

ITEM	SUB ITEM	Location	Year New	Est. Life	Replace Cost	Target Replace	Reserve or Budget	Year Reviewed		
CLUBHOUSE			1976	50 years						
	Roof	Clubhouse	2009	30 years	\$ 18,000	2039	Reserve	2014		
	Windows/Walls	Clubhouse	2004/2006	40 years	\$ 30,000	2046	Reserve	2014		
	Exterior Siding	Clubhouse	2004	40 years	\$ 18,000	2040	Reserve	2014		
	HVAC Systems (4)	Clubhouse	2004	20 years	\$ 8,000	2024	Reserve	2014		
	Interior Finish	Clubhouse	2004	20 years	\$ 15,000	2024	Reserve	2014		
	Interior Carpet	Clubhouse	2004	15 years	\$ 15,000	2019	Reserve	2014		
	Tables & Chairs	Clubhouse	2010	10 years	\$ 4,000	2020	Reserve	2014		
	Kitchen – Frig	Clubhouse	2006	15 years	\$ 1,300	2021	Reserve	2014		
	Kitchen – Oven	Clubhouse	2006	15 years	\$ 900	2021	Reserve	2014		
	Kitchen – Microwave	Clubhouse	2008	15 years	\$ 300	2021	Reserve	2014		
	Kitchen – Freezer	Clubhouse	2006	15 years	\$ 500	2021	Reserve	2014		
	Kitchen – Countertop	Clubhouse	2006	15 years	\$ 2,000	2021	Reserve	2014		
	Kitchen – Cabinets	Clubhouse	2006	30 years	\$ 6,000	2036	Reserve	2014		
	Lobby – AED Unit	Clubhouse	2009	10 years	\$ 4,000	2019	Reserve	2014		
	Parking Lot	Clubhouse	2004	50 years	\$ 60,000	2054	Reserve	2014		
	Parking Lot Lights	Clubhouse	1976	50 years	\$ 20,000	2026	Reserve	2014		
POOL & DECK			1997	25 years						
	Basin	Pool	1997	25 years	\$230,000	2021-2	Reserve	2014		
	Deck	Pool	1997	25 years	\$ 22,000	2021	Reserve	2014		
	Interior Surface	Pool	2006	15 years	\$ 18,000	2021	Reserve	2014		
	Slide/Water Features	Pool	2010	20 years	\$ 30,000	2030	Reserve	2014		
	Heater	Pool	2014	15 years	\$ 12,000	2029	Reserve	2014		
	Sand Filter	Pool	2006	10 years	\$ 6,000	2016	Reserve	2014		
	Vacuum & Robot	Pool	1997	20 years	\$ 2,600	2017	Reserve	2014		
RECREATION AREA	TENNIS COURTS									
	VersaCourt Surface	Tennis Courts	2009	20 years	\$ 34,000	2029	Reserve	2014		
	VersaCourt Lines	Tennis Courts	2009	10 years	\$ 4,000	2019	Reserve	2014		
	Court Lights	Tennis Courts	1999	20 years	\$ 6,000	2019	Reserve	2014		
	Court Net Posts	Tennis Courts	2009	15 years	\$ 4,000	2024	Reserve	2014		
	Court Rebounders	Tennis Courts	2009	15 years	\$ 6,000	2024	Reserve	2014		
	Court Fence & Door	Tennis Courts	2009	25 years	\$ 18,000	2034	Reserve	2014		

