$6,500 393 Additional Reels for GK IV \$9,000 392 Concrete Mixer \$6,500 393 Additional Reels for GK IV \$9,000 412 MC Refueling Station \$9,500								
234 Drinking fountain \$650 287 RFS Snack Bar Kitchen Mał \$2,500 295 Main line drainage system \$650,000 296 Irrigation pond at #15 - liner \$85,000 316 Jacobsen 422 \$7,400 317 Jacobsen 422 \$7,400 318 Jacobsen 422 \$7,400 318 Jacobsen 422 \$7,400 361 White Landscape Trailer \$5,200 362 Maxey Car Trailer \$5,200 375 John Deere Sweeper TC 12 \$8,500 376 Troy-Bilt Vacuum \$2,500 382 Toro Sand Pro 3000 \$25,000 383 Jacobsen Slit Seeder (3 Poil \$10,000 386 Brower Walk Roller \$8,600 387 Smithco Greens Roller \$9,000 392 Concrete Mixer \$6,500 395 Additional Reels for GK IV \$9,000 402 Cushman Utility Flat Bed \$5,300 413 MC Conc. tile roof (repair 19 \$2,000								
287 RFS Snack Bar Kitchen Mak \$2,500 295 Main line drainage system \$650,000 296 Irrigation pond at #15 - liner \$85,000 316 Jacobsen 422 \$7,400 317 Jacobsen 422 \$7,400 318 Jacobsen 422 \$7,400 361 White Landscape Trailer \$5,200 362 Maxey Car Trailer \$4,000 375 John Deere Sweeper TC 12 \$8,500 376 Troy-Bit Vacuum \$2,500 382 Toro Sand Pro 3000 \$25,000 383 Toro Sand Pro 3000 \$25,000 386 Brower Walk Roller \$8,600 387 Smithco Greens Roller \$9,000 392 Concrete Mixer \$6,500 393 Additional Reels for GK IV \$9,000 402 Cushman Utility Flat Bed \$5,300 412 MC Refueling station \$9,500 413 MC Conc. tile roof (repair 19 \$2,000		-						
295 Main line drainage system \$650,000 296 Irrigation pond at #15 - liner \$85,000 316 Jacobsen 422 \$7,400 317 Jacobsen 422 \$7,400 318 Jacobsen 422 \$7,400 361 White Landscape Trailer \$5,200 362 Maxey Car Trailer \$4,000 375 John Deere Sweeper TC 12 \$8,500 376 Troy-Bit Vacuum \$2,500 382 Toro Sand Pro 3000 \$25,000 383 Toro Sand Pro 3000 \$25,000 386 Brower Walk Roller \$8,600 387 Smithco Greens Roller \$9,000 392 Concrete Mixer \$6,500 395 Additional Reels for GK IV \$9,000 402 Cushman Utilty Flat Bed \$5,300 412 MC Refueling station \$9,500 413 MC Conc. tile roof (repair 19 \$2,000		-						
296 Irrigation pond at #15 - liner \$85,000 316 Jacobsen 422 \$7,400 317 Jacobsen 422 \$7,400 318 Jacobsen 422 \$7,400 361 White Landscape Trailer \$5,200 362 Maxey Car Trailer \$4,000 375 John Deere Sweeper TC 12 \$8,500 376 Troy-Bilt Vacuum \$2,500 382 Toro Sand Pro 3000 \$25,000 383 Toro Sand Pro 3000 \$25,000 386 Brower Walk Roller \$8,600 387 Smithco Greens Roller \$9,000 392 Concrete Mixer \$6,500 395 Additional Reels for GK IV \$9,000 402 Cushman Utility Flat Bed \$5,300 412 MC Refueling station \$9,500 413 MC Conc. tile roof (repair 19 \$2,000								
317 Jacobsen 422 \$7,400 318 Jacobsen 422 \$7,400 361 White Landscape Trailer \$5,200 362 Maxey Car Trailer \$4,000 375 John Deere Sweeper TC 12 \$8,500 376 Troy-Bilt Vacuum \$2,500 382 Toro Sand Pro 3000 \$25,000 383 Toro Sand Pro 3000 \$25,000 385 Jacobsen Slit Seeder (3 Poii \$10,000 386 Brower Walk Roller \$8,600 387 Smithco Greens Roller \$9,000 392 Concrete Mixer \$6,500 395 Additional Reels for GK IV \$9,000 402 Cushman Utility Flat Bed \$5,300 412 MC Refueling station \$9,500 413 MC Conc. tile roof (repair 19 \$2,000								
318 Jacobsen 422 \$7,400 361 White Landscape Trailer \$5,200 362 Maxey Car Trailer \$4,000 375 John Deere Sweeper TC 12 \$8,500 376 Troy-Bilt Vacuum \$2,500 382 Toro Sand Pro 3000 \$25,000 383 Toro Sand Pro 3000 \$25,000 385 Jacobsen Slit Seeder (3 Poir \$10,000 386 Brower Walk Roller \$8,600 387 Smithco Greens Roller \$9,000 392 Concrete Mixer \$6,500 395 Additional Reels for GK IV \$9,000 402 Cushman Utility Flat Bed \$5,300 412 MC Refueling station \$9,500 413 MC Conc. tile roof (repair 19 \$2,000	316	Jacobsen 422	\$7,400					
361 White Landscape Trailer \$5,200 362 Maxey Car Trailer \$4,000 375 John Deere Sweeper TC 12 \$8,500 376 Troy-Bilt Vacuum \$2,500 382 Toro Sand Pro 3000 \$25,000 383 Toro Sand Pro 3000 \$25,000 384 Toro Sand Pro 3000 \$25,000 385 Jacobsen Slit Seeder (3 Poil \$10,000 386 Brower Walk Roller \$8,600 387 Smithco Greens Roller \$9,000 392 Concrete Mixer \$6,500 395 Additional Reels for GK IV \$9,000 402 Cushman Utility Flat Bed \$5,300 412 MC Refueling station \$9,500 413 MC Conc. tile roof (repair 1% \$2,000	317	Jacobsen 422	\$7,400					
362 Maxey Car Trailer \$4,000 375 John Deere Sweeper TC 12 \$8,500 376 Troy-Bilt Vacuum \$2,500 382 Toro Sand Pro 3000 \$25,000 383 Toro Sand Pro 3000 \$25,000 385 Jacobsen Slit Seeder (3 Point \$10,000 386 Brower Walk Roller \$8,600 387 Smithco Greens Roller \$9,000 392 Concrete Mixer \$6,500 395 Additional Reels for GK IV \$9,000 402 Cushman Utility Flat Bed \$5,300 412 MC Refueling station \$9,500 413 MC Conc. tile roof (repair 1% \$2,000	318	Jacobsen 422	\$7,400					
375 John Deere Sweeper TC 12 \$8,500 376 Troy-Bilt Vacuum \$2,500 382 Toro Sand Pro 3000 \$25,000 383 Toro Sand Pro 3000 \$25,000 385 Jacobsen Slit Seeder (3 Poin \$10,000 386 Brower Walk Roller \$8,600 387 Smithco Greens Roller \$9,000 392 Concrete Mixer \$6,500 395 Additional Reels for GK IV \$9,000 402 Cushman Utility Flat Bed \$5,300 412 MC Refueling station \$9,500 413 MC Conc. tile roof (repair 1% \$2,000	361	•						
376 Troy-Bilt Vacuum \$2,500 382 Toro Sand Pro 3000 \$25,000 383 Toro Sand Pro 3000 \$25,000 385 Jacobsen Slit Seeder (3 Poin \$10,000 386 Brower Walk Roller \$8,600 387 Smithco Greens Roller \$9,000 392 Concrete Mixer \$6,500 395 Additional Reels for GK IV \$9,000 402 Cushman Utility Flat Bed \$5,300 412 MC Refueling station \$9,500 413 MC Conc. tile roof (repair 1% \$2,000		-						
382 Toro Sand Pro 3000 \$25,000 383 Toro Sand Pro 3000 \$25,000 385 Jacobsen Slit Seeder (3 Poin \$10,000 386 Brower Walk Roller \$8,600 387 Smithco Greens Roller \$9,000 392 Concrete Mixer \$6,500 395 Additional Reels for GK IV \$9,000 402 Cushman Utility Flat Bed \$5,300 412 MC Refueling station \$9,500 413 MC Conc. tile roof (repair 1% \$2,000		-						
383Toro Sand Pro 3000\$25,000385Jacobsen Slit Seeder (3 Poin\$10,000386Brower Walk Roller\$8,600387Smithco Greens Roller\$9,000392Concrete Mixer\$6,500395Additional Reels for GK IV\$9,000402Cushman Utility Flat Bed\$5,300412MC Refueling station\$9,500413MC Conc. tile roof (repair 1%)\$2,000								
385Jacobsen Slit Seeder (3 Poin\$10,000386Brower Walk Roller\$8,600387Smithco Greens Roller\$9,000392Concrete Mixer\$6,500395Additional Reels for GK IV\$9,000402Cushman Utility Flat Bed\$5,300412MC Refueling station\$9,500413MC Conc. tile roof (repair 1%)\$2,000								
386Brower Walk Roller\$8,600387Smithco Greens Roller\$9,000392Concrete Mixer\$6,500395Additional Reels for GK IV\$9,000402Cushman Utility Flat Bed\$5,300412MC Refueling station\$9,500413MC Conc. tile roof (repair 1%)\$2,000								
387Smithco Greens Roller\$9,000392Concrete Mixer\$6,500395Additional Reels for GK IV\$9,000402Cushman Utility Flat Bed\$5,300412MC Refueling station\$9,500413MC Conc. tile roof (repair 1%)\$2,000								
392Concrete Mixer\$6,500395Additional Reels for GK IV\$9,000402Cushman Utility Flat Bed\$5,300412MC Refueling station\$9,500413MC Conc. tile roof (repair 1%)\$2,000								
395Additional Reels for GK IV\$9,000402Cushman Utility Flat Bed\$5,300412MC Refueling station\$9,500413MC Conc. tile roof (repair 1%)\$2,000								
402Cushman Utility Flat Bed\$5,300412MC Refueling station\$9,500413MC Conc. tile roof (repair 1%)\$2,000								
412MC Refueling station\$9,500413MC Conc. tile roof (repair 1%)\$2,000								
		-						
417 MC Metal frame bldg (30'x6(\$90,000	413	-						
	417	MC Metal frame bldg (30'x6(\$90,000					
Total Scheduled Replacements \$1,27						Total Sal	adulad Ronlacomente	\$1,270,850
						TOTAL SCN	equieu replacements	φ1,∠70,000

YEAR 21 - PROJECTED REPLACEMENTS - 2036

Sample Country Club

Projected Annual Replacements - Page C23

February 9, 2015 11275901SAMPLE C16

TEAR 22 - PROJECTED REPLACEMENTS - 2037											
#	Description	\$	# Description	\$	# [Description	\$				
4	Concrete curb (3%)	\$4,397		•			•				
14	Concrete curb & gutter (3%)	\$1,913									
24	MCB Concrete flatwork (3%)	\$4,420									
40	MCB Concrete roof tiles (19	\$4,080									
162	Roof-Mount Exhaust Fan, El	\$1,800									
163	Roof-Mount Exhaust Fan, El	\$1,800									
164	Cart Barn Inline Exhaust Far	\$1,800									
193	Hot Water Circ. Pump Motor	\$750									
205	Security System	\$2,000									
230	Tennis court, wind screen	\$3,808									
235	RFS Concrete roof tiles (1%	\$840									
293	Concrete golf cart paths - 3%	\$62,016									
334	Greensking IV Plus	\$22,000									
335	Greensking IV Plus	\$22,000									
336	Greensking IV Plus	\$22,000									
345	John Deere 5210 W/ Backho	\$42,000									
357	John Deere Utility Trailer	\$650									
358	John Deere Utility Trailer	\$650									
366	SP 2000	\$600									
367	SP 2000	\$600									
368	SP 2000	\$600									
369	Gandy Fertilizer Spreader	\$300									
371	Turfco SP 1530	\$12,000									
396	Cushman Carry All 4800	\$4,500									
397	Cushman Carry All 4800	\$4,500									
398	Cushman Carry All 4800	\$4,500									
399	Cushman Carry All 4800	\$4,500									
400	Club Car Turf I	\$4,600									
401	Club Car Turf I	\$4,600									
401		φ4,000									
					Total Sahadad	ad Poplacements	¢040.000				
					Total Schedul	ed Replacements	\$240,223				

YEAR 22 - PROJECTED REPLACEMENTS - 2037

Sample Country Club

Projected Annual Replacements - Page C24

February 9, 2015 11275901SAMPLE C16

		,	3 - FROJECIED RE			
#	Description	\$	# Description	\$ #	Description	\$
31	Asphalt pavement, seal coat	\$17,507				
44	MCB Irrigation system control	\$9,000				
90	Pro Shop - F,F&E	\$5,000				
95	Hall/Library - furniture	\$10,000				
96	Hall/Library - redecoration	\$18,000				
100	Admin - carpet	\$6,875				
101	Admin - furniture/equipment	\$5,000				
102	Admin - redecoration	\$27,500				
160	Inline Exhaust Fan, EF-3	\$1,000				
189	Non-Water Wash Grease E	\$2,500				
247	RFS Patio tables/chairs	\$14,250				
327	Toro Z Master	\$2,600				
349	Smithco Mow-and-Go - Gree	\$650				
350	Smithco Mow-and-Go - Gree	\$650				
351	Smithco Mow-and-Go - Gree	\$650				
352	Smithco Mow-and-Go - Gree	\$650				
353	Smithco Mow-and-Go - Gree	\$650				
354	Smithco Mow-and-Go - Gree	\$650				
355	Smithco Mow-and-Go - Gree	\$650				
356	Smithco Mow-and-Go - Gree	\$650				
359	Pronovost Trailer P516/3S	\$8,500				
379	400 Gallon Trailer Sprayer	\$8,900				
380	1100 Gallon Mix Tank	\$10,000				
409	EZ - Go 4x4 Range Picker	\$4,300				
418	MC Metal frame bldg (30'x3)	\$36,000				
1.10	ine metal name slag (ee iet	\$00,000				
				Total Cal	adulad Paplacaments	¢100 100
				Total Sch	eduled Replacements	\$192,132

YEAR 23 - PROJECTED REPLACEMENTS - 2038

Sample Country Club

Projected Annual Replacements - Page C25

February 9, 2015 11275901SAMPLE C16

# Description \$ 38 Natural gase - Indered \$10,000 39 Stormwater - structure & pip \$10,000 30 Stormwater - structure & pip \$10,000 30 Main Diming Room - fedecoxitik \$5,900 61 Main Diming Room - store & \$12,800 \$14,800 63 Giff Diming Room - store & \$25,250 \$3,900 64 Main Diming - resteroistion \$3,500 70 Mers Loager Foom - store & \$3,5000 \$4,000 70 Mers Loager Hoom - store & \$3,5000 \$4,000 71 Mers Loager Hoom - store & \$3,5000 \$4,000 72 Mers Scharpt Hoom - store & \$3,5000 \$4,000 73 Mers Loager Hoom - store & \$3,5000 \$4,000 74 Mers Loager Hoom - store & \$3,5000 \$4,000 75 Scharpt Hood Starus Foo, \$4,000 \$4,000 74 Mers Loager Andre Morr Frace \$2,000 75 Scharpt Hood Charus Foo, \$1,000 \$4,000 76 Cybex 700 Charus Foo, \$1,000 \$1,000 76 Cybex 700			I LAK Z	4 - PROJECTED REP	LACEIVIENTS	5 - 2039	
38 Ricrawitz Storowski 39 Storowski Storowski 30 Storowski Storowski 30 Storowski Storowski 30 Storowski Storowski 30 Storowski Storowski 31 Storowski Storowski 32 Storowski Storowski 33 Storowski Storowski 34 Storowski Storowski 35 Storowski Storowski 36 Storowski Storowski 37 Mars Locker Room - reade Storowski 38 FFS Mardowski Storeford Storowitz 33 Storowski Storeford Storowitz 34 RFS Mardowski Storeford Storowitz 35 Lieffinness Storowski Storeford Storowitz 35 Storowski Storeford Storowitz 36 Storowski Storeford Storowitz 37 Opker X00 Storowitz 38 Storowitz Storowitz </th <th>#</th> <th>Description</th> <th>\$</th> <th># Description</th> <th>\$</th> <th># Description</th> <th>\$</th>	#	Description	\$	# Description	\$	# Description	\$
39 Stormwater - structure & pip \$10.000 54 Main Dining Room - turinture \$50.000 56 Main Dining Room - turinture \$25.000 57 Galin Dining Room - turinture \$25.000 58 Main Dining Room - turinture \$25.000 58 Main Storage - turinture \$25.200 58 Maris Lourge - support \$22.200 70 Maris Lourge - support \$22.200 71 Maris Lourge - support \$22.200 73 Maris Lourge - support \$22.200 74 Maris Lourge - support \$22.200 75 Maris Lourge - support \$22.200 76 FFS Windows/Shorehont \$47.700 74 Maris Lourge - support \$3.235 75 Cybox Pro-Turadmill \$14.000 75 Cybox Pro-Turadmill \$14.000 76 FFS Redecoration espense \$36.000 76 Cybox Pro-Turadmill \$14.000 76 Cybox Pro-Turadmill \$14.000 77 Cybox Pro-Turadmill \$2.000 78 Cybox Pro-Turadmill<			\$10,000				
55 Main Dining Room - refaceure \$341.680 59 Gall Dining Room - refaceure \$32.000 60 Gall Dining Room - refaceure \$32.000 60 Main Dining Room - refaceure \$32.000 70 Marris Lourge - renature \$32.000 70 Marris Lourge - refaceure \$32.000 70 Marris Lourge - refaceure \$32.000 70 Marris Lourge - refaceure \$32.000 71 Marris Lourge - refaceure \$32.000 72 Marris Lourge - refaceure \$37.1550 73 Marris Lourge - refaceure \$37.1550 74 RefS Carapet \$32.300 75 RefS Carapet \$32.350 76 RefS Carapet \$32.350 76 RefS Carapet \$32.350 76 Cybex 700 Longot Bioling \$14.000 76 RefS Carapet \$32.350 76 Cybex 700 Longot Bioling \$14.000 77 Cybex 700 Longot Bioling \$14.000 78 Schell Pion Rourabert Bioling \$15.000 77 Cybex 700 Longot Bioling <td>39</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	39						
66 Main Dining Room - transition \$25,000 60 Gill Dining Room - transition \$25,000 60 Meris Lounge - transition \$26,000 71 Meris Lounge - transition \$26,200 72 Meris Lounge - transition \$26,200 73 Meris Louter Room - carpet \$31,000 74 Meris Louter Room - carpet \$31,000 75 Meris Louter Room - carpet \$31,000 76 Refer Roem- decounterion \$36,000 78 Refer Roem- decounterion \$34,000 79 Statistical Adv Pir Free \$38,000 79 Cybex 700 Recumbant Sike \$1,800 70 Cybex 700 Recumbant Sike \$1,800 70 Cybex 700 Recumbant Sike \$1,800 70 Cybex 700 Diningh Sike \$1,800 70 Cybex 700 Diningh Sike \$1,800 70 Statistical Kar Hood Example \$1,800 70 Cybex 700 Diningh Sike \$1,800 70 Cybex 700 Diningh Sike \$1,800 70 Statistical Kar Hood Example \$1,800 70 <td>52</td> <td>Private Lounge - redecoratic</td> <td>\$9,900</td> <td></td> <td></td> <td></td> <td></td>	52	Private Lounge - redecoratic	\$9,900				
99 Gill Dining Toom - refector \$78,000 90 Mer's Lounge - campt \$52,200 90 Mer's Lounge - infinite \$20,000 70 Mer's Lounge - infinite \$20,000 73 Mer's Lounge - infinite \$36,700 73 Mer's Lounge - infinite \$36,700 74 Mer's Louder Room - redecc \$71,625 74 Ner's Louder Room - redecc \$71,625 74 Ner's Louder Room - redecc \$71,625 75 Statismath Fan, \$60,000 \$36,700 744 RFS Campet \$32,35 75 Statismath 400 PT Froot \$2,000 76 Statismath 400 PT Froot \$2,000 76 Statismath 400 PT Froot \$2,000 78 FS Shader Ador Finite \$2,000 78 FS Shader Ador Finite \$2,000 78 FS Shader Ador Finite \$2,000 79 FO Tool Tool Esha \$1,000 79 FO Tool Tool Esha \$1,000 79 FO Tool Tool Esha \$1		-					
00 Grill Dhring Room - reductors \$76.000 8 Meris Lounge - Impliture \$20.000 70 Meris Lounge - Inductorable \$28.250 72 Meris Louker Room - reductors \$77.650 73 Meris Louker Room - reductors \$37.750 74 Meris Louker Room - reductors \$37.700 75 Kinchan Hood Ezhaust Fan, \$50.000 \$28.250 74 RFS Carptot \$38.350 75 Cyber Yron Freadwill \$14.000 76 Cyber Yron Freadwill \$14.000 76 Cyber Yron Denzumbarti Bike \$18.000 76 Cyber Yron Duppfi Bike \$1.800 76 Cyber Yron Duppfi Bike \$1.800 76 Cyber Yron D \$47.000 78 Nichorakoff \$2.000 78 Syshift Proceed State \$1.600 79 Cyber Yron Duppfi Bike \$1.800 70 Cyber Yron D \$47.000 70 Syshift Proceed State \$19.000 71 Syshift Proceed State \$19.000 71 MC Conc. tile roof (repair 15		-					
68 Mer's Lounge - turniture \$20,000 70 Mer's Lounge - turniture \$20,200 73 Mer's Lounge - turniture \$20,200 73 Mer's Louker Room - redecc \$71,025 74 Mer's Louker Room - redecc \$71,720 74 Mer's Louker Room - redeccration \$36,750 75 Mer's Louker Storeform \$36,750 740 RFS S Grapot \$36,750 741 RFS Grapot \$36,750 7420 RFS S Manderstoreman expanse \$36,850 7421 RFS S Canceration expanse \$36,800 7422 RFS Sinderation expanse \$36,800 743 RFS Canceration expanse \$36,800 744 RFS Canceration expanse \$36,800 745 Staffmarket 400 PF Free \$20,000 745 Staffmarket 400 PF Free \$20,000 745 Staff Procease 970 \$19,000 7413 MC Cone: tile roof (repair 17 \$2,000		-					
69 Men's Lounge - reducation \$28,250 72 Men's Locker Room - reduce \$31,100 73 Men's Locker Room - reduce \$31,125 91 Pro Shop - reducation \$35,750 23 RFS Vindows/Storefant \$47,700 240 RFS Carpet \$32,325 252 Cybex Pro-Transhmill \$14,000 253 LifeFiness 9500 HR Tradn \$6,000 254 LifeFiness 9500 HR Tradn \$14,000 255 Staimaster 4400 PT Free C \$2,800 256 Spex Pro-Transhmille \$14,000 258 Schimp to Huper Body En \$2,000 256 Cybex 700 Upright Bike \$1,800 257 Cybex 700 Upright Bike \$1,800 258 Schim Free 70 \$17,000 258 Schim Free 70 \$19,000 248 Horn Decer 970 \$19,000 243 MC Conc. the reof (repair 19 \$2,000							
70 Meris Locker Room - redecoration \$36,800 73 Meris Locker Room - redecoration \$36,750 166 Kuchan Hood Eshuau Fan, \$6,000 240 RFS Carpet \$8,235 245 RFS Grapet \$8,000 252 Cybex Pro-* Treadmill \$41,400 253 LifeFinese \$500 HT Terms \$36,000 254 LifeFinese \$500 HT Reipica \$38,000 255 Summare \$400 PT Free \$23,000 256 Cybex 700 Heavinhamt Hike \$1,800 258 Salimate Ada Pot Per Body Erj \$2,000 258 Salimate Ada Pot Per Body Erj \$2,000 258 Salimate Kai Hood Eshua \$1,500 232 Loater Articulator' \$21,000 246 John Deere 970 \$19,000 247 MC Conc. tile roof (repair 19 \$2,000							
12 Mer's Locker Room - carpet \$9,100 37 Mer's Locker Room - carpet \$31,625 91 Pro Shop - redecoration \$33,8750 123 RFS Windows/Sorterion \$47,700 124 RFS Carpet \$82,855 252 Cycker Pro-Treadmill \$14,000 251 LideFiness 9500 HR Tipicad \$60,000 255 Spiller Por Treadmill \$14,000 251 LideFiness 9500 HR Tipicad \$14,000 253 Spiller Por Treadmill \$14,000 254 LideFiness 9500 HR Tipicad \$14,000 255 Spiller Por Tere C \$2,200 275 Cychex 700 Lignet Back \$1,800 275 Cychex 700 Lignet Back \$1,800 276 Cychex 700 Lignet Back \$1,800 277 Cychex 700 Lignet Back \$1,800 278 Spiller Por Lignet Back \$1,800 279 Lignet Back \$1,800 279 Lignet Back \$1,800 280 RFS Snack Bar Hood Exhau \$1,800 291 Lister Conculator' \$2,000 243 MC Conc: ille roof (repair 1) \$2,000		-					
73 Mem's Locker Room - redeccu \$71,125 91 Pro Shop - redeccuration \$36,750 165 Kitchen Hood Eshaust Fan, \$6,000 240 FRS Carpet \$38,750 241 FRS Carpet \$38,750 252 Cybex Pro- Tradmill \$14,400 253 LifeFiness 9500 HR Tradmill \$14,400 254 LifeFiness 9500 HR Tradmill \$14,000 254 LifeFiness 9500 HR Tradmill \$14,000 254 LifeFiness 9500 HR Tradmill \$1,800 255 Staimaster 400 PT Fred \$2,800 256 Cybex 700 Head Hall \$1,800 258 Sci-Fin Po 1 Upper Body Erj \$2,000 216 Pro Stands Bar Hood Eshau \$1,800 226 Too 470 D \$47,000 247 Too 170 D \$47,000 248 HS Snack Bar Hood Eshau \$1,800 257 Too 470 D \$47,000 346 John Deere 970 \$19,000 341 MC Conc. tile roof (repair 19 \$2,000		-					
91 Pro Shop - redecoration 333,750 156 Kitchen Hood Exhaus Era, \$6,000 238 RFS Rotoration expense 338,600 232 LipSer Pro Frachmilli \$14,000 235 LipSer Incess 500 HR Tipating \$14,000 235 LipSer Pro Frachmilli \$14,000 235 LipSer Pro Frachmilli \$14,000 236 LipSer Pro Frachmilli \$14,000 235 LipSer Pro Frachmilli \$14,000 235 Spite Pro Frachmilli \$14,000 236 Cybex 700 Upingth Bike \$18,000 236 Spite Pro Hoadmilli \$14,000 236 Spite Pro Hoadmilli \$14,000 237 Cybex 700 Upingth Bike \$18,000 238 RFS Sanck Bar Hoad Exhau \$18,000 239 Lipser Chiculator \$24,000 236 Jum Dere 707 \$19,000 241 MC Conc. tile roof (repair 1) \$2,000							
165 Kuchen Hood EShaust Fan, 58,000 248 RFS Carpet 58,235 247 RFS Carpet 58,235 252 Cybax Pro-Traadmill 2514,000 253 LuFFiness 9500 HF Trans 58,000 254 LuFFiness 9500 HF Trans 58,000 255 Summare 400 PT Free C \$2,500 256 Cybax 200 Urgin Bike \$1,800 257 Cybax 200 Urgin Bike \$1,800 258 Scimmare 400 PT Free C \$2,500 259 Cybax 200 Urgin Bike \$1,800 258 Scimmare 400 PT Free C \$2,500 258 Sci-Fit Pro 1 Upper Body En \$2,000 288 RFS Snack Bar Hood Eshau \$1,500 280 Laster Antoulator \$21,000 \$247,000 344 John Deer 970 \$19,000 413 MC Conc. tile rool (repair 15 \$2,000							
238 RFS Windows/Storefront \$47,700 476 RFS Grapet \$36,600 235 LideFitness 9500 HR Treadr \$6,000 236 LideFitness 9500 HR Treadr \$8,000 236 LideFitness 9500 HR Treadr \$8,000 236 Statimaster 4400 PT Free C \$2,500 257 Opter 700 Roumbant Bike \$1,800 238 Soft Pro 1 Upper Body Ent \$2,200 239 Tora 4700 D \$47,000 340 John Deere 970 \$19,000 413 MC Conc. tile roof (repair 19 \$2,000		-					
240 RFS Carpet \$8,235 247 RFS Redoration express \$36,600 252 Cybax Pro- Traadmill \$14,000 253 LifeFiness 9500 HR Finplica \$8,000 254 LifeFiness 9500 HR Eliptica \$8,000 255 Summarrest 400 PT Free \$2,500 256 Cybax 700 Recumbant Bike \$1,800 257 Cybax 700 Longth Bike \$1,800 258 Summarrest 400 PT Free \$2,000 258 Summarrest 400 PT Free \$2,000 258 Summarrest 400 PT Free \$2,000 259 Tora 4700 D \$47,000 340 John Dere 970 \$19,000 313 MC Conc. tile roof (repair 1?) \$2,000	238						
1282 Cyber Pro- Treadmill \$14,000 1284 LifeFiness 9500 HR Eliptica \$8,000 255 Staffmenss 9500 HR Eliptica \$1,800 256 Cyber 700 Roumbart Bike \$1,800 257 Cyber 700 Roumbart Bike \$1,800 258 Suffment Bike \$1,800 257 Cyber 700 Roumbart Bike \$1,800 258 Suffment Bike \$1,800 258 Suffment Bike \$1,800 258 Suffment Bike \$1,800 258 Suffment Bike \$1,800 288 RFS Snack Bar Hood Enta \$1,000 281 Jub Tobere \$70 \$1,9,000 413 MC Conc. tile roof (repair 19 \$2,000	240	RFS Carpet	\$8,235				
225 LifeFitmess 95000 HR Treadr \$6,000 225 Staimaster 4400 PT Free C \$2,500 236 Cychex 700 Recumbant Bike \$1,800 237 Cychex 700 Lpright Bike \$1,800 238 RFS Fanck Bar Hood Erthan \$1,500 230 Laster "Articulator" \$21,000 235 Tor, 47,000 \$47,000 246 John Deere 970 \$19,000 413 MC Conc. tile roof (repair 19) \$2,000	245	RFS Redecoration expense	\$36,600				
254 LifeFitness 9500 MF Elipitica \$8.000 255 Staimasti 4400 PT Free \$2.500 256 Cybex 700 Recumbart Bike \$1.800 257 Cybex 700 Upgitp Bike \$1.800 258 Staimasti 400 PT Free \$2.000 288 RFS Snack Bar Hood Exha \$1.000 325 Toro 4700 D \$47.000 326 John Derei 970 \$1.9,000 413 MC Conc. tile roof (repair 19) \$2.000		-					
255 Stairmaster 4400 PT Free C \$2,500 256 Cybex 700 Upigh Bike \$1,800 258 Sci-Fit Pro 1 Upper Body Erit \$2,000 287 RS Fascak Bar Hood Exhau \$1,500 320 Lastee TArticulator \$21,000 324 John Deere 970 \$19,000 413 MC Conc. tile roof (repair 19) \$2,000							
256 Cybex 700 Recumbant Bike \$1,800 257 Cybex 700 Upright Bike \$1,800 288 RFS Snack Bar Mood Eshau \$1,500 280 Lastee 'Articulator' \$21,000 325 Torio 4700 D \$47,000 345 John Denere 970 \$19,000 413 MC Conc. tile roof (repair 19) \$2,000		-					
287 Cybex 700 Upigh Bike \$1,800 258 Sci-Fit Pro 1 Upper Body Erit \$2,000 280 RFS Snack Bar Hood Exhat \$1,500 292 Lastec "Articulator" \$21,000 293 Cort Articulator" \$21,000 294 John Deere 970 \$19,000 413 MC Conc. tile roof (repair 19) \$22,000							
258 Ski-Fit Pro 1 Upper Body Ert, \$2.000 288 RFS Shack Bar Mood Exha, \$1.500 320 Lastec "Articulator" \$21,000 324 John Deere 970 \$19,000 413 MC Conc. tile roof (repair 19) \$2.000		-					
288 RFS Shack Bar Hood Exha. \$1,500 320 Lastee "Articulator" \$21,000 324 John Deere 970 \$19,000 413 MC Conc. tile roof (repair 19) \$2,000							
320 Lastec *Ariculator" \$21,000 325 Toro 4700 D \$47,000 340 John Dere 970 \$19,000 413 MC Conc. tile roof (repair 19) \$2,000							
325 Toro 4700 D \$47,000 346 John Deere 970 \$19,000 413 MC Conc. tile roof (repair 19) \$2,000							
346 John Deere 970 \$19,000 413 MC Cone. tile roof (repair 19) \$2,000							
413 MC Conc. tile roof (repair 1% \$2,000							
Total Scheduled Replacements \$718.690	413						
Total Scheduled Replacements \$718,690							
Total Scheduled Replacements \$718.690							
Total Scheduled Replacements \$718,690							
Total Scheduled Replacements \$718,690							
Total Scheduled Replacements \$718,690							
Total Scheduled Replacements \$718,630							
Total Scheduled Replacements \$718,690							
Total Scheduled Replacements \$718,690							
Image: Control Scheduled Replacements \$718,690							
Total Scheduled Replacements \$718,690							
Total Scheduled Replacements \$718.690							
Total Scheduled Replacements \$718.690							
Total Scheduled Replacements \$718,690							
Total Scheduled Replacements \$718,690							
Total Scheduled Replacements \$718,690							
Total Scheduled Replacements \$718,690							
Total Scheduled Replacements \$718,690							
Total Scheduled Replacements \$718,690							
Total Scheduled Replacements \$718,690							
Total Scheduled Replacements \$718,690							
Total Scheduled Replacements \$718,690							
Total Scheduled Replacements \$718,690							
Total Scheduled Replacements \$718,690							
Total Scheduled Replacements \$718,690							
Total Scheduled Replacements \$718,690							
Total Scheduled Replacements \$718,690							
Total Scheduled Replacements \$718,690							
Total Scheduled Replacements \$718,690							
Total Scheduled Replacements \$718,690							
Total Scheduled Replacements \$718,690							
Total Scheduled Replacements \$718,690							
						Total Scheduled Poplacomente	\$719 600
						rotal ochequieu Replacements	91 10,09U

YEAR 24 - PROJECTED REPLACEMENTS - 2039

Sample Country Club

Projected Annual Replacements - Page C26

February 9, 2015 11275901SAMPLE C16

		YEAR 2	5 - PROJ	ECTED REPL	ACEMENTS	6 - 204	.0	
#	Description	\$	#	Description	\$	#	Description	\$
79	Women's Lounge - carpet	\$2,350						
80	Women's Lounge - furniture	\$18,000						
81 83	Women's Lounge - redecora Women's Locker Room - ca	\$11,750 \$3,800						
84	Women's Locker Room - rec	\$40,000						
90	Pro Shop - F,F&E	\$5,000						
101	Admin - furniture/equipment	\$5,000						
104 105	East Gallery - carpet East Gallery - redecoration	\$16,500 \$33,000						
227	Tennis court, color coat	\$8,000						
403	Toro Workman 4300 D 4x4	\$23,500						
404 405	Toro Workman 3200 Jacobsen SV 2322	\$23,500 \$18,700						
405	Jacobsen SV 2322	\$18,700						
407	Kawasaki Mule 2520	\$4,100						
408	Kawasaki Mule 2520	\$4,100						
						Total S	Scheduled Replacements	\$236,000

Sample Country Club

Projected Annual Replacements - Page C27 February 9, 2015 11275901SAMPLE C16

		IEAR 2	6 - PROJECTED REP	LACEMENTS	5 - 2041	
#	Description	\$	# Description	\$	# Description	\$
45	MCB Rolling door - Service	\$9,500				
66	Terrace - furniture	\$6,000				
192	Hot Water Circ. Pump Motor	\$750				
195	Hot Water Booster Pump Mc	\$750 \$750				
218 221	Swimming Pool Circ Pump N Wading Pool Circ Pump Mot	\$750 \$750				
221	Spa Circ Pump Motor	\$750 \$750				
226	Spa Jet Pump Motor	\$750				
259	Cybex Dual Axis Chest Pres	\$2,500				
260	Cybex Dual Axis Pulldown	\$2,500				
261	Cybex Leg Extension	\$2,500				
262	Cybex Seated Leg Curl	\$2,500				
263	Free Motion Single Cable	\$1,800				
264	LifeFitness Smith Press	\$2,500				
265 266	Cybex Flat - Adjustable Ben Maxicam 3 Tiered 12 pair Du	\$1,400 \$500				
267	Maxicam 2 Tiered 4 pair Du	\$300 \$400				
268	Cybex 45 Hyperextension B	\$500				
269	Cybex Adjustable Abdomina	\$500				
270	E-Z Curl Bar	\$150				
290	Sand bunkers	\$545,000				
313	Jacobsen 522 A	\$7,400				
314	Jacobsen 522 A	\$7,400				
315	Jacobsen 422	\$7,400				
323 324	Toro 3100 D Toro 3100 D	\$34,000 \$34,000				
332	Greensking IV	\$34,000 \$18,000				
333	Greensking IV	\$18,000				
337	Toro Walk-Behind Aerifier	\$26,500				
338	Toro Walk-Behind Aerifier	\$26,500				
341	Jacobsen Pull Behind Aerific	\$8,500				
344	John Deere 1070	\$20,000				
347 360	Cub Cadet Pronovost Trailer P509	\$14,000 \$5,500				
364	Lely Model W	\$4,500				
370	Turfco Met-R-Matic	\$6,200				
377	SDI Sprayer	\$23,000				
378	Smithco Spraystar 1000	\$35,000				
382	Toro Sand Pro 3000	\$25,000				
383	Toro Sand Pro 3000	\$25,000				
388	Steiner w/ Attachments	\$35,000				
393	Concrete Mixer	\$3,500				
					Total Sabadulad Danlasamarta	¢067.450
					Total Scheduled Replacements	\$967,150

February 9, 2015 11275901SAMPLE C16

#	Description	\$	# Description	\$ #	Description	\$
40	MCB Concrete roof tiles (19	\$4,080				
62	Board Room - furniture	\$10,000				
63	Board Room - redecoration	\$23,800				
90	Pro Shop - F,F&E	\$5,000				
101		\$5,000				
198	Grafik Eye Light Dimming S	\$25,000				
205		\$2,000				
235	RFS Concrete roof tiles (1%	\$840				
413	MC Conc. tile roof (repair 1%	\$2,000				
				Total S	Scheduled Replacements	\$77,720
			1			

YEAR 27 - PROJECTED REPLACEMENTS - 2042

Sample Country Club

Projected Annual Replacements - Page C29

February 9, 2015 11275901SAMPLE C16

			0 - FRUJECIED REF			
#	Description	\$	# Description	\$ #	Description	\$
5	Concrete curb (3%)	\$4,397			•	
15	Concrete curb & gutter (3%)	\$1,913				
25	MCB Concrete flatwork (3%)	\$4,420				
31	Asphalt pavement, seal coat	\$17,507				
41	MCB Re-coat stucco	\$40,705				
44	MCB Irrigation system control	\$9,000				
76	Men's Locker Room - steam	\$10,000				
93	Hall/Library - refinish wood f	\$2,400				
94	Hall/Library - replace wood f	\$12,000				
97	Hall - Men's rest room	\$20,000				
98	Hall - Women's rest room	\$20,000				
113	Cook-N-Hold Alto shaam	\$8,500				
114	Cleveland 3 Pan Steamcraft	\$5,500				
117	Two Deck Vulcan Convectio	\$12,500				
118	5' Range w 6 Burners/Griddl	\$8,500 \$4,800				
121	4' Char Broiler w/o Oven 2 Fryers w/Dump Station	\$4,800 \$8,500				
122	Single Cell Traulsen Refrige	\$3,800				
129	Ice Machine/Bin	\$4,200				
194	Hot Water Booster Pump Mc	\$750				
199	Point of Sale System Hardw	\$15,000				
237	RFS Re-coat stucco	\$7,490				
273	Fryer 30 lb. Countertop	\$2,200				
274	42" Griddle Flat/24" Grooved	\$3,800				
276	Referigerated Sandwich Mal	\$2,600				
277	Hoshizaki I ce Machine/Bin	\$3,400				
280	Prep Sinks	\$2,800				
281	Service Counters, etc.	\$6,500				
282	•	\$3,000				
293	Concrete golf cart paths - 39	\$62,016				
327	Toro Z Master	\$2,600				
328	Jacobsen 3500	\$47,000				
329 330	Jacobsen 3500 Jacobsen 3400	\$47,000 \$38,000				
343	John Deere 5300	\$38,000				
409	EZ - Go 4x4 Range Picker	\$4,300				
410	MC Concrete hardstand (10	\$20,520				
411	MC Perimeter wall - stucco r	\$11,760				
415	MC Stucco, recoat	\$14,700				
						
				Total Sc	heduled Replacements	\$522,077

YEAR 28 - PROJECTED REPLACEMENTS - 2043

Sample Country Club

Projected Annual Replacements - Page C30

February 9, 2015 11275901SAMPLE C16

		,	9 - PROJECTED REPL	 	-	
#	Description	\$	# Description	\$ #	Description	\$
36	Domestic water - lateral	\$10,000				
37	Sanitary sewer - lateral	\$10,000				
86	Women's Locker Room - sa	\$4,000				
89	Pro Shop - carpet	\$6,525				
90	Pro Shop - F,F&E	\$5,000				
101	Admin - furniture/equipment	\$5,000				
149	Chiller - Carrier - 140 ton	\$90,000				
150	Cooling Tower - BAC - 140 t	\$24,000				
210	Wading pool, whitecoat/tile	\$1,040				
212		\$1,430				
285		\$3,000				
305		\$7,400				
306	Jacobsen 522 A	\$7,400				
307	Jacobsen 522 A	\$7,400				
308		\$7,400				
309	Jacobsen 522 A	\$7,400				
310	Jacobsen 522 A	\$7,400				
311	Jacobsen 522 A	\$7,400				
312		\$7,400				
321	Toro 3500	\$36,000				
322		\$36,000				
				Total S	cheduled Replacements	\$291,195
L			L		• • • • •	. ,

YEAR 29 - PROJECTED REPLACEMENTS - 2044

Sample Country Club

Projected Annual Replacements - Page C31

February 9, 2015 11275901SAMPLE C16

			U - PROJECTED REP	2010	
#	Description	\$	# Description	\$ # Description	\$
208	Swimming pool, whitecoat/til	\$35,100			
227	Tennis court, color coat	\$8,000			
228	Tennis court, post & footings	\$5,200			
229	Tennis court, fence	\$16,320			
284	RFS Carrier Heat Pump No.	\$3,000			
357	John Deere Utility Trailer	\$650			
358	John Deere Utility Trailer	\$650			
366	SP 2000	\$600			
367	SP 2000	\$600			
368		\$600			
369	Gandy Fertilizer Spreader	\$300			
371		\$12,000			
396	Cushman Carry All 4800	\$4,500			
397		\$4,500			
398		\$4,500			
399	Cushman Carry All 4800	\$4,500			
400	Club Car Turf I	\$4,600			
401	Club Car Turf I	\$4,600			
413	MC Conc. tile roof (repair 1% MC Skylights	\$2,000 \$3,600			
414	we orginghts	\$3,600			
				Total Scheduled Replace	ments \$115,820
L			L		

YEAR 30 - PROJECTED REPLACEMENTS - 2045

Miller + Dodson Associates, Inc. Sample Country Club

February 9, 2015 11275901SAMPLE C16

YEAR 31 - PROJECTED REPLACEMENTS - 2046

						0 - 20+0	
#	Description	\$	#	Description	\$	# Description	\$
35	Bollard lights	\$23,750	386	Brower Walk Roller	\$8,600		
50	Private Lounge - windows	\$14,400	387	Smithco Greens Roller	\$9,000		
51	Private Lounge - carpet	\$8,910	389	Tractor Forks	\$5,000		
52	Private Lounge - redecoratic	\$9,900	390	Gannon Box Blade	\$4,200		
53	Main Dining Room - window	\$62,550	391	Storage Container	\$8,000		
54	Main Dining Room - carpet	\$63,756	392	Concrete Mixer	\$6,500		
55	Main Dining Room - furniture	\$50,000	395	Additional Reels for GK IV	\$9,000		
56	Main Dining Room - redecor	\$141,680 \$28,250	402	Cushman Utility Flat Bed	\$5,300 \$4,500		
57 58	Grill Dining Room - windows Grill Dining Room - carpet	\$38,250 \$35,100	416	MC Garage doors	\$4,500		
59	Grill Dining Room - furniture	\$35,100 \$25,000					
60	Grill Dining Room - redecore	\$78,000					
68	Men's Lounge - carpet	\$5,250					
69	Men's Lounge - furniture	\$20,000					
70	Men's Lounge - redecoratior	\$26,250					
72	Men's Locker Room - carpet	\$9,100					
73	Men's Locker Room - redect	\$71,625					
90	Pro Shop - F,F&E	\$5,000					
101	Admin - furniture/equipment	\$5,000					
151	Ajax Hot Water Boiler	\$10,000					
156	HVAC Hot Water Pump, HW	\$3,000					
157	HVAC Hot Water Pump, HW	\$3,000					
197	Dual-Lite Emergency Lightin	\$4,000					
215	Pool furniture	\$40,000					
218	Swimming Pool Circ Pump N	\$750					
219	Swimming Pool Pentair Tritc Wading Pool Circ Pump Mot	\$7,800 \$750					
221	Wading Pool Pentair Triton	\$750 \$3,900					
224	Spa Circ Pump Motor	\$750					
225	Spa Pentair Triton TR140C :	\$2,800					
226	Spa Jet Pump Motor	\$750					
234	Drinking fountain	\$650					
239	RFS Suspended acoustical	\$6,700					
252	Cybex Pro+ Treadmill	\$14,000					
253	LifeFitness 9500 HR Treadm	\$6,000					
254	LifeFitness 9500 HR Eliptica	\$8,000					
255	Stairmaster 4400 PT Free C	\$2,500					
256	Cybex 700 Recumbant Bike	\$1,800					
257	Cybex 700 Upright Bike	\$1,800					
258	Sci-Fit Pro 1 Upper Body Er	\$2,000 \$250,000					
298 299	Irrigation Heads on Golf Cou PVC Pipe and Control Wire	\$250,000 \$650,000					
303	Flowtonex Pump Station	\$150,000					
304	T Weather	\$12,000					
316	Jacobsen 422	\$7,400					
317	Jacobsen 422	\$7,400					
318	Jacobsen 422	\$7,400					
319	Toro Flex 21 with trailer	\$7,800					
326	Toro 36 Commercial	\$2,000					
331	Jacobsen LF 128 with Plug I	\$38,000					
339	Soil Reliever 72 / Southern 7	\$32,000					
340	Verti-Drain 7316	\$38,000					
348	Kubota 4900	\$26,000					
363	Toro Nozzle 41252	\$6,000 \$6,800					
365 372	Lely Model L 1500 Gravely Pro - Vac 1050	\$6,800 \$23,000					
372	Gravely Pro - Vac 1050 Dakota 440 Turf Tender	\$23,000 \$38,000					
373	Toro Debris Blower 2613	\$38,000					
376	Troy-Bilt Vacuum	\$2,500					
381	Ryan Mat-Away Seeders	\$6,500					
382	Toro Sand Pro 3000	\$25,000					
383	Toro Sand Pro 3000	\$25,000					
384	Ryan Ren-O-Thin	\$8,500					
385	Jacobsen Slit Seeder (3 Poi	\$10,000				Total Scheduled Replacements	\$2,257,871
·	· ·		L			·•	

Sample Country Club

Projected Annual Replacements - Page C33

February 9, 2015 11275901SAMPLE C16

# Description \$ # Description \$ # Description	
	\$
40 MCB Concrete roof tiles (1% \$4,080	•
79 Women's Lounge - carpet \$2,350	
80 Women's Lounge - furniture \$18,000	
81 Women's Lounge - redecore \$11,750 83 Women's Locker Room - cai \$3,800	
83 Women's Locker Room - cai \$3,800 84 Women's Locker Room - rec \$40,000	
103 East Gallery - windows \$36,450	
104 East Gallery - carpet \$16,500	
105 East Gallery - redecoration \$33,000	
193 Hot Water Circ. Pump Motor \$750	
205 Security System \$2,000 200 Warling Basel Lockings Has \$4,000	
220 Wading Pool Lochinvar Hea \$1,200 223 Spa RayPak RP2100 water \$1,200	
230 Tennis court, wind screen \$3,808	
235 RFS Concrete roof tiles (1% \$840	
283 RFS Carrier Heat Pump No. \$3,000	
289 RFS - A.O. Smith Hot Water \$3,500	
Total Scheduled Replacen	nents \$182,228

Sample Country Club

Projected Annual Replacements - Page C34

February 9, 2015 11275901SAMPLE C16

		TEAR 3	3 - PROJECTED REP	LACEMENTS	9 - 2048	
#	Description	\$	# Description	\$	# Description	\$
31	Asphalt pavement, seal coat	\$17,507				
32	Asphalt pavement, mill & ove	\$147,717				
44	MCB Irrigation system control	\$9,000				
67	Men's Lounge - windows	\$24,300				
78	Women's Lounge - windows	\$13,050				
90	Pro Shop - F,F&E	\$5,000				
101	Admin - furniture/equipment	\$5,000				
106	Dry Storage Shelving	\$1,200				
107	Walk-in Cooler/Freezer 8'x1	\$16,800				
108	Walk-in Cooler Freezer She	\$2,400				
109	Prep Table w/Sink	\$4,200				
110	Disposal	\$2,800				
111	Worktable	\$1,600				
112	Food Processor	\$300				
115	Bakers Pride Two Deck Pizz	\$1,600				
116	Exhaust Hood 25'	\$35,000				
119	6 Burner Range w/Salaman	\$8,500				
120	4' Range w/Griddle Oven	\$5,800				
124	Chef's Line	\$80,000				
125	Stainless Steel Soiled Dish	\$8,400				
126	Dishwasher	\$1,600				
127	Stainless Steel Clean Dishta	\$2,100				
128	Pot Sink - 2 Compartment	\$3,600				
130	Beverage Stand 12'-6"	\$6,250				
131	Draft Beer Box	\$4,500				
132	Stainless Steel Utility Stand	\$6,500				
133	Server Stand 8'-6"	\$4,500				
134	Server Stand 7'	\$3,600				
135	Grill Bar Equipment	\$30,800				
136	Bar Equipment	\$28,000				
137	Liquor Storage Shelving	\$900				
138	Liquor Storage Refrigerator,	\$3,600				
139	Liquor Storage Ice Machine/	\$3,400				
140	Liquor Storage Server Pick-	\$2,800				
141	Dry Storage Room Shelving	\$3,000				
142	Liquor Storage Shelving	\$1,800				
143	Beer/Wine Cooler 7'x10'	\$9,100				
144	Beer/Wine Cooler Shelving	\$1,200 \$8,400				
145	Walk-in Freezer 8'x15'	\$8,400 \$1,200				
146	Walk-in Freezer Shelving Walk-in Cooler	\$1,200 \$15,680				
147	Walk-in Cooler Shelving					
201	Simplex Fire Alarm System I	\$1,800 \$8,000				
201	Simplex Fire Alarm System i Simplex Fire Alarm Annuncia					
202	Swimming Pool RayPak Hea	\$3,200 \$3,000				
247	RFS Patio tables/chairs	\$3,000 \$14,250				
272	Exhaust Hood, 6'	\$6,000				
275	Stainless Steel Worktable St	\$1,800				
278	Stainless Steel 2 Compartm	\$2,800				
279	Shelving, 3 Sections	\$900				
286	RFS Carrier Heat Pump No.	\$3,000				
327	Toro Z Master	\$2,600				
403	Toro Workman 4300 D 4x4	\$23,500				
404	Toro Workman 3200	\$23,500				
405	Jacobsen SV 2322	\$18,700				
406	Jacobsen SV 2322	\$18,700				
407	Kawasaki Mule 2520	\$4,100				
408	Kawasaki Mule 2520	\$4,100				
409	EZ - Go 4x4 Range Picker	\$4,300				
413	MC Conc. tile roof (repair 1%	\$2,000				
					Total Scheduled Replacements	\$678,954

YEAR 33 - PROJECTED REPLACEMENTS - 2048

Sample Country Club

Projected Annual Replacements - Page C35

February 9, 2015 11275901SAMPLE C16

		12/11/0	4 - PROJECTED REP	 		
#	Description	\$	# Description	\$ #	Description	\$
6	Concrete curb (3%)	\$4,397				•
16	Concrete curb & gutter (3%)	\$1,913				
26	MCB Concrete flatwork (3%)	\$4,420				
38	Natural gas - lateral	\$10,000				
39	Stormwater - structure & pip	\$10,000				
61	Board Room - carpet	\$10,710				
62	Board Room - furniture	\$10,000				
63	Board Room - redecoration	\$23,800				
65	Terrace - BBQ grill	\$3,200				
165		\$6,000				
200		\$14,000				
240		\$8,235				
245		\$36,600				
271	1995 GMC Safari Van	\$30,000 \$25,000				
288		\$1,500				
293 320		\$62,016 \$21,000				
320	Lastec Articulator	\$21,000				
				Total Sch	eduled Replacements	\$252,790
L			L	L	-	

YEAR 34 - PROJECTED REPLACEMENTS - 2049

February 9, 2015 11275901SAMPLE C16

#	Description	\$	# Description	\$ #	Description	\$
90	Pro Shop - F,F&E	\$5,000				
101	Admin - furniture/equipment	\$5,000				
158	Inline Exhaust Fan, EF-1	\$1,000				
159	Inline Exhaust Fan, EF-2	\$1,000				
161	Inline Exhaust Fan, EF-4	\$1,000				
166		\$1,000				
196		\$1,200				
199	Point of Sale System Hardw	\$15,000				
227		\$8,000				
349		\$650				
350		\$650 \$650				
351		\$650 \$650				
352		\$650 \$650				
353						
354		\$650 ¢650				
355		\$650				
356		\$650				
359		\$8,500				
379		\$8,900				
380	1100 Gallon Mix Tank	\$10,000				
				Total S	cheduled Replacements	\$70,800
L			L			<i></i> ,

YEAR 35 - PROJECTED REPLACEMENTS - 2050

Miller + Dodson Associates, Inc. Sample Country Club

		ILAN J		 5-2051	
#	Description	\$	# Description	\$ # Description	\$
34	Pole lights - fixture heads	\$62,400			
66	Terrace - furniture	\$6,000			
75	Men's Locker Room - steam	\$15,000			
76	Men's Locker Room - steam	\$10,000			
188	Kitchen Make Up Air, EC-1	\$3,500			
192	Hot Water Circ. Pump Motor	\$750			
195	Hot Water Booster Pump Mo	\$750			
218	Swimming Pool Circ Pump N	\$750			
221	Wading Pool Circ Pump Mot	\$750			
224	Spa Circ Pump Motor	\$750			
226	Spa Jet Pump Motor	\$750			
232	Court light, single head	\$3,500			
233	Court light, double head	\$6,000			
259	Cybex Dual Axis Chest Pres	\$2,500			
260	Cybex Dual Axis Pulldown	\$2,500			
261	Cybex Leg Extension	\$2,500			
262	Cybex Seated Leg Curl	\$2,500			
263	Free Motion Single Cable	\$1,800			
264	LifeFitness Smith Press	\$2,500			
265	Cybex Flat - Adjustable Ben	\$1,400			
266	Maxicam 3 Tiered 12 pair Du	\$500 \$400			
267	Maxicam 2 Tiered 4 pair Du	\$400 \$500			
268	Cybex 45 Hyperextension B	\$500 \$500			
269	Cybex Adjustable Abdomina	\$500 \$450			
270	E-Z Curl Bar	\$150 © 500			
287	RFS Snack Bar Kitchen Mak	\$2,500			
297 313	Greenside pond at #2 - liner Jacobsen 522 A	\$40,000 \$7,400			
313	Jacobsen 522 A	\$7,400 \$7,400			
314	Jacobsen 422	\$7,400 \$7,400			
337	Toro Walk-Behind Aerifier	\$26,500			
338	Toro Walk-Behind Aerifier	\$26,500 \$26,500			
342	Aerway Turf	\$6,000			
364	Lely Model W	\$4,500			
377	SDI Sprayer	\$23,000			
378	Smithco Spraystar 1000	\$35,000			
382	Toro Sand Pro 3000	\$25,000			
383	Toro Sand Pro 3000	\$25,000			
388	Steiner w/ Attachments	\$35,000			
393	Concrete Mixer	\$3,500			
394	Ditch Witch 3500	\$45,000			
413	MC Conc. tile roof (repair 1%	\$2,000			
1					
1					
1					
1					
1					
1					
1					
1					
1					
1					
1					
1					
				Total Scheduled Replacements	\$450,350

Projected Annual Replacements - Page C38

Sample Country Club

February 9, 2015 11275901SAMPLE C16

	YEAR 37 - PROJECTED REPLACEMENTS - 2052												
40 90 100 160 160 200	 Pro Shop - F,F&E Admin - furniture/equipment Roof-Mount Exhaust Fan, El Roof-Mount Exhaust Fan, El Cart Barn Inline Exhaust Far Security System RFS Concrete roof tiles (1% RFS Skylights (4'x4') Greensking IV Plus Greensking IV Plus Greensking IV Plus Greensking IV Plus 	YEAR 3 \$ 4,080 \$5,000 \$1,800 \$1,800 \$1,800 \$2,000 \$22,000 \$22,000 \$22,000 \$42,000 \$42,000	# Description	\$	# Description	S							
					Total Scheduled Replacements	\$130,430							

YEAR 37 - PROJECTED REPLACEMENTS - 2052

Sample Country Club

Projected Annual Replacements - Page C39

February 9, 2015 11275901SAMPLE C16

YEAR 38 - PROJECTED REPLACEMENTS - 2053

			38 - PROJECTED REI	9 - 2033	
#	Description	\$	# Description	\$ # Description	\$
31	Asphalt pavement, seal coat	\$17,507			
41	MCB Re-coat stucco	\$40,705			
44	MCB Irrigation system control	\$9,000			
52	Private Lounge - redecoratic	\$9,900			
55	Main Dining Room - furniture	\$50,000			
56	Main Dining Room - redecor	\$141,680			
59	Grill Dining Room - furniture	\$25,000			
60	Grill Dining Room - redecore	\$78,000			
68	Men's Lounge - carpet	\$5,250			
69	Men's Lounge - furniture	\$20,000			
70	Men's Lounge - redecoratior	\$26,250			
72	Men's Locker Room - carpet	\$9,100			
73	Men's Locker Room - redect	\$71,625			
92	Hall/Library - windows	\$20,700			
93	Hall/Library - refinish wood f	\$2,400			
95	Hall/Library - furniture	\$10,000			
96	Hall/Library - redecoration	\$18,000			
99	Admin - windows	\$9,000			
100	Admin - carpet	\$6,875			
102	Admin - redecoration	\$27,500			
160	Inline Exhaust Fan, EF-3	\$1,000			
189	Non-Water Wash Grease E	\$2,500			
194	Hot Water Booster Pump Mc	\$750			
237	RFS Re-coat stucco	\$7,490			
252	Cybex Pro+ Treadmill	\$14,000			
253	LifeFitness 9500 HR Treadm	\$6,000			
254	LifeFitness 9500 HR Eliptica	\$8,000			
255	Stairmaster 4400 PT Free C	\$2,500			
256	Cybex 700 Recumbant Bike	\$1,800			
257	Cybex 700 Upright Bike	\$1,800 \$2,000			
258	Sci-Fit Pro 1 Upper Body Er	\$2,000 \$2,600			
327 357	Toro Z Master	\$2,600 \$650			
358	John Deere Utility Trailer John Deere Utility Trailer	\$650 \$650			
366	SP 2000	\$600 \$600			
367	SP 2000	\$600			
368	SP 2000	\$600 \$600			
369	Gandy Fertilizer Spreader	\$300			
371	Turfco SP 1530	\$12,000			
396	Cushman Carry All 4800	\$4,500			
397	Cushman Carry All 4800	\$4,500			
398	Cushman Carry All 4800	\$4,500			
399	Cushman Carry All 4800	\$4,500			
400	Club Car Turf I	\$4,600			
401	Club Car Turf I	\$4,600			
409	EZ - Go 4x4 Range Picker	\$4,300			
411	MC Perimeter wall - stucco r	\$11,760			
415	MC Stucco, recoat	\$14,700			
				Total Scheduled Replacements	\$722,292

Sample Country Club

February 9, 2015 11275901SAMPLE C16

		YEAR 3	9 - PRC	JECTED REPL	ACEMENT	S -	2054	11275901SAMPLE C16
	Description	^		Description	^		" Description	^
#	Description	\$ \$10.000	#	Description	\$		# Description	\$
36 37	Domestic water - lateral Sanitary sewer - lateral	\$10,000 \$10,000						
79	Women's Lounge - carpet	\$10,000						
80	Women's Lounge - furniture	\$18,000						
81	Women's Lounge - redecora	\$11,750						
83	Women's Locker Room - ca	\$3,800						
84	Women's Locker Room - rec	\$40,000						
88	Pro Shop - windows	\$24,840						
89	Pro Shop - carpet	\$6,525						
90	Pro Shop - F,F&E	\$5,000						
91	Pro Shop - redecoration	\$36,750						
101	Admin - furniture/equipment	\$5,000						
104	East Gallery - carpet	\$16,500						
105	East Gallery - redecoration	\$33,000						
167	Magic Aire Fan Coil 1, FC-1	\$3,250						
168	Magic Aire Fan Coil 2, FC-2	\$3,250						
169	Magic Aire Fan Coil 3, FC-3	\$3,250						
170	Magic Aire Fan Coil 4, FC-4	\$3,250						
171	Magic Aire Fan Coil 5, FC-5	\$3,250						
172	Magic Aire Fan Coil 6, FC-6	\$3,250						
173	Magic Aire Fan Coil 7, FC-7	\$3,250						
174	Magic Aire Fan Coil 8, FC-8	\$3,250						
175	Magic Aire Fan Coil 9, FC-9	\$3,250						
176	Magic Aire Fan Coil 10, FC-	\$3,250						
177	Magic Aire Fan Coil 10A, FC	\$3,250 \$3,250						
178	Magic Aire Fan Coil 11, FC-	\$3,250						
179 180	Magic Aire Fan Coil 12, FC-	\$3,250 \$3,250						
180	Magic Aire Fan Coil 13, FC- Magic Aire Fan Coil 14, FC-	\$3,250						
182	Magic Aire Fan Coil 15, FC-	\$3,250						
183	Magic Aire Fan Coil 16, FC-	\$3,250						
184	Magic Aire Fan Coil 17, FC-	\$3,250						
185	Magic Aire Fan Coil 18, FC-	\$3,250						
186	Magic Aire Fan Coil 19, FC-	\$3,250						
187	Magic Aire Fan Coil 20, FC-;	\$3,250						
206	Glof bag storage bins	\$45,000						
209	Wading pool, structure	\$5,200						
210	Wading pool, whitecoat/tile	\$1,040						
211	Spa, structure	\$7,150						
212	Spa, whitecoat/tile	\$1,430						
241	RFS Ceramic tile floors	\$32,760						
242	RFS Ceramic tile walls	\$23,040						
243	RFS Plumbing fixtures	\$10,000						
244	RFS Wood lockers	\$5,400						
305	Jacobsen 522 A	\$7,400						
306 307	Jacobsen 522 A Jacobsen 522 A	\$7,400 \$7,400						
307	Jacobsen 522 A	\$7,400 \$7,400						
308	Jacobsen 522 A	\$7,400 \$7,400						
310	Jacobsen 522 A	\$7,400 \$7,400						
311	Jacobsen 522 A	\$7,400 \$7,400						
312	Jacobsen 522 A	\$7,400						
321	Toro 3500	\$36,000						
322	Toro 3500	\$36,000						
325	Toro 4700 D	\$47,000						
346	John Deere 970	\$19,000						
413	MC Conc. tile roof (repair 1%	\$2,000						

Miller + Dodson Associates, Inc. Sample Country Club

Projected Annual Replacements - Page C41

February 9, 2015 11275901SAMPLE C16

#	Description	\$	#	Description	\$ #	Description	\$
7	Concrete curb (3%)	\$4,397					
17	Concrete curb & gutter (3%)	\$1,913					
27	MCB Concrete flatwork (3%)	\$4,420					
207		\$175,500					
208	Swimming pool, whitecoat/til	\$35,100					
227	Tennis court, color coat	\$8,000					
293	Concrete golf cart paths - 3%	\$62,016					
							6 00 · - · -
					Total Sche	eduled Replacements	\$291,345

YEAR 40 - PROJECTED REPLACEMENTS - 2055

Intentionally Left Blank

CONDITION ASSESSMENT

The Sample Country Club facilities are in excellent good overall condition that is consistent with their age. Our assessments of the physical condition and remaining life for most components are based primarily on age with respect to normal life expectancy and on more detailed reports provided the Club.

The following comments pertain to the larger, more significant components in the Club's inventory and to those items that are unique or deserving of attention because of their condition or the manner in which they have been treated in the analysis.

SITE IMPROVEMENTS

Asphalt Pavement. The site is partially covered with asphalt for vehicular access and parking. The asphalt surface, which is located in the entrance drive and the main parking lot, is in very good condition with some minor surface cracks developing. The surface was seal coated in 2005.

In order to maintain the condition of the pavement throughout the community and to insure the longest life of the asphalt, we recommend a systematic and comprehensive maintenance program that includes:

> 1. Crack Sealing. All cracks should be sealed with an appropriate sealing compound to prevent water infiltration through the asphalt compound into the base. This repair should be done annually. This is



Entrance Drive Asphalt Pavement

an entirely different process from the seal coating discussed below. Crack sealing is normally considered a maintenance activity and is not funded from Reserves. Areas of extensive cracking or deterioration that cannot be made watertight by crack sealing should be cut out and patched.

- 2. Cleaning. Long term exposure to oil or gas breaks down asphalt. Because this asphalt pavement is generally not used for long term parking, it is unlikely that frequent cleaning will be necessary. When necessary, spill areas should be cleaned, or if deterioration has penetrated the asphalt, patched. This is a maintenance activity, and we have assumed that it will not be funded from Reserves.
- 3. Seal Coating. The asphalt should be seal coated every three to five years. For this maintenance activity to be effective in extending the life of the asphalt, the crack sealing and cleaning of the asphalt, discussed above should be done first.

Pricing used in the study is based on partial milling of the surface and a two (2) inch overlay.

Concrete Pavement and Curb and Gutter. All concrete components have been well maintained and are in excellent condition. Any problems noted are in the form of minor cracks, spalling and settlement that can be repaired by continued periodic replacement of broken sections.

Because it is highly unlikely that all of the Club's concrete components will fail and require replacement in the period of the study, we have programmed funds for the replacement of 3% of the inventory every six (6) years to reflect the incremental nature of this work. This approach assumes a failure rate of 0.5% per year.

Concrete Pavers. Concrete pavers of various dimensions and patterns have been used for the surface of various entries, sidewalks and terraces. Because of the open joints between pavers, they are not likely to crack. They are prone to settle and we have included funding to periodically re-level and re-set pavers.

Storm Water System. No engineering drawings were available to accurately determine distances, sizes of lines and materials used for underground components of the system. Accordingly, we have provided an allowance for repair and replacement expense based on our experience with other properties of similar size and on our inspection of the visible components while on site. Inspection of the underground lines and structures is beyond the scope of work of this study.

Utility Mains. The Club owns and maintains all utility mains including water, sanitary sewer, natural gas and electric lines that serve the property. No engineering drawings were available to accurately determine distances, sizes of lines and materials used for underground components of the system. Accordingly, we have provided an allowance for repair and replacement expense based on our experience with other properties of similar size and on our inspection of the visible components while on site.

CLUBHOUSE EXTERIOR

The building's primary structural components appear to be in good condition. The performance of the foundation was assessed by examining the exterior perimeter of the building and visible portions of the foundation for signs of differential settlement. No significant misalignment of exterior walls or window/door frames indicating significant differential settlement was observed.

Concrete Tile Roofs. All sections of the Clubhouse building, the RFS Building and the Maintenance Building are under concrete tile roofs. These tiles have an exceptionally long life as long as they are not subject to foot traffic. We have excluded full replacement of these roofs from the analysis, because of their long service life. We have included funding for the periodic replacement of damaged roof tiles at the rate of 1% every five years. The areas consist of:

- 1. Main clubhouse 33,900 sf
- 2. RFS Building 7,000 sf
- 3. Maintenance Building 10,000 sf

Our visual observations indicate that the roofs are in good overall condition. No indications of any active leakage were reported or visible from the interior or from the roof surface, but indications of normal wear due to age were observed at several points.



Broken Tile - Typical



Broken Tile - Typical

Exterior Wall Surfaces. The exterior wall surfaces are composed of synthetic stucco (EIFS) panels and stone accent walls. These surfaces are in excellent overall condition. We understand that historical expenditure to repair stucco cracks and stonework have been minimal. We did not observe any conditions related to the exterior envelope, which are likely to require major capital expenditures within the near term projections of this report. We have excluded replacement and tuckpointing, because of the nature of the product and the mild climate conditions.

There are different methods of maintaining the EIFS. The preferred method is to apply a silicone based color coat every 10 years. The theory behind installing a color coat is that ultraviolet rays slowly deteriorate the EIFS surface coat over



Exterior Surfaces - Typical

time, which requires that the EIFS be refurbished on a periodic basis. The cost for the color coat is approximately \$3.50 per square foot of surface area. Additionally, the caulk should be replaced approximately every five years.

We recommend that the club contact EIMA (EIFS industry manufacturers association) to determine inspection requirements and establish an annual inspection program. EIMA may be reached at the following:

EIMA 3000 Corporate Center Drive, Suite 270 Morrow, GA 30260 Tel: 1-800-294-3462 or 1-770-968-7945 www.eima.com

Alternatively, the club may contact the manufacturer of Drivit or similar products to gain a better understanding of the EIFS system and standard inspection and maintenance procedures.

Wood Pergola Structures. These wood structures have been used extensively in the architecture of the club's facilities. We have assumed that periodic routine repairs will be accomplished under the club's operating budget. However, we believe they have a finite life as a wood product and that they will ultimately require replacement after 25-30 service life. Each of these structures has been included in the inventory based on location.

Fixed Pane Windows. The building contains numerous sections of fixed-pane insulated glazing. These window sections will typically suffer broken seals and condensation or staining of the unit interior. Replacement of these window sections has been included in the analysis, and has been timed to the redecoration of the adjacent interior space.

Re-decoration of Interior Spaces. The wall covering, window covering, floor covering and furniture on interior spaces requires periodic re-decoration to maintain a fresh, up to date appearance. We have used a 15 year normal life for interior decorations and included an allowance for each of the major rooms or areas within the building based on square foot pricing. The budgetary estimates and the timing of the expenditures should be reviewed by the Club's management and Board.



Cocktail Lounge

Food Service Equipment. The inventory of food service equipment has been taken from the report of KLR Associates. Estimates of remaining life and cost are based their report.



Grill Dining Room



Main Kitchen

HVAC Systems. The inventory of Mechanical, Electrical and Plumbing (MEP) equipment and systems has been taken from the Serrano Country Club Six Year Asset Plan. Estimates of remaining life are based on age with respect to normal life expectancy and on comments contained in the report by Rolfes Engineering.

Elevators. The Clubhouse has one (1) three stop hydraulic elevator. The estimated cost of replacing the major components of the building elevators has been developed utilizing R.S. Means Construction Cost Data. These costs are included to reflect the obsolescence that occurs with elevator systems. Even though the systems may be functioning well at this time, parts for most control systems becoming increasingly hard to find. Parts availability becomes a major consideration that forces a replacement decision. When this work is ultimately accomplished, the elevators will have to be brought into compliance with the latest safety code requirements. This work typically entails upgrading door operating mechanisms, replacing elevator call systems, installation of emergency phones and other current features. A prudent amount has been included in anticipation of these problems.

TENNIS AND SWIM FACILITIES

Racquet, Fitness and Swim (RFS) Building. The RFS building is an attractive stone, stucco and glass structure which contains the fitness center and the snack bar for the adjacent pool and tennis courts.



RFS Building Entrance



RFS Building Patio

Concrete Pool Deck. The pool deck, which consists of concrete pavers, is in excellent condition. We have estimated a 30-year normal life for these pavers and included the replacement of the full deck in 18 years.

Swimming Pool Structure. Pool shells normally have a finite life of approximately 45 years. At that point in time it may not be necessary to replace the entire structure. However, it is prudent to anticipate a major expenditure for replacement of underground lines and sections of the pool. Based on our research, we have found it to be prudent to program \$65 per square foot of water contact area to cover these very expensive needs.

Swimming Pool Whitecoat and Tile. We understand that the plaster surface of the pool was re-coated in 2007 and that the wading pool and spa were done in 2006. These surfaces typically have a service life of eight (8) to ten (10) years.



Pool



Spa

Fitness Equipment. The inventory, replacement pricing and condition of the fitness equipment have been provided to us by Savvy Fitness Associates.

Tennis Courts. The Club has two outdoor tennis courts. The courts have been constructed with a concrete base and a color surface that was recently re-coated. We have assumed that the concrete slabs will not crack and require replacement. Funding has been included for color coating, fencing and lighting based on normal service lives and the age of the existing components. Windscreens are worn and scheduled for replacement in the coming year.

Golf Course. The 18-hole course was evaluated by Mr. Michael Vogt from McMahon Associates. The projections for replacement activity for the course, the irrigation system and the maintenance equipment have been taken from his report. Estimates of remaining life are based on age with respect to normal life expectancy and on comments contained in their report.

Golf Course Maintenance Complex. The maintenance complex consists of a concrete hardstand, the primary maintenance building and two smaller, pre-engineered, steel frame, equipment storage buildings. The compound is enclosed by a masonry wall.



Fitness Center



Tennis Court



Existing Pool Filtration System

Condition Assessment - Page D7 February 9, 2015



Interior of maintenance building



Pre-engineered building



Pre-engineered building



Fueling station

This Condition Assessment is based upon our visual survey of the property. The sole purpose of the visual survey was an evaluation of the common elements of the property to ascertain the remaining useful life and the replacement costs of these common elements. Our evaluation assumed that all components met building code requirements in force at the time of construction. Our visual survey was conducted with care by experienced persons, but no warranty or guarantee is expressed or implied.

End of Condition Assessment

Intentionally Left Blank

CASH FLOW METHOD ACCOUNTING SUMMARY

This Sample Country Club - Cash Flow Method Accounting Summary is an attachment to the Sample Country Club - Replacement Reserve Study dated February 9, 2015 and is for use by accounting and reserve professionals experienced in club funding and accounting principles. This Summary consists of four reports, the 2016, 2017, and 2018 Cash Flow Method Category Funding Reports (3) and a Three-Year Replacement Funding Report.

- CASH FLOW METHOD CATEGORY FUNDING REPORT, 2016, 2017, and 2018. Each of the 418 Projected Replacements listed in the Sample Country Club Replacement Reserve Inventory has been assigned to one of 28 categories. The following information is summarized by category in each report:
 - Normal Economic Life and Remaining Economic Life of the Projected Replacements.
 - Cost of all Scheduled Replacements in each category.
 - Replacement Reserves on Deposit allocated to the category at the beginning and end of the report period.
 - Cost of Projected Replacements in the report period.
 - Recommended Replacement Reserve Funding allocated to the category during the report period as calculated by the Cash Flow Method.
- THREE-YEAR REPLACEMENT FUNDING REPORT. This report details the allocation of the \$1,250,000 Beginning Balance (at the start of the Study Year) and the \$1,644,442 of additional Replacement Reserve Funding in 2016 through 2018 (as calculated in the Replacement Reserve Analysis) to each of the 418 Projected Replacements listed in the Replacement Reserve Inventory. These allocations have been made using Chronological Allocation, a method developed by Miller Dodson Associates, Inc., and discussed below. The calculated data includes:
 - Identification and estimated cost of each Projected Replacement scheduled in years 2016 through 2018.
 - Allocation of the \$1,250,000 Beginning Balance to the Projected Replacements by Chronological Allocation.
 - Allocation of the \$1,644,442 of additional Replacement Reserve Funding recommended in the Replacement Reserve Analysis in years 2016 through 2018, by Chronological Allocation.
- CHRONOLOGICAL ALLOCATION. Chronological Allocation assigns Replacement Reserves to Projected Replacements on a "first come, first serve" basis in keeping with the basic philosophy of the Cash Flow Method. The Chronological Allocation methodology is outlined below.
 - The first step is the allocation of the \$1,250,000 Beginning Balance to the Projected Replacements in the Study Year. Remaining unallocated funds are next allocated to the Projected Replacements in subsequent years in chronological order until the total of Projected Replacements in the next year is greater than the unallocated funds. Projected Replacements in this year are partially funded with each replacement receiving percentage funding. The percentage of funding is calculated by dividing the unallocated funds by the total of Projected Replacements in the partially funded year.

At Sample Country Club the Beginning Balance funds all Scheduled Replacements in the Study Year through 2018 and provides partial funding (87%) of replacements scheduled in 2019.

- The next step is the allocation of the \$548,147 of 2016 Cash Flow Method Reserve Funding calculated in the Replacement Reserve Analysis. These funds are first allocated to fund the partially funded Projected Replacements and then to subsequent years in chronological order as outlined above. At Sample Country Club the Beginning Balance and the 2016 Replacement Reserve Funding, funds replacements through 2021 and partial funds (3.6%) replacements in 2022.
- Allocations of the 2017 and 2018 Reserve Funding are done using the same methodology.
- The Three-Year Replacement Funding Report details component by component allocations made by Chronological Allocation.

11275901SAMPLE C16

2016 - CASH FLOW METHOD CATEGORY FUNDING REPORT

Each of the 418 Projected Replacements included in the Sample Country Club Replacement Reserve Inventory has been assigned to one of the 28 categories listed in TABLE CF1 below. This calculated data is a summary of data provided in the Three-Year Replacement Funding Report and Replacement Reserve Inventory. The accuracy of this data is dependent upon many factors including the following critical financial data:

- A Beginning Balance of \$1,250,000 as of the first day of the Study Year, January 1, 2016.
- Total reserve funding (including the Beginning Balance) of \$1,798,147 in the Study Year.
- No expenditures from Replacement Reserves other than those specifically listed in the Replacement Reserve Inventory.
- All Projected Replacements scheduled in the Replacement Reserve Inventory in 2016 being accomplished in 2016 at a cost of \$278,250.

If any of these critical factors are inaccurate, do not use the data and please contact Miller Dodson Associates to arrange for an update of the Replacement Reserve Study.

2016	- CASH FI	OW METH	OD CATEO	GORY FU	NDING - TA	BLE CF1
NORMAL	REMAINING	ESTIMATED	2016	2016	2016	2016
CATEGORY ECONOMIC	ECONOMIC LIFE	REPLACEMENT COST	BEGINNING BALANCE	RESERVE FUNDING	PROJECTED REPLACEMENTS	END OF YEAR BALANCE
CONCRETE COMPONENTS 60 years	3 to 57 years	\$63,090	\$5,481	\$828		\$6,309
CONCRETE COMPONENTS - cont'd 60 years	3 to 57 years	\$44,200	\$3,840	\$580		\$4,420
SITE IMPROVEMENTS 5 to 30 years	2 to 23 years	\$369,374	\$17,507	\$62,400		\$79,907
MAIN CLUBHOUSE BUILDING (MCB) 5 to 30 years	1 to 20 years	\$340,765	\$13,080	\$9,647		\$22,727
MAIN CLUBHOUSE BUILDING - cont'd 7 to 42 years	2 to 30 years	\$593,256	\$415,126	\$50,930		\$466,056
MAIN CLUBHOUSE BUILDING - cont'd 7 to 42 years	2 to 32 years	\$453,975	\$219,885	\$13,240		\$233,125
MAIN CLUBHOUSE BUILDING - cont'd 2 to 42 years	0 to 38 years	\$310,540	\$63,004	\$16,857	(\$10,000)	\$69,861
FOOD SERVICE EQUIPMENT - MAIN LEVEL 20 years	7 to 12 years	\$228,000	• ,	• • • • • •	(* - , ,	* ,
FOOD SERVICE EQUIPMENT - MAIN LEVEL 20 years	7 to 12 years	\$99,050				
FOOD SERVICE EQUIPMENT - LOWER LEV 20 years	12 years	\$42,180				
HVAC EQUIPMENT 10 to 30 years	0 to 18 years	\$194,400	\$11,213	\$4,982	(\$6,000)	\$10,195
HVAC EQUIPMENT - cont'd 25 years	13 years	\$68,250				
HVAC EQUIPMENT - cont'd 10 to 30 years	1 to 15 years	\$26,200	\$750	\$6,200		\$6,950
MISCELLANEOUS SYSTEMS 5 to 30 years	0 to 18 years	\$125,200	\$29,363	\$3,354	(\$4,000)	\$28,717
SWIMMING POOL 10 to 45 years	0 to 39 years	\$400,785	\$40,000		(\$40,000)	
SWIMMING POOL - cont'd 5 to 15 years	1 to 15 years	\$22,900	\$5,400	\$3,000		\$8,400
TENNIS COURTS (2) 5 to 30 years	0 to 20 years	\$58,478	\$4,458	\$17,500	(\$650)	\$21,308
RACQUET, FITNESS, SWIM BUILDING (RFS 5 to 40 years	1 to 40 years	\$470,475	\$54,042	\$5,914		\$59,955
RFS - EXERCISE EQUIPMENT 7 to 15 years	2 to 5 years	\$78,850	\$57,819	\$21,031		\$78,850
RFS - 19th HOLE FOOD SERVICE EQUIPME 20 years	7 to 12 years	\$32,800				
RFS - MEP SYSTEMS 10 to 15 years	0 to 13 years	\$22,500	\$13,409	\$6,091	(\$3,000)	\$16,500
GOLF COURSE 6 to 35 years	3 to 20 years	\$3,827,886	\$53,878	\$48,138		\$102,016
GOLF COURSE EQUIPMENT 5 to 20 years	0 to 15 years	\$324,000	\$43,044	\$24,956	(\$22,200)	\$45,800
GOLF COURSE EQUIPMENT - cont'd 10 to 20 years	0 to 15 years	\$558,500	\$38,000	\$56,900	(\$38,000)	\$56,900
GOLF COURSE EQUIPMENT - cont'd 8 to 25 years	5 to 20 years	\$67,300		\$19,900		\$19,900
GOLF COURSE EQUIPMENT - cont'd 5 to 20 years	0 to 20 years	\$297,700	\$50,000	\$143,000	(\$50,000)	\$143,000
GOLF COURSE EQUIPMENT - cont'd 5 to 20 years	0 to 15 years	\$193,400	\$108,700	\$30,700	(\$104,400)	\$35,000
GOLF COURSE MAINTENANCE COMPLEX 3 to 35 years	2 to 22 years	\$192,580	\$2,000	\$2,000		\$4,000

2017 - CASH FLOW METHOD CATEGORY FUNDING REPORT

Each of the 418 Projected Replacements included in the Sample Country Club Replacement Reserve Inventory has been assigned to one of the 28 categories listed in TABLE CF2 below. This calculated data is a summary of data provided in the Three-Year Replacement Funding Report and Replacement Reserve Inventory. The accuracy of this data is dependent upon many factors including the following critical financial data:

- O Replacement Reserves on Deposit totaling \$1,519,897 on January 1, 2017.
- Total reserve funding (including the Beginning Balance) of \$2,346,294 from 2016 through 2017.
- No expenditures from Replacement Reserves other than those specifically listed in the Replacement Reserve Inventory.
- All Projected Replacements scheduled in the Replacement Reserve Inventory in 2017 being accomplished in 2017 at a cost of \$20,378.

If any of these critical factors are inaccurate, do not use the data and please contact Miller Dodson Associates to arrange for an update of the Replacement Reserve Study.

	2017	- CASH FI	OW METH	OD CATE	GORY FU	NDING - TA	BLE CF2
	NORMAL	REMAINING	ESTIMATED	2017	2017	2017	2017
CATEGORY		ECONOMIC LIFE	REPLACEMENT COST	BEGINNING BALANCE	RESERVE FUNDING	PROJECTED REPLACEMENTS	END OF YEAR BALANCE
	60 years	2 to 56 years	\$63,090	\$6,309			\$6,309
	60 years	2 to 56 years	\$44,200	\$0,309 \$4,420			\$4,420
	30 years	1 to 22 years	\$369,374	\$79,907	\$17,507		\$97,414
	30 years	0 to 19 years	\$340,765	\$22,727	\$53,638	(\$4,080)	\$72,285
	42 years	1 to 29 years	\$593,256	\$466,056	400,000	(\$4,000)	\$466,056
	42 years	1 to 31 years	\$453,975	\$233,125			\$233,125
	42 years	1 to 37 years	\$310,540	\$69,861	\$122.352		\$192,213
	20 years	6 to 11 years	\$228,000	\$00,001	\$52,100		\$52,100
	20 years	6 to 11 years	\$99,050		\$4,200		\$4,200
	20 years	11 years	\$42,180		+ -,		•••,=••
	30 years	2 to 17 years	\$194,400	\$10,195	\$23,191		\$33,386
	25 years	12 years	\$68,250	· ·, · ·	· · / ·		• ,
	30 years	0 to 14 years	\$26,200	\$6,950	\$3,250	(\$750)	\$9,450
MISCELLANEOUS SYSTEMS 5 to 3	30 years	0 to 17 years	\$125,200	\$28,717	\$40,483	(\$2,000)	\$67,200
	45 years	7 to 38 years	\$400,785		\$368		\$368
SWIMMING POOL - cont'd 5 to 1	15 years	0 to 14 years	\$22,900	\$8,400		(\$2,400)	\$6,000
TENNIS COURTS (2) 5 to 3	30 years	0 to 19 years	\$58,478	\$21,308		(\$3,808)	\$17,500
RACQUET, FITNESS, SWIM BUILDING (RFS 5 to 4	40 years	0 to 39 years	\$470,475	\$59,955	\$8,300	(\$840)	\$67,415
RFS - EXERCISE EQUIPMENT 7 to 1	15 years	1 to 4 years	\$78,850	\$78,850			\$78,850
RFS - 19th HOLE FOOD SERVICE EQUIPME 2	20 years	6 to 11 years	\$32,800		\$21,300		\$21,300
RFS - MEP SYSTEMS 10 to 1	15 years	0 to 13 years	\$22,500	\$16,500		(\$6,500)	\$10,000
GOLF COURSE 6 to 3	35 years	2 to 19 years	\$3,827,886	\$102,016			\$102,016
GOLF COURSE EQUIPMENT 5 to 2	20 years	1 to 14 years	\$324,000	\$45,800	\$29,152		\$74,952
GOLF COURSE EQUIPMENT - cont'd 10 to 2	20 years	4 to 14 years	\$558,500	\$56,900	\$106,931		\$163,831
GOLF COURSE EQUIPMENT - cont'd 8 to 2	25 years	4 to 19 years	\$67,300	\$19,900			\$19,900
	20 years	4 to 19 years	\$297,700	\$143,000			\$143,000
	20 years	1 to 14 years	\$193,400	\$35,000	\$18,098		\$53,098
GOLF COURSE MAINTENANCE COMPLEX 3 to 3	35 years	1 to 21 years	\$192,580	\$4,000	\$47,278		\$51,278

2018 - CASH FLOW METHOD CATEGORY FUNDING REPORT

Each of the 418 Projected Replacements included in the Sample Country Club Replacement Reserve Inventory has been assigned to one of the 28 categories listed in TABLE CF3 below. This calculated data is a summary of data provided in the Three-Year Replacement Funding Report and Replacement Reserve Inventory. The accuracy of this data is dependent upon many factors including the following critical financial data:

- O Replacement Reserves on Deposit totaling \$2,047,666 on January 1, 2018.
- Total Replacement Reserve funding (including the Beginning Balance) of \$2,894,442 from 2016 to 2018.
- No expenditures from Replacement Reserves other than those specifically listed in the Replacement Reserve Inventory.
- All Projected Replacements scheduled in the Replacement Reserve Inventory in 2018 being accomplished in 2018 at a cost of \$654,528.

If any of these critical factors are inaccurate, do not use the data and please contact Miller Dodson Associates to arrange for an update of the Replacement Reserve Study.

	2018	- CASH FI	OW METH	OD CATEC	GORY FU	NDING - TA	BLE CF3
	NORMAL	REMAINING	ESTIMATED	2018	2018	2018	2018
CATEGORY	ECONOMIC LIFE	ECONOMIC LIFE	REPLACEMENT COST	BEGINNING BALANCE	RESERVE FUNDING	PROJECTED REPLACEMENTS	END OF YEAR BALANCE
CONCRETE COMPONENTS	60 years	1 to 55 years	\$63,090	\$6,309	\$1,597		\$7,906
CONCRETE COMPONENTS - cont'd	60 years	1 to 55 years	\$44,200	\$4,420	\$1,119		\$5,539
SITE IMPROVEMENTS	5 to 30 years	0 to 21 years	\$369,374	\$97,414	••••••	(\$17,507)	\$79,907
MAIN CLUBHOUSE BUILDING (MCB)	5 to 30 years	0 to 18 years	\$340,765	\$72,285		(\$9,000)	\$63,285
MAIN CLUBHOUSE BUILDING - cont'd	7 to 42 years	0 to 28 years	\$593,256	\$466,056	\$77.090	(\$412,346)	\$130,800
MAIN CLUBHOUSE BUILDING - cont'd	7 to 42 years	0 to 30 years	\$453,975	\$233,125	\$33,467	(\$132,225)	\$134,367
MAIN CLUBHOUSE BUILDING - cont'd	2 to 42 years	0 to 36 years	\$310,540	\$192,213	\$45,337	(\$10,000)	\$227,550
FOOD SERVICE EQUIPMENT - MAIN LEVEL	20 years	5 to 10 years	\$228,000	\$52,100		,	\$52,100
FOOD SERVICE EQUIPMENT - MAIN LEVEL	-	5 to 10 years	\$99,050	\$4,200			\$4,200
FOOD SERVICE EQUIPMENT - LOWER LEV	20 years	10 years	\$42,180				
HVAC EQUIPMENT	10 to 30 years	1 to 16 years	\$194,400	\$33,386	\$97,014		\$130,400
HVAC EQUIPMENT - cont'd	25 years	11 years	\$68,250				
HVAC EQUIPMENT - cont'd	10 to 30 years	2 to 13 years	\$26,200	\$9,450			\$9,450
MISCELLANEOUS SYSTEMS	5 to 30 years	0 to 16 years	\$125,200	\$67,200	\$0	(\$11,200)	\$56,000
SWIMMING POOL	10 to 45 years	6 to 37 years	\$400,785	\$368	\$10,986		\$11,354
SWIMMING POOL - cont'd	5 to 15 years	0 to 14 years	\$22,900	\$6,000		(\$3,000)	\$3,000
TENNIS COURTS (2)	5 to 30 years	2 to 18 years	\$58,478	\$17,500	\$7,472		\$24,972
RACQUET, FITNESS, SWIM BUILDING (RFS	5 to 40 years	0 to 38 years	\$470,475	\$67,415		(\$14,250)	\$53,165
RFS - EXERCISE EQUIPMENT	7 to 15 years	0 to 3 years	\$78,850	\$78,850	\$9,137	(\$36,100)	\$51,887
RFS - 19th HOLE FOOD SERVICE EQUIPME	20 years	5 to 10 years	\$32,800	\$21,300			\$21,300
RFS - MEP SYSTEMS	10 to 15 years	1 to 14 years	\$22,500	\$10,000			\$10,000
GOLF COURSE	6 to 35 years	1 to 18 years	\$3,827,886	\$102,016	\$15,697		\$117,713
GOLF COURSE EQUIPMENT	5 to 20 years	0 to 13 years	\$324,000	\$74,952	\$151,648	(\$2,600)	\$224,000
GOLF COURSE EQUIPMENT - cont'd	10 to 20 years	3 to 13 years	\$558,500	\$163,831	\$16,169		\$180,000
GOLF COURSE EQUIPMENT - cont'd	8 to 25 years	3 to 18 years	\$67,300	\$19,900			\$19,900
GOLF COURSE EQUIPMENT - cont'd	5 to 20 years	3 to 18 years	\$297,700	\$143,000			\$143,000
GOLF COURSE EQUIPMENT - cont'd	5 to 20 years	0 to 13 years	\$193,400	\$53,098	\$78,802	(\$4,300)	\$127,600
GOLF COURSE MAINTENANCE COMPLEX	3 to 35 years	0 to 20 years	\$192,580	\$51,278	\$2,613	(\$2,000)	\$51,891

CASH FLOW METHOD - THREE-YEAR REPLACEMENT FUNDING REPORT

TABLE CF4 below details the allocation of the \$1,250,000 Beginning Balance, as reported by the Association and the \$1,644,442 of Replacement Reserve Funding calculated by the Cash Flow Method from 2016 to 2018, to the 418 Projected Replacements listed in the Replacement Reserve Inventory. These allocations have been made by Chronological Allocation, a method developed by Miller Dodson Associates, Inc., and outlined on Page CF1. The accuracy of the allocations is dependent upon many factors including the following critical financial data:

- Replacement Reserves on Deposit totaling \$1,250,000 on January 1, 2016.
- Replacement Reserves on Deposit totaling \$1,519,897 on January 1, 2017.
- Replacement Reserves on Deposit totaling \$2,047,666 on January 1, 2018.
- Total Replacement Reserve funding (including the Beginning Balance) of \$2,894,442 from 2016 to 2018.
- No expenditures from Replacement Reserves other than those specifically listed in the Replacement Reserve Inventory.
- All Projected Replacements scheduled in the Replacement Reserve Inventory from 2016 to 2018 being accomplished as scheduled in the Replacement Reserve Inventory at a cost of \$953,156.

If any of these critical factors are inaccurate, do not use the data and please contact Miller Dodson Associates, Inc., to arrange for an update of the Replacement Reserve Study.

	CA	SH FL		THOD	- THREE	-YEAF	R REPL		ENT FU	NDING -	TABL	E CF4
	Description of	Estimated	Allocation	2016	2016	2016	2017	2017	2017	2018	2018	2018
Item	Projected	Replacement	of Beginning	Reserve	Projected 1	End of Year	Reserve	Projected	End of Year	Reserve	Projected	End of Year
#	Replacement	Costs	Balance	Funding	Replacements	Balance	Funding	Replacements	Balance	Funding R	eplacements	Balance
	CONCRETE COMPONENTS											
1	Concrete curb (3%)	4,397	3,820	577		4,397			4,397			4,397
2	Concrete curb (3%)	4,397								1,113		1,113
3	Concrete curb (3%)	4,397										
4	Concrete curb (3%)	4,397										
5	Concrete curb (3%)	4,397										
6	Concrete curb (3%)	4,397										
7	Concrete curb (3%)	4,397										
8	Concrete curb (3%)	4,397										
9	Concrete curb (3%)	4,397										
10	Concrete curb (3%)	4,397										
11	Concrete curb & gutter (3%)	1,913	1,662	251		1,913			1,913			1,913
12	Concrete curb & gutter (3%)	1,913								484		484
13	Concrete curb & gutter (3%)	1,913										
14	Concrete curb & gutter (3%)	1,913										
15	Concrete curb & gutter (3%)	1,913										
16	Concrete curb & gutter (3%)	1,913										
17	Concrete curb & gutter (3%)	1,913										
18	Concrete curb & gutter (3%)	1,913										
19	Concrete curb & gutter (3%)	1,913										
20	Concrete curb & gutter (3%)	1,913										
	CONCRETE COMPONENTS - cont'd											
21	MCB Concrete flatwork (3%)	4,420	3,840	580		4,420			4,420			4,420
22	MCB Concrete flatwork (3%)	4,420								1,119		1,119
23	MCB Concrete flatwork (3%)	4,420										
24	MCB Concrete flatwork (3%)	4,420										
25	MCB Concrete flatwork (3%)	4,420										
26	MCB Concrete flatwork (3%)	4,420										
27	MCB Concrete flatwork (3%)	4,420										
28	MCB Concrete flatwork (3%)	4,420										
29	MCB Concrete flatwork (3%)	4,420										
30	MCB Concrete flatwork (3%)	4,420										
	SITE IMPROVEMENTS											
31	Asphalt pavement, seal coat	17,507	17,507			17,507	17,507		35,014		(17,507)	17,507
32	Asphalt pavement, mill & overlay	147,717										
33	Pole lights - poles	78,000										
34	Pole lights - fixture heads	62,400		62,400		62,400			62,400			62,400
35	Bollard lights	23,750										
36	Domestic water - lateral	10,000										
37	Sanitary sewer - lateral	10,000										
38	Natural gas - lateral	10,000										
39	Stormwater - structure & pipe	10,000										

Cash Flow Method Accounting Summary - Page CF6 February 9, 2015 11275901SAMPLE C16

	CASH FL	OW ME	THOD	- THRE	E-YEAF	R REPL	ACEM	ENT FU	NDING	- TABL	E CF4	cont'd
.	Description of	Estimated	Allocation	2016	2016	2016	2017	2017	2017	2018	2018	2018
Item #	Projected Replacement	Replacement Costs	of Beginning Balance	Reserve Funding	Projected Replacements	End of Year Balance	Reserve Funding	Projected Replacements	End of Year Balance	Reserve Funding	Projected Replacements	End of Year Balance
	MAIN CLUBHOUSE BUILDING (M											
40	MCB Concrete roof tiles (1% every 5	4,080	4,080	147		4,227	3,933	(4,080)	4,080			4,080
41	MCB Re-coat stucco	40,705					40,705	() · · · · /	40,705			40,705
42	MCB - Glass panel railings - 3'	36,000										
43 44	MCB Front entrance pavers MCB Irrigation system controllers (3)	61,600 9,000	9,000			9,000	9,000		18,000		(9,000)	9,000
44	MCB Rolling door - Service Court	9,000	9,000	9,500		9,000	9,000		9,500		(9,000)	9,000 9,500
46	MCB Wood trellis - Service Cout	127,680		.,		.,			,,			,,
47	MCB Wood pergola - Gallery Entrance											
48	MCB Wood pergola - Dining Rm Terr											
49	MCB Wood pergola - Private Rm Terr	14,400										
	MAIN CLUBHOUSE BUILDING - co	:										
50 51	Private Lounge - windows	14,400 8,910	8,910			8,910			8,910		(8,910)	
52	Private Lounge - carpet Private Lounge - redecoration	9,900	9,900			9,900			9,900	2,506	(8,910) (9,900)	2,506
53	Main Dining Room - windows	62,550	.,			.,			.,	_,	(-,)	_,
54	Main Dining Room - carpet	63,756	63,756			63,756			63,756		(63,756)	
55	Main Dining Room - furniture	50,000	50,000			50,000			50,000	12,655	(50,000)	12,655
56 57	Main Dining Room - redecoration Grill Dining Room - windows	141,680 38,250	141,680			141,680			141,680	35,860	(141,680)	35,860
58	Grill Dining Room - carpet	35,100	35,100			35,100			35,100		(35,100)	
59	Grill Dining Room - furniture	25,000	25,000			25,000			25,000	6,328	(25,000)	6,328
60	Grill Dining Room - redecoration	78,000	78,000			78,000			78,000	19,742	(78,000)	19,742
61 62	Board Room - carpet Board Room - furniture	10,710 10,000		10,710 10,000		10,710 10,000			10,710 10,000			10,710 10,000
63	Board Room - redecoration	23,800		23,800		23,800			23,800			23,800
64	Board Room - movable wall	12,000										
65	Terrace - BBQ grill	3,200	2,780	420		3,200			3,200			3,200
66	Terrace - furniture	6,000		6,000		6,000			6,000			6,000
	MAIN CLUBHOUSE BUILDING - co											
67	Men's Lounge - windows	24,300										
68 69	Men's Lounge - carpet	5,250	5,250 20,000			5,250 20,000			5,250 20,000	1,329	(5,250)	1,329
70	Men's Lounge - furniture Men's Lounge - redecoration	20,000 26,250	26,250			26,250			26,250	5,062 6,644	(20,000) (26,250)	5,062 6,644
71	Men's Locker Room - lockers	77,000	,							-,	(,)	.,
72	Men's Locker Room - carpet	9,100	9,100			9,100			9,100	2,303	(9,100)	2,303
73	Men's Locker Room - redecoration	71,625	71,625			71,625			71,625	18,129	(71,625)	18,129
74	Men's Locker Room - plumbing fixture Men's Locker Room - steam room	10,500 15,000	13,032	1,968		15,000			15,000			15,000
76	Men's Locker Room - steam generator		8,688	1,312		10,000			10,000			10,000
77	Men's Locker Room - tilework	35,500										
78	Women's Lounge - windows	13,050	2.0.42	200		2 250			2.250			0.050
79 80	Women's Lounge - carpet Women's Lounge - furniture	2,350 18,000	2,042 15,638	308 2,362		2,350 18,000			2,350 18,000			2,350 18,000
81	Women's Lounge - redecoration	11,750	10,208	1,542		11,750			11,750			11,750
82	Women's Locker Room - lockers	26,000										
83	Women's Locker Room - carpet	3,800	3,301	499		3,800			3,800			3,800
84 85	Women's Locker Room - redecoration Women's Locker Room - plumbing fix		34,751	5,249		40,000			40,000			40,000
86	Women's Locker Room - sauna	4,000										
87	Women's Locker Room - tilework	25,000										
	MAIN CLUBHOUSE BUILDING - co											
88	Pro Shop - windows	24,840										
89	Pro Shop - carpet	6,525					972		972	5,553		6,525
90	Pro Shop - F,F&E	5,000	10,000	5,181	(5,000)	10,181	5,564		15,745	4,255	(5,000)	15,000
91 92	Pro Shop - redecoration Hall/Library - windows	36,750 20,700					5,476		5,476	31,274		36,750
92	Hall/Library - windows Hall/Library - refinish wood floors	20,700					2,400		2,400			2,400
94	Hall/Library - replace wood floors	12,000					2,130		_,			_,
95	Hall/Library - furniture	10,000					10,000		10,000			10,000
96	Hall/Library - redecoration	18,000					18,000		18,000			18,000
97 98	Hall - Men's rest room Hall - Women's rest room	20,000 20,000					20,000 20,000		20,000 20,000			20,000 20,000
98	Admin - windows	9,000					20,000		20,000			20,000
100	Admin - carpet	6,875					6,875		6,875			6,875
101	Admin - furniture/equipment	5,000	10,000	5,181	(5,000)	10,181	5,564		15,745	4,255	(5,000)	15,000
102 103	Admin - redecoration East Gallery - windows	27,500 36,450					27,500		27,500			27,500
105	Last Gallery - willdows											

Cash Flow Method Accounting Summary - Page CF7 February 9, 2015 11275901SAMPLE C16

			TUOD						
		Estimated	Allocation	- THREE-YEA				- IABLE C 2018	F4 CONT'd 2018 2018
Item #	Description of Projected Replacement	Replacement	of Beginning Balance	Reserve Projected Funding Replacements	l End of Year	2017 20 Reserve Project Funding Replacemen	ed End of Year		ected End of Year
104	East Gallery - carpet	16,500	14,335	2,165	16,500		16,500		16,500
105	East Gallery - redecoration	33,000	28,670	4,330	33,000		33,000		33,000
	FOOD SERVICE EQUIPMENT - MA								
106 107	Dry Storage Shelving Walk-in Cooler/Freezer 8'x15'	1,200 16,800							
107	Walk-in Cooler Freezer Shelving	2,400							
109	Prep Table w/Sink	4,200							
110	Disposal	2,800							
111	Worktable	1,600							
112	Food Processor	300				0.500	0.500		0.500
113 114	Cook-N-Hold Alto shaam Cleveland 3 Pan Steamcraft	8,500 5,500				8,500 5,500	8,500 5,500		8,500 5,500
114	Bakers Pride Two Deck Pizza Oven	1,600				5,500	5,500		5,500
116	Exhaust Hood 25'	35,000							
117	Two Deck Vulcan Convection Oven	12,500				12,500	12,500		12,500
118	5' Range w 6 Burners/Griddle/2 Ovens					8,500	8,500		8,500
119	6 Burner Range w/Salamander Broiler								
120	4' Range w/Griddle Oven	5,800				4 800	4 800		4 800
121 122	4' Char Broiler w/o Oven 2 Fryers w/Dump Station	4,800 8,500				4,800 8,500	4,800 8,500		4,800 8,500
122	Single Cell Traulsen Refrigerator	3,800				3,800	3,800		3,800
124	Chef's Line	80,000					· · · ·		
125	Stainless Steel Soiled Dish Table	8,400							
126	Dishwasher	1,600							
127	Stainless Steel Clean Dishtable	2,100							
128	Pot Sink - 2 Compartment	3,600							
	FOOD SERVICE EQUIPMENT - MA								
129	Ice Machine/Bin	4,200				4,200	4,200		4,200
130 131	Beverage Stand 12'-6" Draft Beer Box	6,250 4,500							
132	Stainless Steel Utility Stand 10'	6,500							
133	Server Stand 8'-6"	4,500							
134	Server Stand 7'	3,600							
135	Grill Bar Equipment	30,800							
136 137	Bar Equipment Liquor Storage Shelving	28,000 900							
137	Liquor Storage Refrigerator, 1cell	3,600							
139	Liquor Storage Ice Machine/Bin	3,400							
140	Liquor Storage Server Pick-up	2,800							
	FOOD SERVICE EQUIPMENT - LO								
1.41		2 000							
141 142	Dry Storage Room Shelving Liquor Storage Shelving	3,000 1,800							
142	Beer/Wine Cooler 7'x10'	9,100							
144	Beer/Wine Cooler Shelving	1,200							
145	Walk-in Freezer 8'x15'	8,400							
146	Walk-in Freezer Shelving	1,200							
147	Walk-in Cooler	15,680							
148	Walk-in Cooler Shelving	1,800							
1.10	HVAC EQUIPMENT	00.000				12.410	10 110	76 500	00.000
149 150	Chiller - Carrier - 140 ton Cooling Tower - BAC - 140 ton	90,000 24,000				13,410 3,576	13,410 3,576	76,590 20,424	90,000 24,000
150	Ajax Hot Water Boiler	10,000				3,570	5,570	20,424	24,000
151	Condenser Water Pump, CTP-1	12,000							
153	Condenser Water Pump, CTP-1A	12,000							
154	Chilled Water Pump, CHP-1	12,000							
155	Chilled Water Pump, CHP-1A	12,000	2 000	(2.00)					
156 157	HVAC Hot Water Pump, HWP-1 HVAC Hot Water Pump, HWP-1A	3,000 3,000	3,000 3,000	(3,000) (3,000)					
157	Inline Exhaust Fan, EF-1	1,000	5,000	1,000	1,000		1,000		1,000
150	Inline Exhaust Fan, EF-2	1,000		1,000	1,000		1,000		1,000
160	Inline Exhaust Fan, EF-3	1,000				1,000	1,000		1,000
161	Inline Exhaust Fan, EF-4	1,000		1,000	1,000		1,000		1,000
162	Roof-Mount Exhaust Fan, EF-5	1,800		65	65	1,735	1,800		1,800
163	Roof-Mount Exhaust Fan, EF-6	1,800		65 65	65 65	1,735	1,800		1,800
164 165	Cart Barn Inline Exhaust Fan, EF-7 Kitchen Hood Exhaust Fan, EF-8	1,800 6,000	5,213	65 787	65 6,000	1,735	1,800 6,000		1,800 6,000
166	Dishwasher Hood Exhaust Fan, DF-9	1,000	5,215	1,000	1,000		1,000		1,000
L									

Cash Flow Method Accounting Summary - Page CF8 February 9, 2015 11275901SAMPLE C16

	CASH FL	OW ME	THOD	- THREE	E-YEAF	R REPL	ACEME		NDING	- TABLE	CF4 c	cont'd
	Description of	Estimated	Allocation	2016	2016	2016	2017	2017	2017	2018	2018	2018
Item #	Projected Replacement	Replacement Costs	of Beginning Balance	Reserve Funding R	Projected eplacements	End of Year Balance	Reserve Funding Re	Projected eplacements	End of Year Balance	Reserve F Funding Repla		End of Year Balance
	HVAC EQUIPMENT - cont'd			0	•		5	•		5		
167	Magia Aira Fan Cail 1, FC 1	2 250										
167	Magic Aire Fan Coil 1, FC-1 Magic Aire Fan Coil 2, FC-2	3,250 3,250										
169	Magic Aire Fan Coil 3, FC-3	3,250										
170	Magic Aire Fan Coil 4, FC-4	3,250										
171	Magic Aire Fan Coil 5, FC-5	3,250										
172	Magic Aire Fan Coil 6, FC-6	3,250										
173	Magic Aire Fan Coil 7, FC-7	3,250										
174 175	Magic Aire Fan Coil 8, FC-8 Magic Aire Fan Coil 9, FC-9	3,250 3,250										
175	Magic Aire Fan Coil 10, FC-10	3,250										
177	Magic Aire Fan Coil 10A, FC-10A	3,250										
178	Magic Aire Fan Coil 11, FC-11	3,250										
179	Magic Aire Fan Coil 12, FC-12	3,250										
180	Magic Aire Fan Coil 13, FC-13	3,250										
181 182	Magic Aire Fan Coil 14, FC-14	3,250										
182	Magic Aire Fan Coil 15, FC-15 Magic Aire Fan Coil 16, FC-16	3,250 3,250										
184	Magic Aire Fan Coil 17, FC-17	3,250										
185	Magic Aire Fan Coil 18, FC-18	3,250										
186	Magic Aire Fan Coil 19, FC-19	3,250										
187	Magic Aire Fan Coil 20, FC-20	3,250										
	HVAC EQUIPMENT - cont'd											
188	Kitchen Make Up Air, EC-1	3,500		3,500		3,500			3,500			3,500
189	Non-Water Wash Grease Extractor	2,500					2,500		2,500			2,500
190	Lochinvar Hot Water Heater, No. 1	8,000										
191	Lochinvar Hot Water Heater, No. 2	8,000										
192	Hot Water Circ. Pump Motor No. 1	750		750		750		(750)	750			750
193 194	Hot Water Circ. Pump Motor No. 2	750	750			750	750	(750)	750			750
194	Hot Water Booster Pump Motor, No. 1 Hot Water Booster Pump Motor, No. 2			750		750	750		750 750			750 750
195	State Electric Hot Water Heater	1,200		1,200		1,200			1,200			1,200
	MISCELLANEOUS SYSTEMS											
107	Dual Lita Emananay Liahting System	4 000	4,000		(4,000)							
197 198	Dual-Lite Emergency Lighting System Grafik Eye Light Dimming System	4,000 25,000	4,000	903	(4,000)	903	24,097		25,000			25,000
190	Point of Sale System Hardware	15,000		542		542	14,458		15,000			15,000
200	Telephone system	14,000	12,163	1,837		14,000	,		14,000			14,000
201	Simplex Fire Alarm System Panel	8,000	8,000			8,000			8,000		(8,000)	
202	Simplex Fire Alarm Annunciator	3,200	3,200			3,200			3,200		(3,200)	
203	Kitchen Ansul Fire Suppression Syster											
204	Snack Bar Fire Suppression System	3,000	2 000	70		2.072	1.028	(2,000)	2 000			2 000
205 206	Security System Glof bag storage bins	2,000 45,000	2,000	72		2,072	1,928	(2,000)	2,000			2,000
200	Stor bug storage bins	45,000										
	SWIMMING POOL											
207		175 500										
207	Swimming pool, structure	175,500 35,100								0 001		8,884
208 209	Swimming pool, whitecoat/tile Wading pool, structure	5,200								8,884		0,004
210	Wading pool, whitecoat/tile	1,040					155		155	885		1,040
211	Spa, structure	7,150					100		100	000		1,010
212	Spa, whitecoat/tile	1,430					213		213	1,217		1,430
213	Concrete deck pavers	73,865										
214	Perimeter fence - glass panel - 5'	16,500										
215 216	Pool furniture Pool wood pergola structures	40,000 45,000	40,000		(40,000)							
210	Foor wood pergola structures	45,000										
	SWIMMING POOL - cont'd											
1												
217	Swimming Pool RayPak Heater	3,000	3,000			3,000			3,000		(3,000)	
218	Swimming Pool Circ Pump Motor	750		750		750			750			750
219 220	Swimming Pool Pentair Triton TR140 Wading Pool Lochinvar Heater	7,800 1,200	1,200			1,200		(1,200)				
220	Wading Pool Circ Pump Motor	750	1,200	750		750		(1,200)	750			750
222	Wading Pool Pentair Triton TR100C f											
223	Spa RayPak RP2100 water heater	1,200	1,200			1,200		(1,200)				
224	Spa Circ Pump Motor	750		750		750			750			750
225	Spa Pentair Triton TR140C sand filter			750		750			750			750
226	Spa Jet Pump Motor	750		750		750			750			750
	TENNIS COURTS (2)											
L							<u> </u>			<u> </u>		

Cash Flow Method Accounting Summary - Page CF9 February 9, 2015 11275901SAMPLE C16

	CASH FL	OW ME	THOD	- THREI	E-YEAF		ACEM	ENT FU	NDING	- TABL	.E CF4	
	Description of	Estimated	Allocation	2016	2016	2016	2017	2017	2017	2018	2018	2018
Item	Projected	Replacement	of Beginning	Reserve	Projected	End of Year	Reserve	Projected	End of Year	Reserve	Projected	End of Year
#	Replacement	Costs	Balance	Funding 1	Replacements	Balance	Funding	Replacements	Balance	Funding	Replacements	Balance
227	Tennis court, color coat	8,000		8,000		8,000			8,000	2,025		10,025
228	Tennis court, post & footings	5,200		0,000		0,000			0,000	1,316		1,316
229	Tennis court, fence	16,320								4,131		4,131
230	Tennis court, wind screen	3,808	3,808			3,808		(3,808)				
231	Court light, poles	15,000										
232	Court light, single head	3,500		3,500		3,500			3,500			3,500
233 234	Court light, double head	6,000 650	650	6,000	(650)	6,000			6,000			6,000
254	Drinking fountain	050	050		(050)							
	RACQUET, FITNESS, SWIM BUILI	2										
235	RFS Concrete roof tiles (1% every 5 y		840	30		870	810	(840)	840			840
236 237	RFS Skylights (4'x4') RFS Re-coat stucco	110 7,490					7,490		7,490			7,490
238	RFS Windows/Storefront	47,700					7,470		7,470			7,490
239	RFS Suspended acoustical ceiling	6,700										
240	RFS Carpet	8,235	7,154	1,081		8,235			8,235			8,235
241	RFS Ceramic tile floors	32,760										
242	RFS Ceramic tile walls	23,040										
243	RFS Plumbing fixtures	10,000										
244 245	RFS Wood lockers RFS Redecoration expense	5,400 36,600	31,797	4,803		36,600			36,600			36,600
245	RFS Patio/Walk pavers	116,200	51,797	4,805		50,000			50,000			50,000
247	RFS Patio tables/chairs	14,250	14,250			14,250			14,250		(14,250)	
248	RFS Patio fence	2,750									() /	
249	RFS Front entrance pavers	23,100										
250	RFS Front sidewalk pavers	50,400										
251	RFS Wood pergola structures	84,900										
	RFS - EXERCISE EQUIPMENT											
252	Cybex Pro+ Treadmill	14,000	14,000			14,000			14,000	3,543	(14,000)	3,543
253	LifeFitness 9500 HR Treadmill	6,000	6,000			6,000			6,000	1,519	(6,000)	1,519
254 255	LifeFitness 9500 HR Eliptical	8,000	8,000 2,500			8,000			8,000	2,025	(8,000)	2,025
255	Stairmaster 4400 PT Free Climber Cybex 700 Recumbant Bike	2,500 1,800	2,500 1,800			2,500 1,800			2,500 1,800	633 456	(2,500) (1,800)	633 456
257	Cybex 700 Upright Bike	1,800	1,800			1,800			1,800	456	(1,800)	456
258	Sci-Fit Pro 1 Upper Body Ergometer	2,000	2,000			2,000			2,000	506	(2,000)	506
259	Cybex Dual Axis Chest Press	2,500		2,500		2,500			2,500			2,500
260	Cybex Dual Axis Pulldown	2,500		2,500		2,500			2,500			2,500
261	Cybex Leg Extension	2,500		2,500		2,500			2,500			2,500
262	Cybex Seated Leg Curl	2,500		2,500		2,500			2,500			2,500
263 264	Free Motion Single Cable LifeFitness Smith Press	1,800 2,500		1,800 2,500		1,800 2,500			1,800 2,500			1,800 2,500
265	Cybex Flat - Adjustable Bench	1,400		1,400		1,400			1,400			1,400
266	Maxicam 3 Tiered 12 pair Dumbell Ra			500		500			500			500
267	Maxicam 2 Tiered 4 pair Dumbell Rac			400		400			400			400
268	Cybex 45 Hyperextension Bench	500		500		500			500			500
269	Cybex Adjustable Abdominal Crunch	500		500		500			500			500
270	E-Z Curl Bar	150	21 710	150		150			150			150
271	1995 GMC Safari Van	25,000	21,719	3,281		25,000			25,000			25,000
	RFS - 19th HOLE FOOD SERVICE E											
272	Exhaust Hood, 6'	6,000					2 200		2 200			2 200
273 274	Fryer 30 lb. Countertop 42" Griddle Flat/24" Grooved	2,200 3,800					2,200 3,800		2,200 3,800			2,200 3,800
274	Stainless Steel Worktable Stand	1,800					5,000		5,800			5,800
276	Referigerated Sandwich Make-up, 3'	2,600					2,600		2,600			2,600
277	Hoshizaki I ce Machine/Bin	3,400					3,400		3,400			3,400
278	Stainless Steel 2 Compartment Sink	2,800										
279	Shelving, 3 Sections	900										
280	Prep Sinks	2,800					2,800		2,800			2,800
281	Service Counters, etc.	6,500					6,500		6,500			6,500
	RFS - MEP SYSTEMS											
282	RFS Carrier Heat Pump No. 1	3,000										
282	RFS Carrier Heat Pump No. 2	3,000	2,606	394		3,000			3,000			3,000
284	RFS Carrier Heat Pump No. 3	3,000	3,000			3,000		(3,000)	,			,
285	RFS Carrier Heat Pump No. 4	3,000	3,000		(3,000)							
286	RFS Carrier Heat Pump No. 5	3,000		3,000		3,000			3,000			3,000
287	RFS Snack Bar Kitchen Make Up Air	2,500	1 202	2,500		2,500			2,500			2,500
288 289	RFS Snack Bar Hood Exhaust Ventila RFS - A.O. Smith Hot Water heater	t 1,500 3,500	1,303 3,500	197		1,500 3,500		(3,500)	1,500			1,500
207	A 5 - A.O. Shinn Hot water neater	5,500	5,500			5,500		(3,300)				

Cash Flow Method Accounting Summary - Page CF10 February 9, 2015 11275901SAMPLE C16

	CASH FL	OW ME	THOD	- THRE	E-YEAF	R REPL	ACEMENT F	UNDING	- TABL	E CF4	cont'd
Item	Description of Projected	Estimated Replacement	Allocation of Beginning	2016 Reserve	2016 Projected	2016 End of Year	2017 20 Reserve Projec	017 2017 ted End of Year	2018 Reserve	2018 Projected	2018 End of Year
#	Replacement	Costs	ог Бедіннінд Balance		Replacements	Balance	Funding Replaceme			Replacements	Balance
	GOLF COURSE										
290	Sand bunkers	545,000									
291	Greens	686,070									
292	Tees	465,300									
293	Concrete golf cart paths - 3% every 6		53,878	8,138		62,016		62,016	15,697		77,713
294 295	Stone bridge at #11 Main line drainage system	12,500									
293	Irrigation pond at #15 - liner	650,000 85,000									
297	Greenside pond at #2 - liner	40,000		40,000		40,000		40,000			40,000
298	Irrigation Heads on Golf Course	250,000									
299	PVC Pipe and Control Wire	650,000									
300 301	Toro Site Pro V 2.2 Toro Sand Pro Field Interface	30,000 5,000									
302	53 VT Field Controllers	185,000									
303	Flowtonex Pump Station	150,000									
304	T Weather	12,000									
	GOLF COURSE EQUIPMENT										
	GOEF COURSE EQUITMENT										
305	Jacobsen 522 A	7,400					1,103	1,103	6,297		7,400
306	Jacobsen 522 A	7,400					1,103	1,103	6,297		7,400
307 308	Jacobsen 522 A Jacobsen 522 A	7,400 7,400					1,103 1,103	1,103 1,103	6,297 6,297		7,400 7,400
309	Jacobsen 522 A	7,400					1,103	1,103	6,297		7,400
310	Jacobsen 522 A	7,400					1,103	1,103	6,297		7,400
311	Jacobsen 522 A	7,400					1,103	1,103	6,297		7,400
312	Jacobsen 522 A Jacobsen 522 A	7,400		7,400		7 400	1,103	1,103 7,400	6,297		7,400
313	Jacobsen 522 A Jacobsen 522 A	7,400 7,400		7,400		7,400 7,400		7,400			7,400 7,400
315	Jacobsen 422	7,400		7,400		7,400		7,400			7,400
316	Jacobsen 422	7,400	7,400		(7,400)						
317	Jacobsen 422	7,400	7,400		(7,400)						
318 319	Jacobsen 422 Toro Flex 21 with trailer	7,400 7,800	7,400		(7,400)						
320	Lastec "Articulator"	21,000	18,244	2,756		21,000		21,000			21,000
321	Toro 3500	36,000		_,		,	5,364	5,364	30,636		36,000
322	Toro 3500	36,000					5,364	5,364	30,636		36,000
323	Toro 3100 D	34,000									
324	Toro 3100 D	34,000					7.002	7.002	20.007		47.000
325 326	Toro 4700 D Toro 36 Commercial	47,000 2,000					7,003	7,003	39,997		47,000
327	Toro Z Master	2,600	2,600			2,600	2,600	5,200		(2,600)	2,600
	GOLF COURSE EQUIPMENT - cont										
328	Jacobsen 3500	47,000									
329	Jacobsen 3500	47,000									
330	Jacobsen 3400	38,000	20.000		(20.000)						
331 332	Jacobsen LF 128 with Plug Pusher Greensking IV	38,000 18,000	38,000		(38,000)						
333	Greensking IV	18,000									
334	Greensking IV Plus	22,000		795		795	21,205	22,000			22,000
335	Greensking IV Plus	22,000		795		795	21,205	22,000			22,000
336	Greensking IV Plus	22,000		795		795	21,205	22,000			22,000
337 338	Toro Walk-Behind Aerifier Toro Walk-Behind Aerifier	26,500 26,500		26,500 26,500		26,500 26,500		26,500			26,500
339	Soil Reliever 72 / Southern Turf	32,000		20,500		20,300		26,500			26,500
340	Verti-Drain 7316	38,000									
341	Jacobsen Pull Behind Aerifier	8,500									
342	Aerway Turf	6,000									
343	John Deere 5300	28,000									
344 345	John Deere 1070 John Deere 5210 W/ Backhoe	20,000 42,000		1,517		1,517	40,483	42,000			42,000
345	John Deere 970	42,000		1,517		1,517	2,831	2,831	16,169		42,000
347	Cub Cadet	14,000						,	-, -,		,
348	Kubota 4900	26,000									
	GOLF COURSE EQUIPMENT - cont										
349	Smithco Mow-and-Go - Greens Mowe	650									
350	Smithco Mow-and-Go - Greens Mowe										
351	Smithco Mow-and-Go - Greens Mowe										
352	Smithco Mow-and-Go - Greens Mowe										
353	Smithco Mow-and-Go - Greens Mowe	650									

Cash Flow Method Accounting Summary - Page CF11 February 9, 2015 11275901SAMPLE C16

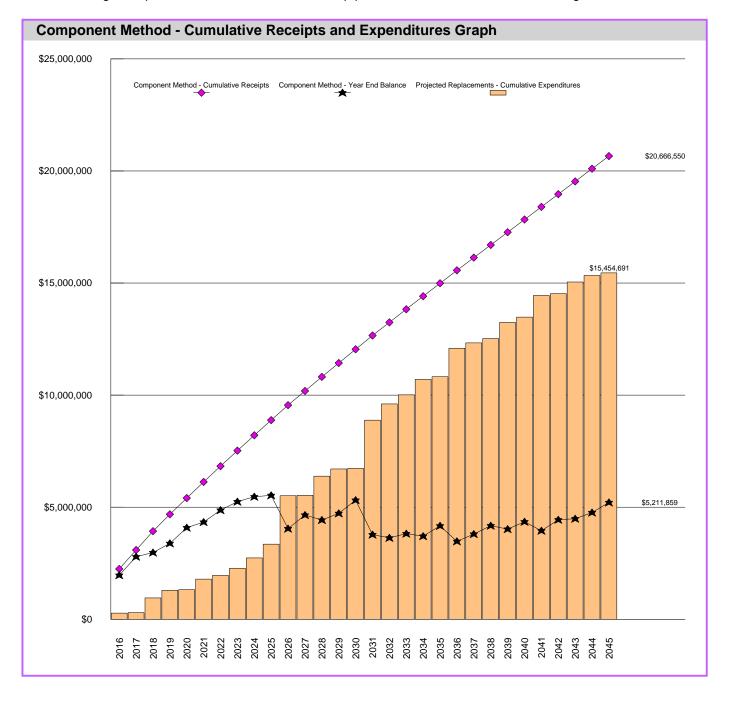
	CASH FL	OW ME	THOD	- THRE	E-YEAF	R REPL	ACEMENT FU	INDING	- TABL	E CF4 (cont'd
_	Description of	Estimated	Allocation	2016	2016	2016	2017 2017	2017	2018	2018	2018
Item #	Projected Replacement	Replacement Costs	of Beginning Balance	Reserve Funding	Projected Replacements	End of Year Balance	Reserve Projected Funding Replacements	End of Year Balance	Reserve Funding R	Projected Replacements	End of Year Balance
354	Smithco Mow-and-Go - Greens Mowe		Dulunce	Tunung	Replacements	Dulunce	runung replacements	Dunnee	Tunung T	epiacements	Bullife
355	Smithco Mow-and-Go - Greens Mowe										
356	Smithco Mow-and-Go - Greens Mowe										
357	John Deere Utility Trailer	650		650		650		650			650
358 359	John Deere Utility Trailer Pronovost Trailer P516/3S	650 8,500		650		650		650			650
360	Pronovost Trailer P509	5,500									
361	White Landscape Trailer	5,200									
362	Maxey Car Trailer	4,000									
363	Toro Nozzle 41252	6,000		4 500		1 500		1 500			1 500
364 365	Lely Model W Lely Model L 1500	4,500 6,800		4,500		4,500		4,500			4,500
366	SP 2000	600		600		600		600			600
367	SP 2000	600		600		600		600			600
368	SP 2000	600		600		600		600			600
369	Gandy Fertilizer Spreader	300		300		300		300			300
370 371	Turfco Met-R-Matic Turfco SP 1530	6,200 12,000		12,000		12,000		12,000			12,000
5/1	Turico SF 1550	12,000		12,000		12,000		12,000			12,000
	GOLF COURSE EQUIPMENT - cont										
372	Gravely Pro - Vac 1050	23,000									
373	Dakota 440 Turf Tender	38,000									
374 375	Toro Debris Blower 2613	4,000									
375	John Deere Sweeper TC 125 Troy-Bilt Vacuum	8,500 2,500									
377	SDI Sprayer	23,000		23,000		23,000		23,000			23,000
378	Smithco Spraystar 1000	35,000		35,000		35,000		35,000			35,000
379	400 Gallon Trailer Sprayer	8,900									
380	1100 Gallon Mix Tank	10,000									
381	Ryan Mat-Away Seeders	6,500	25.000	25.000	(25.000)	25.000		25.000			25 000
382 383	Toro Sand Pro 3000 Toro Sand Pro 3000	25,000 25,000	25,000 25,000	25,000 25,000	(25,000) (25,000)	25,000 25,000		25,000 25,000			25,000 25,000
383	Ryan Ren-O-Thin	8,500	25,000	25,000	(23,000)	25,000		25,000			25,000
385	Jacobsen Slit Seeder (3 Point)	10,000									
386	Brower Walk Roller	8,600									
387	Smithco Greens Roller	9,000									
388	Steiner w/ Attachments	35,000		35,000		35,000		35,000			35,000
389 390	Tractor Forks Gannon Box Blade	5,000 4,200									
390	Storage Container	4,200									
	GOLF COURSE EQUIPMENT - cont										
392	Concrete Mixer	6,500	6,500		(6,500)						
393	Concrete Mixer	3,500		3,500		3,500		3,500			3,500
394	Ditch Witch 3500	45,000									
395 396	Additional Reels for GK IV Cushman Carry All 4800	9,000 4,500		4,500		4,500		4,500			4,500
397	Cushman Carry All 4800	4,500		4,500		4,500		4,500			4,500
398	Cushman Carry All 4800	4,500		4,500		4,500		4,500			4,500
399	Cushman Carry All 4800	4,500		4,500		4,500		4,500			4,500
400	Club Car Turf I	4,600		4,600		4,600		4,600			4,600
401	Club Car Turf I	4,600	5 200	4,600	(5.200)	4,600		4,600			4,600
402 403	Cushman Utility Flat Bed Toro Workman 4300 D 4x4	5,300 23,500	5,300 23,500		(5,300) (23,500)		3,502	3,502	19,998		23,500
403	Toro Workman 3200	23,500	23,500		(23,500)		3,502	3,502	19,998		23,500
405	Jacobsen SV 2322	18,700	18,700		(18,700)		2,786	2,786	15,914		18,700
406	Jacobsen SV 2322	18,700	18,700		(18,700)		2,786	2,786	15,914		18,700
407	Kawasaki Mule 2520	4,100	4,100		(4,100)		611	611	3,489		4,100
408	Kawasaki Mule 2520 EZ - Go 4x4 Range Picker	4,100	4,100		(4,100)	4 200	611	611	3,489	(4.200)	4,100
409	GOLF COURSE MAINTENANCE C	4,300	4,300			4,300	4,300	8,600		(4,300)	4,300
							20.522				
410	MC Concrete hardstand (10% every 20 MC Perimeter wall - stucco re-coat						20,520	20,520			20,520
411 412	MC Perimeter wall - stucco re-coat MC Refueling station	11,760 9,500					11,760	11,760			11,760
412	MC Conc. tile roof (repair 1% every 3		2,000	2,000		4,000	298	4,298	1,702	(2,000)	4,000
414	MC Skylights	3,600							911		911
415	MC Stucco, recoat	14,700					14,700	14,700			14,700
416	MC Garage doors	4,500									
417 418	MC Metal frame bldg (30'x60') MC Metal frame bldg (30'x30')	90,000 36,000									
410		50,000									
L											

Sample Country Club

COMPONENT METHOD

\$995,700 COMPONENT METHOD RECOMMENDED ANNUAL FUNDING OF REPLACEMENT RESERVES IN THE STUDY YEAR, 2016.

General. The Component Method (also referred to as the Full Funded Method) is a very conservative mathematical model developed by HUD in the early 1980s. Each of the 418 Projected Replacements listed in the Replacement Reserve Inventory is treated as a separate account. The Beginning Balance is allocated to each of the individual accounts, as is all subsequent funding of Replacement Reserves. These funds are "locked" in these individual accounts and are not available to fund other Projected Replacements. The calculation of Recommended Annual Funding of Replacement Reserves is a multi-step process outlined in more detail on Page CM2.



COMPONENT METHOD (cont'd)

Current Funding Objective. A Current Funding Objective is calculated for each of the Projected Replacements listed in the Replacement Reserve Inventory. Replacement Cost is divided by the Normal Economic Life to determine the nominal annual contribution. The Remaining Economic Life is then subtracted from the Normal Economic Life to calculate the number of years that the nominal annual contribution should have been made. The two values are then multiplied to determine the Current Funding Objective. This is repeated for each of the 418 Projected Replacements. The total, \$3,836,196, is the Current Funding Objective.

For an example, consider a very simple Replacement Reserve Inventory with one Projected Replacement, a fence with a \$1,000 Replacement Cost, a Normal Economic Life of 10 years, and a Remaining Economic Life of 2 years. A contribution to Replacement Reserves of \$100 (\$1,000 + 10 years) should have been made in each of the previous 8 years (10 years - 2 years). The result is a Current Funding Objective of \$800 (8 years x \$100 per year).

- Funding Percentage. The Funding Percentage is calculated by dividing the Beginning Balance (\$1,250,000) by the Current Funding Objective (\$3,836,196). At Sample Country Club the Funding Percentage is 32.6%
- Allocation of the Beginning Balance. The Beginning Balance is divided among the 418 Projected Replacements in the Replacement Reserve Inventory. The Current Funding Objective for each Projected Replacement is multiplied by the Funding Percentage and these funds are then "locked" into the account of each item.

If we relate this calculation back to our fence example, it means that the club has not accumulated \$800 in Reserves (the Funding Objective), but rather at 32.6 percent funded, there is \$261 in the account for the fence.

Annual Funding. The Recommended Annual Funding of Replacement Reserves is then calculated for each Projected Replacement. The funds allocated to the account of the Projected Replacement are subtracted from the Replacement Cost. The result is then divided by the number of years until replacement, and the result is the annual funding for each of the Projected Replacements. The sum of these is \$995,700, the Component Method Recommended Annual Funding of Replacement Reserves in the Study Year (2016).

In our fence example, the \$261 in the account is subtracted from the \$1,000 Total Replacement Cost and divided by the 2 years that remain before replacement, resulting in an annual deposit of \$370. Next year, the deposit remains \$370, but in the third year, the fence is replaced and the annual funding adjusts to \$100.

 Adjustment to the Component Method for interest and inflation. The calculations in the Replacement Reserve Analysis do not account for interest earned on Replacement Reserves, inflation, or a constant annual increase in Annual Funding of Replacement Reserves. The Component Method is a very conservative method and if the Analysis is updated regularly, adequate funding will be maintained without the need for adjustments.

Component Me	ethod Dat	a - Years	s 1 throu	gh 30						
Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Beginning balance	\$1,250,000									
Recommended annual funding	\$995,700	\$845,770	\$840,551	\$753,000	\$723,039	\$722,312	\$701,336	\$693,947	\$683,061	\$674,236
Interest on reserves										
Expenditures	\$278,250	\$20,378	\$654,528	\$341,680	\$26,200	\$470,960	\$170,320	\$315,207	\$461,545	\$613,870
Year end balance	\$1,967,450	\$2,792,842	\$2,978,865	\$3,390,185	\$4,087,024	\$4,338,376	\$4,869,392	\$5,248,132	\$5,469,648	\$5,530,014
Cumulative Expenditures	\$278,250	\$298,628	\$953,156	\$1,294,836	\$1,321,036	\$1,791,996	\$1,962,316	\$2,277,523	\$2,739,068	\$3,352,938
Cumulative Receipts	\$2,245,700	\$3,091,470	\$3,932,021	\$4,685,021	\$5,408,060	\$6,130,372	\$6,831,708	\$7,525,655	\$8,208,716	\$8,882,952
Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Recommended annual funding	\$672,786	\$630,761	\$630,758	\$617,330	\$613,409	\$613,409	\$585,204	\$584,826	\$582,748	\$577,852
Interest on reserves										
Expenditures	\$2,157,900	\$23,588	\$851,284	\$322,385	\$23,000	\$2,152,965	\$725,891	\$401,212	\$693,860	\$117,810
Year end balance	\$4,044,900	\$4,652,073	\$4,431,547	\$4,726,492	\$5,316,901	\$3,777,345	\$3,636,657	\$3,820,271	\$3,709,158	\$4,169,200
Cumulative Expenditures	\$5,510,838	\$5,534,426	\$6,385,711	\$6,708,096	\$6,731,096	\$8,884,061	\$9,609,952	\$10,011,164	\$10,705,024	\$10,822,834
Cumulative Receipts	\$9,555,739	\$10,186,500	\$10,817,257	\$11,434,587	\$12,047,996	\$12,661,405	\$13,246,609	\$13,831,434	\$14,414,182	\$14,992,034
Year	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Recommended annual funding	\$577,852	\$566,085	\$565,876	\$565,792	\$566,538	\$566,538	\$566,538	\$566,538	\$566.380	\$566,380
Interest on reserves	\$577,65Z	\$300,085	\$303,870	\$303,792	\$300,338	\$300,338	\$300,336	\$300,336	\$500,560	\$300,380
Expenditures	\$1.270.850	\$240,223	\$192.132	\$718.690	\$236.000	\$967.150	\$77.720	\$522.077	\$291,195	\$115.820
Year end balance	\$3,476,202	\$3,802,064	\$4,175,808	\$4.022.910	\$4,353,448	\$3,952,835	\$4.441.653	\$4,486,113	\$4,761,299	\$5,211,859
Cumulative Expenditures	\$12.093.684	\$12,333,907	\$12,526,039	\$13,244,729	\$13,480,729	\$14.447.879	\$14,525,599	\$15.047.676	\$15.338.871	\$15,454,691
Cumulative Experiateles	\$15,569,886	\$16,135,971	\$16,701,847	\$17,267,639	\$17,834,177	\$18,400,714	\$18,967,252	\$19,533,789	\$20,100,170	\$20,666,550
	÷.5,505,000	<i>Q</i> .0,.00,071	ф. с., то 1, очт	ф.,, <u>2</u> 07,000	<i>ф.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</i>	<i>Q</i> .0, 100, 114	\$10,007,202	<i><i><i>ϕ</i></i>.0,000,100</i>	<i>q</i> 20,100,110	<i>q</i> 20,000,000

COMPONENT METHOD ACCOUNTING SUMMARY

This Sample Country Club - Component Method Accounting Summary is an attachment to the Sample Country Club - Replacement Reserve Study dated February 9, 2015 and is for use by accounting and reserve professionals experienced in club funding and accounting principles. This Summary consists of four reports, the 2016, 2017, and 2018 Component Method Category Funding Reports (3) and a Three-Year Replacement Funding Report.

- COMPONENT METHOD CATEGORY FUNDING REPORT, 2016, 2017, and 2018. Each of the 418 Projected Replacements listed in the Sample Country Club Replacement Reserve Inventory has been assigned to one of 28 categories. The following information is summarized by category in each report:
 - Normal Economic Life and Remaining Economic Life of the Projected Replacements.
 - Cost of all Scheduled Replacements in each category.
 - Replacement Reserves on Deposit allocated to the category at the beginning and end of the report period.
 - O Cost of Projected Replacements in the report period.
 - Recommended Replacement Reserve Funding allocated to the category during the report period as calculated by the Component Method.
- THREE-YEAR REPLACEMENT FUNDING REPORT. This report details the allocation of the \$1,250,000 Beginning Balance (at the start of the Study Year) and the \$2,682,021 of additional Replacement Reserve funding from 2016 to 2018 (as calculated in the Replacement Reserve Analysis) to each of the 418 Projected Replacements listed in the Replacement Reserve Inventory. These allocations have been made using the Component Method as outlined in the Replacement Reserve Analysis. The calculated data includes:
 - O Identification and estimated cost of each Projected Replacement schedule in years 2016 through 2018.
 - Allocation of the \$1,250,000 Beginning Balance to the Projected Replacements by the Component Method.
 - Allocation of the \$2,682,021 of additional Replacement Reserve Funding recommended in the Replacement Reserve Analysis in years 2016 through 2018, by the Component Method.

2016 - COMPONENT METHOD CATEGORY FUNDING REPORT

Each of the 418 Projected Replacements included in the Sample Country Club Replacement Reserve Inventory has been assigned to one of the 28 categories listed in TABLE CM1 below. This calculated data is a summary of data provided in the Three-Year Replacement Funding Report and Replacement Reserve Inventory. The accuracy of this data is dependent upon many factors including the following critical financial data:

- A Beginning Balance of \$1,250,000 as of the first day of the Study Year, January 1, 2016.
- Total reserve funding (including the Beginning Balance) of \$2,245,700 in the Study Year.
- No expenditures from Replacement Reserves other than those specifically listed in the Replacement Reserve Inventory.
- All Projected Replacements scheduled in the Replacement Reserve Inventory in 2016 being accomplished in 2016 at a cost of \$278,250.

If any of these critical factors are inaccurate, do not use the data and please contact Miller Dodson Associates to arrange for an update of the Replacement Reserve Study.

2016	- COMPON	ENT METH	OD CATE	GORY FUI	NDING - TA	BLE CM1
NORMAL	REMAINING	ESTIMATED	2016	2016	2016	2016
ECONOMIC CATEGORY LIFE		REPLACEMENT COST	BEGINNING BALANCE	RESERVE FUNDING	PROJECTED REPLACEMENTS	END OF YEAR BALANCE
CONCRETE COMPONENTS 60 years	3 to 57 years	\$63,090	\$9,936	\$2,921		\$12,857
CONCRETE COMPONENTS - cont'd 60 years		\$44,200	\$6,961	\$2,047		\$9,008
SITE IMPROVEMENTS 5 to 30 years	,	\$369,374	\$42,435	\$30,588		\$73,024
MAIN CLUBHOUSE BUILDING (MCB) 5 to 30 years	1 to 20 years	\$340,765	\$48,403	\$25,749		\$74,152
MAIN CLUBHOUSE BUILDING - cont'd 7 to 42 years	,	\$593,256	\$100,420	\$121,565		\$221,985
MAIN CLUBHOUSE BUILDING - cont'd 7 to 42 years	,	\$453,975	\$65,991	\$67,013		\$133,004
MAIN CLUBHOUSE BUILDING - cont'd 2 to 42 years		\$310,540	\$37,223	\$35,405	\$10,000	\$62,628
FOOD SERVICE EQUIPMENT - MAIN LEVEL 20 years		\$228,000	\$30,246	\$17,227	• -,	\$47,473
FOOD SERVICE EQUIPMENT - MAIN LEVEL 20 years	7 to 12 years	\$99,050	\$11,638	\$6,886		\$18,525
FOOD SERVICE EQUIPMENT - LOWER LEV 20 years	12 years	\$42,180	\$4,810	\$2,875		\$7,685
HVAC EQUIPMENT 10 to 30 years	0 to 18 years	\$194,400	\$32,719	\$20,018	\$6,000	\$46,737
HVAC EQUIPMENT - cont'd 25 years	13 years	\$68,250	\$9,785	\$4,176		\$13,961
HVAC EQUIPMENT - cont'd 10 to 30 years	1 to 15 years	\$26,200	\$4,198	\$2,352		\$6,550
MISCELLANEOUS SYSTEMS 5 to 30 years	0 to 18 years	\$125,200	\$20,781	\$17,053	\$4,000	\$33,835
SWIMMING POOL 10 to 45 years	0 to 39 years	\$400,785	\$36,080	\$41,944	\$40,000	\$38,024
SWIMMING POOL - cont'd 5 to 15 years	1 to 15 years	\$22,900	\$1,460	\$3,007		\$4,466
TENNIS COURTS (2) 5 to 30 years	0 to 20 years	\$58,478	\$8,034	\$7,166	\$650	\$14,550
RACQUET, FITNESS, SWIM BUILDING (RFS 5 to 40 years	1 to 40 years	\$470,475	\$58,066	\$33,542		\$91,608
RFS - EXERCISE EQUIPMENT 7 to 15 years	2 to 5 years	\$78,850	\$15,009	\$17,122		\$32,131
RFS - 19th HOLE FOOD SERVICE EQUIPME 20 years	7 to 12 years	\$32,800	\$5,476	\$2,926		\$8,401
RFS - MEP SYSTEMS 10 to 15 years	0 to 13 years	\$22,500	\$4,912	\$6,260	\$3,000	\$8,173
GOLF COURSE 6 to 35 years	3 to 20 years	\$3,827,886	\$515,619	\$250,793		\$766,412
GOLF COURSE EQUIPMENT 5 to 20 years	0 to 15 years	\$324,000	\$31,175	\$48,093	\$22,200	\$57,068
GOLF COURSE EQUIPMENT - cont'd 10 to 20 years	0 to 15 years	\$558,500	\$54,698	\$72,523	\$38,000	\$89,221
GOLF COURSE EQUIPMENT - cont'd 8 to 25 years	5 to 20 years	\$67,300	\$3,501	\$6,418		\$9,919
GOLF COURSE EQUIPMENT - cont'd 5 to 20 years	0 to 20 years	\$297,700	\$29,660	\$58,151	\$50,000	\$37,811
GOLF COURSE EQUIPMENT - cont'd 5 to 20 years	0 to 15 years	\$193,400	\$40,183	\$79,747	\$104,400	\$15,530
GOLF COURSE MAINTENANCE COMPLEX 3 to 35 years	2 to 22 years	\$192,580	\$20,580	\$12,132		\$32,712

11275901SAMPLE C16

2017 - COMPONENT METHOD CATEGORY FUNDING REPORT

Each of the 418 Projected Replacements included in the Sample Country Club Replacement Reserve Inventory has been assigned to one of the 28 categories listed in TABLE CM2 below. This calculated data is a summary of data provided in the Three-Year Replacement Funding Report and Replacement Reserve Inventory. The accuracy of this data is dependent upon many factors including the following critical financial data:

- O Replacement Reserves on Deposit totaling \$1,967,450 on January 1, 2017.
- Total reserve funding (including the Beginning Balance) of \$3,091,470 from 2016 through 2017.
- No expenditures from Replacement Reserves other than those specifically listed in the Replacement Reserve Inventory.
- All Projected Replacements scheduled in the Replacement Reserve Inventory in 2017 being accomplished in 2017 at a cost of \$20,378.

If any of these critical factors are inaccurate, do not use the data and please contact Miller Dodson Associates to arrange for an update of the Replacement Reserve Study.

	2017 -	COMPON	ENT METHO	DD CATEG	ORY FUI	NDING - TA	BLE CM2
	NORMAL	REMAINING	ESTIMATED	2017	2017	2017	2017
CATEGORY	ECONOMIC LIFE	ECONOMIC LIFE	REPLACEMENT COST	BEGINNING BALANCE	RESERVE FUNDING	PROJECTED REPLACEMENTS	END OF YEAR BALANCE
CONCRETE COMPONENTS	60 years	2 to 56 years	\$63,090	\$12,857	\$2,921		\$15,779
CONCRETE COMPONENTS - cont'd	60 years	2 to 56 years	\$44,200	\$9,008	\$2,047		\$11,054
SITE IMPROVEMENTS	5 to 30 years	1 to 22 years	\$369,374	\$73,024	\$30,588		\$103,612
MAIN CLUBHOUSE BUILDING (MCB)	5 to 30 years	0 to 19 years	\$340,765	\$74,152	\$25,749	\$4,080	\$95,821
MAIN CLUBHOUSE BUILDING - cont'd	7 to 42 years	1 to 29 years	\$593,256	\$221,985	\$121,565	\$ 1,000	\$343,550
MAIN CLUBHOUSE BUILDING - cont'd	7 to 42 years	1 to 31 years	\$453,975	\$133,004	\$67,013		\$200,017
MAIN CLUBHOUSE BUILDING - cont'd	2 to 42 years	1 to 37 years	\$310,540	\$62,628	\$33,663		\$96,291
FOOD SERVICE EQUIPMENT - MAIN LEVEL	20 years	6 to 11 years	\$228,000	\$47,473	\$17,227		\$64,700
FOOD SERVICE EQUIPMENT - MAIN LEVEL	20 years	6 to 11 years	\$99,050	\$18,525	\$6,886		\$25,411
FOOD SERVICE EQUIPMENT - LOWER LEV	20 years	11 years	\$42,180	\$7,685	\$2,875		\$10,560
HVAC EQUIPMENT	10 to 30 years	2 to 17 years	\$194,400	\$46,737	\$16,573		\$63,310
HVAC EQUIPMENT - cont'd	25 years	12 years	\$68,250	\$13,961	\$4,176		\$18,137
HVAC EQUIPMENT - cont'd	10 to 30 years	0 to 14 years	\$26,200	\$6,550	\$2,352	\$750	\$8,153
MISCELLANEOUS SYSTEMS	5 to 30 years	0 to 17 years	\$125,200	\$33,835	\$14,623	\$2,000	\$46,458
SWIMMING POOL	10 to 45 years	7 to 38 years	\$400,785	\$38,024	\$18,977		\$57,001
SWIMMING POOL - cont'd	5 to 15 years	0 to 14 years	\$22,900	\$4,466	\$3,007	\$2,400	\$5,073
TENNIS COURTS (2)	5 to 30 years	0 to 19 years	\$58,478	\$14,550	\$6,792	\$3,808	\$17,534
RACQUET, FITNESS, SWIM BUILDING (RFS	5 to 40 years	0 to 39 years	\$470,475	\$91,608	\$33,542	\$840	\$124,311
RFS - EXERCISE EQUIPMENT	7 to 15 years	1 to 4 years	\$78,850	\$32,131	\$17,122		\$49,253
RFS - 19th HOLE FOOD SERVICE EQUIPME	20 years	6 to 11 years	\$32,800	\$8,401	\$2,926		\$11,327
RFS - MEP SYSTEMS	10 to 15 years	0 to 13 years	\$22,500	\$8,173	\$4,452	\$6,500	\$6,125
GOLF COURSE	6 to 35 years	2 to 19 years	\$3,827,886	\$766,412	\$250,793		\$1,017,205
GOLF COURSE EQUIPMENT	5 to 20 years	1 to 14 years	\$324,000	\$57,068	\$35,347		\$92,414
GOLF COURSE EQUIPMENT - cont'd	10 to 20 years	4 to 14 years	\$558,500	\$89,221	\$49,438		\$138,660
GOLF COURSE EQUIPMENT - cont'd	8 to 25 years	4 to 19 years	\$67,300	\$9,919	\$6,418		\$16,336
GOLF COURSE EQUIPMENT - cont'd	5 to 20 years	4 to 19 years	\$297,700	\$37,811	\$34,443		\$72,253
GOLF COURSE EQUIPMENT - cont'd	5 to 20 years	1 to 14 years	\$193,400	\$15,530	\$22,120		\$37,650
GOLF COURSE MAINTENANCE COMPLEX	3 to 35 years	1 to 21 years	\$192,580	\$32,712	\$12,132		\$44,845

2018 - COMPONENT METHOD CATEGORY FUNDING REPORT

Each of the 418 Projected Replacements included in the Sample Country Club Replacement Reserve Inventory has been assigned to one of the 28 categories listed in TABLE CM3 below. This calculated data is a summary of data provided in the Three-Year Replacement Funding Report and Replacement Reserve Inventory. The accuracy of this data is dependent upon many factors including the following critical financial data:

- O Replacement Reserves on Deposit totaling \$2,792,842 on January 1, 2018.
- Total Replacement Reserve funding (including the Beginning Balance) of \$3,932,021 from 2016 to 2018.
- No expenditures from Replacement Reserves other than those specifically listed in the Replacement Reserve Inventory.
- All Projected Replacements scheduled in the Replacement Reserve Inventory in 2018 being accomplished in 2018 at a cost of \$654,528.

If any of these critical factors are inaccurate, do not use the data and please contact Miller Dodson Associates to arrange for an update of the Replacement Reserve Study.

20	018 -	COMPON	ENT METH	OD CATE	GORY FUI	NDING - TA	BLE CM3
	IORMAL	REMAINING	ESTIMATED	2018	2018	2018	2018
CATEGORY	DNOMIC LIFE	ECONOMIC LIFE	REPLACEMENT COST	BEGINNING BALANCE	RESERVE FUNDING	PROJECTED REPLACEMENTS	END OF YEAR BALANCE
CONCRETE COMPONENTS 60	vears	1 to 55 years	\$63,090	\$15,779	\$2,921		\$18,700
	vears	1 to 55 years	\$44,200	\$11,054	\$2.047		\$13,101
SITE IMPROVEMENTS 5 to 30		0 to 21 years	\$369,374	\$103,612	\$30,588	\$17,507	\$116,693
MAIN CLUBHOUSE BUILDING (MCB) 5 to 30	,	0 to 18 years	\$340,765	\$95,821	\$24,924	\$9,000	\$111,745
MAIN CLUBHOUSE BUILDING - cont'd 7 to 42		0 to 28 years	\$593,256	\$343,550	\$121,565	\$412,346	\$52,769
MAIN CLUBHOUSE BUILDING - cont'd 7 to 42		0 to 30 years	\$453,975	\$200,017	\$67,013	\$132,225	\$134,805
MAIN CLUBHOUSE BUILDING - cont'd 2 to 42	years	0 to 36 years	\$310,540	\$96,291	\$33,663	\$10,000	\$119,954
	years	5 to 10 years	\$228,000	\$64,700	\$17,227		\$81,927
FOOD SERVICE EQUIPMENT - MAIN LEVEL 20	years	5 to 10 years	\$99,050	\$25,411	\$6,886		\$32,298
FOOD SERVICE EQUIPMENT - LOWER LEV 20	years	10 years	\$42,180	\$10,560	\$2,875		\$13,434
HVAC EQUIPMENT 10 to 30	years	1 to 16 years	\$194,400	\$63,310	\$16,573		\$79,884
HVAC EQUIPMENT - cont'd 25	years	11 years	\$68,250	\$18,137	\$4,176		\$22,313
HVAC EQUIPMENT - cont'd 10 to 30	years	2 to 13 years	\$26,200	\$8,153	\$2,150		\$10,303
MISCELLANEOUS SYSTEMS 5 to 30	years	0 to 16 years	\$125,200	\$46,458	\$14,219	\$11,200	\$49,477
SWIMMING POOL 10 to 45	years	6 to 37 years	\$400,785	\$57,001	\$18,977		\$75,978
SWIMMING POOL - cont'd 5 to 15	years	0 to 14 years	\$22,900	\$5,073	\$2,306	\$3,000	\$4,379
TENNIS COURTS (2) 5 to 30	years	2 to 18 years	\$58,478	\$17,534	\$5,765		\$23,299
RACQUET, FITNESS, SWIM BUILDING (RFS 5 to 40	years	0 to 38 years	\$470,475	\$124,311	\$33,372	\$14,250	\$143,433
RFS - EXERCISE EQUIPMENT 7 to 15	years	0 to 3 years	\$78,850	\$49,253	\$17,122	\$36,100	\$30,275
RFS - 19th HOLE FOOD SERVICE EQUIPME 20	years	5 to 10 years	\$32,800	\$11,327	\$2,926		\$14,253
RFS - MEP SYSTEMS 10 to 15	years	1 to 14 years	\$22,500	\$6,125	\$2,563		\$8,688
GOLF COURSE 6 to 35	years	1 to 18 years	\$3,827,886	\$1,017,205	\$250,793		\$1,267,999
GOLF COURSE EQUIPMENT 5 to 20	years	0 to 13 years	\$324,000	\$92,414	\$35,347	\$2,600	\$125,161
GOLF COURSE EQUIPMENT - cont'd 10 to 20	years	3 to 13 years	\$558,500	\$138,660	\$49,438		\$188,098
GOLF COURSE EQUIPMENT - cont'd 8 to 25		3 to 18 years	\$67,300	\$16,336	\$6,418		\$22,754
GOLF COURSE EQUIPMENT - cont'd 5 to 20		3 to 18 years	\$297,700	\$72,253	\$34,443		\$106,696
GOLF COURSE EQUIPMENT - cont'd 5 to 20	-	0 to 13 years	\$193,400	\$37,650	\$22,120	\$4,300	\$55,471
GOLF COURSE MAINTENANCE COMPLEX 3 to 35	years	0 to 20 years	\$192,580	\$44,845	\$12,132	\$2,000	\$54,977

COMPONENT METHOD - THREE-YEAR REPLACEMENT FUNDING REPORT

TABLE CM4 below details the allocation of the \$1,250,000 Beginning Balance, as reported by the Association and the \$2,682,021 of Replacement Reserve Funding calculated by the Cash Flow Method from 2016 to 2018, to the 418 Projected Replacements listed in the Replacement Reserve Inventory. These allocations have been made by Chronological Allocation, a method developed by Miller Dodson Associates, Inc., and outlined on Page CF1. The accuracy of the allocations is dependent upon many factors including the following critical financial data:

- Replacement Reserves on Deposit totaling \$1,250,000 on January 1, 2016.
- Replacement Reserves on Deposit totaling \$1,967,450 on January 1, 2017.
- Replacement Reserves on Deposit totaling \$2,792,842 on January 1, 2018.
- Total Replacement Reserve funding (including the Beginning Balance) of \$3,932,021 from 2016 to 2018.
- No expenditures from Replacement Reserves other than those specifically listed in the Replacement Reserve Inventory.
- All Projected Replacements scheduled in the Replacement Reserve Inventory from 2016 to 2018 being accomplished as scheduled in the Replacement Reserve Inventory at a cost of \$953,156.

If any of these critical factors are inaccurate, do not use the data and please contact Miller Dodson Associates, Inc., to arrange for an update of the Replacement Reserve Study.

	CO	MPONE	NT ME	FHOD -	THREE	-YEAR	REPL	ACEME		IDING -		E CM4
	Description of	Estimated	Allocation	2016	2016	2016	2017	2017	2017	2018	2018	2018
Item	Projected	Replacement	of Beginning	Reserve	Projected	End of Year	Reserve	Projected	End of Year	Reserve	Projected	End of Year
#	Replacement	Costs	Balance	Funding	Replacements	Balance	Funding	Replacements	Balance	Funding	Replacements	Balance
	CONCRETE COMPONENTS											
1	Concrete curb (3%)	4,397	1,337	765		2,102	765		2,867	765		3,632
2	Concrete curb (3%)	4,397	1,194	320		1,514	320		1,834	320		2,155
3	Concrete curb (3%)	4,397	1,051	209		1,260	209		1,469	209		1,678
4	Concrete curb (3%)	4,397	907	159		1,066	159		1,224	159		1,383
5	Concrete curb (3%)	4,397	764	130		894	130		1,023	130		1,153
6	Concrete curb (3%)	4,397	621	111		732	111		843	111		954
7	Concrete curb (3%)	4,397	478	98		575	98		673	98		771
8	Concrete curb (3%)	4,397	334	88		423	88		511	88		599
9	Concrete curb (3%)	4,397	191	81		272	81		353	81		434
10	Concrete curb (3%)	4,397	48	75		123	75		198	75		273
11	Concrete curb & gutter (3%)	1,913	582	333		914	333		1,247	333		1,580
12	Concrete curb & gutter (3%)	1,913	519	139		659	139		798	139		937
13	Concrete curb & gutter (3%)	1,913	457	91		548	91		639	91		730
14	Concrete curb & gutter (3%)	1,913	395	69		464	69		533	69		602
15	Concrete curb & gutter (3%)	1,913	332	56		389	56		445	56		502
16	Concrete curb & gutter (3%)	1,913	270	48		318	48		367	48		415
17 18	Concrete curb & gutter (3%)	1,913	208 145	43 38		250 184	43 38		293 222	43 38		336 261
18	Concrete curb & gutter (3%)	1,913	83	38 35		184	38 35		153	38 35		189
19 20	Concrete curb & gutter (3%)	1,913 1,913	83 21	33		53	35		86	35 33		189
20	Concrete curb & gutter (3%)	1,913	21	33		55	33		80	33		119
	CONCRETE COMPONENTS - cont'd	l										
21	MCB Concrete flatwork (3%)	4,420	1,344	769		2,113	769		2,882	769		3,651
22	MCB Concrete flatwork (3%)	4,420	1,200	322		1,522	322		1,844	322		2,166
23	MCB Concrete flatwork (3%)	4,420	1,056	210		1,266	210		1,477	210		1,687
24	MCB Concrete flatwork (3%)	4,420	912	159		1,072	159		1,231	159		1,390
25	MCB Concrete flatwork (3%)	4,420	768	130		899	130		1,029	130		1,159
26	MCB Concrete flatwork (3%)	4,420	624	112		736	112		847	112		959
27	MCB Concrete flatwork (3%)	4,420	480	98		579	98 89		677	98 89		776
28 29	MCB Concrete flatwork (3%)	4,420	336 192	89		425 273			514 355	89 81		602
29 30	MCB Concrete flatwork (3%)	4,420 4,420	48	81 75		123	81 75		355 199	81 75		436 274
50	MCB Concrete flatwork (3%)	4,420	40	13		125	13		199	13		274
	SITE IMPROVEMENTS											
31	Asphalt pavement, seal coat	17,507	2,282	5,075		7,357	5,075		12,432	5,075	(17,507)	
32	Asphalt pavement, mill & overlay	147,717	16,846	10,067		26,913	10,067		36,980	10,067		47,047
33	Pole lights - poles	78,000	7,625	3,351		10,976	3,351		14,327	3,351		17,678
34	Pole lights - fixture heads	62,400	12,200	8,367		20,566	8,367		28,933	8,367		37,300
35	Bollard lights	23,750	3,482	1,843		5,325	1,843		7,167	1,843		9,010
36	Domestic water - lateral	10,000		526		526	526		1,053	526		1,579
37	Sanitary sewer - lateral	10,000		526		526	526		1,053	526		1,579
38	Natural gas - lateral	10,000		417		417	417		833	417		1,250
39	Stormwater - structure & pipe	10,000		417		417	417		833	417		1,250

Component Method Accounting Summary - Page CM8 February 9, 2015 11275901SAMPLE C16

	COMPONE		THOD -		F-YFAR	RFPI	ACEME			- TARI	F CM4	
	Description of	Estimated	Allocation	2016	2016	2016		2017	2017	2018	2018	2018
Item #	Projected Replacement	Replacement Costs	of Beginning Balance	Reserve	Projected Replacements	End of Year Balance	Reserve	Projected Replacements	End of Year Balance	Reserve	Projected Replacements	End of Year Balance
#	Keplacement	Costs	Dalance	runding	Replacements	balance	runding	Replacements	Багапсе	Funding	Replacements	Dalance
	MAIN CLUBHOUSE BUILDING (M											
40	MCB Concrete roof tiles (1% every 5	4,080	798	1,641		2,439	1,641	(4,080)		816		816
41	MCB Re-coat stucco	40,705	2,653	4,757		7,409		(1,000)	12,166	4,757		16,922
42	MCB - Glass panel railings - 3'	36,000	3,519	1,547		5,066	1,547		6,613	1,547		8,159
43	MCB Front entrance pavers	61,600	9,367	3,265		12,631	3,265		15,896	3,265	(0.000)	19,161
44 45	MCB Irrigation system controllers (3) MCB Rolling door - Service Court	9,000 9,500	1,173 2,167	2,609 1,222		3,782 3,389			6,391 4,611	2,609 1,222	(9,000)	5,833
45	MCB Wood trellis - Service Court	127,680	23,575	8,008		31,583			39,592	8,008		47,600
47	MCB Wood pergola - Gallery Entrance		2,044	1,131		3,175			4,306	1,131		5,436
48	MCB Wood pergola - Dining Rm Terr	15,400	1,606	811		2,417			3,229	811		4,040
49	MCB Wood pergola - Private Rm Terr	14,400	1,501	759		2,260	759		3,019	759		3,778
	MAIN CLUBHOUSE BUILDING - co	:										
50	Private Lounge - windows	14,400	1,229	425		1,654	425		2,079	425		2,504
51	Private Lounge - carpet	8,910	2,281	2,210		4,491	2,210		6,700	2,210	(8,910)	
52 53	Private Lounge - redecoration	9,900 62,550	1,843 5,338	2,686 1,846		4,529 7,184			7,214 9,029	2,686 1,846	(9,900)	10,875
54	Main Dining Room - windows Main Dining Room - carpet	63,756	16,323	1,840		32,134			9,029 47,945	1,840	(63,756)	10,875
55	Main Dining Room - furniture	50,000	9,310	13,563		22,873			36,437	13,563	(50,000)	
56	Main Dining Room - redecoration	141,680	26,380	38,433		64,814			103,247	38,433	(141,680)	
57	Grill Dining Room - windows	38,250	3,264	1,129		4,393			5,521	1,129		6,650
58	Grill Dining Room - carpet	35,100	8,986	8,705		17,691	8,705		26,395	8,705	(35,100)	
59 60	Grill Dining Room - furniture Grill Dining Room - redecoration	25,000	4,655	6,782		11,437			18,218	6,782	(25,000)	
61	Board Room - carpet	78,000 10,710	14,523 1,994	21,159 1,453		35,682 3,447			56,841 4,899	21,159 1,453	(78,000)	6,352
62	Board Room - furniture	10,000	465	1,433		2,055			3,644	1,589		5,233
63	Board Room - redecoration	23,800	1,108	3,782		4,890			8,672	3,782		12,454
64	Board Room - movable wall	12,000	1,173	516		1,689			2,204	516		2,720
65	Terrace - BBQ grill	3,200	765	609		1,373			1,982	609		2,591
66	Terrace - furniture	6,000	782	870		1,652	870		2,521	870		3,391
	MAIN CLUBHOUSE BUILDING - co											
67	Men's Lounge - windows	24,300	1,697	685		2,382			3,067	685		3,752
68	Men's Lounge - carpet	5,250	978	1,424		2,402			3,826	1,424	(5,250)	
69 70	Men's Lounge - furniture	20,000 26,250	3,724 4,888	5,425 7,121		9,149 12,008			14,575 19,129	5,425 7,121	(20,000) (26,250)	
70	Men's Lounge - redecoration Men's Locker Room - lockers	77,000	4,888	3,720		12,008			19,129	3,720	(20,230)	21,197
72	Men's Locker Room - carpet	9,100	1,694	2,469		4,163			6,631	2,469	(9,100)	21,197
73	Men's Locker Room - redecoration	71,625	13,336	19,430		32,766			52,195	19,430	(71,625)	
74	Men's Locker Room - plumbing fixture	10,500	1,369	507		1,876	507		2,383	507		2,890
75	Men's Locker Room - steam room	15,000	3,666	2,834		6,499			9,333	2,834		12,166
76	Men's Locker Room - steam generator		1,629	2,093		3,722			5,815	2,093		7,907
77	Men's Locker Room - tilework Women's Lounge - windows	35,500 13,050	4,627 911	1,715 368		6,342 1,279			8,057 1,647	1,715 368		9,772 2,015
79	Women's Lounge - carpet	2,350	328	505		834			1,339	505		1,845
80	Women's Lounge - furniture	18,000	2,514	3,872		6,385			10,257	3,872		14,128
81	Women's Lounge - redecoration	11,750	1,641	2,527		4,168	2,527		6,695	2,527		9,223
82	Women's Locker Room - lockers	26,000	3,106	1,205		4,311			5,516	1,205		6,721
83	Women's Locker Room - carpet	3,800	531	817		1,348			2,165	817		2,983
84 85	Women's Locker Room - redecoration Women's Locker Room - plumbing fix	40,000 5,500	5,586 657	8,604 255		14,189 912			22,793 1,167	8,604 255		31,396 1,422
85	Women's Locker Room - sauna	4,000	87	233		366			646	233		925
87	Women's Locker Room - tilework	25,000	2,987	1,159		4,145			5,304	1,159		6,463
	MAIN CLUBHOUSE BUILDING - co											
88	Pro Shop - windows	24,840	578	622		1,200	622		1,822	622		2,444
89	Pro Shop - carpet	6,525	213	701		914	701		1,615	701		2,317
90	Pro Shop - F,F&E	5,000	1,629	3,371	(5,000)		2,500		2,500	2,500	(5,000)	
91	Pro Shop - redecoration	36,750	4,790	3,551		8,341			11,892	3,551		15,443
92 93	Hall/Library - windows Hall/Library - refinish wood floors	20,700 2,400	642 156	528 280		1,170 437			1,698 717	528 280		2,226 998
93	Hall/Library - replace wood floors	12,000	156 261	280 419		437 680			1,099	280 419		998 1,518
95	Hall/Library - furniture	10,000	1,521	1,060		2,581			3,640	1,060		4,700
96	Hall/Library - redecoration	18,000	2,737	1,908		4,645			6,553	1,908		8,461
97	Hall - Men's rest room	20,000	3,910	2,011		5,921			7,933	2,011		9,944
98	Hall - Women's rest room	20,000	3,910	2,011		5,921			7,933	2,011		9,944
99	Admin - windows	9,000	279	229		509 1 774			738	229		968 3 232
100	Admin - carpet Admin - furniture/equipment	6,875 5,000	1,045 1,629	729 3,371	(5,000)	1,774	729 2,500		2,503 2,500	729 2,500	(5,000)	3,232
101	Admin - redecoration	27,500	4,182	2,915	(3,000)	7,096			10,011	2,500	(3,000)	12,926
102	East Gallery - windows	36,450	2,828	1,051		3,879			4,929	1,051		5,980
L												

Component Method Accounting Summary - Page CM9 February 9, 2015 11275901SAMPLE C16

											11275901SAMPLE C16
											E CM4 cont'd
Item #	Description of Projected Replacement	Estimated Replacement Costs	Allocation of Beginning Balance	2016 Reserve Funding Re		2016 End of Year Balance	2017 Reserve Funding	2017 Projected Replacements	2017 End of Year Balance	2018 Reserve Funding	20182018ProjectedEnd of YearReplacementsBalance
104	East Gallery - carpet	16,500	2,304	3,549		5,853	3,549		9,402	3,549	12,951
105	East Gallery - redecoration	33,000	4,608	7,098		11,706	7,098		18,804	7,098	25,902
	FOOD SERVICE EQUIPMENT - MA										
106	Dry Storage Shelving	1,200	137	82		219	82		300	82	382
107 108	Walk-in Cooler/Freezer 8'x15' Walk-in Cooler Freezer Shelving	16,800 2,400	1,916 274	1,145 164		3,061 437	1,145 164		4,206 601	1,145 164	5,351 764
100	Prep Table w/Sink	4,200	479	286		765	286		1,051	286	1,338
110	Disposal	2,800	319	191		510	191		701	191	892
111	Worktable	1,600	182	109		292	109		401	109	510
112	Food Processor	300	34	20		55	20		75	20	96
113	Cook-N-Hold Alto shaam	8,500	1,662	855		2,517	855		3,371	855	4,226
114	Cleveland 3 Pan Steamcraft Bakers Pride Two Deck Pizza Oven	5,500 1,600	1,075 182	553 109		1,628 292	553 109		2,181 401	553 109	2,735 510
115	Exhaust Hood 25'	35,000	3,992	2,385		6,377	2,385		8,762	2,385	11,147
117	Two Deck Vulcan Convection Oven	12,500	2,444	1,257		3,701	1,257		4,958	1,257	6,215
118	5' Range w 6 Burners/Griddle/2 Ovens		1,662	855		2,517	855		3,371	855	4,226
119	6 Burner Range w/Salamander Broiler		969	579		1,549	579		2,128	579	2,707
120	4' Range w/Griddle Oven	5,800	661	395		1,057	395		1,452	395	1,847
121	4' Char Broiler w/o Oven	4,800	938	483		1,421	483		1,904	483	2,387
122	2 Fryers w/Dump Station Single Cell Traulsen Refrigerator	8,500 3,800	1,662 743	855 382		2,517 1,125	855 382		3,371 1,507	855 382	4,226 1,889
123	Chef's Line	80,000	9,124	5,452		1,125	5,452		20,028	5,452	25,480
124	Stainless Steel Soiled Dish Table	8,400	958	572		1,530	572		2,103	572	2,675
126	Dishwasher	1,600	182	109		292	109		401	109	510
127	Stainless Steel Clean Dishtable	2,100	239	143		383	143		526	143	669
128	Pot Sink - 2 Compartment	3,600	411	245		656	245		901	245	1,147
	FOOD SERVICE EQUIPMENT - MA										
129	Ice Machine/Bin	4,200	821	422		1,243	422		1,666	422	2,088
130	Beverage Stand 12'-6"	6,250	713	426		1,139	426		1,565	426	1,991
131 132	Draft Beer Box Stainless Steel Utility Stand 10'	4,500 6,500	513 741	307 443		820 1,184	307 443		1,127 1,627	307 443	1,433 2,070
132	Server Stand 8'-6"	4,500	513	307		820	307		1,027	307	1,433
134	Server Stand 7'	3,600	411	245		656	245		901	245	1,147
135	Grill Bar Equipment	30,800	3,513	2,099		5,612	2,099		7,711	2,099	9,810
136	Bar Equipment	28,000	3,193	1,908		5,101	1,908		7,010	1,908	8,918
137	Liquor Storage Shelving	900	103	61		164	61		225	61	287
138	Liquor Storage Refrigerator, 1cell	3,600	411	245		656	245		901	245	1,147
139 140	Liquor Storage Ice Machine/Bin	3,400 2,800	388 319	232 191		619 510	232 191		851 701	232 191	1,083 892
140	Liquor Storage Server Pick-up FOOD SERVICE EQUIPMENT - LO		519	171		510	171		701	191	692
141	-	3,000	342	204		547	204		751	204	955
141	Dry Storage Room Shelving Liquor Storage Shelving	1,800	205	123		328	123		451	123	933 573
142	Beer/Wine Cooler 7'x10'	9,100	1,038	620		1,658	620		2,278	620	2,898
144	Beer/Wine Cooler Shelving	1,200	137	82		219	82		300	82	382
145	Walk-in Freezer 8'x15'	8,400	958	572		1,530	572		2,103	572	2,675
146	Walk-in Freezer Shelving	1,200	137	82		219	82		300	82	382
147	Walk-in Cooler	15,680	1,788	1,069		2,857	1,069		3,925	1,069	4,994
148	Walk-in Cooler Shelving	1,800	205	123		328	123		451	123	573
140	HVAC EQUIPMENT	00.000	16 100	0 200		04 227	0 200		27 545	0 200	40.750
149 150	Chiller - Carrier - 140 ton Cooling Tower - BAC - 140 ton	90,000 24,000	16,129 4,301	8,208 2,189		24,337 6,490	8,208 2,189		32,545 8,679	8,208 2,189	40,753 10,867
150	Ajax Hot Water Boiler	10,000	1,466	776		2,242	776		3,018	2,10)	3,794
151	Condenser Water Pump, CTP-1	12,000	1,434	556		1,990	556		2,546	556	3,102
153	Condenser Water Pump, CTP-1A	12,000	1,434	556		1,990	556		2,546	556	3,102
154	Chilled Water Pump, CHP-1	12,000	1,434	556		1,990	556		2,546	556	3,102
155	Chilled Water Pump, CHP-1A	12,000	1,434	556		1,990	556		2,546	556	3,102
156	HVAC Hot Water Pump, HWP-1	3,000	978	2,022	(3,000)		300		300	300	600
157 158	HVAC Hot Water Pump, HWP-1A Inline Exhaust Fan, EF-1	3,000 1,000	978 217	2,022 157	(3,000)	374	300 157		300 530	300 157	600 687
158	Inline Exhaust Fan, EF-1 Inline Exhaust Fan, EF-2	1,000	217	157		374	157		530	157	687
160	Inline Exhaust Fan, EF-3	1,000	152	106		258	106		364	106	470
161	Inline Exhaust Fan, EF-4	1,000	217	157		374	157		530	157	687
162	Roof-Mount Exhaust Fan, EF-5	1,800	313	212		525	212		738	212	950
163	Roof-Mount Exhaust Fan, EF-6	1,800	313	212		525	212		738	212	950
164	Cart Barn Inline Exhaust Fan, EF-7	1,800	313	212		525	212		738	212	950
165 166	Kitchen Hood Exhaust Fan, EF-8 Dishwasher Hood Exhaust Fan, DF-9	6,000	1,173	1,207		2,380	1,207		3,587 530	1,207	4,793 687
100	Disnwasher moou Exhaust Pan, DF-9	1,000	217	157		374	157		550	157	/ 60

Component Method Accounting Summary - Page CM10 February 9, 2015 11275901SAMPLE C16

	COMPONE		THOD -	THREE	-YEAR	REPLA	CEME		NDING	- TABL	E CM4	cont'd
T.	Description of	Estimated	Allocation	2016	2016	2016	2017	2017	2017	2018	2018	2018
Item #	Projected Replacement	Replacement Costs	of Beginning Balance	Reserve Funding R	Projected Replacements	End of Year Balance	Reserve Funding	Projected Replacements	End of Year Balance	Reserve Funding	Projected Replacements	End of Year Balance
	HVAC EQUIPMENT - cont'd		1									
167	Magic Aire Fan Coil 1, FC-1	3,250	466	199		665	199		864	199		1,063
168	Magic Aire Fan Coil 2, FC-2	3,250	466	199		665	199		864	199		1,063
169	Magic Aire Fan Coil 3, FC-3	3,250	466	199		665	199		864	199		1,063
170	Magic Aire Fan Coil 4, FC-4	3,250	466	199		665	199		864	199		1,063
171	Magic Aire Fan Coil 5, FC-5	3,250	466	199		665	199		864	199		1,063
172	Magic Aire Fan Coil 6, FC-6 Magic Aire Fan Coil 7, FC-7	3,250 3,250	466 466	199 199		665 665	199 199		864 864	199 199		1,063 1,063
173	Magic Aire Fan Coil 8, FC-8	3,250	400	199		665	199		864	199		1,063
175	Magic Aire Fan Coil 9, FC-9	3,250	466	199		665	199		864	199		1,063
176	Magic Aire Fan Coil 10, FC-10	3,250	466	199		665	199		864	199		1,063
177	Magic Aire Fan Coil 10A, FC-10A	3,250	466	199		665	199		864	199		1,063
178	Magic Aire Fan Coil 11, FC-11	3,250	466	199		665	199		864	199		1,063
179 180	Magic Aire Fan Coil 12, FC-12 Magic Aire Fan Coil 13, FC-13	3,250 3,250	466 466	199 199		665 665	199 199		864 864	199 199		1,063 1,063
180	Magic Aire Fan Coil 14, FC-14	3,250	466	199		665	199		864	199		1,063
182	Magic Aire Fan Coil 15, FC-15	3,250	466	199		665	199		864	199		1,063
183	Magic Aire Fan Coil 16, FC-16	3,250	466	199		665	199		864	199		1,063
184	Magic Aire Fan Coil 17, FC-17	3,250	466	199		665	199		864	199		1,063
185	Magic Aire Fan Coil 18, FC-18	3,250	466	199		665	199		864	199		1,063
186 187	Magic Aire Fan Coil 19, FC-19 Magic Aire Fan Coil 20, FC-20	3,250 3,250	466 466	199 199		665 665	199 199		864 864	199 199		1,063 1,063
10/	Wagie Ane Fan Con 20, FC-20	5,250	400	1))		005	1))		004	1))		1,005
	HVAC EQUIPMENT - cont'd											
188	Kitchen Make Up Air, EC-1	3,500	684	469		1,154	469		1,623	469		2,092
189	Non-Water Wash Grease Extractor	2,500	380	265		645	265		910	265		1,175
190	Lochinvar Hot Water Heater, No. 1	8,000	1,216	424		1,640	424		2,064	424		2,488
191	Lochinvar Hot Water Heater, No. 2	8,000	1,216	424		1,640	424		2,064	424		2,488
192	Hot Water Circ. Pump Motor No. 1	750	98	109		206	109	(750)	315	109		424
193 194	Hot Water Circ. Pump Motor No. 2 Hot Water Booster Pump Motor, No. 1	750 750	196 49	277 88		473 137	277 88	(750)	224	75 88		75 312
195	Hot Water Booster Pump Motor, No. 2 Hot Water Booster Pump Motor, No. 2		98	109		206	109		315	109		424
196	State Electric Hot Water Heater	1,200	261	188		449	188		636	188		824
	MISCELLANEOUS SYSTEMS											
197	Dual-Lite Emergency Lighting System	4,000	1,303	2,697	(4,000)		267		267	267		533
198	Grafik Eye Light Dimming System	25,000	5,295	2,815		8,110	2,815		10,925	2,815		13,740
199	Point of Sale System Hardware	15,000		2,143		2,143	2,143		4,286	2,143		6,429
200	Telephone system	14,000	3,345	2,664		6,009	2,664		8,673	2,664	(0.000)	11,336
201 202	Simplex Fire Alarm System Panel Simplex Fire Alarm Annunciator	8,000 3,200	2,085 834	1,972 789		4,057 1,623	1,972 789		6,028 2,411	1,972 789	(8,000) (3,200)	
202	Kitchen Ansul Fire Suppression System		717	278		995	278		1,273	278	(3,200)	1,551
204	Snack Bar Fire Suppression System	3,000	358	139		497	139		636	139		776
205	Security System	2,000	391	804		1,196	804	(2,000)		400		400
206	Glof bag storage bins	45,000	6,452	2,753		9,205	2,753		11,959	2,753		14,712
	SWIMMING POOL											
207	Swimming pool, structure	175,500	6,354	4,229		10,583	4,229		14,811	4,229		19,040
208	Swimming pool, whitecoat/tile	35,100	-,	3,510		3,510	3,510		7,020	3,510		10,530
209	Wading pool, structure	5,200	226	128		353	128		481	128		609
210	Wading pool, whitecoat/tile	1,040	34	112		146	112		257	112		369
211	Spa, structure	7,150	311	175		486	175		661	175		837
212 213	Spa, whitecoat/tile Concrete deck pavers	1,430 73,865	47 8,825	154 3,423		200 12,248	154 3,423		354 15,671	154 3,423		508 19,095
213	Perimeter fence - glass panel - 5'	16,500	1,971	765		2,736	765		3,501	765		4,265
215	Pool furniture	40,000	13,034	26,966	(40,000)		4,000		4,000	4,000		8,000
216	Pool wood pergola structures	45,000	5,279	2,483		7,761	2,483		10,244	2,483		12,726
	SWIMMING POOL - cont'd											
217	Swimming Pool RayPak Heater	3,000	782	739		1,521	739		2,261	739	(3,000)	
218	Swimming Pool Circ Pump Motor	750		125		125	125		250	125		375
219	Swimming Pool Pentair Triton TR140		225	488		488	488	(1.000)	975	488		1,463
220 221	Wading Pool Lochinvar Heater Wading Pool Circ Pump Motor	1,200 750	339	431 125		769 125	431 125	(1,200)	250	80 125		80 375
221	Wading Pool Pentair Triton TR100C f			244		244	244		488	244		731
223	Spa RayPak RP2100 water heater	1,200	339	431		769	431	(1,200)		80		80
224	Spa Circ Pump Motor	750		125		125	125		250	125		375
225	Spa Pentair Triton TR140C sand filter			175		175	175		350	175		525
226	Spa Jet Pump Motor	750		125		125	125		250	125		375
	TENNIS COURTS (2)											
L												

Component Method Accounting Summary - Page CM11 February 9, 2015 11275901SAMPLE C16

	COMPONE	NT ME	THOD -	THRE	E-YEAR	REPL	ACEME	ENT FUI	NDING	- TABL	E CM4	cont'd
	Description of	Estimated	Allocation	2016		2016	2017	2017	2017	2018	2018	2018
Item #	Projected Replacement	Replacement Costs	of Beginning Balance	Reserve	Projected Replacements	End of Year Balance	Reserve	Projected Replacements	End of Year Balance	Reserve	Projected Replacements	End of Year Balance
	Replacement	Costs	Datatice	Fullding	Replacements	Datatice	Fullding	Replacements	Datatice	Funding	Replacements	Datatice
227	Tennis court, color coat	8,000		1,600		1,600	1,600		3,200	1,600		4,800
228	Tennis court, post & footings	5,200	847	435		1,282	435		1,718	435		2,153
229	Tennis court, fence	16,320	2,659	1,366		4,025	1,366		5,391	1,366		6,757
230	Tennis court, wind screen	3,808	993	1,408		2,400	1,408		2 755	381		381
231 232	Court light, poles Court light, single head	15,000 3,500	1,466 684	644 469		2,111 1,154	644 469		2,755 1,623	644 469		3,400 2,092
233	Court light, double head	6,000	1,173	804		1,978	804		2,782	804		3,587
234	Drinking fountain	650	212	438			65		65	65		130
	RACQUET, FITNESS, SWIM BUILE	2										
225		0.40	164	220		502	220	(0.40)		1.60		1.60
235 236	RFS Concrete roof tiles (1% every 5 y RFS Skylights (4'x4')	840 x 110	164 19	338 8		502 26	338 8		34	168 8		168 41
230	RFS Re-coat stucco	7,490	488	875		1,363	875		2,239	875		3,114
238	RFS Windows/Storefront	47,700	4,885	1,784		6,669	1,784		8,453	1,784		10,237
239	RFS Suspended acoustical ceiling	6,700	982	520		1,502	520		2,022	520		2,542
240	RFS Carpet	8,235	1,610	1,656		3,266	1,656		4,922	1,656		6,579
241	RFS Ceramic tile floors	32,760	4,697	2,005		6,701	2,005		8,706	2,005		10,710
242 243	RFS Ceramic tile walls RFS Plumbing fixtures	23,040 10,000	3,303 1,434	1,410 612		4,713 2,046	1,410 612		6,123 2,657	1,410 612		7,533 3,269
243	RFS Wood lockers	5,400	774	330		1,105	330		1,435	330		1,765
245	RFS Redecoration expense	36,600	7,156	7,361		14,517	7,361		21,878	7,361		29,239
246	RFS Patio/Walk pavers	116,200	13,883	5,385		19,268	5,385		24,653	5,385		30,038
247	RFS Patio tables/chairs	14,250	3,250	3,667		6,917	3,667		10,583	3,667	(14,250)	
248	RFS Patio fence	2,750		67		67	67		134	67		201
249	RFS Front entrance pavers	23,100	2,760	1,071		3,830	1,071		4,901	1,071		5,971
250 251	RFS Front sidewalk pavers RFS Wood pergola structures	50,400 84,900	6,022 6,639	2,336 4,119		8,357 10,758	2,336 4,119		10,693 14,877	2,336 4,119		13,029 18,996
2.51	RFS - EXERCISE EQUIPMENT	84,900	0,039	4,119		10,758	4,119		14,877	4,119		18,990
252	Cybex Pro+ Treadmill	14,000	2,607	3,798		6,404	3,798		10,202	3,798	(14,000)	
252	LifeFitness 9500 HR Treadmill	6,000	1,117	1,628		2,745	1,628		4,372	1,628	(14,000) (6,000)	
253	LifeFitness 9500 HR Eliptical	8,000	1,490	2,170		3,660	2,170		5,830	2,170	(8,000)	
255	Stairmaster 4400 PT Free Climber	2,500	465	678		1,144	678		1,822	678	(2,500)	
256	Cybex 700 Recumbant Bike	1,800	335	488		823	488		1,312	488	(1,800)	
257	Cybex 700 Upright Bike	1,800	335	488		823	488		1,312	488	(1,800)	
258 259	Sci-Fit Pro 1 Upper Body Ergometer	2,000 2,500	372 326	543 362		915 688	543 362		1,457 1,051	543 362	(2,000)	1,413
259	Cybex Dual Axis Chest Press Cybex Dual Axis Pulldown	2,500	326	362		688	362		1,051	362		1,413
261	Cybex Leg Extension	2,500	326	362		688	362		1,051	362		1,413
262	Cybex Seated Leg Curl	2,500	326	362		688	362		1,051	362		1,413
263	Free Motion Single Cable	1,800	235	261		496	261		756	261		1,017
264	LifeFitness Smith Press	2,500	326	362		688	362		1,051	362		1,413
265	Cybex Flat - Adjustable Bench	1,400	182	203		385	203		588	203		791
266 267	Maxicam 3 Tiered 12 pair Dumbell Ra Maxicam 2 Tiered 4 pair Dumbell Rac		65 52	72 58		138 110	72 58		210 168	72 58		283 226
268	Cybex 45 Hyperextension Bench	500	65	72		138	72		210	72		283
269	Cybex Adjustable Abdominal Crunch	500	65	72		138	72		210	72		283
270	E-Z Curl Bar	150	20	22		41	22		63	22		85
271	1995 GMC Safari Van	25,000	5,974	4,757		10,730	4,757		15,487	4,757		20,243
	RFS - 19th HOLE FOOD SERVICE E	2										
272	Exhaust Hood, 6'	6,000	684	409		1,093	409		1,502	409		1,911
273	Fryer 30 lb. Countertop	2,200	430	221		651	221		873	221		1,094
274	42" Griddle Flat/24" Grooved	3,800	743	382		1,125	382		1,507	382		1,889
275	Stainless Steel Worktable Stand	1,800	205	123		328	123		451	123		573
276	Referigerated Sandwich Make-up, 3'	2,600	508	261		770	261		1,031	261		1,293
277 278	Hoshizaki I ce Machine/Bin Stainless Steel 2 Compartment Sink	3,400 2,800	665 319	342 191		1,007 510	342 191		1,349 701	342 191		1,690 892
279	Shelving, 3 Sections	900	103	61		164	61		225	61		287
280	Prep Sinks	2,800	547	282		829	282		1,111	282		1,392
281	Service Counters,etc.	6,500	1,271	654		1,924	654		2,578	654		3,232
	RFS - MEP SYSTEMS											
282	RFS Carrier Heat Pump No. 1	3,000		214		214	214		429	214		643
282	RFS Carrier Heat Pump No. 2	3,000	698	575		1,274	575		1,849	575		2,425
284	RFS Carrier Heat Pump No. 3	3,000	838	1,081		1,919	1,081		-,/	214		214
285	RFS Carrier Heat Pump No. 4	3,000	978	2,022	(3,000)		214		214	214		429
286	RFS Carrier Heat Pump No. 5	3,000	628	474		1,103	474		1,577	474		2,051
287	RFS Snack Bar Kitchen Make Up Air	2,500	489	335		824	335		1,159	335		1,494
288 289	RFS Snack Bar Hood Exhaust Ventilat RFS - A.O. Smith Hot Water heater	t 1,500 3,500	293 988	302 1,256		595 2,244	302 1,256		897	302 233		1,198 233
				1,230		2,244	1,230	(3,500)				235

Component Method Accounting Summary - Page CM12 February 9, 2015 11275901SAMPLE C16

	COMPONE		THOD -	THREE	E-YEAR	REPL	ACEME		NDING	- TABL	E CM4	
	Description of	Estimated	Allocation	2016	2016	2016	2017	2017	2017	2018	2018	2018
Item #	Projected Replacement	Replacement Costs	of Beginning Balance	Reserve Funding	Projected Replacements	End of Year Balance	Reserve Funding	Projected Replacements	End of Year Balance	Reserve Funding	Projected Replacements	End of Year Balance
				g								
	GOLF COURSE											
290	Sand bunkers	545,000	47,356	45,240		92,596	45,240		137,837	45,240		183,077
291	Greens	686,070	104,324	36,359		140,683	36,359		177,042	36,359		213,401
292	Tees	465,300	70,754	24,659		95,413	24,659		120,072	24,659		144,731
293	Concrete golf cart paths - 3% every 6 y		6,736	13,820		20,556	13,820		34,376	13,820		48,196
294 295	Stone bridge at #11 Main line drainage system	12,500 650,000	1,466 84,719	690 26,918		2,156 111,637	690 26,918		2,846 138,556	690 26,918		3,535 165,474
296	Irrigation pond at #15 - liner	85,000	8,309	3,652		11,961	3,652		15,613	3,652		19,265
297	Greenside pond at #2 - liner	40,000	10,427	4,929		15,356	4,929		20,285	4,929		25,213
298	Irrigation Heads on Golf Course	250,000	36,657	19,395		56,052	19,395		75,447	19,395		94,842
299 300	PVC Pipe and Control Wire Toro Site Pro V 2.2	650,000 30,000	95,309 3,519	50,426 1,655		145,736 5,174	50,426 1,655		196,162 6,829	50,426 1,655		246,589 8,484
301	Toro Sand Pro Field Interface	5,000	587	276		862	276		1,138	276		1,414
302	53 VT Field Controllers	185,000	21,701	10,206		31,907	10,206		42,114	10,206		52,320
303	Flowtonex Pump Station	150,000	21,994	11,637		33,631	11,637		45,268	11,637		56,905
304	T Weather	12,000	1,760	931		2,691	931		3,621	931		4,552
	GOLF COURSE EQUIPMENT											
305	Jacobsen 522 A	7,400	241	795		1,037	795		1,832	795		2,627
306	Jacobsen 522 A	7,400	241	795		1,037	795		1,832	795		2,627
307	Jacobsen 522 A	7,400	241	795		1,037	795		1,832	795		2,627
308 309	Jacobsen 522 A Jacobsen 522 A	7,400 7,400	241 241	795 795		1,037 1,037	795 795		1,832 1,832	795 795		2,627 2,627
310	Jacobsen 522 A Jacobsen 522 A	7,400	241 241	795		1,037	795		1,832	795		2,627
311	Jacobsen 522 A	7,400	241	795		1,037	795		1,832	795		2,627
312	Jacobsen 522 A	7,400	241	795		1,037	795		1,832	795		2,627
313	Jacobsen 522 A	7,400	964	1,073		2,037	1,073		3,110	1,073		4,182
314 315	Jacobsen 522 A Jacobsen 422	7,400 7,400	964 964	1,073 1,073		2,037 2,037	1,073 1,073		3,110 3,110	1,073 1,073		4,182 4,182
316	Jacobsen 422	7,400	2,411	4,989	(7,400)	2,007	740		740	740		1,480
317	Jacobsen 422	7,400	2,411	4,989	(7,400)		740		740	740		1,480
318	Jacobsen 422	7,400	2,411	4,989	(7,400)	100	740		740	740		1,480
319 320	Toro Flex 21 with trailer Lastec "Articulator"	7,800 21,000	4,106	488 4,224		488 8,329	488 4,224		975 12,553	488 4,224		1,463 16,776
320	Toro 3500	36,000	1,173	3,870		5,043	3,870		8,912	3,870		12,782
322	Toro 3500	36,000	1,173	3,870		5,043	3,870		8,912	3,870		12,782
323	Toro 3100 D	34,000	2,954	2,822		5,777	2,822		8,599	2,822		11,421
324 325	Toro 3100 D Toro 4700 D	34,000 47,000	2,954 6,126	2,822 4,542		5,777 10,667	2,822 4,542		8,599 15,209	2,822 4,542		11,421 19,751
325	Toro 36 Commercial	2,000	293	4,542		448	4,542		604	4,542		759
327	Toro Z Master	2,600	339	754		1,093	754		1,846	754	(2,600)	
	GOLF COURSE EQUIPMENT - cont											
328 329	Jacobsen 3500 Jacobsen 3500	47,000 47,000	2,042 2,042	3,458 3,458		5,500 5,500	3,458 3,458		8,959 8,959	3,458 3,458		12,417 12,417
329	Jacobsen 3400	38,000	1,651	2,796		3,500 4,447	2,796		7,243	2,796		10,039
331	Jacobsen LF 128 with Plug Pusher	38,000	12,382	25,618	(38,000)	, .	2,533		2,533	2,533		5,067
332	Greensking IV	18,000	1,564	1,494		3,058	1,494		4,552	1,494		6,047
333	Greensking IV	18,000	1,564	1,494		3,058	1,494		4,552	1,494		6,047
334 335	Greensking IV Plus Greensking IV Plus	22,000 22,000	3,823 3,823	2,597 2,597		6,420 6,420	2,597 2,597		9,017 9,017	2,597 2,597		11,613 11,613
336	Greensking IV Plus	22,000	3,823	2,597		6,420	2,597		9,017	2,597		11,613
337	Toro Walk-Behind Aerifier	26,500	3,454	3,841		7,295	3,841		11,136	3,841		14,977
338	Toro Walk-Behind Aerifier	26,500	3,454	3,841		7,295	3,841		11,136	3,841		14,977
339 340	Soil Reliever 72 / Southern Turf Verti-Drain 7316	32,000 38,000		2,000 2,375		2,000 2,375	2,000 2,375		4,000 4,750	2,000 2,375		6,000 7,125
340	Jacobsen Pull Behind Aerifier	8,500	739	2,373		1,444	706		2,150	2,375		2,855
342	Aerway Turf	6,000	391	351		742	351		1,092	351		1,443
343	John Deere 5300	28,000	1,216	2,060		3,277	2,060		5,337	2,060		7,397
344	John Deere 1070	20,000	1,738	1,660		3,398	1,660		5,058	1,660		6,718
345 346	John Deere 5210 W/ Backhoe John Deere 970	42,000 19,000	7,299 2,476	4,957 1,836		12,256 4,312	4,957 1,836		17,213 6,148	4,957 1,836		22,171 7,984
340	Cub Cadet	19,000	1,216	1,162		2,379	1,850		3,541	1,162		4,703
348	Kubota 4900	26,000	, ,	1,625		1,625	1,625		3,250	1,625		4,875
	GOLF COURSE EQUIPMENT - cont	,										
349	Smithco Mow-and-Go - Greens Mowe	650	18	57		75	57		133	57		190
350	Smithco Mow-and-Go - Greens Mowe		18	57		75	57		133	57		190
351	Smithco Mow-and-Go - Greens Mowe		18	57		75	57		133	57		190
352	Smithco Mow-and-Go - Greens Mowe		18	57 57		75 75	57		133	57 57		190
353	Smithco Mow-and-Go - Greens Mowe	650	18	57		15	57		133	57		190

Component Method Accounting Summary - Page CM13 February 9, 2015 11275901SAMPLE C16

	COMPONE	NT ME	THOD -	THRE	E-YEAR	REPL	ACEME	ENT FU		- TABL	E CM4	cont'd
	Description of	Estimated	Allocation	2016	2016	2016	2017	2017	2017	2018	2018	2018
Item	Projected	Replacement	of Beginning	Reserve	Projected	End of Year	Reserve	Projected	End of Year	Reserve	Projected	End of Year
# 354	Replacement Smithco Mow-and-Go - Greens Mowe	Costs 650	Balance 18	Funding 57	Replacements	Balance 75		Replacements	Balance 133	Funding 57	Replacements	Balance 190
355	Smithco Mow-and-Go - Greens Mowe		18	57		75	57 57		133	57		190
356	Smithco Mow-and-Go - Greens Mowe		18	57		75	57		133	57		190
357	John Deere Utility Trailer	650	53	100		152	100		252	100		351
358	John Deere Utility Trailer	650	53	100		152			252	100		351
359 360	Pronovost Trailer P516/3S Pronovost Trailer P509	8,500 5,500	231 478	752 457		983 934	752 457		1,734 1,391	752 457		2,486 1,848
361	White Landscape Trailer	5,200	271	235		506	235		741	235		975
362	Maxey Car Trailer	4,000		190		190	190		381	190		571
363	Toro Nozzle 41252	6,000		375		375	375		750	375		1,125
364 365	Lely Model W	4,500 6,800	587	652 425		1,239 425	652 425		1,891 850	652 425		2,543 1,275
366	Lely Model L 1500 SP 2000	600	49	423 92		425	423		233	42J 92		324
367	SP 2000	600	49	92		141	92		233	92		324
368	SP 2000	600	49	92		141	92		233	92		324
369	Gandy Fertilizer Spreader	300	24	46		70	46		116	46		162
370 371	Turfco Met-R-Matic Turfco SP 1530	6,200 12,000	539 978	515 1,837		1,053 2,815	515 1,837		1,568 4,652	515 1,837		2,083 6,489
5/1	10100 51 1550	12,000	510	1,057		2,015	1,057		4,052	1,057		0,407
	GOLF COURSE EQUIPMENT - cont											
372	Gravely Pro - Vac 1050	23,000		1,438		1,438	1,438		2,875	1,438		4,313
373	Dakota 440 Turf Tender	38,000		2,375		2,375	2,375		4,750	2,375		7,125
374	Toro Debris Blower 2613	4,000		250		250	250		500	250		750
375 376	John Deere Sweeper TC 125 Troy-Bilt Vacuum	8,500 2,500		405 227		405 227	405 227		810 455	405 227		1,214 682
377	SDI Sprayer	2,500	2,998	3,334		6,331	3,334		9,665	3,334		12,999
378	Smithco Spraystar 1000	35,000	4,562	5,073		9,635	5,073		14,708	5,073		19,781
379	400 Gallon Trailer Sprayer	8,900	242	787		1,029	787		1,816	787		2,603
380	1100 Gallon Mix Tank	10,000	272	884		1,156	884		2,040	884		2,925
381 382	Ryan Mat-Away Seeders Toro Sand Pro 3000	6,500 25,000	8,146	406 16,854	(25,000)	406	406 5,000		813 5,000	406 5,000		1,219 10,000
383	Toro Sand Pro 3000	25,000	8,146	16,854	(25,000)		5,000		5,000	5,000		10,000
384	Ryan Ren-O-Thin	8,500		531		531	531		1,063	531		1,594
385	Jacobsen Slit Seeder (3 Point)	10,000		909		909	909		1,818	909		2,727
386	Brower Walk Roller	8,600		782 818		782			1,564	782 818		2,345
387 388	Smithco Greens Roller Steiner w/ Attachments	9,000 35,000	4,562	5,073		818 9,635	818 5,073		1,636 14,708	5,073		2,455 19,781
389	Tractor Forks	5,000	733	388		1,121	388		1,509	388		1,897
390	Gannon Box Blade	4,200		263		263	263		525	263		788
391	Storage Container	8,000		500		500	500		1,000	500		1,500
	GOLF COURSE EQUIPMENT - cont	,										
392	Concrete Mixer	6,500	2,118	4,382	(6,500)		650		650	650		1,300
393	Concrete Mixer	3,500	456	507		963	507		1,471	507		1,978
394	Ditch Witch 3500	45,000	2,933	2,629		5,562	2,629		8,191	2,629		10,820
395	Additional Reels for GK IV	9,000	267	818		818	818		1,636	818		2,455
396 397	Cushman Carry All 4800 Cushman Carry All 4800	4,500 4,500	367 367	689 689		1,055 1,055	689 689		1,744 1,744	689 689		2,433 2,433
398	Cushman Carry All 4800	4,500	367	689		1,055	689		1,744	689		2,433
399	Cushman Carry All 4800	4,500	367	689		1,055			1,744	689		2,433
400	Club Car Turf I	4,600	375	704		1,079	704		1,783	704		2,487
401	Club Car Turf I	4,600	375	704	(5.200)	1,079	704		1,783	704		2,487
402 403	Cushman Utility Flat Bed Toro Workman 4300 D 4x4	5,300 23,500	1,727 7,657	3,573 15,843	(5,300) (23,500)		530 2,938		530 2,938	530 2,938		1,060 5,875
404	Toro Workman 3200	23,500	7,657	15,843	(23,500)		2,938		2,938	2,938		5,875
405	Jacobsen SV 2322	18,700	6,093	12,607	(18,700)		2,338		2,338	2,338		4,675
406	Jacobsen SV 2322	18,700	6,093	12,607	(18,700)		2,338		2,338	2,338		4,675
407	Kawasaki Mule 2520	4,100	1,336	2,764	(4,100)		513		513	513		1,025
408 409	Kawasaki Mule 2520 EZ - Go 4x4 Range Picker	4,100 4,300	1,336 560	2,764 1,247	(4,100)	1,807	513 1,247		513 3,053	513 1,247	(4,300)	1,025
	GOLF COURSE MAINTENANCE CO	(
410	MC Concrete hardstand (10% every 20	20,520	4,012	2,064		6,075	2,064		8,139	2,064		10,202
411	MC Perimeter wall - stucco re-coat	11,760	766	1,374		2,141	1,374		3,515	1,374		4,889
412	MC Refueling station	9,500	929	408		1,337	408		1,745	408	(2 000)	2,153
413 414	MC Conc. tile roof (repair 1% every 3 MC Skylights	2,000 3,600	587	667 301		667 888	667 301		1,333 1,189	667 301	(2,000)	1,491
414	MC Stucco, recoat	14,700	958	1,718		2,676			4,393	1,718		6,111
415	MC Garage doors	4,500	660	349		1,009	349		1,358	349		1,707
417	MC Metal frame bldg (30'x60')	90,000	11,730	3,727		15,457	3,727		19,185	3,727		22,912
418	MC Metal frame bldg (30'x30')	36,000	938	1,524		2,463	1,524		3,987	1,524		5,512
1			1				1					

Overview, Standard Terms, and Definitions

Over the past 40 years, the responsibility for community facilities and infrastructure around many of our homes has shifted from the local government to Community Associations. Thirty years ago, a typical new town house abutted a public street on the front and a public alley on the rear. Open space was provided by a nearby public park and recreational facilities were purchased ala carte from privately owned country clubs, swim clubs, tennis clubs, and gymnasiums. Today, 60% of all new residential construction, i.e. townhouses, single-family homes, condominiums, and cooperatives, is in Common Interest Developments (CID). In a CID, a homeowner is bound to a Community Association that owns, maintains, and is responsible for periodic replacements of various components that may include the roads, curbs, sidewalks, playgrounds, streetlights, recreational facilities, and other community facilities and infrastructure.

The growth of Community Associations has been explosive. In 1965, there were only 500 Community Associations in the United States. According to the 1990 U.S. Census, there were 130,000 Community Associations. Community Associations Institute (CAI), a national trade association, estimates there were more than 200,000 Community Associations in the year 2000, and that the number of Community Associations will continue to multiply.

The shift of responsibility for billions of dollars of community facilities and infrastructure from the local government and private sector to Community Associations has generated new and unanticipated problems. Although Community Associations have succeeded in solving many short-term problems, many Associations have failed to properly plan for the tremendous expenses of replacing community facilities and infrastructure components. When inadequate replacement reserve funding results in less than timely replacements of failing components, home owners are exposed to the burden of special assessments, major increases in Association fees, and a decline in property values.

2. REPLACEMENT RESERVE STUDY

The purpose of a Replacement Reserve Study is to provide the Association with an inventory of the common community facilities and infrastructure components that require periodic replacement, a general view of the condition of these components, and an effective financial plan to fund projected periodic replacements. The Replacement Reserve Study consists of the following:

- Replacement Reserve Study Introduction. The introduction provides a description of the property, reviews the intent of the Replacement Reserve Study, and lists documents and site evaluations upon which the Replacement Reserve Study is based.
- Section A Replacement Reserve Analysis. Many components owned by the Association have a limited life and require
 periodic replacement. Therefore, it is essential the Association have a financial plan that provides funding for the
 timely replacement of these components in order to protect the safety, appearance, and value of the community. In
 conformance with American Institute of Certified Public Accountant guidelines, a Replacement Reserve Analysis
 evaluates the current funding of Replacement Reserves as reported by the Association and recommends annual
 funding of Replacement Reserves by two generally accepted accounting methods; the Cash Flow Method and the
 Component Method. Miller Dodson provides a replacement reserve recommendation based on the Cash Flow
 Method in Section A, and the Component Method in the Appendix of the report.
- Section B Replacement Reserve Inventory. The Replacement Reserve Inventory lists the commonly owned components within the community that require periodic replacement using funding from Replacement Reserves. The Replacement Reserve Inventory also provides information about components excluded from the Replacement Reserve Inventory whose replacement is not scheduled for funding from Replacement Reserves.

Replacement Reserve Inventory includes estimates of the normal economic life and the remaining economic life for those components whose replacement is scheduled for funding from Replacement Reserves.

- Section C Projected Annual Replacements. The Calendar of Projected Annual Replacements provides a year-by-year listing of the Projected Replacements based on the data in the Replacement Reserve Inventory.
- Section D Condition Assessment. Several of the items listed in the Replacement Reserve Inventory are discussed in more detail. The Condition Assessment includes a narrative and photographs that document conditions at the property observed during our visual evaluation.
- The Appendix is provided as an attachment to the Replacement Reserve Study. Additional attachments may include supplemental photographs to document conditions at the property and additional information specific to the property cited in the Conditions Assessment (i.e. Consumer Product Safety Commission, Handbook for Public Playground Safety, information on segmental retaining walls, manufacturer recommendations for asphalt shingles or siding, etc). The Appendix also includes the Accounting Summary for the Cash Flow Method and the Component Method.

The Replacement Reserve industry generally recognizes two different methods of accounting for Replacement Reserve Analysis. Due to the difference in accounting methodologies, these methods lead to different calculated values for the Minimum Annual Contribution to the Reserves. The results of both methods are presented in this report. The Association should obtain the advice of its accounting professional as to which method is more appropriate for the Association. The two methods are:

• Cash Flow Method. The Cash Flow Method is sometimes referred to as the "Pooling Method." It calculates the minimum constant annual contribution to reserves (Minimum Annual Deposit) required to meet projected expenditures without allowing total reserves on hand to fall below the specified minimum level in any year.

First, the Minimum Recommended Reserve Level to be Held on Account is determined based on the age, condition, and replacement cost of the individual components. The mathematical model then allocates the estimated replacement costs to the future years in which they are projected to occur. Based on these expenditures, it then calculates the minimum constant yearly contribution (Minimum Annual Deposit) to the reserves necessary to keep the reserve balance at the end of each year above the Minimum Recommended Reserve Level to be Held on Account. The Cash Flow Analysis assumes that the Association will have authority to use all of the reserves on hand for replacements as the need occurs. This method usually results in a Minimum Annual Deposit that is less than that arrived at by the Component Method.

 Component Method. This method is a time tested mathematical model developed by HUD in the early 1980s, but has been generally relegated to a few States that require it by law. For the vast majority of Miller - Dodson's clients, this method is not used.

The Component Method treats each item in the replacement schedule as an individual line item budget. Generally, the Minimum Annual Contribution to Reserves is higher when calculated by the Component Method. The mathematical model for this method works as follows:

First, the total Current Objective is calculated, which is the reserve amount that would have accumulated had all of the items on the schedule been funded from initial construction at their current replacement costs. Next, the Reserves Currently on Deposit (as reported by the Association) are distributed to the components in the schedule in proportion to the Current Objective. The Minimum Annual Deposit for each component is equal to the Estimated Replacement Cost, minus the Reserves on Hand, divided by the years of life remaining.

4. REPLACEMENT RESERVE STUDY DATA

- Identification of Reserve Components. The Reserve Analyst has only two methods of identifying Reserve
 Components; (1) information provided by the Association and (2) observations made at the site. It is important that the
 Reserve Analyst be provided with all available information detailing the components owned by the Association. It is
 our policy to request such information prior to bidding on a project and to meet with the individuals responsible for
 maintaining the community after acceptance of our proposal. After completion of the Study, the Study should be
 reviewed by the Board of Directors, individuals responsible for maintaining the community, and the Association's
 accounting professionals. We are dependent upon the Association for correct information, documentation, and
 drawings.
- Unit Costs. Unit costs are developed using nationally published standards and estimating guides and are adjusted by state or region. In some instances, recent data received in the course of our work is used to modify these figures.

Contractor proposals or actual cost experience may be available as part of the Association records. This is useful information, which should be incorporated into your report. Please bring any such available data to our attention, preferably before the report is commenced.

• Replacement vs. Repair and Maintenance. A Replacement Reserve Study addresses the required funding for Capital Replacement Expenditures. This should not be confused with operational costs or cost of repairs or maintenance.

Overview, Standard Terms, and Definitions

5. DEFINITIONS

Adjusted Cash Flow Analysis. Cash flow analysis adjusted to take into account annual cost increases due to inflation and interest earned on invested reserves. In this method, the annual contribution is assumed to grow annually at the inflation rate.

Annual Deposit if Reserves Were Fully Funded. Shown on the Summary Sheet A1 in the Component Method summary, this would be the amount of the Annual Deposit needed if the Reserves Currently on Deposit were equal to the Total Current Objective.

Cash Flow Analysis. See Cash Flow Method, above.

Component Analysis. See Component Method, above.

Contingency. An allowance for unexpected requirements. Roughly the same as the Minimum Recommended Reserve Level to be Held on Account used in the Cash Flow Method of analysis.

Critical Year. In the Cash Flow Method, a year in which the reserves on hand are projected to fall to the established minimum level. See Minimum Recommended Reserve Level to be Held on Account.

Current Objective. This is the reserve amount that would have accumulated had the item been funded from initial construction at its current replacement cost. It is equal to the estimated replacement cost divided by the estimated economic life, times the number of years expended (the difference between the Estimated Economic Life and the Estimated Life Left). The Total Current Objective can be thought of as the amount of reserves the Association should now have on hand based on the sum of all of the Current Objectives.

Cyclic Replacement Item. A component item that typically begins to fail after an initial period (Estimated Initial Replacement), but which will be replaced in increments over a number of years (the Estimated Replacement Cycle). The Reserve Analysis program divides the number of years in the Estimated Replacement Cycle into five equal increments. It then allocates the Estimated Replacement Cost equally over those five increments. (As distinguished from Normal Replacement Items, see below)

Estimated Economic Life. Used in the Normal Replacement Schedules. This represents the industry average number of years that a new item should be expected to last until it has to be replaced. This figure is sometimes modified by climate, region, or original construction conditions.

Estimated Economic Life Left. Used in the Normal Replacement Schedules. Number of years until the item is expected to need replacement. Normally, this number would be considered to be the difference between the Estimated Economic Life and the age of the item. However, this number must be modified to reflect maintenance practice, climate, original construction and quality, or other conditions. For the purpose of this report, this number is determined by the Reserve Analyst based on the present condition of the item relative to the actual age.

Estimated Initial Replacement. For a Cyclic Replacement Item (see above), the number of years until the replacement cycle is expected to begin.

Estimated Replacement Cycle. For a Cyclic Replacement Item, the number of years over which the remainder of the component's replacement occurs.

Minimum Annual Deposit. Shown on the Summary Sheet A1. The calculated requirement for annual contribution to reserves as calculated by the Cash Flow Method (see above).

Minimum Deposit in the Study Year. Shown on the Summary Sheet A1. The calculated requirement for contribution to reserves in the study year as calculated by the Component Method (see above).

Minimum Recommended Reserve Level to be Held on Account. Shown on the Summary Sheet A1, this number is used in the Cash Flow Method only. This is the prescribed level below which the reserves will not be allowed to fall in any year. This amount is determined based on the age, condition, and replacement cost of the individual components. This number is normally given as a percentage of the total Estimated Replacement Cost of all reserve components.

Normal Replacement Item. A component of the property that, after an expected economic life, is replaced in its entirety. (As distinguished from Cyclic Replacement Items, see above.)

Miller - Dodson Associates, Inc.

Overview, Standard Terms, and Definitions

Normal Replacement Schedules. The list of Normal Replacement Items by category or location. These items appear on pages designated.

Number of Years of the Study. The numbers of years into the future for which expenditures are projected and reserve levels calculated. This number should be large enough to include the projected replacement of every item on the schedule, at least once. This study covers a 40-year period.

One Time Deposit Required to Fully Fund Reserves. Shown on the Summary Sheet A1 in the Component Method summary, this is the difference between the Total Current Objective and the Reserves Currently on Deposit.

Reserves Currently on Deposit. Shown on the Summary Sheet A1, this is the amount of accumulated reserves as reported by the Association in the current year.

Reserves on Hand. Shown in the Cyclic Replacement and Normal Replacement Schedules, this is the amount of reserves allocated to each component item in the Cyclic or Normal Replacement schedules. This figure is based on the ratio of Reserves Currently on Deposit divided by the total Current Objective.

Replacement Reserve Study. An analysis of all of the components of the common property of the Association for which a need for replacement should be anticipated within the economic life of the property as a whole. The analysis involves estimation for each component of its estimated Replacement Cost, Estimated Economic Life, and Estimated Life Left. The objective of the study is to calculate a recommended annual contribution to the Association's Replacement Reserve Fund.

Total Replacement Cost. Shown on the Summary Sheet A1, this is total of the Estimated Replacement Costs for all items on the schedule if they were to be replaced once.

Unit Replacement Cost. Estimated replacement cost for a single unit of a given item on the schedule.

Unit (of Measure). Non-standard abbreviations are defined on the page of the Replacement Reserve Inventory where the item appears. The following standard abbreviations are used in this report:

EA: each FT: feet LS: lump sum PR: pair SF: square feet SY: square yard



What is a Reserve Study?

http://bcove.me/nc0o69t7

What kind of property uses a Reserve Study? Who are our clients?



Who conducts a Reserve Study? Reserve Specialist (RS) what does this mean?



http://bcove.me/81ch7kjt

When should a Reserve Study be updated? What are the different types of Reserve Studies?



http://bcove.me/ixis1yxm

What is in a Reserve Study and what is out? Improvement vs Component, is there a difference?



http://bcove.me/81ch7kjt

What is my role as a Community Manager? Will the report help me explain Reserves to my



clients?

What is my role as a Board Member? Will a Reserve Study meet my community's needs?



http://bcove.me/n6nwnktv

Community dues, how can a Reserve Study help? Will a study help keep my property competitive?

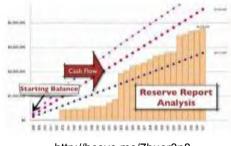


Will I have a say in what the report contains?

How do I read the report?

http://bcove.me/wb2fugb1

Where do the numbers come from? Cumulative expenditures and funding, what?



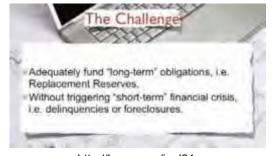
http://bcove.me/7buer3n8

How are interest and inflation addressed? What should we look at when considering inflation?



http://bcove.me/s2tmtj9b

A community needs more help, where do we go? What is a Strategic Funding Plan?



http://bcove.me/igul31vg

