

2019-20 Reserve Study Update

This report has been prepared exclusively for:

Turnbull Creek Community Development District

101 East Positano Avenue
St. Augustine, Florida 32092

Report No: 6537 Version 2

For the Period

From: October 1, 2019 To: September 30, 2020



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Section 1

Introduction

This section of the report includes a cover letter, report definitions and terminology used as well as information such as any Federal, State and local governing laws or regulations. Also included in this section are this report's terms and conditions as well as this Company's background.

October 3, 2019

Board of Directors
Turnbull Creek Community Development District
101 East Positano Avenue
St. Augustine, Florida 32092

Re: Reserve Study Update Report

As authorized, this reserve study update report has been prepared on the Turnbull Creek Community Development District property, located at 101 East Positano Avenue in St. Augustine, Florida. A summary of our recommendations and findings can be found on the next page.

Your report has been divided into sections for easier referencing. This first section titled "**INTRODUCTION**" includes all of your general information such as report definitions, accounting formulas used, statutory requirements, etc.


Section two of the report titled "**GRAPHS**" shows in graph form the reserve schedules we have calculated and should give you a better understanding of the numbers.

In this report we have taken two approaches to calculating the 2019-20 reserve contribution amount. Section three titled "**SCHEDULE**" uses straight line accounting method. This schedule will give you the recommended 2019-20 straight line contribution amount.

Section four titled "**CASH FLOW**" calculates the annual contribution amount based on a thirty year positive cash flow. The total recommended 2019-20 contribution amount using this method is based on pooling all of the reserve funds and creating one general reserve fund. For further explanation of these two funding methods, please refer to the "Reserve Study Accounting" page in section 1.

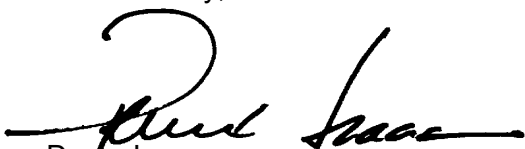
Thank you for allowing my Company the opportunity of serving you and your Association. Upon your review of this report, should there be any questions, please do not hesitate to contact me.

Prepared By,



D.J. Muehlstedt, Jr.
Sr. Reserve Analyst/Insurance Appraiser

Reviewed By,



Dreux Isaac
President

Summary of Recommendations and Findings

1. General Information

Property Name:	Turnbull Creek Community Development District	Report Run Date:	10/03/2019
Property Location:	St. Augustine, Florida	Report No:	6537 Version 2
Property Number:	5235	Budget Year Begins:	10/01/2019
Property Type:	Other	Budget Year Ends:	09/30/2020
Total Units:	959		
Phase:	Phase 1 (1 of 1)		

2. Report Findings

Total number of categories set up in reserve schedule:	7
Total number of components scheduled for reserve funding:	210
Total current cost of all scheduled reserve components:	\$2,566,688
Estimated Beginning Year Reserve Balance:	\$147,306
Total number of components scheduled for replacement in the 2019-20 Budget Year:	23
Total cost of components scheduled for replacement in the 2019-20 Budget Year:	\$222,509

3. Straight Line Reserve Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	\$207,081
Recommended Annual Reserve Funding Contribution Amount:	\$444,252
Increase (decrease) between Current & Recommended Contribution Amounts:	\$237,171
Increase (decrease) between Current & Recommended Contribution Amounts:	114.53%

4. 30 Year Pooled Cash Flow Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	\$207,081
Recommended 2019-20 Reserve Funding Contribution Amount:	\$211,620
Recommended 2019-20 Planned Special Assessment Amount:	\$0
Total 2019-20 Reserve Funding and Planned Special Assessment Amount:	\$211,620
Increase (decrease) between Current & Recommended Contribution Amounts:	\$4,539
Increase (decrease) between Current & Recommended Contribution Amounts:	2.19%

Report Process

The purpose of this report is to provide Turnbull Creek Community Development District with specific information necessary in establishing a capital reserves program for the current budget year beginning October 1, 2019 and ending September 30, 2020.

The process of preparing this report began with an evaluation of the previous reserve study report prepared by this company. In doing so we talked and corresponded with management and personnel, and reviewed all reserve related work that had been done on the property since our last contact.

Replacement cost values have been adjusted to reflect current economic conditions. These economic conditions were determined through a combination of local contractor information, bid proposals, our own database of construction costs and published construction cost indexes.

Remaining lives were then adjusted according to schedule, except in cases where it was determined that a particular component's life should be extended or reduced by a greater amount based on its' condition.

Based on the latest available financial records, projections were made as to what the Association's end of year reserve balances would be. However, accumulating interest on the varying reserve balance amounts and/or unplanned expenditures may cause the actual end of year reserve balances to differ from what is presented in this report.

Reserve Study Accounting

This reserve study report calculates the annual reserve contribution using two methods. These are as follows:

Straight Line Funding Plan

This plan utilizes straight line accounting formulas. Straight line accounting is based on current costs and neither interest or inflation are factored into the calculations.

Straight line accounting takes each individual component line item in the reserve schedule breakdown and computes its' annual contribution amount by taking its' unfunded balance (current replacement cost minus projected year end reserve balance) and divides it by the component's remaining life. This is the amount that should be contributed into the reserves accounts over the component's remaining life.

30 Year Pooled Cash Flow Plan

To calculate the annual contribution amount using this method, a thirty year cash flow analysis is performed to determine that there will be adequate reserve funds on deposit as the reserve components of the property age and are repaired and/or replaced.

This analysis takes the total beginning year reserve balance along with the projected annual reserve expenditures over a thirty year period, and through pooling of all of the reserve funds and creating one general reserve fund, arrives at an annual contribution amount so as to provide a positive cash flow and adequate reserve account balance over the next thirty years.

Unlike straight line accounting, the numbers calculated in the thirty year cash flow plan factor in both interest and inflation as well as any annual contribution increases.

Report Definitions

Reserves

Monies set aside for the projected repair and/or replacement of the associations common elements.

Component

A specific item or element which is part of the association's common area assets and is considered to require reserve funding.

Quantity

The quantity or amount of each reserve component element.

Units

The unit of measurement for each quantity.

Cost Per Unit

The estimated cost to replace a reserve component per unit of measurement.

Current Cost

The estimated current cost to replace a reserve component.

Useful Life

The total average estimated life, in years, of a component to maintain its useful purpose.

Remaining Life

The estimated remaining useful life, in years, of a reserve component as of the current budget year.

09/30/2019 Balance

A projection of estimated reserve funds at the end of the previous budget year.

Unfunded Balance

The total remaining amount of reserve funds that are required to fully fund a component. Calculated by subtracting the component's current replacement cost from its' year-end reserve balance.

2019-20 Contribution

This is the total annual contribution amount for the current budget year calculated by dividing every component's unfunded balance by its' remaining life.

Unit Abbreviations

Sq Ft - Square Feet

Lp Sm - Lump Sum

Dbl Ct - Double Tennis Court

Ln Ft - Linear Feet

Allow - Allowance

Court - Court

Each - Each

Hp - Horsepower

Units - Units

Sq Yds - Square Yards

Cu Ft - Cubic Feet

Cu Yds - Cubic Yards

Kw - Kilowatts

Pair - Pair

Squares - Squares (roofing)

Company Information

Since 1989 Dreux Isaac & Associates has been serving community associations, businesses, private clubs and non-profit organizations throughout Florida and the Southeast United States by performing reserve studies, insurance appraisals and turnover reports.

Experience - We have inspected and prepared thousands of reserve studies and insurance appraisals for all sizes and types of communities, located in large cities, small towns, resort areas and remote islands.

Training - All technical work is performed by professionals with backgrounds in engineering or architecture.

Accuracy - All our reports are based on local data and conditions which we continuously monitor.

Understandability - We're numbers people, but many who read and use our reports are not. So we summarize the data and present it to you in a way that is clear and logical.

Compliance - The reports we prepare will comply with all governing regulations for your association.

Safety - We carry errors and omissions, liability and workers compensation insurance.

Update Reports

Inflation, labor rates, material availability, taxes, insurance and asset lives are just but a few of the ever changing variables addressed in your reserve study report.

It is important that you keep your reserve plan on target with annual update reports. Since the initial calculations on the property have now been performed, we can offer this service to you (with or without site re-inspection) at just a percentage of the cost of your "First Time" reserve study.

We recommend annual update reports (without site re-inspection) for the first three years following your 1st time reserve study. In performing these reports, we will take the information from your computer file and calculate current replacement cost values, asset lives and financial figures based on the latest available information.

Then in the fourth year we suggest making a brief site re-inspection to observe the present physical condition of your reserve components to determine if any adjustments should be made to the remaining life expectancies, or unit costs of each component. Once completed we can then repeat this four year cycle of your reserve program for as long as you wish. By following this recommended plan, your reserve program will have the most accurate information available each year from which you can make sound budget decisions.

To make this process easier, we can set you up on our three year automatic update service to make sure you do not miss an update. To get started just contact us at 800-866-9876 or update@dia-corp.com.

Terms and Conditions

Dreux Isaac & Associates, Inc. uses various sources to accumulate data on construction material and labor prices in order to arrive at its' opinion of cost. The information obtained from these sources is considered to be correct and reasonable, but is not guaranteed. No liability is assumed as a result of inaccuracies or errors in such information or estimates, although reasonable efforts have been made to confirm them.

Unless noted, each component cost is based on replacing that component as a complete unit at one time.

While all cost data is believed to be accurate and reliable to within reasonable limits, other factors such as inflation, availability of materials and qualified personnel and/or acts of nature as well as catastrophic conditions, could significantly affect current prices.

No consideration has been given to labor bonuses; material premiums; additional costs to conform property replaced to building codes, ordinances or other legal restrictions; or the cost of demolition in connection with replacement or the removal of destroyed property. No value of land has been included.

We have no present or contemplated future interest in the property that is the subject of this report and that we have no personal interest or bias with respect to the subject matter of this report or the parties involved.

We certify that neither the employment to prepare this report, nor the compensation, is contingent upon the estimates of value contained herein.

In the event that complete construction plans/blueprints were not available for use in the completion of this report, assumptions were made regarding unseen construction components, based on our experience with properties similar to the subject. In the event that these assumptions are in error, we reserve the right to modify this appraisal, including value conclusions.

Information, estimates, and opinions furnished and contained in the report, were obtained from sources considered reliable and are believed to be true and correct. However, for accuracy of such items furnished we can assume no responsibility.

Our assessment of the useful and remaining lives and/or physical condition of the assets described within has been based upon visual inspection. No testing has been performed. No warranty is made and no liability is assumed for the soundness of the structure or its components.

The report data derived and expressed within is not applicable to any other property regardless of similarity.

The authors of this report shall not be required to give testimony or appear in court or at any administrative proceeding relating to this report, unless this report is, by agreement, made in anticipation of litigation.

The liability of Dreux Isaac & Associates, Inc., the author(s) of this report, and any other employees of Dreux Isaac & Associates, Inc. is limited in total to the fee collected for preparation of this report.

According to the best of our knowledge and belief, the statements of fact contained in this report which are used as the basis of the analysis, opinions and conclusions stated herein, are true and correct.

Acceptance of, and/or use of, this report constitutes acceptance of the above conditions.

Report Notes

1. Allowances established in the current reserve schedule are based on what is typically observed at other similar properties. These allowance lives and costs are subjective in nature and can be adjusted in a future update report to better reflect this particular property once a documented history and frequency of spending is better known for each of the asset allowances as currently shown in this reserve schedule.
2. On the straight line plan summary page the range of useful life and remaining life numbers shown on this "Reserve Schedule Summary" page reflect the minimum and maximum life expectancies of the individual items within each category.

Section 2

Graphs

This section of the report shows in graph form the summary of our findings and compares those findings to both current and ideal values. The purpose of these graphs is to give you a better understanding and comprehension of the numbers contained in the report.

The values represented in these graphs can be traced to the schedules found in sections 3 (Schedule) and 4 (Cash Flow) of the report.

Chart A

2019-20 Current Reserve Component Costs

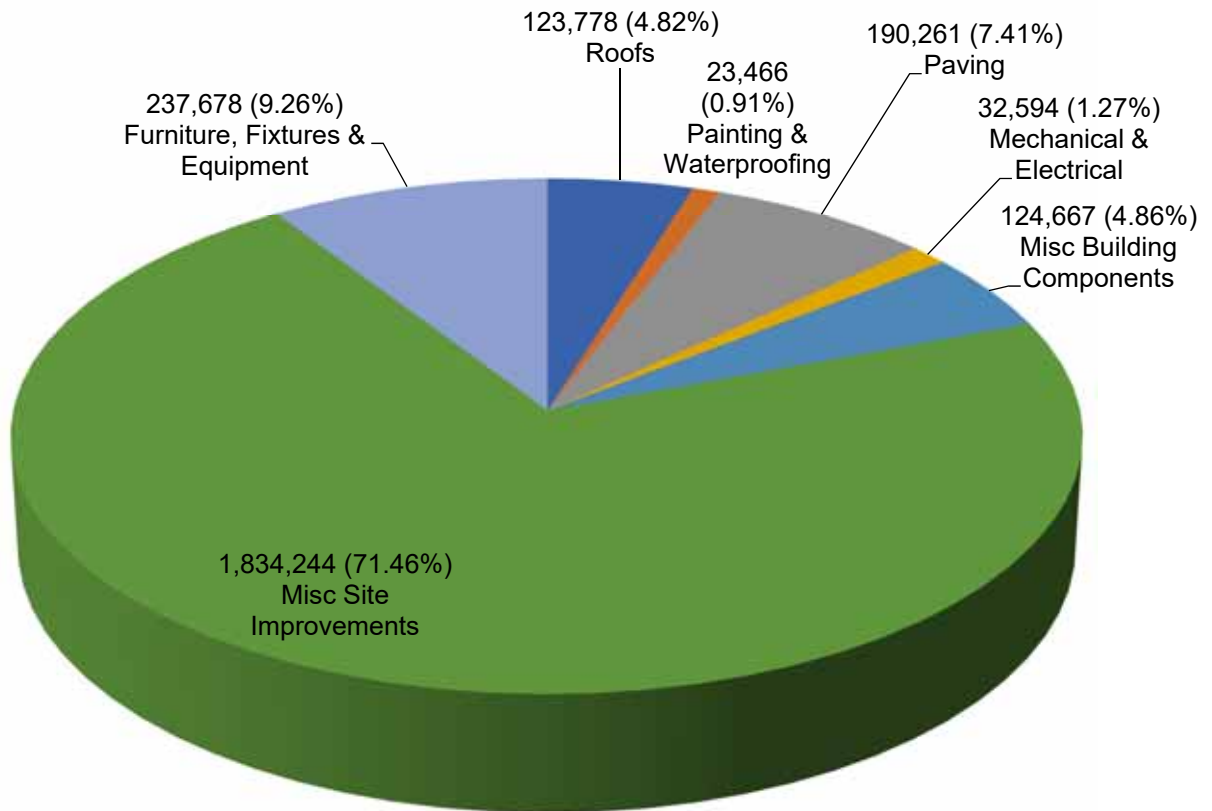
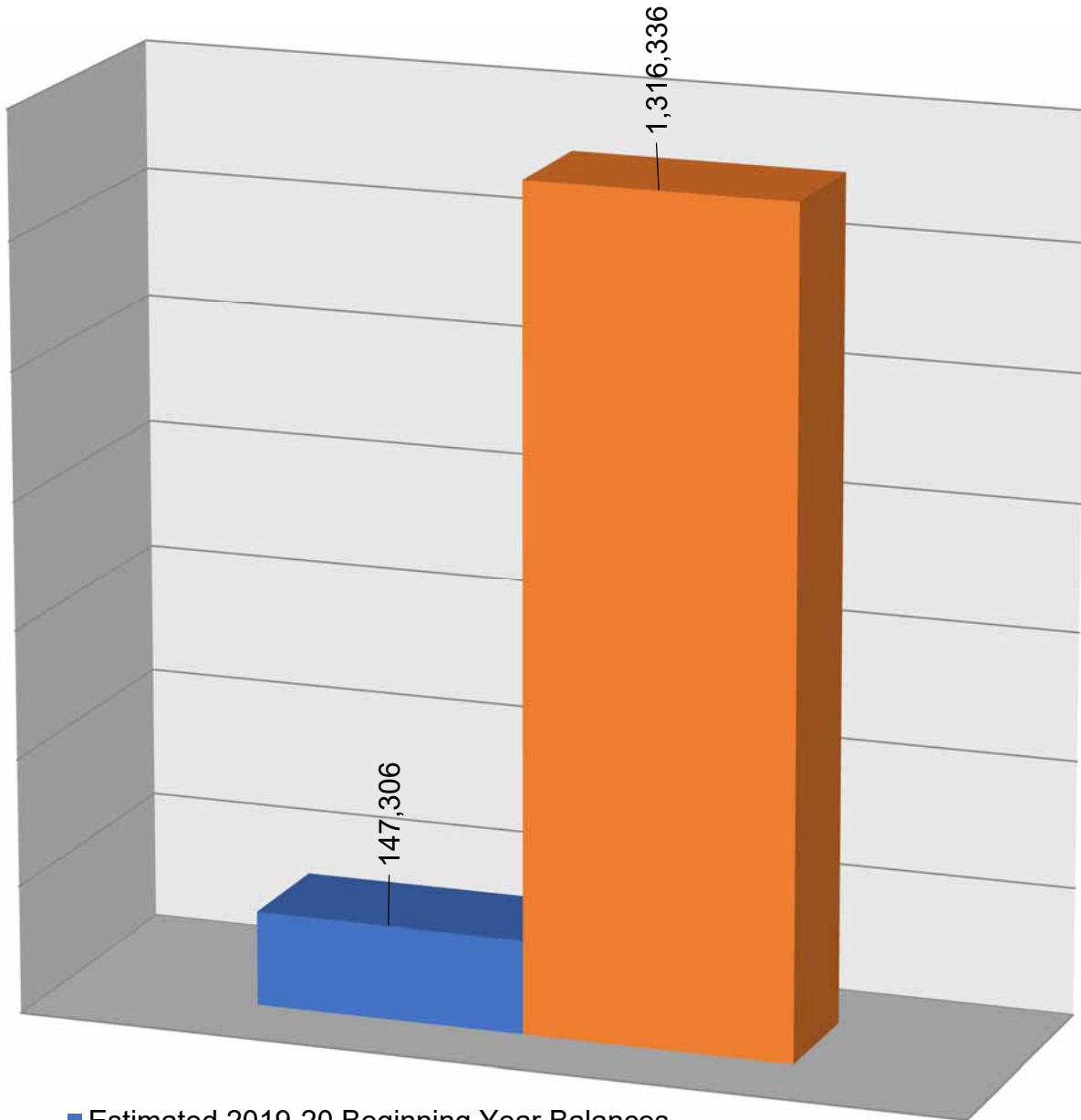


Chart B

2019-20 Actual vs. 100% Funded Straight Line Reserve Balances



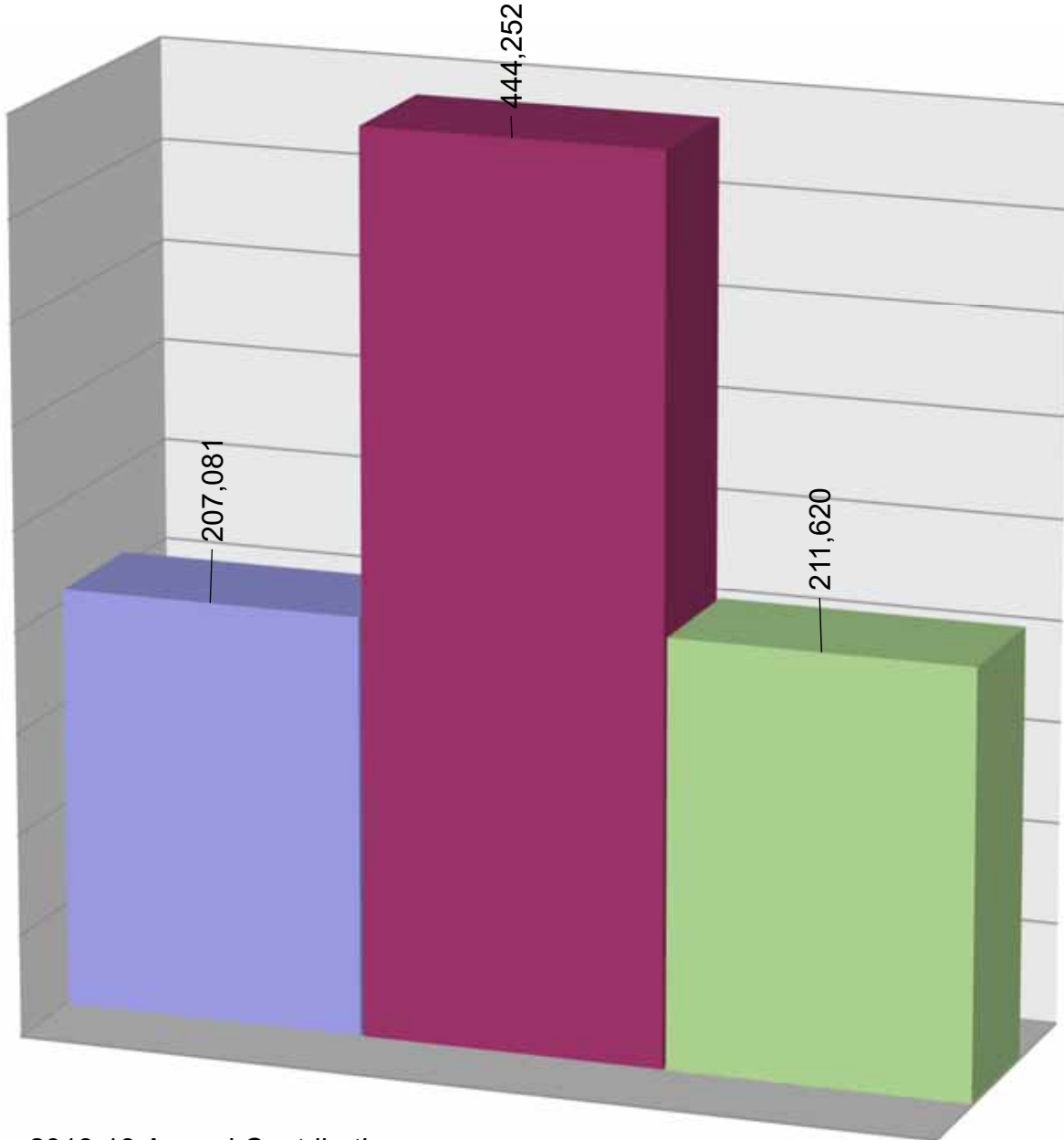
- Estimated 2019-20 Beginning Year Balances
- 100% Funded Straight Line 2019-20 Beginning Year Balances

Actual beginning year balances are estimates only based on the latest financial information.

100% funded beginning year balances are based on straight line accounting formulas.

Chart C

2019-20 Funding Contribution Comparisons

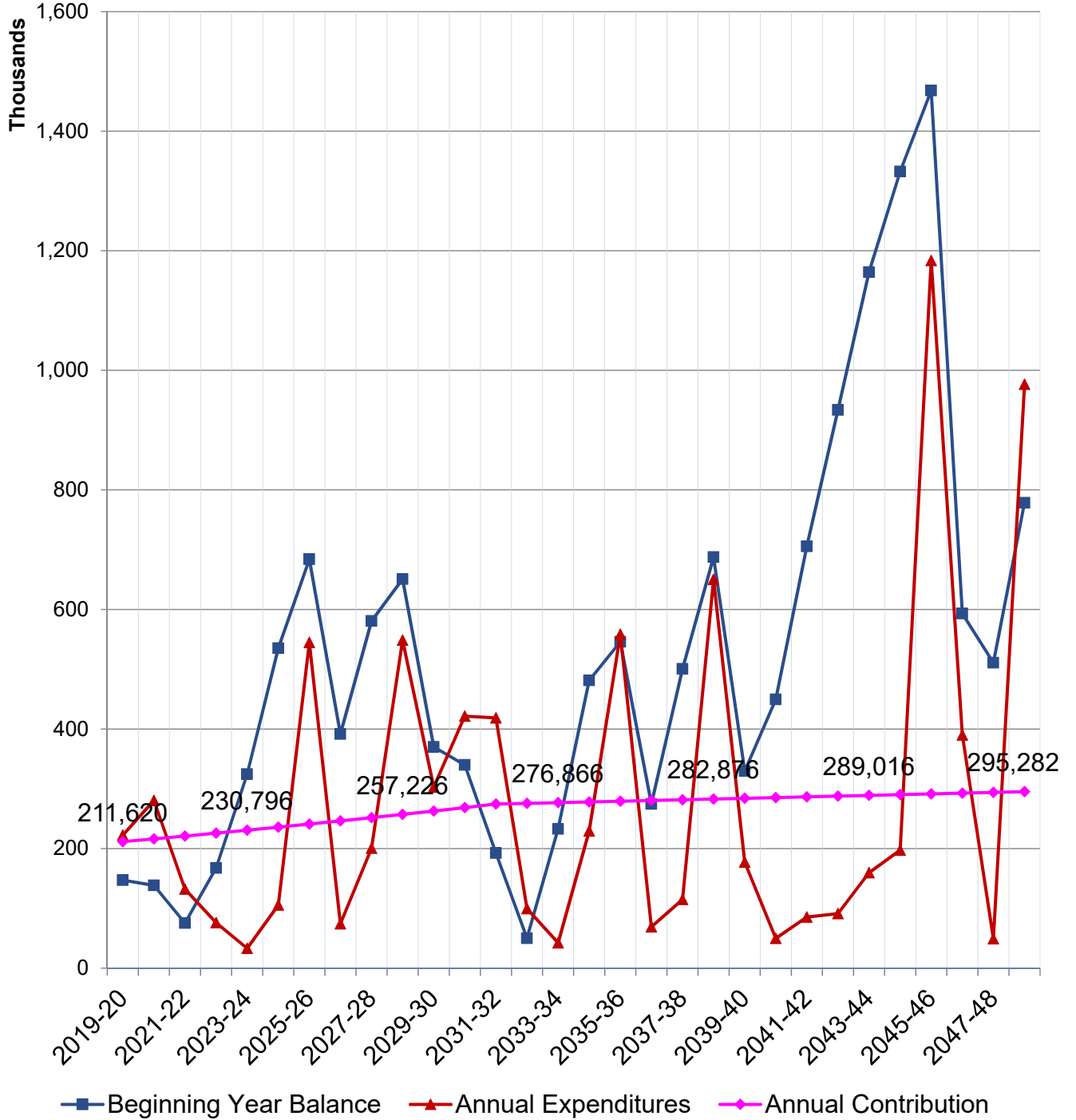


- 2018-19 Annual Contribution
- Proposed 2019-20 Straight Line Contribution
- Proposed 2019-20 Cash Flow Plan Contribution

Proposed 2019-20 Straight Line Contribution = $\text{Unfunded Balance} / \text{Remaining Life}$

Chart D

30 Year Pooled Cash Flow Plan



Section 3

Schedule

This section of the report utilizes straight line accounting formulas. Straight line accounting is based on current costs and neither interest or inflation are factored into the calculations.

Straight line accounting takes each individual line item component listed in the reserve schedule breakdown and computes its annual contribution amount by taking its unfunded balance (current replacement cost minus projected year end reserve balance) and divides it by the component's remaining life. This is the amount that should normally be contributed into the reserve accounts over the component's remaining life.

Straight Line Plan Summary

Description	Current Cost	Useful Life	Remg Life	9/30/2019 Balance	Unfunded Balance	2019-20 Contribution
Roofs	123,778	20-30	7-17	0	123,778	10,589
Painting & Waterproofing	23,466	7-8	3-7	0	23,466	6,874
Paving	190,261	10-30	2-17	0	190,261	66,293
Mechanical & Electrical	32,594	12-30	1-17	13,547	19,047	8,313
Misc Building Components	124,667	8-24	1-11	531	124,136	16,108
Misc Site Improvements	1,834,244	1-40	1-27	128,957	1,705,287	307,435
Furniture, Fixtures & Equipment	237,678	4-25	1-10	4,271	233,407	28,640
Grand Total	2,566,688			147,306	2,419,382	444,252

Straight Line Plan Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	9/30/19 Balance	Unfunded Balance	2019-20 Contribution
Roofs									
Roof, Concrete Barrel Tile - Amenity Center	57	Squares	1,019.00	58,083	25	12	0	58,083	4,840
Roof, Concrete Barrel Tile - Mail Pavilion Pescara	9	Squares	1,019.00	9,171	25	12	0	9,171	764
Roof, Concrete Barrel Tile - Mail Pavilion Positano	9	Squares	1,019.00	9,171	25	12	0	9,171	764
Roof, Concrete Barrel Tile - Mail Pavilion San Giacomo	9	Squares	1,019.00	9,171	25	12	0	9,171	764
Roof, Concrete Barrel Tile - Pavilion Bandstand	4	Squares	1,019.00	4,076	25	12	0	4,076	340
Roof, Concrete Barrel Tile - Pavilion Pool Deck	4	Squares	1,019.00	4,076	25	12	0	4,076	340
Roof, Concrete Barrel Tile - Pavilion San Marino	8	Squares	1,019.00	8,152	25	12	0	8,152	679
Roof, Concrete Barrel Tile - Water Slide Tower	5	Squares	1,019.00	5,095	25	12	0	5,095	425
Roof, Metal Panel - Amenity Center	5	Squares	959.00	4,795	30	17	0	4,795	282
Roof, Metal Panel - Water Slide Tower	4	Squares	959.00	3,836	30	17	0	3,836	226
Roof, Modified Bitumen - Amenity Center	8	Squares	1,019.00	8,152	20	7	0	8,152	1,165
Roofs Total	11	Components		123,778	20-30	7-17	0	123,778	10,589
Painting & Waterproofing									
Paint Exterior - Mail Pavilion Pescara	1	Total	1,163.00	1,163	7	5	0	1,163	233
Paint Exterior - Mail Pavilion Positano	1	Total	1,434.00	1,434	7	7	0	1,434	205
Paint Exterior - Mail Pavilion San Giacomo	1	Total	1,434.00	1,434	7	5	0	1,434	287
Paint Exterior - Maintenance Storage Shed	1	Total	433.00	433	7	5	0	433	87
Paint Exterior - Pavilion Bandstand	1	Total	375.00	375	7	3	0	375	125
Paint Exterior - Pavilion Pool Deck	1	Total	375.00	375	7	3	0	375	125
Paint Exterior - Pavilion San Marino	1	Total	1,434.00	1,434	7	7	0	1,434	205
Paint Exterior - Trash Enclosure	1	Total	212.00	212	7	3	0	212	71
Paint Exterior - Water Slide Tower	1	Total	2,738.00	2,738	7	3	0	2,738	913
Paint Exterior and Waterproof - Amenity Center	1	Total	7,167.00	7,167	7	3	0	7,167	2,389
Paint Interior - Amenity Center	1	Total	6,701.00	6,701	8	3	0	6,701	2,234
Painting & Waterproofing Total	11	Components		23,466	7-8	3-7	0	23,466	6,874
Paving									
Asphalt Overlay, 1" Milled - Amenity Center Parking	3,692	Sq Yds	12.53	46,261	20	7	0	46,261	6,609
Asphalt Overlay, 1" Milled - Pescara Parking	1,138	Sq Yds	12.53	14,260	20	7	0	14,260	2,037
Asphalt Overlay, 1" Milled - Positano Mail Parking	503	Sq Yds	12.53	6,303	20	7	0	6,303	900
Asphalt Overlay, 1" Milled - San Giacomo Parking	495	Sq Yds	12.53	6,203	20	7	0	6,203	886
Asphalt Overlay, 1" Milled - San Marino Parking	171	Sq Yds	12.53	2,143	20	7	0	2,143	306
Asphalt Overlay, 1" Milled - Walking Trail Pescara	4,201	Sq Yds	12.53	52,639	15	2	0	52,639	26,320
Asphalt Overlay, 1" Milled - Walking Trail San Marino	4,225	Sq Yds	12.53	52,940	15	2	0	52,940	26,470
Concrete Sidewalk Repair Allowance	1	Total	5,000.00	5,000	10	2	0	5,000	2,500
Pavers, Interlocking - Pescara to Amenity Center	693	Sq Ft	6.51	4,512	30	17	0	4,512	265
Paving Total	9	Components		190,261	10-30	2-17	0	190,261	66,293

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	9/30/19 Balance	Unfunded Balance	2019-20 Contribution
Mechanical & Electrical									
A/C Air Handler Unit, 5 Ton - Amenity Center	1	Each	4,586.00	4,586	12	1	3,036	1,550	1,550
A/C Air Handler Unit, 5 Ton - Amenity Center	1	Each	4,586.00	4,586	12	1	3,036	1,550	1,550
A/C Condensing Unit, 5 Ton - Amenity Center	1	Each	4,645.00	4,645	12	1	3,075	1,570	1,570
A/C Condensing Unit, 5 Ton - Amenity Center	1	Each	4,645.00	4,645	12	1	3,075	1,570	1,570
Drinking Fountain, Indoor - Amenity Center	1	Each	1,381.00	1,381	20	7	0	1,381	197
Drinking Fountain, Outdoor - Amenity Center	3	Each	667.00	2,001	14	1	1,325	676	676
Lighting Automation Controller Allowance	1	Total	3,000.00	3,000	20	7	0	3,000	429
Lighting Replacement Allowance, Exterior - Am Ctr	1	Total	3,750.00	3,750	20	7	0	3,750	536
Plumbing, Backflow Preventer - Amenity Center	1	Each	4,000.00	4,000	30	17	0	4,000	235
Mechanical & Electrical Total	9	Components		32,594	12-30	1-17	13,547	19,047	8,313

Misc Building Components

Access Control, CCTV Surveillance System	1	Total	6,300.00	6,300	8	2	0	6,300	3,150
Access Control, FOB Reader - Amenity Center	2	Each	3,000.00	6,000	8	6	0	6,000	1,000
Appliance, Refrigerator - Amenity Center	1	Each	4,000.00	4,000	12	3	0	4,000	1,333
Appliance, Wall Oven & MW Combo - Amenity Center	1	Each	2,000.00	2,000	16	3	0	2,000	667
Built-In Cabinets & Counters - Office	1	Total	2,454.00	2,454	24	11	0	2,454	223
Built-In Cabinets & Counters - Social Kitchen	1	Total	15,220.00	15,220	24	11	0	15,220	1,384
Finish, Carpet - Office	19	Sq Yds	42.21	802	12	1	531	271	271
Finish, Clg, 2x2 SAT - Gym	675	Sq Ft	6.17	4,165	24	11	0	4,165	379
Finish, Clg, 2x2 SAT - Office	170	Sq Ft	6.17	1,049	24	11	0	1,049	95
Finish, Rubber Tile Floor - Gym	986	Sq Ft	9.89	9,752	10	10	0	9,752	975
Finish, Tile Floor - Pool/Gym Restrooms	499	Sq Ft	13.00	6,487	24	11	0	6,487	590
Finish, Tile Floor - Social Rm Restrooms	251	Sq Ft	13.00	3,263	24	11	0	3,263	297
Finish, Tile Floor - Social Room	1,446	Sq Ft	13.00	18,798	24	11	0	18,798	1,709
Finish, Tile Walls - Pool/Gym Restrooms	213	Sq Ft	13.00	2,769	24	11	0	2,769	252
Finish, Tile Walls - Social Rm Restrooms	185	Sq Ft	13.00	2,405	24	11	0	2,405	219
Restroom Renovation Allowance - Pool/Gym	1	Total	20,194.00	20,194	24	11	0	20,194	1,836
Restroom Renovation Allowance - Social Room	1	Total	19,009.00	19,009	24	11	0	19,009	1,728
Misc Building Components Total	17	Components		124,667	8-24	1-11	531	124,136	16,108

Misc Site Improvements

Amenity Center

Baseball Backstop - Amenity Center	1	Total	4,606.00	4,606	20	7	0	4,606	658
Basketball Court Backboard & Goal	2	Each	1,400.00	2,800	12	11	0	2,800	255
Basketball Court Resurfacing, Asphalt Base	5,396	Sq Ft	1.08	5,828	7	7	0	5,828	833
Bulkhead, PT Wood - Entry Driveway Amenity Center	105	Ln Ft	192.00	20,160	20	7	0	20,160	2,880
Bulkhead, PT Wood - Pool Deck	173	Ln Ft	192.00	33,216	20	7	0	33,216	4,745
Fence, Alum Picket - Amenity Center	1	Total	10,000.00	10,000	26	25	0	10,000	400

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	9/30/19 Balance	Unfunded Balance	2019-20 Contribution
Fence, Alum Picket, 5' - Pool Deck	493	Ln Ft	72.00	35,496	26	13	0	35,496	2,730
Fountain, Lake, Pump/Motor - Amenity Center/Positano	1	Each	10,921.00	10,921	15	2	0	10,921	5,460
Fountain, Lake, Pump/Motor - Amenity Center/Positano	1	Each	10,921.00	10,921	15	8	0	10,921	1,365
Fountain, Refurb/Equip Allowance - Amenity Center	1	Total	3,000.00	3,000	10	7	0	3,000	429
Gate, Alum Steel - Pool Equipment	3	Each	1,244.00	3,732	16	3	0	3,732	1,244
Gate, Alum, 6' x 6' - Trash Enclosure	2	Each	1,395.00	2,790	16	3	0	2,790	930
Light Fixture, Decorative - Entry Drive Col's Am Ctr	4	Each	829.00	3,316	22	9	0	3,316	368
Light Pole & Dbl Fixture, Decorative - Amenity Center	3	Each	3,500.00	10,500	26	13	0	10,500	808
Light Pole & High Intesity Fixture, Alum - Pool Deck	2	Each	3,225.00	6,450	26	13	0	6,450	496
Light Pole & Sgl Fixture, Decorative - Amenity Center	14	Each	3,338.00	46,732	26	13	0	46,732	3,595
Light Pole & Sgl Fixture, Decorative - Pool Deck	14	Each	3,338.00	46,732	26	13	0	46,732	3,595
Lighting, Landscape Uplight, Large - Amenity Center	8	Each	523.00	4,184	15	2	0	4,184	2,092
Lighting, Landscape Uplight, Large - Pool Deck	5	Each	523.00	2,615	15	2	0	2,615	1,308
Lighting, Landscape Uplight, Standard - Amenity Ctr	9	Each	350.00	3,150	15	2	0	3,150	1,575
Lighting, Landscape Uplight, Standard - Pool Deck	6	Each	350.00	2,100	15	2	0	2,100	1,050
Park, BBQ Grill - Amenity Center	1	Each	386.00	386	6	1	256	130	130
Park, Bench, 4' Coated Steel - Tennis Court	2	Each	450.00	900	20	7	0	900	129
Park, Bench, 6' Coated Steel - Amenity Center	2	Each	850.00	1,700	20	7	0	1,700	243
Park, Picnic Table, Coated Steel - Amenity Center	4	Each	1,150.00	4,600	20	7	0	4,600	657
Park, Trash Can Holder - Amenity Center	9	Each	275.00	2,475	20	7	0	2,475	354
Playground Structures - Amenity Center	1	Total	40,000.00	40,000	20	7	0	40,000	5,714
Pool Deck Brick Pavers - Incl. Covered Entry	15,044	Sq Ft	6.88	103,503	30	17	0	103,503	6,088
Pool Deck Finish, Acrylic Coating - Bridge	328	Sq Ft	4.22	1,385	10	10	0	1,385	138
Pool Equipment, Automatic Sanitation Sys, Chlorinator	1	Each	8,000.00	8,000	15	2	0	8,000	4,000
Pool Equipment, Filtration System	1	Total	60,000.00	60,000	22	9	0	60,000	6,667
Pool Equipment, Handicap Lift	2	Each	3,500.00	7,000	10	5	0	7,000	1,400
Pool Equipment, Mushroom Water Feature	1	Total	8,000.00	8,000	15	2	0	8,000	4,000
Pool Equipment, Pump/Motor/Filter Allowance	1	Total	5,000.00	5,000	4	4	0	5,000	1,250
Pool Equipment, Slide Replacement	1	Each	100,000.00	100,000	20	7	0	100,000	14,286
Pool Finish, Ceramic Tile Trim	1	Total	50,000.00	50,000	10	10	0	50,000	5,000
Pool Finish, Exposed Aggregate	1	Total	100,000.00	100,000	10	10	0	100,000	10,000
Railing, Alum Picket, 42" - Bridge Pool Deck	88	Ln Ft	88.00	7,744	30	17	0	7,744	456
Railing, Concrete Balustrade - Entry Drive Amenity Crt	64	Ln Ft	175.00	11,200	40	27	0	11,200	415
Sail Shade - Playground Amenity Center	1	Total	17,187.00	17,187	16	14	0	17,187	1,228
Shed, Wood Frame - Maintenance Storage	1	Total	6,400.00	6,400	20	18	0	6,400	356
Shelter Fabric, Recover - Baseball	280	Sq Ft	14.00	3,920	8	8	0	3,920	490
Shelter Fabric, Recover - Basketball	280	Sq Ft	14.00	3,920	8	8	0	3,920	490
Shelter Fabric, Recover - Pool Deck	280	Sq Ft	14.00	3,920	8	8	0	3,920	490
Shelter Fabric, Recover - Tennis Court	112	Sq Ft	14.00	1,568	8	1	1,038	530	530
Shelter Frame, Replace - Baseball	280	Sq Ft	15.27	4,276	24	11	0	4,276	389
Shelter Frame, Replace - Basketball	280	Sq Ft	15.27	4,276	24	11	0	4,276	389
Shelter Frame, Replace - Pool Deck	280	Sq Ft	15.27	4,276	24	11	0	4,276	389
Shelter Frame, Replace - Tennis Court	112	Sq Ft	15.27	1,711	16	3	0	1,711	570

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	9/30/19 Balance	Unfunded Balance	2019-20 Contribution
Signage Replacement Allowance - Amenity Center	4	Each	1,000.00	4,000	15	1	2,648	1,352	1,352
Site Column, CBS - Entry Drive Amenity Ctr	4	Each	750.00	3,000	40	27	0	3,000	111
Site Wall, CBS - Trash Enclosure	201	Sq Ft	30.90	6,211	40	27	0	6,211	230
Soccer & Lacrosse Goal Allowance	1	Each	2,000.00	2,000	12	1	1,324	676	676
Stairs, Steel Pan Restoration Allowance - Water Slide	24	Each	512.38	12,298	20	7	0	12,298	1,757
Tennis Court Fencing, VC Chain Link	1	Total	13,296.00	13,296	22	9	0	13,296	1,477
Tennis Court Light Pole & Dbl Fixture	3	Each	3,250.00	9,750	22	9	0	9,750	1,083
Tennis Court Light Pole & Sgl Fixture	6	Each	3,225.00	19,350	22	9	0	19,350	2,150
Tennis Court Resurfacing, Asphalt	1	Dbl Ct	8,000.00	8,000	7	2	0	8,000	4,000
Tennis Court Windscreen, 10'	392	Ln Ft	9.11	3,572	4	4	0	3,572	893
Irrigation, Landscaping, Lake Embankments									
Fence, PVC, 6' Solid Panel - Irrigation Pescara	44	Ln Ft	38.55	1,697	15	2	0	1,697	848
Irrigation System Allowance	1	Total	20,000.00	20,000	5	1	13,240	6,760	6,760
Irrigation System, Pump Station - Amenity Ctr (Hoover)	1	Total	56,000.00	56,000	15	13	0	56,000	4,308
Irrigation System, Pump Station - Pescara	1	Each	10,000.00	10,000	15	2	0	10,000	5,000
Lake Embankment Stabilization - Annual Allowance	1	Total	15,000.00	15,000	1	1	9,930	5,070	5,070
Lake Embankment Stabilization - Year 1 (1x Expense)	1	Total	70,000.00	70,000	30	1	46,342	23,658	23,658
Lake Embankment Stabilization - Year 2 (1x Expense)	1	Total	69,000.00	69,000	30	2	0	69,000	34,500
Lake Embankment Stabilization - Year 3 (1x Expense)	1	Total	55,000.00	55,000	30	3	0	55,000	18,333
Landscape Allowance	1	Total	50,000.00	50,000	5	1	33,101	16,899	16,899
Other									
Drainage Line Allowance - Pescara	1	Total	20,000.00	20,000	25	3	0	20,000	6,667
Park, Pet Waste Station - Various Locations	5	Each	652.00	3,260	15	2	0	3,260	1,630
Signage Replacement Allowance - Information Board	3	Total	1,500.00	4,500	15	1	2,979	1,521	1,521
Stormwater Drainage Control Structure Allowance	1	Total	50,000.00	50,000	25	12	0	50,000	4,167
Pescara									
Fence, PVC - Pescara Road	1	Total	10,000.00	10,000	15	4	0	10,000	2,500
Light Pole & Dbl Fixture, Decorative - Pescara Entry	1	Each	3,500.00	3,500	26	13	0	3,500	269
Light Pole & High Intesity Fixture, FG - Pescara Parking Lot	3	Each	1,750.00	5,250	26	13	0	5,250	404
Lighting, Landscape Uplight, Standard - Pescara Entry	19	Each	350.00	6,650	15	2	0	6,650	3,325
Mail Cluster Box Units - Mail Pavilion Pescara	1	Total	25,000.00	25,000	25	12	0	25,000	2,083
Park, BBQ Grill - Pescara	3	Each	386.00	1,158	6	1	767	391	391
Park, Bench, 6' Coated Steel - Pescara	7	Each	1,208.00	8,456	20	7	0	8,456	1,208
Park, Picnic Table, Coated Steel - Pescara	2	Each	1,620.00	3,240	20	7	0	3,240	463
Park, Trash Can Holder - Pescara	3	Each	386.00	1,158	20	7	0	1,158	165
Playground Structures - Pescara	1	Total	25,000.00	25,000	20	7	0	25,000	3,571
Refurb & Paint Allowance - Monument Pescara Entry	1	Total	1,000.00	1,000	10	3	0	1,000	333
Sail Shade - Playground Pescara	1	Total	10,487.00	10,487	16	14	0	10,487	749
Shelter Fabric, Recover - Walking Trail Pescara (2 Total)	560	Sq Ft	14.00	7,840	8	1	5,190	2,650	2,650
Shelter Frame, Replace - Walking Trail Pescara (2 Total)	560	Sq Ft	15.27	8,552	24	11	0	8,552	777
Signage Letters & Logo - Monument Pescara Entry	2	Total	4,000.00	8,000	20	7	0	8,000	1,143
Site Column, CBS, 8' - Monument Pescara Entry	3	Each	1,500.00	4,500	40	27	0	4,500	167
Site Wall, CBS - Monument Pescara Entry	106	Sq Ft	30.90	3,276	40	27	0	3,276	121

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	9/30/19 Balance	Unfunded Balance	2019-20 Contribution
Positano									
Fence, Alum Picket, 8' - Monument Positano Entry	24	Ln Ft	100.00	2,400	26	13	0	2,400	185
Light Fixture, Decorative - Monument Positano	4	Each	1,000.00	4,000	22	9	0	4,000	444
Light Pole & Dbl Fixture, Decorative - Positano Entry	5	Each	3,500.00	17,500	26	13	0	17,500	1,346
Lighting, Landscape Uplight, Standard - Positano Entry	15	Each	350.00	5,250	15	1	3,476	1,774	1,774
Mail Cluster Box Units - Mail Pavilion Positano	1	Total	45,500.00	45,500	25	12	0	45,500	3,792
Park, Bench, 6' Coated Steel - Positano Round a Bout	2	Each	1,208.00	2,416	20	7	0	2,416	345
Park, Trash Can Holder - Positano Round a Bout	2	Each	386.00	772	20	7	0	772	110
Railing, Concr Balustrade - Monument Positano Entry	72	Ln Ft	175.00	12,600	40	27	0	12,600	467
Refurb & Paint Allowance - Monument Positano Entry	1	Total	14,000.00	14,000	10	8	0	14,000	1,750
Signage Letters & Logo - Monument Positano Entry	2	Total	5,000.00	10,000	20	7	0	10,000	1,429
Site Column, CBS, 5' - Monument Positano Entry	2	Each	1,000.00	2,000	40	27	0	2,000	74
Site Column, CBS, 10' - Monument Positano Entry	4	Each	2,500.00	10,000	40	27	0	10,000	370
Site Wall, CBS - Monument Positano Entry	215	Sq Ft	30.90	6,644	40	27	0	6,644	246
San Giacomo									
Fence, Alum Pkt, 8' - Monument San Giacomo Entry	24	Ln Ft	100.00	2,400	26	13	0	2,400	185
Light Fixture, Decorative - Monument San Giacomo	4	Each	1,000.00	4,000	22	9	0	4,000	444
Light Pole & Dbl Fixt, Decorative - San Giacomo Entry	1	Each	3,500.00	3,500	26	13	0	3,500	269
Light Pole & Sgl Fixt, Decorative - San Giacomo Entry	3	Each	3,338.00	10,014	26	13	0	10,014	770
Lighting, Landscape Uplight, Std - San Giacomo Entry	15	Each	350.00	5,250	15	1	3,476	1,774	1,774
Mail Cluster Box Units - Mail Pavilion San Giacomo	1	Total	45,500.00	45,500	25	12	0	45,500	3,792
Railing, Balustrade - Monument San Giacomo Entry	72	Ln Ft	175.00	12,600	40	27	0	12,600	467
Refurb & Paint Allowance - Monument San Giacomo Entry	1	Total	14,000.00	14,000	10	10	0	14,000	1,400
Signage Letters & Logo - Monument San Giacomo Entry	2	Total	5,000.00	10,000	20	7	0	10,000	1,429
Site Column, CBS, 5' - Monument San Giacomo Entry	2	Each	1,000.00	2,000	40	27	0	2,000	74
Site Column, CBS, 10' - Monument San Giacomo Entry	4	Each	2,500.00	10,000	40	27	0	10,000	370
Site Wall, CBS - Monument San Giacomo Entry	215	Sq Ft	30.90	6,644	40	27	0	6,644	246
San Marino									
Lake Aerator, Pump/Motor - San Marino Pond	1	Each	5,099.00	5,099	12	11	0	5,099	464
Lighting, Landscape Uplight, Standard - San Marino	2	Each	350.00	700	15	2	0	700	350
Park, Fitness Equipment Obstacle - San Marino	8	Each	1,500.00	12,000	15	4	0	12,000	3,000
Park, Fitness Equipment Sign - San Marino	12	Each	750.00	9,000	15	4	0	9,000	2,250
Park, Bench, 6' Coated Steel - San Marino	10	Each	1,208.00	12,080	20	7	0	12,080	1,726
Park, Picnic Table, Coated Steel - San Marino	3	Each	1,620.00	4,860	20	7	0	4,860	694
Park, Trash Can Holder - San Marino	4	Each	386.00	1,544	20	7	0	1,544	221
Playground Structures - San Marino	1	Total	25,000.00	25,000	20	7	0	25,000	3,571
Refurb & Paint Allowance - Monument San Marino	1	Total	1,000.00	1,000	10	3	0	1,000	333
Sail Shade - Playground San Marino	1	Total	10,437.00	10,437	16	14	0	10,437	746
Shelter Fabric, Recover - Walking Trail San Marino (2 Total)	560	Sq Ft	14.00	7,840	8	1	5,190	2,650	2,650
Shelter Frame, Replace - Walking Trail San Marino (2 Total)	560	Sq Ft	15.27	8,552	24	11	0	8,552	777
Signage Letters & Logo - Monument San Marino	1	Total	4,000.00	4,000	20	7	0	4,000	571
Site Wall, CBS - Monument San Marino	50	Sq Ft	30.90	1,545	40	27	0	1,545	57
Misc Site Improvements Total	128	Components		1,834,244	1-40	1-27	128,957	1,705,287	307,435

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	9/30/19 Balance	Unfunded Balance	2019-20 Contribution
Furniture, Fixtures & Equipment									
Computer Laptop - Office	1	Each	700.00	700	4	1	463	237	237
Computer Workstation - Office	2	Each	1,876.00	3,752	4	1	2,484	1,268	1,268
Electronics, Sound System - Amenity Center	1	Total	2,000.00	2,000	12	1	1,324	676	676
Electronics, TV - Gym	1	Each	800.00	800	10	10	0	800	80
Electronics, TV - Gym	2	Each	800.00	1,600	10	10	0	1,600	160
Electronics, TV - Social Room	1	Each	800.00	800	10	3	0	800	267
Fitness, Cardio, Elliptical Cross-Trainer	2	Each	6,606.00	13,212	10	10	0	13,212	1,321
Fitness, Cardio, Recumbent Bike	1	Each	3,702.00	3,702	10	10	0	3,702	370
Fitness, Cardio, Stationary Bike	1	Each	3,413.00	3,413	10	10	0	3,413	341
Fitness, Cardio, Treadmill	3	Each	5,401.00	16,203	10	10	0	16,203	1,620
Fitness, Weight Bench	1	Each	826.00	826	12	10	0	826	83
Fitness, Weight Machine, Ab Dip/Chin Up Assist	1	Each	3,422.00	3,422	18	10	0	3,422	342
Fitness, Weight Machine, Abdominal	1	Each	3,859.00	3,859	18	10	0	3,859	386
Fitness, Weight Machine, Lat Pulldown/High Row	1	Each	3,079.00	3,079	18	10	0	3,079	308
Fitness, Weight Machine, Leg Extension/Leg Curl	1	Each	3,945.00	3,945	18	10	0	3,945	394
Fitness, Weight Machine, Mid Row	1	Each	3,079.00	3,079	18	10	0	3,079	308
Fitness, Weight Machine, Multi-Press	1	Each	3,859.00	3,859	18	10	0	3,859	386
Fitness, Weight Machine, Outter/Inner Thigh	1	Each	5,944.00	5,944	18	10	0	5,944	594
Fitness, Weight Machine, Pectorial Fly/Rear Delt	1	Each	2,830.00	2,830	18	10	0	2,830	283
Fitness, Weight Machine, Toe Raise/Leg Press	1	Each	5,187.00	5,187	18	10	0	5,187	519
Fitness, Weight Machine, Tricep/Bicep	1	Each	3,079.00	3,079	18	10	0	3,079	308
Fitness, Weight Set, Dumbbells	1	Each	1,907.00	1,907	25	10	0	1,907	191
Furnishings/Decorating Allowance - Social Room	1	Total	15,000.00	15,000	12	4	0	15,000	3,750
Furniture, Outdoor - Lifeguard Chair	3	Total	750.00	2,250	15	2	0	2,250	1,125
Furniture, Outdoor - Pool Deck	1	Total	133,230.00	133,230	10	10	0	133,230	13,323
Furniture, Fixtures & Equipment Total	25	Components		237,678	4-25	1-10	4,271	233,407	28,640
Grand Total	210	Components		2,566,688			147,306	2,419,382	444,252

Section 4

Pooled Cash Flow

This section of the report shows an alternate funding plan to that given in the previous section. While all of the same reserve components, costs and life expectancies used in the previous section are used here, the method of calculating the annual reserve contribution is based on a thirty year cash flow analysis.

This funding plan takes the total beginning year reserve balance in year one along with the projected annual reserve expenditures over a thirty year period, and through pooling of all of the reserve funds and creating one general reserve fund, arrives at an annual contribution amount so as to provide a positive cash flow and adequate reserve account balance over the next thirty years.

Unlike the straight line accounting plan used in the previous section, the numbers calculated in the thirty year cash flow plan factor in both interest and inflation as well as any annual contribution increases.

Cash Flow Plan Summary

No	Year	Beginning Year Balance	Annual Reserve Contribution	Annual Increase	Planned Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Year Balance
1	2019-20	147,306	211,620	2.19%	0	222,509	3.00%	2,046	1.50%	138,463
2	2020-21	138,463	216,259	2.19%	0	280,577	3.00%	1,298	1.75%	75,443
3	2021-22	75,443	221,000	2.19%	0	132,189	3.00%	3,285	2.00%	167,539
4	2022-23	167,539	225,845	2.19%	0	76,024	3.00%	7,141	2.25%	324,501
5	2023-24	324,501	230,796	2.19%	0	33,183	3.00%	13,053	2.50%	535,167
6	2024-25	535,167	235,855	2.19%	0	105,494	3.00%	18,302	2.75%	683,830
7	2025-26	683,830	241,025	2.19%	0	544,697	3.00%	11,405	3.00%	391,563
8	2026-27	391,563	246,309	2.19%	0	74,102	3.00%	16,913	3.00%	580,683
9	2027-28	580,683	251,708	2.19%	0	200,671	3.00%	18,952	3.00%	650,672
10	2028-29	650,672	257,226	2.19%	0	548,630	3.00%	10,778	3.00%	370,046
11	2029-30	370,046	262,865	2.19%	0	302,845	3.00%	9,902	3.00%	339,968
12	2030-31	339,968	268,616	2.19%	0	421,634	3.00%	5,608	3.00%	192,558
13	2031-32	192,558	274,498	2.19%	0	418,512	3.00%	1,456	3.00%	50,000
14	2032-33	50,000	275,679	0.43%	0	99,578	3.00%	6,783	3.00%	232,884
15	2033-34	232,884	276,866	0.43%	0	42,354	3.00%	14,022	3.00%	481,418
16	2034-35	481,418	278,058	0.43%	0	229,538	3.00%	15,898	3.00%	545,836
17	2035-36	545,836	279,255	0.43%	0	558,540	3.00%	7,997	3.00%	274,548
18	2036-37	274,548	280,457	0.43%	0	68,924	3.00%	14,582	3.00%	500,663
19	2037-38	500,663	281,664	0.43%	0	114,926	3.00%	20,022	3.00%	687,423
20	2038-39	687,423	282,876	0.43%	0	650,322	3.00%	9,599	3.00%	329,576
21	2039-40	329,576	284,093	0.43%	0	177,267	3.00%	13,092	3.00%	449,494
22	2040-41	449,494	285,316	0.43%	0	49,904	3.00%	20,547	3.00%	705,453
23	2041-42	705,453	286,544	0.43%	0	85,497	3.00%	27,195	3.00%	933,695
24	2042-43	933,695	287,777	0.43%	0	91,177	3.00%	33,909	3.00%	1,164,204
25	2043-44	1,164,204	289,016	0.43%	0	159,590	3.00%	38,809	3.00%	1,332,439
26	2044-45	1,332,439	290,260	0.43%	0	197,507	3.00%	42,756	3.00%	1,467,948
27	2045-46	1,467,948	291,509	0.43%	0	1,183,656	3.00%	17,274	3.00%	593,075
28	2046-47	593,075	292,764	0.43%	0	389,946	3.00%	14,877	3.00%	510,770
29	2047-48	510,770	294,024	0.43%	0	49,083	3.00%	22,671	3.00%	778,382
30	2048-49	778,382	295,282	0.43%	0	976,577	3.00%	2,913	3.00%	100,000
Grand Total			7,995,062		0	8,485,453		443,085		

Cash Flow Plan Details

Category	Description	Cost
Year 1: 2019-20		
Mechanical & Electrical	A/C Air Handler Unit, 5 Ton - Amenity Center	4,586
Mechanical & Electrical	A/C Air Handler Unit, 5 Ton - Amenity Center	4,586
Mechanical & Electrical	A/C Condensing Unit, 5 Ton - Amenity Center	4,645
Mechanical & Electrical	A/C Condensing Unit, 5 Ton - Amenity Center	4,645
Mechanical & Electrical	Drinking Fountain, Outdoor - Amenity Center	2,001
Misc Building Components	Finish, Carpet - Office	802
Misc Site Improvements	Park, BBQ Grill - Amenity Center	386
Misc Site Improvements	Shelter Fabric, Recover - Tennis Court	1,568
Misc Site Improvements	Signage Replacement Allowance - Amenity Center	4,000
Misc Site Improvements	Soccer & Lacrosse Goal Allowance	2,000
Misc Site Improvements	Irrigation System Allowance	20,000
Misc Site Improvements	Lake Embankment Stabilization - Annual Allowance	15,000
Misc Site Improvements	Lake Embankment Stabilization - Year 1 (1x Expense)	70,000
Misc Site Improvements	Landscape Allowance	50,000
Misc Site Improvements	Signage Replacement Allowance - Information Board	4,500
Misc Site Improvements	Park, BBQ Grill - Pescara	1,158
Misc Site Improvements	Shelter Fabric, Recover - Walking Trail Pescara (2 Total)	7,840
Misc Site Improvements	Lighting, Landscape Uplight, Standard - Positano Entry	5,250
Misc Site Improvements	Lighting, Landscape Uplight, Std - San Giacomo Entry	5,250
Misc Site Improvements	Shelter Fabric, Recover - Walking Trail San Marino (2 Total)	7,840
Furniture, Fixtures & Equipment	Computer Laptop - Office	700
Furniture, Fixtures & Equipment	Computer Workstation - Office	3,752
Furniture, Fixtures & Equipment	Electronics, Sound System - Amenity Center	2,000
Year 1 Total		222,509
Year 2: 2020-21		
Paving	Asphalt Overlay, 1" Milled - Walking Trail Pescara	54,218
Paving	Asphalt Overlay, 1" Milled - Walking Trail San Marino	54,528
Paving	Concrete Sidewalk Repair Allowance	5,150
Misc Building Components	Access Control, CCTV Surveillance System	6,489
Misc Site Improvements	Fountain, Lake, Pump/Motor - Amenity Center/Positano	11,249
Misc Site Improvements	Lighting, Landscape Uplight, Large - Amenity Center	4,310
Misc Site Improvements	Lighting, Landscape Uplight, Large - Pool Deck	2,693
Misc Site Improvements	Lighting, Landscape Uplight, Standard - Amenity Ctr	3,244
Misc Site Improvements	Lighting, Landscape Uplight, Standard - Pool Deck	2,163
Misc Site Improvements	Pool Equipment, Automatic Sanitation Sys, Chlorinator	8,240
Misc Site Improvements	Pool Equipment, Mushroom Water Feature	8,240
Misc Site Improvements	Tennis Court Resurfacing, Asphalt	8,240
Misc Site Improvements	Fence, PVC, 6' Solid Panel - Irrigation Pescara	1,748
Misc Site Improvements	Irrigation System, Pump Station - Pescara	10,300
Misc Site Improvements	Lake Embankment Stabilization - Annual Allowance	15,450

Category	Description	Cost
Misc Site Improvements	Lake Embankment Stabilization - Year 2 (1x Expense)	71,070
Misc Site Improvements	Park, Pet Waste Station - Various Locations	3,358
Misc Site Improvements	Lighting, Landscape Uplight, Standard - Pescara Entry	6,849
Misc Site Improvements	Lighting, Landscape Uplight, Standard - San Marino	721
Furniture, Fixtures & Equipment	Furniture, Outdoor - Lifeguard Chair	2,317
Year 2 Total		280,577

Year 3: 2021-22

Painting & Waterproofing	Paint Exterior - Pavilion Bandstand	398
Painting & Waterproofing	Paint Exterior - Pavilion Pool Deck	398
Painting & Waterproofing	Paint Exterior - Trash Enclosure	225
Painting & Waterproofing	Paint Exterior - Water Slide Tower	2,905
Painting & Waterproofing	Paint Exterior and Waterproof - Amenity Center	7,603
Painting & Waterproofing	Paint Interior - Amenity Center	7,109
Misc Building Components	Appliance, Refrigerator - Amenity Center	4,244
Misc Building Components	Appliance, Wall Oven & MW Combo - Amenity Center	2,122
Misc Site Improvements	Gate, Alum Steel - Pool Equipment	3,959
Misc Site Improvements	Gate, Alum, 6' x 6' - Trash Enclosure	2,960
Misc Site Improvements	Shelter Frame, Replace - Tennis Court	1,815
Misc Site Improvements	Lake Embankment Stabilization - Annual Allowance	15,913
Misc Site Improvements	Lake Embankment Stabilization - Year 3 (1x Expense)	58,349
Misc Site Improvements	Drainage Line Allowance - Pescara	21,218
Misc Site Improvements	Refurb & Paint Allowance - Monument Pescara Entry	1,061
Misc Site Improvements	Refurb & Paint Allowance - Monument San Marino	1,061
Furniture, Fixtures & Equipment	Electronics, TV - Social Room	849
Year 3 Total		132,189

Year 4: 2022-23

Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance	5,464
Misc Site Improvements	Tennis Court Windscreen, 10'	3,903
Misc Site Improvements	Lake Embankment Stabilization - Annual Allowance	16,391
Misc Site Improvements	Fence, PVC - Pescara Road	10,927
Misc Site Improvements	Park , Fitness Equipment Obstacle - San Marino	13,113
Misc Site Improvements	Park , Fitness Equipment Sign - San Marino	9,835
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Social Room	16,391
Year 4 Total		76,024

Year 5: 2023-24

Painting & Waterproofing	Paint Exterior - Mail Pavilion Pescara	1,309
Painting & Waterproofing	Paint Exterior - Mail Pavilion San Giacomo	1,614
Painting & Waterproofing	Paint Exterior - Maintenance Storage Shed	487
Misc Site Improvements	Pool Equipment, Handicap Lift	7,879
Misc Site Improvements	Lake Embankment Stabilization - Annual Allowance	16,883

Category	Description	Cost
Furniture, Fixtures & Equipment	Computer Laptop - Office	788
Furniture, Fixtures & Equipment	Computer Workstation - Office	4,223
Year 5 Total		33,183

Year 6: 2024-25

Misc Building Components	Access Control, FOB Reader - Amenity Center	6,956
Misc Site Improvements	Irrigation System Allowance	23,185
Misc Site Improvements	Lake Embankment Stabilization - Annual Allowance	17,389
Misc Site Improvements	Landscape Allowance	57,964
Year 6 Total		105,494

Year 7: 2025-26

Roofs	Roof, Modified Bitumen - Amenity Center	9,734
Painting & Waterproofing	Paint Exterior - Mail Pavilion Positano	1,712
Painting & Waterproofing	Paint Exterior - Pavilion San Marino	1,712
Paving	Asphalt Overlay, 1" Milled - Amenity Center Parking	55,238
Paving	Asphalt Overlay, 1" Milled - Pescara Parking	17,027
Paving	Asphalt Overlay, 1" Milled - Positano Mail Parking	7,526
Paving	Asphalt Overlay, 1" Milled - San Giacomo Parking	7,407
Paving	Asphalt Overlay, 1" Milled - San Marino Parking	2,559
Mechanical & Electrical	Drinking Fountain, Indoor - Amenity Center	1,649
Mechanical & Electrical	Lighting Automation Controller Allowance	3,582
Mechanical & Electrical	Lighting Replacement Allowance, Exterior - Am Ctr	4,478
Misc Site Improvements	Baseball Backstop - Amenity Center	5,500
Misc Site Improvements	Basketball Court Resurfacing, Asphalt Base	6,959
Misc Site Improvements	Bulkhead, PT Wood - Entry Driveway Amenity Center	24,072
Misc Site Improvements	Bulkhead, PT Wood - Pool Deck	39,662
Misc Site Improvements	Fountain, Refurb/Equip Allowance - Amenity Center	3,582
Misc Site Improvements	Park, BBQ Grill - Amenity Center	461
Misc Site Improvements	Park, Bench, 4' Coated Steel - Tennis Court	1,075
Misc Site Improvements	Park, Bench, 6' Coated Steel - Amenity Center	2,030
Misc Site Improvements	Park, Picnic Table, Coated Steel - Amenity Center	5,493
Misc Site Improvements	Park, Trash Can Holder - Amenity Center	2,955
Misc Site Improvements	Playground Structures - Amenity Center	47,762
Misc Site Improvements	Pool Equipment, Slide Replacement	119,405
Misc Site Improvements	Stairs, Steel Pan Restoration Allowance - Water Slide	14,684
Misc Site Improvements	Lake Embankment Stabilization - Annual Allowance	17,911
Misc Site Improvements	Park, BBQ Grill - Pescara	1,383
Misc Site Improvements	Park, Bench, 6' Coated Steel - Pescara	10,097
Misc Site Improvements	Park, Picnic Table, Coated Steel - Pescara	3,869
Misc Site Improvements	Park, Trash Can Holder - Pescara	1,383
Misc Site Improvements	Playground Structures - Pescara	29,851
Misc Site Improvements	Signage Letters & Logo - Monument Pescara Entry	9,552

Category	Description	Cost
Misc Site Improvements	Park, Bench, 6' Coated Steel - Positano Round a Bout	2,885
Misc Site Improvements	Park, Trash Can Holder - Positano Round a Bout	922
Misc Site Improvements	Signage Letters & Logo - Monument Positano Entry	11,941
Misc Site Improvements	Signage Letters & Logo - Monument San Giacomo Entry	11,941
Misc Site Improvements	Park, Bench, 6' Coated Steel - San Marino	14,424
Misc Site Improvements	Park, Picnic Table, Coated Steel - San Marino	5,803
Misc Site Improvements	Park, Trash Can Holder - San Marino	1,844
Misc Site Improvements	Playground Structures - San Marino	29,851
Misc Site Improvements	Signage Letters & Logo - Monument San Marino	4,776

Year 7 Total **544,697**

Year 8: 2026-27

Misc Site Improvements	Fountain, Lake, Pump/Motor - Amenity Center/Positano	13,431
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance	6,149
Misc Site Improvements	Shelter Fabric, Recover - Baseball	4,821
Misc Site Improvements	Shelter Fabric, Recover - Basketball	4,821
Misc Site Improvements	Shelter Fabric, Recover - Pool Deck	4,821
Misc Site Improvements	Tennis Court Windscreen, 10'	4,393
Misc Site Improvements	Lake Embankment Stabilization - Annual Allowance	18,448
Misc Site Improvements	Refurb & Paint Allowance - Monument Positano Entry	17,218

Year 8 Total **74,102**

Year 9: 2027-28

Misc Site Improvements	Light Fixture, Decorative - Entry Drive Col's Am Ctr	4,201
Misc Site Improvements	Pool Equipment, Filtration System	76,006
Misc Site Improvements	Shelter Fabric, Recover - Tennis Court	1,986
Misc Site Improvements	Tennis Court Fencing, VC Chain Link	16,843
Misc Site Improvements	Tennis Court Light Pole & Dbl Fixture	12,351
Misc Site Improvements	Tennis Court Light Pole & Sgl Fixture	24,512
Misc Site Improvements	Tennis Court Resurfacing, Asphalt	10,134
Misc Site Improvements	Lake Embankment Stabilization - Annual Allowance	19,002
Misc Site Improvements	Shelter Fabric, Recover - Walking Trail Pescara (2 Total)	9,931
Misc Site Improvements	Light Fixture, Decorative - Monument Positano	5,067
Misc Site Improvements	Light Fixture, Decorative - Monument San Giacomo	5,067
Misc Site Improvements	Shelter Fabric, Recover - Walking Trail San Marino (2 Total)	9,931
Furniture, Fixtures & Equipment	Computer Laptop - Office	887
Furniture, Fixtures & Equipment	Computer Workstation - Office	4,753

Year 9 Total **200,671**

Year 10: 2028-29

Painting & Waterproofing	Paint Exterior - Pavilion Bandstand	489
Painting & Waterproofing	Paint Exterior - Pavilion Pool Deck	489
Painting & Waterproofing	Paint Exterior - Trash Enclosure	277

Category	Description	Cost
Painting & Waterproofing	Paint Exterior - Water Slide Tower	3,572
Painting & Waterproofing	Paint Exterior and Waterproof - Amenity Center	9,351
Misc Building Components	Access Control, CCTV Surveillance System	8,220
Misc Building Components	Finish, Rubber Tile Floor - Gym	12,724
Misc Site Improvements	Pool Deck Finish, Acrylic Coating - Bridge	1,807
Misc Site Improvements	Pool Finish, Ceramic Tile Trim	65,239
Misc Site Improvements	Pool Finish, Exposed Aggregate	130,477
Misc Site Improvements	Lake Embankment Stabilization - Annual Allowance	19,572
Misc Site Improvements	Refurb & Paint Allowance - Monument San Giacomo Entry	18,267
Furniture, Fixtures & Equipment	Electronics, TV - Gym	1,044
Furniture, Fixtures & Equipment	Electronics, TV - Gym	2,088
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer	17,239
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike	4,830
Furniture, Fixtures & Equipment	Fitness, Cardio, Stationary Bike	4,453
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill	21,141
Furniture, Fixtures & Equipment	Fitness, Weight Bench	1,078
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Ab Dip/Chin Up Assist	4,465
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Abdominal	5,035
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Lat Pulldown/High Row	4,017
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Leg Extension/Leg Curl	5,147
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Mid Row	4,017
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Multi-Press	5,035
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Outter/Inner Thigh	7,756
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Pectorial Fly/Rear Delt	3,693
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Toe Raise/Leg Press	6,768
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Tricep/Bicep	4,017
Furniture, Fixtures & Equipment	Fitness, Weight Set, Dumbbells	2,488
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	173,835
Year 10 Total		548,630

Year 11: 2029-30

Painting & Waterproofing	Paint Interior - Amenity Center	9,006
Misc Building Components	Built-In Cabinets & Counters - Office	3,298
Misc Building Components	Built-In Cabinets & Counters - Social Kitchen	20,454
Misc Building Components	Finish, Clg, 2x2 SAT - Gym	5,597
Misc Building Components	Finish, Clg, 2x2 SAT - Office	1,410
Misc Building Components	Finish, Tile Floor - Pool/Gym Restrooms	8,718
Misc Building Components	Finish, Tile Floor - Social Rm Restrooms	4,385
Misc Building Components	Finish, Tile Floor - Social Room	25,263
Misc Building Components	Finish, Tile Walls - Pool/Gym Restrooms	3,721
Misc Building Components	Finish, Tile Walls - Social Rm Restrooms	3,232
Misc Building Components	Restroom Renovation Allowance - Pool/Gym	27,139
Misc Building Components	Restroom Renovation Allowance - Social Room	25,546
Misc Site Improvements	Basketball Court Backboard & Goal	3,763

Category	Description	Cost
Misc Site Improvements	Shelter Frame, Replace - Baseball	5,747
Misc Site Improvements	Shelter Frame, Replace - Basketball	5,747
Misc Site Improvements	Shelter Frame, Replace - Pool Deck	5,747
Misc Site Improvements	Irrigation System Allowance	26,878
Misc Site Improvements	Lake Embankment Stabilization - Annual Allowance	20,159
Misc Site Improvements	Landscape Allowance	67,196
Misc Site Improvements	Shelter Frame, Replace - Walking Trail Pescara (2 Total)	11,493
Misc Site Improvements	Lake Aerator, Pump/Motor - San Marino Pond	6,853
Misc Site Improvements	Shelter Frame, Replace - Walking Trail San Marino (2 Total)	11,493
Year 11 Total		302,845

Year 12: 2030-31

Roofs	Roof, Concrete Barrel Tile - Amenity Center	80,400
Roofs	Roof, Concrete Barrel Tile - Mail Pavilion Pescara	12,695
Roofs	Roof, Concrete Barrel Tile - Mail Pavilion Positano	12,695
Roofs	Roof, Concrete Barrel Tile - Mail Pavilion San Giacomo	12,695
Roofs	Roof, Concrete Barrel Tile - Pavilion Bandstand	5,642
Roofs	Roof, Concrete Barrel Tile - Pavilion Pool Deck	5,642
Roofs	Roof, Concrete Barrel Tile - Pavilion San Marino	11,284
Roofs	Roof, Concrete Barrel Tile - Water Slide Tower	7,053
Painting & Waterproofing	Paint Exterior - Mail Pavilion Pescara	1,610
Painting & Waterproofing	Paint Exterior - Mail Pavilion San Giacomo	1,985
Painting & Waterproofing	Paint Exterior - Maintenance Storage Shed	599
Paving	Concrete Sidewalk Repair Allowance	6,921
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance	6,921
Misc Site Improvements	Tennis Court Windscreen, 10'	4,944
Misc Site Improvements	Lake Embankment Stabilization - Annual Allowance	20,764
Misc Site Improvements	Stormwater Drainage Control Structure Allowance	69,212
Misc Site Improvements	Mail Cluster Box Units - Mail Pavilion Pescara	34,606
Misc Site Improvements	Mail Cluster Box Units - Mail Pavilion Positano	62,983
Misc Site Improvements	Mail Cluster Box Units - Mail Pavilion San Giacomo	62,983
Year 12 Total		421,634

Year 13: 2031-32

Mechanical & Electrical	A/C Air Handler Unit, 5 Ton - Amenity Center	6,539
Mechanical & Electrical	A/C Air Handler Unit, 5 Ton - Amenity Center	6,539
Mechanical & Electrical	A/C Condensing Unit, 5 Ton - Amenity Center	6,623
Mechanical & Electrical	A/C Condensing Unit, 5 Ton - Amenity Center	6,623
Misc Building Components	Finish, Carpet - Office	1,143
Misc Site Improvements	Fence, Alum Picket, 5' - Pool Deck	50,609
Misc Site Improvements	Light Pole & Dbl Fixture, Decorative - Amenity Center	14,970
Misc Site Improvements	Light Pole & High Intesity Fixture, Alum - Pool Deck	9,196
Misc Site Improvements	Light Pole & Sgl Fixture, Decorative - Amenity Center	66,629

Category	Description	Cost
Misc Site Improvements	Light Pole & Sgl Fixture, Decorative - Pool Deck	66,629
Misc Site Improvements	Park, BBQ Grill - Amenity Center	550
Misc Site Improvements	Soccer & Lacrosse Goal Allowance	2,852
Misc Site Improvements	Irrigation System, Pump Station - Amenity Ctr (Hoover)	79,843
Misc Site Improvements	Lake Embankment Stabilization - Annual Allowance	21,386
Misc Site Improvements	Light Pole & Dbl Fixture, Decorative - Pescara Entry	4,990
Misc Site Improvements	Light Pole & High Intesity Fixture, FG - Pescara Parking Lot	7,485
Misc Site Improvements	Park, BBQ Grill - Pescara	1,651
Misc Site Improvements	Refurb & Paint Allowance - Monument Pescara Entry	1,426
Misc Site Improvements	Fence, Alum Picket, 8' - Monument Positano Entry	3,422
Misc Site Improvements	Light Pole & Dbl Fixture, Decorative - Positano Entry	24,951
Misc Site Improvements	Fence, Alum Pkt, 8' - Monument San Giacomo Entry	3,422
Misc Site Improvements	Light Pole & Dbl Fixt, Decorative - San Giacomo Entry	4,990
Misc Site Improvements	Light Pole & Sgl Fixt, Decorative - San Giacomo Entry	14,278
Misc Site Improvements	Refurb & Paint Allowance - Monument San Marino	1,426
Furniture, Fixtures & Equipment	Computer Laptop - Office	998
Furniture, Fixtures & Equipment	Computer Workstation - Office	5,349
Furniture, Fixtures & Equipment	Electronics, Sound System - Amenity Center	2,852
Furniture, Fixtures & Equipment	Electronics, TV - Social Room	1,141
Year 13 Total		418,512

Year 14: 2032-33

Painting & Waterproofing	Paint Exterior - Mail Pavilion Positano	2,106
Painting & Waterproofing	Paint Exterior - Pavilion San Marino	2,106
Misc Building Components	Access Control, FOB Reader - Amenity Center	8,811
Misc Site Improvements	Basketball Court Resurfacing, Asphalt Base	8,559
Misc Site Improvements	Sail Shade - Playground Amenity Center	25,240
Misc Site Improvements	Lake Embankment Stabilization - Annual Allowance	22,028
Misc Site Improvements	Sail Shade - Playground Pescara	15,401
Misc Site Improvements	Sail Shade - Playground San Marino	15,327
Year 14 Total		99,578

Year 15: 2033-34

Mechanical & Electrical	Drinking Fountain, Outdoor - Amenity Center	3,027
Misc Building Components	Appliance, Refrigerator - Amenity Center	6,050
Misc Site Improvements	Pool Equipment, Handicap Lift	10,588
Misc Site Improvements	Lake Embankment Stabilization - Annual Allowance	22,689
Year 15 Total		42,354

Year 16: 2034-35

Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance	7,790
Misc Site Improvements	Shelter Fabric, Recover - Baseball	6,107
Misc Site Improvements	Shelter Fabric, Recover - Basketball	6,107

Category	Description	Cost
Misc Site Improvements	Shelter Fabric, Recover - Pool Deck	6,107
Misc Site Improvements	Signage Replacement Allowance - Amenity Center	6,232
Misc Site Improvements	Tennis Court Resurfacing, Asphalt	12,464
Misc Site Improvements	Tennis Court Windscreen, 10'	5,565
Misc Site Improvements	Irrigation System Allowance	31,159
Misc Site Improvements	Lake Embankment Stabilization - Annual Allowance	23,370
Misc Site Improvements	Landscape Allowance	77,898
Misc Site Improvements	Signage Replacement Allowance - Information Board	7,011
Misc Site Improvements	Lighting, Landscape Uplight, Standard - Positano Entry	8,179
Misc Site Improvements	Lighting, Landscape Uplight, Std - San Giacomo Entry	8,179
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Social Room	23,370
Year 16 Total		229,538

Year 17: 2035-36

Roofs	Roof, Metal Panel - Amenity Center	7,695
Roofs	Roof, Metal Panel - Water Slide Tower	6,156
Painting & Waterproofing	Paint Exterior - Pavilion Bandstand	602
Painting & Waterproofing	Paint Exterior - Pavilion Pool Deck	602
Painting & Waterproofing	Paint Exterior - Trash Enclosure	340
Painting & Waterproofing	Paint Exterior - Water Slide Tower	4,394
Painting & Waterproofing	Paint Exterior and Waterproof - Amenity Center	11,501
Paving	Asphalt Overlay, 1" Milled - Walking Trail Pescara	84,470
Paving	Asphalt Overlay, 1" Milled - Walking Trail San Marino	84,953
Paving	Pavers, Interlocking - Pescara to Amenity Center	7,240
Mechanical & Electrical	Plumbing, Backflow Preventer - Amenity Center	6,419
Misc Site Improvements	Fountain, Lake, Pump/Motor - Amenity Center/Positano	17,525
Misc Site Improvements	Fountain, Refurb/Equip Allowance - Amenity Center	4,814
Misc Site Improvements	Lighting, Landscape Uplight, Large - Amenity Center	6,714
Misc Site Improvements	Lighting, Landscape Uplight, Large - Pool Deck	4,196
Misc Site Improvements	Lighting, Landscape Uplight, Standard - Amenity Ctr	5,055
Misc Site Improvements	Lighting, Landscape Uplight, Standard - Pool Deck	3,370
Misc Site Improvements	Pool Deck Brick Pavers - Incl. Covered Entry	166,092
Misc Site Improvements	Pool Equipment, Automatic Sanitation Sys, Chlorinator	12,838
Misc Site Improvements	Pool Equipment, Mushroom Water Feature	12,838
Misc Site Improvements	Railing, Alum Picket, 42" - Bridge Pool Deck	12,427
Misc Site Improvements	Shelter Fabric, Recover - Tennis Court	2,516
Misc Site Improvements	Fence, PVC, 6' Solid Panel - Irrigation Pescara	2,723
Misc Site Improvements	Irrigation System, Pump Station - Pescara	16,047
Misc Site Improvements	Lake Embankment Stabilization - Annual Allowance	24,071
Misc Site Improvements	Park, Pet Waste Station - Various Locations	5,231
Misc Site Improvements	Lighting, Landscape Uplight, Standard - Pescara Entry	10,671
Misc Site Improvements	Shelter Fabric, Recover - Walking Trail Pescara (2 Total)	12,581
Misc Site Improvements	Lighting, Landscape Uplight, Standard - San Marino	1,123
Misc Site Improvements	Shelter Fabric, Recover - Walking Trail San Marino (2 Total)	12,581

Category	Description	Cost
Furniture, Fixtures & Equipment	Computer Laptop - Office	1,123
Furniture, Fixtures & Equipment	Computer Workstation - Office	6,021
Furniture, Fixtures & Equipment	Furniture, Outdoor - Lifeguard Chair	3,611
Year 17 Total		558,540
Year 18: 2036-37		
Misc Building Components	Access Control, CCTV Surveillance System	10,413
Misc Site Improvements	Shed, Wood Frame - Maintenance Storage	10,578
Misc Site Improvements	Lake Embankment Stabilization - Annual Allowance	24,793
Misc Site Improvements	Refurb & Paint Allowance - Monument Positano Entry	23,140
Year 18 Total		68,924
Year 19: 2037-38		
Painting & Waterproofing	Paint Exterior - Mail Pavilion Pescara	1,980
Painting & Waterproofing	Paint Exterior - Mail Pavilion San Giacomo	2,441
Painting & Waterproofing	Paint Exterior - Maintenance Storage Shed	737
Painting & Waterproofing	Paint Interior - Amenity Center	11,408
Misc Building Components	Appliance, Wall Oven & MW Combo - Amenity Center	3,405
Misc Site Improvements	Gate, Alum Steel - Pool Equipment	6,353
Misc Site Improvements	Gate, Alum, 6' x 6' - Trash Enclosure	4,750
Misc Site Improvements	Park, BBQ Grill - Amenity Center	657
Misc Site Improvements	Shelter Frame, Replace - Tennis Court	2,913
Misc Site Improvements	Lake Embankment Stabilization - Annual Allowance	25,536
Misc Site Improvements	Fence, PVC - Pescara Road	17,024
Misc Site Improvements	Park, BBQ Grill - Pescara	1,971
Misc Site Improvements	Park , Fitness Equipment Obstacle - San Marino	20,429
Misc Site Improvements	Park , Fitness Equipment Sign - San Marino	15,322
Year 19 Total		114,926
Year 20: 2038-39		
Misc Building Components	Finish, Rubber Tile Floor - Gym	17,100
Misc Site Improvements	Pool Deck Finish, Acrylic Coating - Bridge	2,429
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance	8,768
Misc Site Improvements	Pool Finish, Ceramic Tile Trim	87,675
Misc Site Improvements	Pool Finish, Exposed Aggregate	175,351
Misc Site Improvements	Tennis Court Windscreen, 10'	6,264
Misc Site Improvements	Lake Embankment Stabilization - Annual Allowance	26,303
Misc Site Improvements	Refurb & Paint Allowance - Monument San Giacomo Entry	24,549
Furniture, Fixtures & Equipment	Electronics, TV - Gym	1,403
Furniture, Fixtures & Equipment	Electronics, TV - Gym	2,806
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer	23,167
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike	6,491
Furniture, Fixtures & Equipment	Fitness, Cardio, Stationary Bike	5,985

Category	Description	Cost
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill	28,412
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	233,619
Year 20 Total		650,322

Year 21: 2039-40

Painting & Waterproofing	Paint Exterior - Mail Pavilion Positano	2,590
Painting & Waterproofing	Paint Exterior - Pavilion San Marino	2,590
Misc Site Improvements	Basketball Court Resurfacing, Asphalt Base	10,526
Misc Site Improvements	Irrigation System Allowance	36,122
Misc Site Improvements	Lake Embankment Stabilization - Annual Allowance	27,092
Misc Site Improvements	Landscape Allowance	90,306
Furniture, Fixtures & Equipment	Computer Laptop - Office	1,264
Furniture, Fixtures & Equipment	Computer Workstation - Office	6,777
Year 21 Total		177,267

Year 22: 2040-41

Paving	Concrete Sidewalk Repair Allowance	9,301
Misc Building Components	Access Control, FOB Reader - Amenity Center	11,162
Misc Site Improvements	Lake Embankment Stabilization - Annual Allowance	27,904
Furniture, Fixtures & Equipment	Fitness, Weight Bench	1,537
Year 22 Total		49,904

Year 23: 2041-42

Misc Site Improvements	Basketball Court Backboard & Goal	5,365
Misc Site Improvements	Fountain, Lake, Pump/Motor - Amenity Center/Positano	20,926
Misc Site Improvements	Tennis Court Resurfacing, Asphalt	15,329
Misc Site Improvements	Lake Embankment Stabilization - Annual Allowance	28,742
Misc Site Improvements	Refurb & Paint Allowance - Monument Pescara Entry	1,916
Misc Site Improvements	Lake Aerator, Pump/Motor - San Marino Pond	9,770
Misc Site Improvements	Refurb & Paint Allowance - Monument San Marino	1,916
Furniture, Fixtures & Equipment	Electronics, TV - Social Room	1,533
Year 23 Total		85,497

Year 24: 2042-43

Painting & Waterproofing	Paint Exterior - Pavilion Bandstand	740
Painting & Waterproofing	Paint Exterior - Pavilion Pool Deck	740
Painting & Waterproofing	Paint Exterior - Trash Enclosure	418
Painting & Waterproofing	Paint Exterior - Water Slide Tower	5,404
Painting & Waterproofing	Paint Exterior and Waterproof - Amenity Center	14,145
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance	9,868
Misc Site Improvements	Shelter Fabric, Recover - Baseball	7,736
Misc Site Improvements	Shelter Fabric, Recover - Basketball	7,736

Category	Description	Cost
Misc Site Improvements	Shelter Fabric, Recover - Pool Deck	7,736
Misc Site Improvements	Tennis Court Windscreen, 10'	7,050
Misc Site Improvements	Lake Embankment Stabilization - Annual Allowance	29,604
Year 24 Total		91,177
Year 25: 2043-44		
Mechanical & Electrical	A/C Air Handler Unit, 5 Ton - Amenity Center	9,322
Mechanical & Electrical	A/C Air Handler Unit, 5 Ton - Amenity Center	9,322
Mechanical & Electrical	A/C Condensing Unit, 5 Ton - Amenity Center	9,442
Mechanical & Electrical	A/C Condensing Unit, 5 Ton - Amenity Center	9,442
Misc Building Components	Finish, Carpet - Office	1,630
Misc Site Improvements	Fence, Alum Picket - Amenity Center	20,328
Misc Site Improvements	Park, BBQ Grill - Amenity Center	785
Misc Site Improvements	Pool Equipment, Handicap Lift	14,230
Misc Site Improvements	Shelter Fabric, Recover - Tennis Court	3,187
Misc Site Improvements	Soccer & Lacrosse Goal Allowance	4,066
Misc Site Improvements	Lake Embankment Stabilization - Annual Allowance	30,492
Misc Site Improvements	Park, BBQ Grill - Pescara	2,354
Misc Site Improvements	Shelter Fabric, Recover - Walking Trail Pescara (2 Total)	15,937
Misc Site Improvements	Shelter Fabric, Recover - Walking Trail San Marino (2 Total)	15,937
Furniture, Fixtures & Equipment	Computer Laptop - Office	1,423
Furniture, Fixtures & Equipment	Computer Workstation - Office	7,627
Furniture, Fixtures & Equipment	Electronics, Sound System - Amenity Center	4,066
Year 25 Total		159,590
Year 26: 2044-45		
Painting & Waterproofing	Paint Exterior - Mail Pavilion Pescara	2,435
Painting & Waterproofing	Paint Exterior - Mail Pavilion San Giacomo	3,002
Painting & Waterproofing	Paint Exterior - Maintenance Storage Shed	907
Misc Building Components	Access Control, CCTV Surveillance System	13,191
Misc Site Improvements	Irrigation System Allowance	41,876
Misc Site Improvements	Lake Embankment Stabilization - Annual Allowance	31,407
Misc Site Improvements	Landscape Allowance	104,689
Year 26 Total		197,507
Year 27: 2045-46		
Roofs	Roof, Modified Bitumen - Amenity Center	17,581
Painting & Waterproofing	Paint Interior - Amenity Center	14,451
Paving	Asphalt Overlay, 1" Milled - Amenity Center Parking	99,766
Paving	Asphalt Overlay, 1" Milled - Pescara Parking	30,753
Paving	Asphalt Overlay, 1" Milled - Positano Mail Parking	13,593
Paving	Asphalt Overlay, 1" Milled - San Giacomo Parking	13,377
Paving	Asphalt Overlay, 1" Milled - San Marino Parking	4,622
Mechanical & Electrical	Drinking Fountain, Indoor - Amenity Center	2,978

Category	Description	Cost
Mechanical & Electrical	Lighting Automation Controller Allowance	6,470
Mechanical & Electrical	Lighting Replacement Allowance, Exterior - Am Ctr	8,087
Misc Building Components	Appliance, Refrigerator - Amenity Center	8,626
Misc Site Improvements	Baseball Backstop - Amenity Center	9,933
Misc Site Improvements	Bulkhead, PT Wood - Entry Driveway Amenity Center	43,477
Misc Site Improvements	Bulkhead, PT Wood - Pool Deck	71,633
Misc Site Improvements	Fountain, Refurb/Equip Allowance - Amenity Center	6,470
Misc Site Improvements	Park, Bench, 4' Coated Steel - Tennis Court	1,941
Misc Site Improvements	Park, Bench, 6' Coated Steel - Amenity Center	3,666
Misc Site Improvements	Park, Picnic Table, Coated Steel - Amenity Center	9,920
Misc Site Improvements	Park, Trash Can Holder - Amenity Center	5,338
Misc Site Improvements	Playground Structures - Amenity Center	86,264
Misc Site Improvements	Pool Equipment, Slide Replacement	215,659
Misc Site Improvements	Railing, Concrete Balustrade - Entry Drive Amenity Ctr	24,154
Misc Site Improvements	Site Column, CBS - Entry Drive Amenity Ctr	6,470
Misc Site Improvements	Site Wall, CBS - Trash Enclosure	13,395
Misc Site Improvements	Stairs, Steel Pan Restoration Allowance - Water Slide	26,522
Misc Site Improvements	Lake Embankment Stabilization - Annual Allowance	32,349
Misc Site Improvements	Park, Bench, 6' Coated Steel - Pescara	18,236
Misc Site Improvements	Park, Picnic Table, Coated Steel - Pescara	6,987
Misc Site Improvements	Park, Trash Can Holder - Pescara	2,497
Misc Site Improvements	Playground Structures - Pescara	53,915
Misc Site Improvements	Signage Letters & Logo - Monument Pescara Entry	17,253
Misc Site Improvements	Site Column, CBS, 8' - Monument Pescara Entry	9,705
Misc Site Improvements	Site Wall, CBS - Monument Pescara Entry	7,065
Misc Site Improvements	Park, Bench, 6' Coated Steel - Positano Round a Bout	5,210
Misc Site Improvements	Park, Trash Can Holder - Positano Round a Bout	1,665
Misc Site Improvements	Railing, Concr Balustrade - Monument Positano Entry	27,173
Misc Site Improvements	Signage Letters & Logo - Monument Positano Entry	21,566
Misc Site Improvements	Site Column, CBS, 5' - Monument Positano Entry	4,313
Misc Site Improvements	Site Column, CBS, 10' - Monument Positano Entry	21,566
Misc Site Improvements	Site Wall, CBS - Monument Positano Entry	14,328
Misc Site Improvements	Railing, Balustrade - Monument San Giacomo Entry	27,173
Misc Site Improvements	Signage Letters & Logo - Monument San Giacomo Entry	21,566
Misc Site Improvements	Site Column, CBS, 5' - Monument San Giacomo Entry	4,313
Misc Site Improvements	Site Column, CBS, 10' - Monument San Giacomo Entry	21,566
Misc Site Improvements	Site Wall, CBS - Monument San Giacomo Entry	14,328
Misc Site Improvements	Park, Bench, 6' Coated Steel - San Marino	26,052
Misc Site Improvements	Park, Picnic Table, Coated Steel - San Marino	10,481
Misc Site Improvements	Park, Trash Can Holder - San Marino	3,330
Misc Site Improvements	Playground Structures - San Marino	53,915
Misc Site Improvements	Signage Letters & Logo - Monument San Marino	8,626
Misc Site Improvements	Site Wall, CBS - Monument San Marino	3,332
Year 27 Total		1,183,656

Category	Description	Cost
Year 28: 2046-47		
Painting & Waterproofing	Paint Exterior - Mail Pavilion Positano	3,185
Painting & Waterproofing	Paint Exterior - Pavilion San Marino	3,185
Misc Site Improvements	Basketball Court Resurfacing, Asphalt Base	12,946
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance	11,106
Misc Site Improvements	Tennis Court Windscreen, 10'	7,934
Misc Site Improvements	Irrigation System, Pump Station - Amenity Ctr (Hoover)	124,392
Misc Site Improvements	Lake Embankment Stabilization - Annual Allowance	33,319
Misc Site Improvements	Drainage Line Allowance - Pescara	44,426
Misc Site Improvements	Refurb & Paint Allowance - Monument Positano Entry	31,098
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Ab Dip/Chin Up Assist	7,601
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Abdominal	8,572
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Lat Pulldown/High Row	6,839
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Leg Extension/Leg Curl	8,763
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Mid Row	6,839
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Multi-Press	8,572
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Outter/Inner Thigh	13,203
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Pectorial Fly/Rear Delt	6,286
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Toe Raise/Leg Press	11,522
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Tricep/Bicep	6,839
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Social Room	33,319
Year 28 Total		389,946
Year 29: 2047-48		
Mechanical & Electrical	Drinking Fountain, Outdoor - Amenity Center	4,578
Misc Site Improvements	Lake Embankment Stabilization - Annual Allowance	34,319
Furniture, Fixtures & Equipment	Computer Laptop - Office	1,602
Furniture, Fixtures & Equipment	Computer Workstation - Office	8,584
Year 29 Total		49,083
Year 30: 2048-49		
Misc Building Components	Access Control, FOB Reader - Amenity Center	14,139
Misc Building Components	Finish, Rubber Tile Floor - Gym	22,981
Misc Site Improvements	Pool Deck Finish, Acrylic Coating - Bridge	3,264
Misc Site Improvements	Pool Finish, Ceramic Tile Trim	117,828
Misc Site Improvements	Pool Finish, Exposed Aggregate	235,656
Misc Site Improvements	Sail Shade - Playground Amenity Center	40,502
Misc Site Improvements	Tennis Court Resurfacing, Asphalt	18,853
Misc Site Improvements	Lake Embankment Stabilization - Annual Allowance	35,348
Misc Site Improvements	Sail Shade - Playground Pescara	24,713
Misc Site Improvements	Refurb & Paint Allowance - Monument San Giacomo Entry	32,992
Misc Site Improvements	Sail Shade - Playground San Marino	24,595

Category	Description	Cost
Furniture, Fixtures & Equipment	Electronics, TV - Gym	1,885
Furniture, Fixtures & Equipment	Electronics, TV - Gym	3,771
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer	31,135
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike	8,724
Furniture, Fixtures & Equipment	Fitness, Cardio, Stationary Bike	8,043
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill	38,183
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	313,965
Year 30 Total		976,577