

SUDDEN VALLEY COMMUNITY ASSOCIATION
RESERVE STUDY
LEVEL III: UPDATE WITH NO VISUAL SITE INSPECTION
2019

**Sudden Valley Community Association
Reserve Study Update– Offsite
Disclosure Information
2019**

We have conducted an offsite reserve study update for Sudden Valley Community Association for the year beginning January 1, 2019, in accordance with guidelines established by Community Associations Institute and the American Institute of Certified Public Accountants.

This reserve study meets the requirements of Washington state statutes.

We have no other involvement with the Association other than providing the reserve study.

Schwindt & Company believes that every association should have a complete building envelope inspection within 12 months of completion of all construction. This inspection must be performed by a licensed building envelope inspector. Ongoing inspections of the property should be performed by a licensed inspector, with the exception of a roof inspection which may be performed by a licensed roofing contractor.

Assumptions used for inflation, interest, and other factors are detailed in the report. Income tax factors were not considered due to the uncertainty of factors affecting net taxable income and the election of tax form to be filed.

David T. Schwindt, the representative in charge of this report, is a designated Reserve Study Specialist, Professional Reserve Analyst, and Certified Public Accountant licensed in the states of Oregon, Washington, California, and Arizona.

All information regarding the useful life and cost of reserve components was derived from the Association, local vendors, and/or from various construction pricing and scheduling manuals.

The terms *RS Means*, *National Construction Estimator*, and *Fannie Mae Expected Useful Life Tables and Forms* refer to construction industry estimating databases that are used throughout the industry to establish cost estimates and useful life estimates for common building components and products. We suggest that the Association obtain firm bids for these services.

We have added a provision to the cost of each component to take into account Washington state sales tax.

We are not aware of any material issues which, if not disclosed, would cause a material distortion of this report.

Where applicable we have included an Asset ID based on the 2016 fixed asset listing provided to us.

The Association is beginning the planning phase for three major facilities projects. The reconfiguration of the Area Z Maintenance Building with spec design in 2020 and construction in 2021, the demolition and rebuild of Barn 8 with spec design in 2020 and construction in 2022, and refurbishment of the Clubhouse interior with spec design in 2023 and construction in 2024. The actual date of the projects is not set in stone, but for planning purposes have been included in the Reserve Study in the years indicated above. The Board of Directors, Long Range Planning Committee, and Finance Committee will be planning for the future development of these projects in detail during the 2019 year.

The cost of dredging the Marina is a reserve component that is not included in the reserve study, the replacement cost of which will likely exceed one percent of the annual budget. It is not included because the cost is unknown and is a multi-year planning process. An assessment of the necessity of dredging (Asset 1294) has been included in the year 2022 per the recommendation of Sudden Valley's Engineers.



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Certain information, such as the beginning balance of reserve funds and other information as detailed on the component detail reports, was provided by Association representatives and is deemed to be reliable by us. This reserve study is a reflection of the information provided to us and cannot be used for the purpose of performing an audit, a quality/forensic analysis, or background checks of historical records.

The CRRRF (Capital Repair and Replacement Fund) study includes the following: the golf course, golf equipment, maintenance equipment, maintenance area, marina, campgrounds, airfield, adult center, quiet pool, core areas of buildings, including the clubhouse, and barns 6, and 8 (community center). The road study includes the 40 miles of roads, culverts and ditches related to the road system. The mailbox study includes the mailboxes located throughout the community. Currently Barn 6 is used as storage for maintenance equipment and materials. The 2018 Project includes funding to put up a sprung structure at Area Z to relocate the housing of the storage for maintenance equipment and materials and the demolition of Barn 6.

The adult center is used as a library, and Barn 8 is home to the Recreation Department and includes a fitness center, several meeting spaces, café, and children's play rooms. The campground has been leased and is being converted to a disc golf course and has been established in the former campground space.

Site visits should not be considered a project audit or quality inspection of the Association's property. This site visit does not evaluate the condition of the property to determine the useful life or needed repairs. Schwindt & Company suggests that the Association perform a building envelope inspection to determine the condition, performance, and the useful life of all the components.

Certain costs outlined in the reserve study are subjective and, as a result, are for planning purposes only. The Association should obtain firm bids at the time of work. Actual costs will depend upon the scope of work as defined at the time the repair, replacement, or restoration is performed. All estimates relating to future work are good faith estimates and projections are based on the estimated inflation rate, which may or may not prove accurate. All future costs and life expectancies should be reviewed and adjusted annually.

This reserve study, unless specifically stated in the report, assumes no fungi, mold, asbestos, lead paint, urea-formaldehyde foam insulation, termite control substances, other chemicals, toxic wastes, radon gas, electro-magnetic radiation or other potentially hazardous materials (on the surface or sub-surface), or termites on the property. The existence of any of these substances may adversely affect the accuracy of this reserve study. Schwindt & Company assumes no responsibility regarding such conditions, as we are not qualified to detect substances, determine the impact, or develop remediation plans/costs.

Since destructive testing was not performed, this reserve study does not attempt to address latent and/or patent defects. Neither does it address useful life expectancies that are abnormally short due either to improper design, installation, nor to subsequent improper maintenance. This reserve study assumes all components will be reasonably maintained for the remainder of their life expectancy.

Physical Analysis:

New projects generally include information provided by developers and/or refer to drawings.

Full onsite reserve studies generally include field measurements and do not include destructive testing. Drawings are usually not available for existing projects.

Onsite updates generally include observations of physical characteristics, but do not include field measurements.

The client is considered to have deemed previously developed component quantities as accurate and reliable. The current work is reliant on the validity of prior Reserve Studies.

This reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require the association to (1) defer major maintenance, repair, or replacement, (2) increase future reserve contributions, (3) borrow funds to pay for major maintenance, repair, or replacement, or (4) impose special assessments for the cost of major maintenance, repair, or replacement.

Property Description

Sudden Valley Community Association consists of 3143 units located in Bellingham, Washington. The Association includes several common area buildings including a clubhouse, 2 barns, and an adult center. There are 2 pools, a golf course, several parks, 2 tennis courts, basketball court, a camp ground, an airfield, a marina, over 10,000 feet of shoreline, beach areas, and a road and drainage system. The Association shall provide exterior improvements upon the common elements. The individual homeowners are responsible for all maintenance and repairs of their home and the adjacent private property.

<u>Building</u>	<u>Approx. Construction Date</u>
Guard House	1974
Maintenance Building	1984
Adult Center (Library)	1993
Barn 6 (Ice Barn)	1950's
Barn 8 (Community Center)	1950's
Clubhouse/Proshop	1989 (Exterior renovated in 2014)
Golf Maintenance	1971
Bus Shelters	Various
Marina & AM/PM Buildings	1974

This study uses information supplied by the Association, local vendors, and various construction pricing and scheduling manuals to determine useful lives and replacement costs.

A site visit was performed by Schwindt & Company in 2016. Schwindt & Co did not investigate components for defects, materials, design or workmanship. This would ordinarily be considered in a complete building envelope inspection. Our condition assessment considers if the component is wearing as intended. All components are considered to be in fair condition and appear to be wearing as intended unless noted otherwise in the component detail.

Funds are being accumulated in the replacement fund based on estimates of future need for repairs and replacement of common property components. Actual expenditures, investment income, and provisions for income taxes however, may vary from estimated amounts, and variations may be material. Therefore, amounts accumulated in the replacement fund may not be adequate to meet future funding needs.

If additional funds are needed, the Association has the right, subject to member approval, to increase regular assessments, levy special assessments, otherwise the Association may delay repairs or replacements until funds are available.

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CRRRF
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SUDDEN VALLEY COMMUNITY ASSOCIATION - CRRRF

Executive Summary

Year of Report:

January 1, 2019 to December 31, 2019

Number of Units:

3143 Units

Parameters:

Beginning Balance: \$1,706,517

Year 2019 Current Contribution: \$957,134

Year 2019 Projected Interest Earned: \$0

Inflation: 2.50%

Annual Increase to Current Contribution: 0.00%

Lowest Cash Balance Over 30 Years (Threshold): -\$15,822,446

Average Reserve Assessment per Unit: \$25.38

RCW 64.90.550 Section 4.2 Disclosures:

(a) A reserve component list: Please see pages 16-24

(b) Date of study: February 20, 2019

This reserve study meets the requirements of RCW 64.90.550 section 4

(c) Level III: Update with no visual site inspection

(d) Reserve account balance as of February 20, 2019: \$1,706,517

(e) Percent funded as of January 1, 2019 : 26%

(f) Special assessments implemented or planned: Please see page 15

(g) Interest rate: 0% Inflation rate: 2.50%

(h) Current reserve account contribution rate: \$957,134

(i) 2019 Recommended reserve contribution: \$957,134

2019 Fully funded contribution: 6,420,429

2019 Baseline contribution: 3,150,626

(j) Projected account balance for thirty years: Please see page 15

(k) This reserve study was prepared by a reserve study professional

(l) Reserve Study deficit per unit: (\$2,650.10) (Please see disclosure information)

Fully Funded Amount at of January 1, 2019 : \$10,059,639.34

Total Deficit as of 1/1/2019: Fully Funded Balance as of 1/1/2019 – Reserve Balance as of 1/1/2019
\$10,059,639.34- \$1,706,517 = \$8,353,122.34

The fully funded balance deficit/surplus per RCW 64.90.550 effective July 1, 2018

A statement of the amount of any current deficit or surplus in reserve funding expressed on a dollars per unit basis. The amount is calculated by subtracting the association's reserve account balance as of the date of the study from the fully funded balance, and then multiplying the result by the fraction or percentage of the common expenses of the association allocable to each unit; except that if the fraction or percentage of the common expenses of the association allocable vary by unit, the association must calculate any current deficit or surplus in a manner that reflects the variation.

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Sudden Valley Community Association - CRRRF
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1165	SEC: Radio System - Replacement	2022	167 of 19
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1142	Marina & AM/PM: Buildings - Painting	2026	170 of 19
1320	Marina & AM/PM: Buildings - Renovation	2019	170 of 19
1139	Marina: Boat Ramp Harbor - Rebuild	2024	171 of 19
1329	Marina: Dredging	Unfunded	171 of 19
1294	Marina: Dredging Assessment	2022	172 of 19
1348	Marina: Fire Standpipe & East/West Gangways	2043	172 of 19
1140	Marina: Open Water Boat Ramp - Rebuild	2024	173 of 19
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1133	Marina: Picnic Shelter - Repairs	2028	174 of 19
1136	Marina: Restroom - Renovation/Repairs	2032	174 of 19
1138	Marina: Spit (East Exterior) - Rebuild	2048	175 of 19
1335	Marina: Spit (East Interior) - Rebuild	2022	175 of 19
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	Total Funded Assets	268	
	Total Unfunded Assets	<u>11</u>	
	Total Assets	279	

Sudden Valley Community Association - CRRRF
Bellingham, Washington
Cash Flow Method - Current Funding Model Summary

<i>Report Parameters</i>	
Report Date	February 20, 2019
Account Number	2sudde
Budget Year Beginning	January 01, 2019
Budget Year Ending	December 31, 2019
Total Units	3143
Inflation	2.50%
Annual Assessment Increase	0.00%
Interest Rate on Reserve Deposit	0.10%
2019 Beginning Balance	\$1,706,517

**Current Funding
Model Summary**

- This study utilizes the cash flow method and the threshold funding model, which establishes a reserve funding goal that keeps the reserve balance above a specified dollar or percent funded amount.
- The following items were not included in the analysis because they have useful lives greater than 30 years: grading/drainage; foundation/footings; storm drains; telephone, cable, and internet lines.
- This funding scenario begins with a contribution of **\$957,134** in **2019** and increases **0.00%** each year for the remaining years of the study. A minimum balance of **-\$15,822,446** is maintained.
- The purpose of this study is to insure that adequate replacement funds are available when components reach the end of their useful life. Components will be replaced as required, not necessarily in their expected replacement year. This analysis should be updated annually.

Cash Flow Method - Threshold Funding Model Summary of Calculations

Required Month Contribution	\$79,761.17
<i>\$25.38 per unit monthly</i>	
Average Net Month Interest Earned	
Total Month Allocation to Reserves	\$79,761.17
<i>\$25.38 per unit monthly</i>	

Sudden Valley Community Association - CRRRF
Cash Flow Method - Current Funding Model Projection

Beginning Balance: \$1,706,517

Year	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2019	957,134		2,808,155	-144,504	11,875,166	-1%
2020	957,134		1,050,471	-237,841	14,124,610	-2%
2021	957,134		1,993,752	-1,274,459	16,442,254	-8%
2022	957,134		8,463,823	-8,781,148	14,925,356	-59%
2023	957,134		1,097,433	-8,921,448	9,873,876	-90%
2024	957,134		5,070,763	-13,035,076	10,045,997	-130%
2025	957,134		612,972	-12,690,914	6,287,385	-202%
2026	957,134		530,690	-12,264,470	7,003,622	-175%
2027	957,134		754,063	-12,061,400	7,534,251	-160%
2028	957,134		1,204,115	-12,308,381	7,666,007	-161%
2029	957,134		927,229	-12,278,476	7,582,860	-162%
2030	957,134		896,959	-12,218,301	7,818,867	-156%
2031	957,134		651,440	-11,912,608	8,338,055	-143%
2032	957,134		670,615	-11,626,089	8,875,354	-131%
2033	957,134		790,037	-11,458,992	9,316,912	-123%
2034	957,134		449,560	-10,951,418	10,156,409	-108%
2035	957,134		991,917	-10,986,201	10,487,662	-105%
2036	957,134		882,241	-10,911,307	10,966,967	-99%
2037	957,134		927,577	-10,881,751	11,440,356	-95%
2038	957,134		1,074,576	-10,999,193	11,804,973	-93%
2039	957,134		1,028,809	-11,070,868	12,260,617	-90%
2040	957,134		846,353	-10,960,086	12,945,046	-85%
2041	957,134		266,522	-10,269,474	14,270,468	-72%
2042	957,134		1,981,696	-11,294,036	13,913,162	-81%
2043	957,134		2,161,879	-12,498,781	13,395,165	-93%
2044	957,134		3,147,917	-14,689,563	11,891,420	-124%
2045	957,134		770,765	-14,503,194	12,821,362	-113%
2046	957,134		533,826	-14,079,886	14,052,981	-100%
2047	957,134		1,815,403	-14,938,155	14,038,232	-106%
2048	957,134		1,841,425	-15,822,446	14,033,809	-113%

Sudden Valley Community Association - CRRRF Component Summary By Area

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Association Wide System								
Airport & Campground - Feasibility Study	1974	2021	40	7	2	1 Total	8,405.00	8,405
Area Y - Feasibility Study	2017	2021	5	-1	2	1 Total	7,000.00	7,000
Area Z, Marina & Rec Corridor - Feasibilit..	2017	2032	15	0	13	1 Total	142,591.85	142,592
CRRRF Loan Repayment	2018	2019	1	0	0	1 Total	203,224.80	203,225
Reserve Study	2017	2019	3	-1	0	1 Total	7,500.00	7,500
SEC: Rekey Buildings	2008	2025	12	5	6	1 Total	16,810.00	16,810
System: Computer - Replacement	2015	2020	5	0	1	1 Total	105,062.50	105,062
System: Phone System - Replacement	2015	2022	7	0	3	1 Total	15,759.37	15,759
System: Web Page - Redesign	2015	2022	7	0	3	1 Total	9,455.62	9,456
Association Wide System - Total								\$515,809
Recreation								
2006 Trail Building Program	2006	2023	1	16	4	1 Total	4,202.50	4,202
Recreation - Total								\$4,202
Barn 8 Building								
Barn 8 Building Rebuild	2018	2022	1	3	3	1 Total	5,510,000.00	5,510,000
Barn 8 Emergency Repair	2018	2019	1	0	0	1 Total	50,000.00	50,000
Barn 8 Spec Design for Rebuild	2018	2020	1	1	1	1 Total	290,000.00	290,000
Barn 8: Building Exterior Envelope Restor..	1982	2052	30	40	33	1 Total	225,884.37	225,884
Barn 8: Electrical System - Repair	1982	2062	40	40	43	1 Total	52,531.25	52,531
Barn 8: Fire System - Repair	1982	2062	40	40	43	1 Total	52,531.25	52,531
Barn 8: Flat Roof - Replacement	2012	2037	15	10	18	2,400 SF	5.25	12,600
Barn 8: HVAC - Replacement	2007	2042	20	15	23	1 Total	47,278.12	47,278
Barn 8: Painting	2016	2029	7	6	10	7,000 SF	2.62	18,340
Barn 8: Plumbing System - Repair	1982	2062	40	40	43	1 Total	52,531.25	52,531
Barn 8: Restrooms/Locker Rooms - Remod..	2007	2042	20	15	23	1 Total	157,593.75	157,594
Barn 8: Roof Replacement	2016	2042	20	6	23	13,000 SF	5.25	68,250
Barn 8 Building - Total								\$6,537,540
Barn 8 Equipment								
Barn 8: Coffee Area: Equipment - Replace..	2012	2027	15	0	8	1 Total	5,253.12	5,253
Barn 8: Coffee Area: Ice Machine II - Repl..	1985	2021	10	26	2	1 Total	4,202.50	4,202
Barn 8: Coffee Area: Kitchen - Renovation	2012	2027	15	0	8	1 Total	10,506.25	10,506
Barn 8: Coffee Area: Lobby - Renovation	2014	2029	15	0	10	1 Total	15,759.37	15,759
Barn 8: Dance Area - Renovation	2003	2023	20	0	4	1 Total	31,518.75	31,519
Barn 8: Dance Area Heaters - Replacement	2003	2023	20	0	4	4 Each	2,626.56	10,506
Barn 8: Dance Area Kitchen Equipment - R..	2003	2023	20	0	4	1 Total	42,025.00	42,025
Barn 8: Gym Cardio Machines - Replacem..	2007	2019	10	0	0	1 Total	65,000.00	65,000
Barn 8: Gym Weight Machines - Replacem..	2007	2037	30	0	18	1 Total	78,796.87	78,797
Barn 8: Safety Nets - Replacement	2013	2028	15	0	9	1 Total	15,759.37	15,759

Sudden Valley Community Association - CRRRF Component Summary By Area

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Barn 8 Equipment continued...</i>								
Barn 8: Sauna - Replacement	1982	2019	10	0	0	1 Total	26,000.00	26,000
Barn 8: Water Heaters - Replacement	2008	2034	12	14	15	1 Total	12,607.50	<u>12,607</u>
Barn 8 Equipment - Total								<u>\$317,935</u>
Main Pool								
Main Pool: ADA Lift - Replacement	2018	2028	10	0	9	1 Total	12,326.00	12,326
Main Pool: Deck - Repair	2018	2058	40	0	39	1 Total	339,714.00	339,714
Main Pool: Equipment - Replacement	2016	2028	12	0	9	1 Total	67,908.20	67,908
Main Pool: Fence - Replacement	2018	2058	40	0	39	1 Total	25,170.00	25,170
Main Pool: Resurface	2018	2030	12	0	11	1 Total	206,845.00	206,845
Main Pool: Swim Lanes - Replacement	2018	2028	10	0	9	1 Total	5,428.00	<u>5,428</u>
Main Pool - Total								<u>\$657,391</u>
Rec Corridor								
Core Area: Field Equipment - Replacement	1990	2030	40	0	11	1 Total	7,354.37	7,354
Core Area: Outdoor Amenities - Replacem..	1996	2026	30	0	7	1 Total	15,759.37	15,759
Core Area: Tennis Court - Resurface	1990	2019	30	-1	0	1 Total	91,350.00	91,350
Core Area: Tennis Court Fence - Replacem..	1990	2019	30	-1	0	600 LF	42.02	<u>25,212</u>
Rec Corridor - Total								<u>\$139,676</u>
Adult Building Equipment (Currently Library)								
Adult Center Building: Interior - Renovation	1993	2023	20	10	4	1 Total	42,025.00	42,025
Adult Center Building: Water Heater - Rep..	2009	2021	12	0	2	1 Total	3,677.19	<u>3,677</u>
Adult Building Equipment (Currently Library) - Total								<u>\$45,702</u>
Adult Building (Currently Library)								
Adult Center Building: Doors & Windows-..	1993	2023	30	0	4	33 Each	787.97	26,003
Adult Center Building: Electrical System - ..	1993	2043	50	0	24	1 Total	21,012.50	21,012
Adult Center Building: Exterior Painting - ..	2010	2019	7	0	0	3,510 SF	2.10	7,371
Adult Center Building: Fire System - Repla..	1993	2023	30	0	4	1 Total	5,253.12	5,253
Adult Center Building: HVAC - Replaceme..	1997	2022	15	10	3	1 Total	12,607.50	12,607
Adult Center Building: Plumbing System - ..	1993	2043	50	0	24	1 Total	21,012.50	21,012
Adult Center Building: Roof - Replacement	2015	2040	25	0	21	1 Total	19,885.17	19,885
Adult Center Building: Siding - Repair	2010	2023	7	6	4	3,510 SF	10.51	<u>36,890</u>
Adult Building (Currently Library) - Total								<u>\$150,035</u>
Quiet Pool								
Quiet Pool: ADA Lift Replacement	2018	2028	10	0	9	1 Total	12,326.00	12,326
Quiet Pool: Deck - Repairs	2018	2048	30	0	29	1 Total	61,042.00	61,042
Quiet Pool: Fence - Replacement	2023	2023	20	0	4	280 LF	31.52	8,826
Quiet Pool: Filter - Replacement	2011	2019	15	-7	0	1 Total	2,626.56	2,627

Sudden Valley Community Association - CRRRF Component Summary By Area

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Quiet Pool continued...</i>								
Quiet Pool: Heater - Replacement	2011	2019	15	-7	0	1 Total	4,202.50	4,202
Quiet Pool: Pump - Replacement	2014	2019	10	-5	0	1 Total	1,050.62	1,051
Quiet Pool: Resurface - Replacement	2018	2028	10	0	9	1 Total	73,183.00	73,183
Quiet Pool: Retaining Wall - Repair	1993	2019	30	-4	0	1 Total	50,000.00	50,000
Quiet Pool: Shed - Rebuild	1993	2019	30	-4	0	1 Total	30,000.00	30,000
Quiet Pool: Skimmer- Replacement	2018	2028	10	0	9	1 Total	4,879.00	4,879
Quiet Pool - Total								<u>\$248,135</u>
Clubhouse								
Clubhouse Interior Refurbishment	2018	2024	1	5	5	1 Total	3,750,000.00	3,750,000
Clubhouse: Bar Deck - Recoating	2014	2020	5	1	1	2,000 SF	5.25	10,500
Clubhouse: Electrical Systems - Renovation	1976	2074	50	48	55	1 Total	57,784.37	57,784
Clubhouse: Exterior - Replacement	2014	2056	42	0	37	1 Total	656,640.62	656,641
Clubhouse: Fire Systems - Upgrade	2003	2044	20	21	25	1 Total	21,012.50	21,012
Clubhouse: HVAC 20 Ton	2007	2022	15	0	3	1 Total	37,450.00	37,450
Clubhouse: HVAC CH	2018	2038	20	0	19	1 Total	37,451.00	37,451
Clubhouse: HVAC Economizer	2018	2033	15	0	14	1 Total	37,450.00	37,450
Clubhouse: HVAC Exterior Cover	1975	2019	15	0	0	1 Total	20,000.00	20,000
Clubhouse: Plumbing Systems - Renovation	1976	2074	50	48	55	1 Total	21,012.50	21,012
Clubhouse: Roof & Gutters - Replacement	2014	2039	25	0	20	12,500 SF	3.15	39,375
Clubhouse: Siding - Painting	2014	2021	7	0	2	6,300 SF	2.10	13,230
Clubhouse - Total								<u>\$4,701,906</u>
Clubhouse Equipment								
Clubhouse: 19th Hole - Renovation	1998	2039	15	26	20	1 Total	21,012.50	21,012
Clubhouse: Admin - Renovation	1998	2034	10	26	15	1 Total	31,518.75	31,519
Clubhouse: Golf Locker Rooms & Restroo..	2009	2044	20	15	25	1 Total	45,000.00	45,000
Clubhouse: Pro Shop - Renovation	2013	2038	15	10	19	1 Total	21,012.50	21,012
Clubhouse: Restaurant - Renovation	2013	2039	15	11	20	1 Total	52,531.25	52,531
Clubhouse: Upstairs Restrooms - Renovati..	2009	2044	20	15	25	1 Total	31,518.75	31,519
Clubhouse: Water Heater - Replacement	2015	2038	15	8	19	1 Total	10,506.25	10,506
Clubhouse Equipment - Total								<u>\$213,100</u>
Kitchen								
Kitchen (19): Cooler - Replacement	1985	2039	15	39	20	1 Total	3,151.87	3,152
Kitchen (19): Drink/Display Cooler - Repla..	1985	2039	15	39	20	1 Total	3,151.87	3,152
Kitchen (19): Fryers - Replacement	1985	2034	10	39	15	1 Total	2,521.50	2,521
Kitchen (19): Remodel	1998	2039	15	26	20	1 Total	5,253.12	5,253
Kitchen (19): Stove & Flat Top - Replacem..	1985	2049	25	39	30	1 Total	5,253.12	5,253
Kitchen (19): Walk-in Coolers - Repair	1985	2050	26	39	31	1 Total	8,405.00	8,405
Kitchen: Dishwasher - Replacement	2013	2031	7	11	12	1 Total	5,253.12	5,253

Sudden Valley Community Association - CRRRF Component Summary By Area

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Kitchen continued...</i>								
Kitchen: Double Oven - Replacement	1985	2034	10	39	15	1 Total	5,253.12	5,253
Kitchen: Exhaust Fan - Replacement	2015	2029	5	9	10	1 Total	1,575.94	1,576
Kitchen: Exhaust Hood - Replacement	1985	2054	30	39	35	1 Total	23,113.75	23,114
Kitchen: Flat Top - Replacement	1985	2039	15	39	20	1 Total	2,626.56	2,627
Kitchen: Fryers - Replacement	1985	2034	10	39	15	1 Total	2,521.50	2,521
Kitchen: Grill Top - Replacement	1986	2039	15	38	20	1 Total	2,626.56	2,627
Kitchen: Ice Machine I - Replacement	1983	2034	10	41	15	1 Total	4,202.50	4,202
Kitchen: Renovation	2020	2054	30	34	35	1 Total	12,607.50	12,607
Kitchen: Salamander - Replacement	1985	2039	15	39	20	1 Total	2,626.56	2,627
Kitchen: Walk-in Coolers - Repair	1985	2050	26	39	31	3 Each	8,405.00	25,215
Kitchen - Total								\$115,359
Golf Course								
Golf: Austin Creek - Repair	2010	2022	10	2	3	1 Total	7,879.69	7,880
Golf: Bridges - Replacement	2015	2020	3	2	1	1 Each	9,000.00	9,000
Golf: Bunkers - Replacement	1970	2019	1	0	0	3 Each	4,202.50	12,607
Golf: Cart Path - Repair	2012	2019	5	0	0	1 Total	10,506.25	10,506
Golf: Cart Path - Repaving	2012	2022	20	-10	3	24,276 SF	4.20	101,959
Golf: Driving Range Projects	2007	2027	20	0	8	1 Total	45,176.87	45,177
Golf: Greens & Tee Boxes - Rebuild	2016	2019	1	0	0	1 Total	15,759.37	15,759
Golf: Irrigation System - Repair	1994	2019	25	0	0	1 Total	362,656.25	362,656
Golf: Irrigation System - Replacement	1994	2044	50	0	25	1 Total	945,562.50	945,562
Golf: Lake Louise Dam - Repair	2012	2032	20	0	13	1 Total	78,796.87	78,797
Golf: Lake Louise Pump Station - Rebuild	2014	2044	30	0	25	1 Total	36,771.87	36,772
Golf: Pond Aerators - Fountains	2019	2019	10	0	0	1 Total	20,000.00	20,000
Golf: Practice Putting Green	2005	2020	15	0	1	1 Total	31,431.54	31,432
Golf: Pro Shop Shed - Replacement	1977	2022	43	2	3	1 Total	10,000.00	10,000
Golf: Pump Houses - Renovation	1974	2024	30	20	5	2 Each	3,151.87	6,304
Golf: Restrooms - Renovation	1974	2020	30	16	1	2 Each	15,759.37	31,519
Golf Course - Total								\$1,725,930
Golf Course Equipment								
250 Gallon Gas Tank - Replacement	2000	2025	25	0	6	1 Total	10,506.25	10,506
50 Golf Carts - Replacement	2011	2021	7	3	2	50 Each	6,700.00	335,000
Golf: Club Car Carry All - Replacement	2014	2021	7	0	2	1 Total	13,563.00	13,563
Golf: Range Picking Unit - Replacement	2014	2021	7	0	2	1 Total	3,677.19	3,677
Golf: Tee Sheet Software - Replacement	2003	2022	7	12	3	1 Total	3,151.87	3,152
Golf Course Equipment - Total								\$365,898
Turf Building								
TURF: Building - Paint	2006	2019	7	0	0	3,330 SF	3.61	12,021

Sudden Valley Community Association - CRRRF Component Summary By Area

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Turf Building continued...</i>								
TURF: Building - Repair	1971	2019	30	0	0	3,330 SF	12.61	41,991
TURF: Building Overhead Door - Replace..	2003	2023	20	0	4	1 Total	2,097.05	2,097
TURF: Change Room Repair	2019	2019	15	0	0	1 Total	6,000.00	6,000
TURF: Electrical System - Replacement	1971	2021	50	0	2	1 Total	21,012.50	21,012
TURF: Fence - Replacement/Repair	2007	2022	15	0	3	140 LF	42.02	5,883
TURF: Furnace - Replacement	2016	2031	15	0	12	1 Total	3,151.87	3,152
TURF: Gutters - Replacement	2003	2028	25	0	9	1 Total	1,177.75	1,178
TURF: Restrooms - Replacement	1971	2019	15	0	0	1 Total	3,151.87	3,152
TURF: Roof - Replacement	2012	2032	20	0	13	5,400 SF	3.68	19,872
TURF: Sand Storage Roof - Replacement	2012	2032	20	0	13	680 SF	3.68	2,502
TURF: Vent System - Replacement/Repair	2006	2022	15	1	3	1 Total	10,506.25	10,506
TURF: Wash Pad - Refurbish	2000	2025	25	0	6	1 Total	10,506.25	10,506
TURF: Water Heater - Replacement	1971	2019	12	0	0	1 Total	1,575.94	1,576
Turf Building - Total								\$141,449

Turf Equipment

1987 Jacobsen 22" Walking Greensmower	<i>Unfunded</i>							
1987 Jacobsen 22" Walking Greensmower	<i>Unfunded</i>							
2005 JD ProGator 2030A - Replacement	2013	2025	12	0	6	1 Total	22,063.12	22,063
2008 Toro 3100 Approach Mower - Replac..	2010	2020	10	0	1	1 Total	32,569.37	32,569
2009 Club Car Carryall 252 - Replacement	2013	2021	8	0	2	1 Total	11,556.87	11,557
2012 Toro 5410 Fairway Unit - Replaceme..	2012	2025	13	0	6	1 Total	44,126.25	44,126
2012 Toro Greens Triplex Mower - Replac..	2012	2019	7	0	0	1 Total	36,771.87	36,772
2016 SIP 650 - Replacement	2016	2036	20	0	17	1 Total	13,658.12	13,658
2016 SIP 7000 Reel Grinder - Replacement	2016	2036	20	0	17	1 Total	28,626.37	28,626
2016 Toro GTX Light Utility Vehicle - Re..	2016	2031	15	0	12	1 Total	10,941.21	10,941
250 Gal. Gas Storage Tank (Proshop) - Re..	1992	2022	30	0	3	1 Total	9,140.44	9,140
6000 Bed Knife Grinder - Replacement	2016	2031	15	0	12	1 Total	14,078.37	14,078
7000 Reel Grinder - Replacement	2016	2031	15	0	12	1 Total	28,682.06	28,682
Aerifier - Verti Core 2100	2004	2024	20	0	5	1 Total	29,417.50	29,417
Alladin 1222 Steam Cleaner - Replacement	1989	2022	20	13	3	1 Total	4,202.50	4,202
Club Car Carry All Light Duty Vehicle I	2019	2019	7	0	0	1 Total	10,200.00	10,200
Club Car Carry All Light Duty Vehicle II	2019	2019	7	0	0	1 Total	10,200.00	10,200
Cushman Greens Groomer Brush - replace..	1998	2022	22	2	3	1 Total	4,202.50	4,202
Cushman Groomaster Trap Rake	1998	2023	25	0	4	1 Total	14,708.75	14,709
Emergency Generator - Replacement	2017	2047	30	0	28	1 Total	72,743.22	72,743
Ford 1920 Turf Tractor & Ford 7108 Load..	1993	2021	25	3	2	1 Total	36,728.00	36,728
Golf Safety Net/Posts - Replacement	2008	2019	6	0	0	1 Total	6,303.75	6,304
Greens King V 186 Mower - Replacement	2000	2019	17	0	0	1 Total	36,771.87	36,772
Greensmaster 1000 Walking Mower - Repl..	2002	2019	15	0	0	1 Total	12,607.50	12,607
Greensmaster 1000 Walking Mower - Repl..	2002	2019	15	0	0	1 Total	12,607.50	12,607
Honda Walk Behind Mower - Replacement	2016	2031	15	0	12	1 Total	12,607.50	12,607

Sudden Valley Community Association - CRRRF Component Summary By Area

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Turf Equipment continued...</i>								
JD 2030 Fairway Sprayer - Replacement	2011	2021	10	0	2	1 Total	49,379.37	49,379
Jacobsen LF 3400 Fairway Mower w/ Blad..	<i>Unfunded</i>							
Jacobsen LF3400 Fairway Mower - Replac..	2001	2020	18	1	1	1 Total	44,126.25	44,126
Jacobson 5 Gang Mower - Replacement	<i>Unfunded</i>							
Jacobson Truckster Utility Vehcile I	2019	2019	7	0	0	1 Total	13,158.00	13,158
John Deere Tri-Plex Trim Mower 3WD	<i>Unfunded</i>							
NH 42 HP Tractor Model #TN55 - Replace..	2003	2023	20	0	4	1 Total	42,025.00	42,025
ProCore 648 Gas Aerifer 23 HP - Replace..	2016	2031	15	0	12	1 Total	29,837.75	29,838
Ryan Core Harvester - Replacement	2001	2021	20	0	2	1 Total	5,253.12	5,253
Ryan Renovaire Fairway Aerifier - Replace..	1987	2022	30	5	3	1 Total	12,607.50	12,607
Ryan Sod Cutter - Replacement	1987	2020	30	3	1	1 Total	6,303.75	6,304
TURF: 05 Chevy Colorado - Replacement	2005	2022	10	7	3	1 Total	26,265.62	26,266
TURF: Main Pump Panel - Replacement	2014	2039	25	0	20	1 Total	54,632.50	54,632
Toro 3300 TriPlex Mower - Replacement	2016	2031	15	0	12	1 Total	31,518.75	31,519
Toro Green Aerifier - Replacement	<i>Unfunded</i>							
Toro Greensmaster 1000 Mower - Replace..	1995	2019	15	0	0	1 Total	12,607.50	12,607
Toro Greensmaster 1000 Mower - Replace..	1995	2019	15	0	0	1 Total	12,607.50	12,607
Toro Greensmaster 1000 Mower - Replace..	1993	2020	15	12	1	1 Total	12,607.50	12,607
Toro Greensmaster 1000 Mower - Replace..	1993	2020	15	12	1	1 Total	12,607.50	12,607
Toro Prosweep 5200D	<i>Unfunded</i>							
Toro Utility Turf Truck - Replacement	2002	2020	18	0	1	1 Total	22,063.12	22,063
Tru Turf Greens Roller - Replacement	2014	2020	5	1	1	1 Total	14,708.75	14,709
Turf II 2-wheel Turf Truck - Replacement	2003	2019	15	0	0	1 Total	9,980.94	9,981
Turfco 1530 Top Dresser - Replacement	2013	2028	15	0	9	1 Total	15,759.37	15,759
Turfco Meter-Matic Sand Topdresser	<i>Unfunded</i>							
Turfco SP1530 Spreader - Replacement	2001	2022	20	1	3	1 Total	10,506.25	10,506
Turfco Torrent 2 Blower	2019	2019	15	0	0	1 Total	8,567.00	8,567
TyCrop MH 400 Fairway Top Dresser & T..	1997	2022	25	0	3	1 Total	27,316.25	27,316
Vermeer Brush Chipper 2012-05CRRF	2012	2022	10	0	3	1 Total	42,025.00	42,025
Vicon PS 403 Fertilizer Spreader - Replace..	2003	2019	15	0	0	1 Total	5,253.12	5,253
Turf Equipment - Total								<u>\$1,037,232</u>

Area Z Maintenance Building

Area Z Door - Repair	2012	2031	10	9	12	1 Total	2,299.81	2,300
Area Z Maintenance Building - Replacement	2018	2021	1	2	2	1 Total	1,045,000.00	1,045,000
Area Z Maintenance Building - Spec Desig..	2018	2020	1	1	1	1 Total	55,000.00	55,000
Area Z Service Truck Compound - Replace..	1990	2041	20	31	22	1 Total	5,106.04	5,106
Area Z Storage Gate - Replacement	2010	2031	10	11	12	1 Total	9,637.38	9,637
Clubhouse - Spec Design for Interior Refur..	2018	2023	1	4	4	1 Total	187,500.00	187,500
Gates Lighting - Replacement	1982	2020	15	23	1	1 Total	15,759.37	15,759
Maintenance Building: Electrical System - ..	1984	2024	20	20	5	1 Total	21,012.50	21,012
Maintenance Building: Equipment - Replac..	2015	2024	3	6	5	1 Total	7,354.37	7,354

Sudden Valley Community Association - CRRRF Component Summary By Area

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Area Z Maintenance Building continued...</i>								
Maintenance Building: Plumbing System - ..	1984	2024	20	20	5	1 Total	21,012.50	21,012
Maintenance Building: Siding & Roof - Re..	1984	2024	20	20	5	1 Total	36,771.87	36,772
Maintenance Building: Water Heater - Repl..	1984	2024	12	28	5	1 Total	1,575.94	1,576
RV: Area - Rehab	1992	2024	30	2	5	1 Total	35,875.00	35,875
Area Z Maintenance Building - Total								<u>\$1,443,905</u>

Maintenance Equipment

1,000 Gal. Gas Storage Tank	1992	2022	25	5	3	1 Total	10,506.25	10,506
2008 Cat 420e Backhoe - Replacement	2011	2027	20	-4	8	1 Total	136,581.25	136,581
2008 Cat Skid Steer Loader	2013	2033	20	0	14	1 Total	42,025.00	42,025
2013 Cat 906h Wheel Loader	2013	2033	20	0	14	1 Total	84,050.00	84,050
2016 Chevy HD3500 - Replacement	2016	2023	7	0	4	1 Total	39,923.75	39,924
500 Gal Diesel Fuel Tank - Replacement	2009	2027	18	0	8	1 Total	8,405.00	8,405
8 1/2 ft. Meyer Snowplow and Sander Unit	2005	2019	15	-1	0	1 Total	15,759.37	15,759
Cat Rotary Brush - Replacement	2013	2028	15	0	9	1 Total	13,658.12	13,658
Chain and Pole Saws - Replacement	2015	2025	10	0	6	1 Total	6,724.00	6,724
Driveway/Notice Signs - Replacement	2010	2025	15	0	6	1 Total	3,079.38	3,079
Maint: 00 Dodge Caravan - Replacement	2003	2019	5	0	0	1 Total	22,000.00	22,000
Maint: 04 GMC Silverado - Replacement	2004	2023	7	12	4	1 Total	36,771.87	36,772
Maint: 05 Chevy 3500 - Replacement	2005	2022	7	10	3	1 Total	36,771.87	36,772
Maint: 08 Dodge 4500 Dump Truck - Repl..	2009	2022	7	6	3	1 Total	84,050.00	84,050
Maint: 14 Dodge 4500 - Replacement	2014	2024	7	3	5	1 Total	84,050.00	84,050
Maint: 15 5500 - Replacement	2015	2022	7	0	3	1 Total	120,821.87	120,822
Maint: 16 3500 - Replacement	2016	2023	7	0	4	1 Total	52,531.25	52,531
Maint: 16 HydroVac Trailer Pressure Wash..	2016	2023	7	0	4	1 Total	94,556.25	94,556
Maint: 18 Silverado - Replacement	2017	2024	7	0	5	1 Total	41,785.15	41,785
Maint: 18 Silverado - Replacement	2017	2024	7	0	5	1 Total	44,075.00	44,075
Maint: 19 Silverado - Replacement	2018	2025	7	0	6	1 Total	34,039.00	34,039
Pallet Forks - Replacement	2015	2025	10	0	6	1 Total	840.50	840
Road Mower - New Holland TC45DA	2007	2019	18	-8	0	1 Total	57,784.37	57,784
Salt Dogg Sander - Replacement	2018	2033	15	0	14	1 Total	6,422.00	6,422
Snow Plow/Sander - Replacement	2018	2033	15	0	14	1 Total	11,622.00	11,622
Snow Removal Equipment - Replacement	2009	2024	15	0	5	1 Total	47,278.12	47,278
SnowDogg 9' Snow Plow & Beyers HP 20..	2016	2031	15	0	12	1 Total	11,031.56	11,032
SnowDogg 9' Snow Plow & Spreader - Rep..	2017	2032	15	0	13	1 Total	11,912.55	11,913
Maintenance Equipment - Total								<u>\$1,159,055</u>

Security Building

Security Building - Electrical	1974	2019	25	20	0	1 Total	35,000.00	35,000
Security Building - Interior- Repair	1974	2019	25	20	0	1 Total	7,354.37	7,354
Security Building - Roof - Replacement	2014	2029	15	0	10	1,430 SF	3.68	5,262
Security Building - Siding - Paint	1974	2019	7	0	0	1,440 SF	2.10	3,024

Sudden Valley Community Association - CRRRF Component Summary By Area

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Security Building continued...</i>								
Security Building - Siding - Repair	1974	2019	25	0	0	1,440 SF	12.61	18,158
Security Building - Total								\$68,799
Security Equipment								
SEC: 05 Honda Element - Replacement	2005	2023	10	8	4	1 Total	26,265.62	26,266
SEC: 09 Honda CRV - Replacement	2009	2019	7	3	0	1 Total	36,771.87	36,772
SEC: Defibrillator - Replacement	2008	2021	10	3	2	4 Each	2,101.25	8,405
SEC: Honda 16 CRV - Replacement	2017	2024	7	0	5	1 Total	33,243.82	33,244
SEC: Radio System - Replacement	2012	2022	10	0	3	1 Total	26,265.62	26,266
SEC: Security/Access Control - Replaceme..	2015	2022	7	0	3	1 Total	168,100.00	168,100
SEC: Speed Guns - Replacement	<i>Unfunded</i>							
Security Equipment - Total								\$299,052
Marina								
2018 Project	2017	2019	1	0	0	1 Total	807,400.00	807,400
Marina & AM/PM: Buildings - Painting	2019	2026	7	0	7	1 Total	7,354.37	7,354
Marina & AM/PM: Buildings - Renovation	2019	2019	28	0	0	1 Total	80,000.00	80,000
Marina: Boat Ramp Harbor - Rebuild	1998	2024	15	11	5	1 Total	10,506.25	10,506
Marina: Dredging	<i>Unfunded</i>							
Marina: Dredging Assessment	2017	2022	5	0	3	1 Total	7,000.00	7,000
Marina: Fire Standpipe & East/West Gang..	2018	2043	25	0	24	1 Total	264,309.00	264,309
Marina: Open Water Boat Ramp - Rebuild	1998	2024	30	-4	5	1 Total	5,253.12	5,253
Marina: Outdoor Amenities - Replacement	2015	2019	5	-1	0	1 Total	30,000.00	30,000
Marina: Picnic Shelter - Repairs	2015	2028	5	8	9	1 Total	133,000.00	133,000
Marina: Restroom - Renovation/Repairs	2012	2032	20	0	13	1 Total	42,025.00	42,025
Marina: Spit (East Exterior) - Rebuild	2018	2048	30	0	29	1 Total	490,149.00	490,149
Marina: Spit (East Interior) - Rebuild	1993	2022	30	-1	3	1 Total	600,000.00	600,000
Marina: Spit (West Interior) - Rebuild	1993	2022	30	-1	3	1 Total	600,000.00	600,000
Marina: Tennis Court - Resurface	2000	2019	20	-1	0	17,400 SF	5.25	91,350
Marina: Tennis Court Fence - Replacement	1976	2019	40	3	0	690 LF	42.02	28,994
Marina: Wet Slip Docks - Renovation	2007	2027	20	0	8	1 Total	143,994.46	143,994
Marina - Total								\$3,341,335
AM PM Beach								
AM/PM: Picnic Shelter - Repairs	2015	2035	20	0	16	1 Total	53,000.00	53,000
AM/PM: Restrooms - Repairs	2015	2035	20	0	16	1 Total	2,101.25	2,101
AM PM Beach - Total								\$55,101
Parks								
Lawn Mower - Zero Turn - Replacement	2017	2027	10	0	8	1 Total	18,829.25	18,829
Maint: 00 F250 - Replacement	2000	2019	7	0	0	1 Total	42,025.00	42,025

Sudden Valley Community Association - CRRRF
Component Summary By Area

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Parks continued...</i>								
Maint: 97 GMC Dump Truck - Replacement	1997	2019	20	0	0	1 Total	52,531.25	52,531
Parks: Playground Equipment - Replacement	2016	2019	1	0	0	1 Total	50,000.00	50,000
Parks: Tables & Benches - Replacement	1982	2019	10	25	0	1 Total	9,455.62	9,456
Summit 7x16 Tilt Trailer - Replacement	2017	2032	15	0	13	1 Total	3,733.05	3,733
Toro Z Master Mower Model 6280 - Repla..	2017	2029	12	0	10	1 Total	26,163.12	<u>26,163</u>
Parks - Total								<u>\$202,737</u>
Bus Shelters								
Gate 1 Bus Shelter - Replacement	2017	2022	8	-3	3	1 Total	5,975.75	5,976
Gate 3 Bus Shelter - Replacement	2015	2040	25	0	21	1 Total	35,429.18	35,429
Gate 9 Bus Shelter	1998	2019	25	-5	0	1 Total	8,000.00	8,000
Harbor View Bus Shelter - Replacement	2013	2019	5	0	0	1 Total	8,000.00	8,000
Parking Lot: Gate 5 - Replacement	2009	2034	25	0	15	1 Total	17,860.62	<u>17,861</u>
Bus Shelters - Total								<u>\$75,266</u>
Airport								
Airport	<i>Unfunded</i>							
Campground								
Campground - Trails & Roads	1991	2019	12	15	0	1 Total	5,253.12	5,253
Campground Entrance Road Work	1993	2019	20	5	0	1 Total	1,850.15	<u>1,850</u>
Campground - Total								<u>\$7,103</u>
Barn 6 Building								
Barn 6 (Ice Barn) - Demolish	1974	2019	40	0	0	1 Total	140,000.00	<u>140,000</u>
Barn 6 Building - Total								<u>\$140,000</u>
Total Asset Summary								<u>\$23,709,654</u>

**Sudden Valley Community Association - CRRRF
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2019	
2012 Toro Greens Triplex Mower - Replacement	36,772
2018 Project	807,400
8 1/2 ft. Meyer Snowplow and Sander Unit	15,759
Adult Center Building: Exterior Painting - Replacement	7,371
Barn 6 (Ice Barn) - Demolish	140,000
Barn 8 Emergency Repair	50,000
Barn 8: Gym Cardio Machines - Replacement	65,000
Barn 8: Sauna - Replacement	26,000
Campground - Trails & Roads	5,253
Campground Entrance Road Work	1,850
Club Car Carry All Light Duty Vehicle I	10,200
Club Car Carry All Light Duty Vehicle II	10,200
Clubhouse: HVAC Exterior Cover	20,000
Core Area: Tennis Court - Resurface	91,350
Core Area: Tennis Court Fence - Replacement	25,212
CRRRF Loan Repayment	203,225
Gate 9 Bus Shelter	8,000
Golf Safety Net/Posts - Replacement	6,304
Golf: Bunkers - Replacement	12,607
Golf: Cart Path - Repair	10,506
Golf: Greens & Tee Boxes - Rebuild	15,759
Golf: Irrigation System - Repair	362,656
Golf: Pond Aerators - Fountains	20,000
Greens King V 186 Mower - Replacement	36,772
Greensmaster 1000 Walking Mower - Replacement	12,607
Greensmaster 1000 Walking Mower - Replacement	12,607
Harbor View Bus Shelter - Replacement	8,000
Jacobson Truckster Utility Vehicle I	13,158
Maint: 00 Dodge Caravan - Replacement	22,000
Maint: 00 F250 - Replacement	42,025
Maint: 97 GMC Dump Truck - Replacement	52,531
Marina & AM/PM: Buildings - Renovation	80,000
Marina: Outdoor Amenities - Replacement	30,000
Marina: Tennis Court - Resurface	91,350
Marina: Tennis Court Fence - Replacement	28,994

**Sudden Valley Community Association - CRRRF
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2019 continued...</i>	
Parks: Playground Equipment - Replacement	50,000
Parks: Tables & Benches - Replacement	9,456
Quiet Pool: Filter - Replacement	2,627
Quiet Pool: Heater - Replacement	4,202
Quiet Pool: Pump - Replacement	1,051
Quiet Pool: Retaining Wall - Repair	50,000
Quiet Pool: Shed - Rebuild	30,000
Reserve Study	7,500
Road Mower - New Holland TC45DA	57,784
SEC: 09 Honda CRV - Replacement	36,772
Security Building - Electrical	35,000
Security Building - Interior- Repair	7,354
Security Building - Siding - Paint	3,024
Security Building - Siding - Repair	18,158
Toro Greensmaster 1000 Mower - Replacement	12,607
Toro Greensmaster 1000 Mower - Replacement	12,607
Turf II 2-wheel Turf Truck - Replacement	9,981
TURF: Building - Paint	12,021
TURF: Building - Repair	41,991
TURF: Change Room Repair	6,000
TURF: Restrooms - Replacement	3,152
TURF: Water Heater - Replacement	1,576
Turfco Torrent 2 Blower	8,567
Vicon PS 403 Fertilizer Spreader - Replacement	5,253
Total for 2019	<u>\$2,808,155</u>
Replacement Year 2020	
2008 Toro 3100 Approach Mower - Replacement	33,384
Area Z Maintenance Building - Spec Design for Replacement	56,375
Barn 8 Emergency Repair	51,250
Barn 8 Spec Design for Rebuild	297,250
Clubhouse: Bar Deck - Recoating	10,762
CRRRF Loan Repayment	208,305
Gates Lighting - Replacement	16,153
Golf: Bridges - Replacement	9,225

**Sudden Valley Community Association - CRRRF
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2020 continued...</i>	
Golf: Bunkers - Replacement	12,923
Golf: Greens & Tee Boxes - Rebuild	16,153
Golf: Practice Putting Green	32,217
Golf: Restrooms - Renovation	32,307
Jacobsen LF3400 Fairway Mower - Replacement	45,229
Parks: Playground Equipment - Replacement	51,250
Ryan Sod Cutter - Replacement	6,461
System: Computer - Replacement	107,689
Toro Greensmaster 1000 Mower - Replacement	12,923
Toro Greensmaster 1000 Mower - Replacement	12,923
Toro Utility Turf Truck - Replacement	22,615
Tru Turf Greens Roller - Replacement	15,076
Total for 2020	\$1,050,471
Replacement Year 2021	
2009 Club Car Carryall 252 - Replacement	12,142
50 Golf Carts - Replacement	351,959
Adult Center Building: Water Heater - Replacement	3,863
Airport & Campground - Feasibility Study	8,831
Area Y - Feasibility Study	7,354
Area Z Maintenance Building - Replacement	1,097,903
Barn 8 Emergency Repair	52,531
Barn 8: Coffee Area: Ice Machine II - Replacement	4,415
Clubhouse: Siding - Painting	13,900
CRRRF Loan Repayment	213,513
Ford 1920 Turf Tractor & Ford 7108 Loader - Replacement	38,587
Golf: Bunkers - Replacement	13,246
Golf: Club Car Carry All - Replacement	14,250
Golf: Greens & Tee Boxes - Rebuild	16,557
Golf: Range Picking Unit - Replacement	3,863
JD 2030 Fairway Sprayer - Replacement	51,879
Parks: Playground Equipment - Replacement	52,531
Ryan Core Harvester - Replacement	5,519
SEC: Defibrillator - Replacement	8,831
TURF: Electrical System - Replacement	22,076
Total for 2021	\$1,993,752

**Sudden Valley Community Association - CRRRF
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2022	
1,000 Gal. Gas Storage Tank	11,314
250 Gal. Gas Storage Tank (Proshop) - Replacement	9,843
Adult Center Building: HVAC - Replacement	13,577
Alladin 1222 Steam Cleaner - Replacement	4,526
Barn 8 Building Rebuild	5,933,667
Barn 8 Emergency Repair	53,845
Clubhouse: HVAC 20 Ton	40,330
CRRRF Loan Repayment	218,851
Cushman Greens Groomer Brush - replacement	4,526
Gate 1 Bus Shelter - Replacement	6,435
Golf: Austin Creek - Repair	8,486
Golf: Bunkers - Replacement	13,577
Golf: Cart Path - Repaving	109,799
Golf: Greens & Tee Boxes - Rebuild	16,971
Golf: Pro Shop Shed - Replacement	10,769
Golf: Tee Sheet Software - Replacement	3,394
Maint: 05 Chevy 3500 - Replacement	39,599
Maint: 08 Dodge 4500 Dump Truck - Replacement	90,513
Maint: 15 5500 - Replacement	130,112
Marina: Dredging Assessment	7,538
Marina: Spit (East Interior) - Rebuild	646,134
Marina: Spit (West Interior) - Rebuild	646,134
Parks: Playground Equipment - Replacement	53,845
Reserve Study	8,077
Ryan Renovaire Fairway Aerifier - Replacement	13,577
SEC: Radio System - Replacement	28,285
SEC: Security/Access Control - Replacement	181,025
System: Phone System - Replacement	16,971
System: Web Page - Redesign	10,183
TURF: 05 Chevy Colorado - Replacement	28,285
TURF: Fence - Replacement/Repair	6,335
TURF: Vent System - Replacement/Repair	11,314
Turfco SP1530 Spreader - Replacement	11,314
TyCrop MH 400 Fairway Top Dresser & Twin Spinner	29,417
Vermeer Brush Chipper 2012-05CRRF	45,256
Total for 2022	\$8,463,823

**Sudden Valley Community Association - CRRRF
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2023	
2006 Trail Building Program	4,639
2016 Chevy HD3500 - Replacement	44,068
Adult Center Building: Doors & Windows- Repair	28,702
Adult Center Building: Fire System - Replacement	5,798
Adult Center Building: Interior - Renovation	46,388
Adult Center Building: Siding - Repair	40,720
Barn 8: Dance Area - Renovation	34,791
Barn 8: Dance Area Heaters - Replacement	11,597
Barn 8: Dance Area Kitchen Equipment - Replacement	46,388
Clubhouse - Spec Design for Interior Refurbishment	206,965
CRRRF Loan Repayment	224,322
Cushman Groomster Trap Rake	16,236
Golf: Bridges - Replacement	9,934
Golf: Bunkers - Replacement	13,916
Golf: Greens & Tee Boxes - Rebuild	17,395
Maint: 04 GMC Silverado - Replacement	40,589
Maint: 16 3500 - Replacement	57,985
Maint: 16 HydroVac Trailer Pressure Washer - Replacement(104,372
NH 42 HP Tractor Model #TN55 - Replacement	46,388
Parks: Playground Equipment - Replacement	55,191
Quiet Pool: Fence - Replacement	9,742
SEC: 05 Honda Element - Replacement	28,992
TURF: Building Overhead Door - Replacement	2,315
Total for 2023	\$1,097,433
Replacement Year 2024	
2006 Trail Building Program	4,755
Aerifier - Verti Core 2100	33,283
Clubhouse Interior Refurbishment	4,242,781
CRRRF Loan Repayment	229,930
Golf: Bunkers - Replacement	14,264
Golf: Cart Path - Repair	11,887
Golf: Greens & Tee Boxes - Rebuild	17,830
Golf: Pump Houses - Renovation	7,132
Harbor View Bus Shelter - Replacement	9,051

**Sudden Valley Community Association - CRRRF
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2024 continued...</i>	
Maint: 00 Dodge Caravan - Replacement	24,891
Maint: 14 Dodge 4500 - Replacement	95,095
Maint: 18 Silverado - Replacement	47,276
Maint: 18 Silverado - Replacement	49,867
Maintenance Building: Electrical System - Replacement	23,774
Maintenance Building: Equipment - Replacement	8,321
Maintenance Building: Plumbing System - Replacement	23,774
Maintenance Building: Siding & Roof - Replacement	41,604
Maintenance Building: Water Heater - Replacement	1,783
Marina: Boat Ramp Harbor - Rebuild	11,887
Marina: Open Water Boat Ramp - Rebuild	5,943
Marina: Outdoor Amenities - Replacement	33,942
RV: Area - Rehab	40,589
SEC: Honda 16 CRV - Replacement	37,612
Snow Removal Equipment - Replacement	53,491
Total for 2024	\$5,070,763
Replacement Year 2025	
2005 JD ProGator 2030A - Replacement	25,586
2006 Trail Building Program	4,874
2012 Toro 5410 Fairway Unit - Replacement	51,173
250 Gallon Gas Tank - Replacement	12,184
Chain and Pole Saws - Replacement	7,798
Clubhouse: Bar Deck - Recoating	12,177
CRRRF Loan Repayment	235,678
Driveway/Notice Signs - Replacement	3,571
Golf Safety Net/Posts - Replacement	7,310
Golf: Bunkers - Replacement	14,621
Golf: Greens & Tee Boxes - Rebuild	18,276
Maint: 19 Silverado - Replacement	39,475
Pallet Forks - Replacement	975
Reserve Study	8,698
SEC: Rekey Buildings	19,494
System: Computer - Replacement	121,840
Tru Turf Greens Roller - Replacement	17,058

**Sudden Valley Community Association - CRRRF
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2025 continued...</i>	
TURF: Wash Pad - Refurbish	12,184
Total for 2025	\$612,972
Replacement Year 2026	
2006 Trail Building Program	4,995
2012 Toro Greens Triplex Mower - Replacement	43,710
Adult Center Building: Exterior Painting - Replacement	8,762
Area Y - Feasibility Study	8,321
Club Car Carry All Light Duty Vehicle I	12,125
Club Car Carry All Light Duty Vehicle II	12,125
Core Area: Outdoor Amenities - Replacement	18,733
CRRRF Loan Repayment	241,570
Golf: Bridges - Replacement	10,698
Golf: Bunkers - Replacement	14,986
Golf: Greens & Tee Boxes - Rebuild	18,733
Jacobson Truckster Utility Vehicle I	15,641
Maint: 00 F250 - Replacement	49,955
Marina & AM/PM: Buildings - Painting	8,742
SEC: 09 Honda CRV - Replacement	43,710
Security Building - Siding - Paint	3,595
TURF: Building - Paint	14,290
Total for 2026	\$530,690
Replacement Year 2027	
2006 Trail Building Program	5,120
2008 Cat 420e Backhoe - Replacement	166,411
500 Gal Diesel Fuel Tank - Replacement	10,241
Barn 8: Coffee Area: Equipment - Replacement	6,400
Barn 8: Coffee Area: Kitchen - Renovation	12,801
CRRRF Loan Repayment	247,610
Golf: Bunkers - Replacement	15,361
Golf: Driving Range Projects	55,044
Golf: Greens & Tee Boxes - Rebuild	19,201
Lawn Mower - Zero Turn - Replacement	22,942
Maintenance Building: Equipment - Replacement	8,961

**Sudden Valley Community Association - CRRRF
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2027 continued...</i>	
Marina: Dredging Assessment	8,529
Marina: Wet Slip Docks - Renovation	175,443
Total for 2027	\$754,063
Replacement Year 2028	
2006 Trail Building Program	5,248
50 Golf Carts - Replacement	418,369
Barn 8: Safety Nets - Replacement	19,681
Cat Rotary Brush - Replacement	17,057
Clubhouse: Siding - Painting	16,522
CRRRF Loan Repayment	253,800
Golf: Bunkers - Replacement	15,745
Golf: Club Car Carry All - Replacement	16,938
Golf: Greens & Tee Boxes - Rebuild	19,681
Golf: Range Picking Unit - Replacement	4,592
Main Pool: ADA Lift - Replacement	15,393
Main Pool: Equipment - Replacement	84,808
Main Pool: Swim Lanes - Replacement	6,779
Marina: Picnic Shelter - Repairs	166,099
Quiet Pool: ADA Lift Replacement	15,393
Quiet Pool: Resurface - Replacement	91,396
Quiet Pool: Skimmer- Replacement	6,093
Reserve Study	9,366
TURF: Gutters - Replacement	1,471
Turfco 1530 Top Dresser - Replacement	19,681
Total for 2028	\$1,204,115
Replacement Year 2029	
2006 Trail Building Program	5,380
2009 Club Car Carryall 252 - Replacement	14,794
Barn 8: Coffee Area: Lobby - Renovation	20,173
Barn 8: Gym Cardio Machines - Replacement	83,205
Barn 8: Painting	23,477
Golf: Bridges - Replacement	11,521
Golf: Bunkers - Replacement	16,139

**Sudden Valley Community Association - CRRRF
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2029 continued...</i>	
Golf: Cart Path - Repair	13,449
Golf: Greens & Tee Boxes - Rebuild	20,173
Golf: Pond Aerators - Fountains	25,602
Golf: Tee Sheet Software - Replacement	4,035
Harbor View Bus Shelter - Replacement	10,241
Kitchen: Exhaust Fan - Replacement	2,017
Maint: 00 Dodge Caravan - Replacement	28,162
Maint: 05 Chevy 3500 - Replacement	47,071
Maint: 08 Dodge 4500 Dump Truck - Replacement	107,591
Maint: 15 5500 - Replacement	154,662
Marina: Outdoor Amenities - Replacement	38,403
Parks: Tables & Benches - Replacement	12,104
Quiet Pool: Pump - Replacement	1,345
SEC: Security/Access Control - Replacement	215,182
Security Building - Roof - Replacement	6,736
System: Phone System - Replacement	20,173
System: Web Page - Redesign	12,104
Toro Z Master Mower Model 6280 - Replacement	33,491
Total for 2029	\$927,229
Replacement Year 2030	
2006 Trail Building Program	5,514
2008 Toro 3100 Approach Mower - Replacement	42,734
2016 Chevy HD3500 - Replacement	52,383
Adult Center Building: Siding - Repair	48,403
Clubhouse: Bar Deck - Recoating	13,777
Core Area: Field Equipment - Replacement	9,650
Gate 1 Bus Shelter - Replacement	7,841
Golf: Bunkers - Replacement	16,542
Golf: Greens & Tee Boxes - Rebuild	20,678
Main Pool: Resurface	271,399
Maint: 04 GMC Silverado - Replacement	48,248
Maint: 16 3500 - Replacement	68,926
Maint: 16 HydroVac Trailer Pressure Washer - Replacement	124,066
Maintenance Building: Equipment - Replacement	9,650

**Sudden Valley Community Association - CRRRF
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2030 continued...</i>	
System: Computer - Replacement	137,851
Tru Turf Greens Roller - Replacement	19,299
Total for 2030	\$896,959
Replacement Year 2031	
2006 Trail Building Program	5,652
2016 Toro GTX Light Utility Vehicle - Replacement	14,715
6000 Bed Knife Grinder - Replacement	18,934
7000 Reel Grinder - Replacement	38,574
Area Y - Feasibility Study	9,414
Area Z Door - Repair	3,093
Area Z Storage Gate - Replacement	12,961
Barn 8: Coffee Area: Ice Machine II - Replacement	5,652
Campground - Trails & Roads	7,065
Golf Safety Net/Posts - Replacement	8,478
Golf: Bunkers - Replacement	16,956
Golf: Greens & Tee Boxes - Rebuild	21,195
Honda Walk Behind Mower - Replacement	16,956
JD 2030 Fairway Sprayer - Replacement	66,410
Kitchen: Dishwasher - Replacement	7,065
Maint: 14 Dodge 4500 - Replacement	113,038
Maint: 18 Silverado - Replacement	56,196
Maint: 18 Silverado - Replacement	59,276
ProCore 648 Gas Aerifer 23 HP - Replacement	40,128
Reserve Study	10,087
SEC: Defibrillator - Replacement	11,304
SEC: Honda 16 CRV - Replacement	44,709
SnowDogg 9' Snow Plow & Beyers HP 2000 Sander - Replacement	14,836
Toro 3300 TriPlex Mower - Replacement	42,389
TURF: Furnace - Replacement	4,239
TURF: Water Heater - Replacement	2,119
Total for 2031	\$651,440
Replacement Year 2032	
2006 Trail Building Program	5,793

**Sudden Valley Community Association - CRRRF
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2032 continued...</i>	
Area Z, Marina & Rec Corridor - Feasibility Study	196,564
Golf: Austin Creek - Repair	10,862
Golf: Bridges - Replacement	12,407
Golf: Bunkers - Replacement	17,380
Golf: Greens & Tee Boxes - Rebuild	21,724
Golf: Lake Louise Damn - Repair	108,622
Maint: 19 Silverado - Replacement	46,923
Marina: Dredging Assessment	9,650
Marina: Restroom - Renovation/Repairs	57,932
SEC: Radio System - Replacement	36,207
SnowDogg 9' Snow Plow & Spreader - Replacement	16,422
Summit 7x16 Tilt Trailer - Replacement	5,146
TURF: 05 Chevy Colorado - Replacement	36,207
TURF: Roof - Replacement	27,394
TURF: Sand Storage Roof - Replacement	3,450
Vermeer Brush Chipper 2012-05CRRF	57,932
Total for 2032	\$670,615
Replacement Year 2033	
2008 Cat Skid Steer Loader	59,380
2012 Toro Greens Triplex Mower - Replacement	51,958
2013 Cat 906h Wheel Loader	118,760
Adult Center Building: Exterior Painting - Replacement	10,415
Adult Center Building: Water Heater - Replacement	5,196
Club Car Carry All Light Duty Vehicle I	14,412
Club Car Carry All Light Duty Vehicle II	14,412
Clubhouse: HVAC Economizer	52,916
Golf: Bunkers - Replacement	17,814
Golf: Greens & Tee Boxes - Rebuild	22,268
Jacobson Truckster Utility Vehicle I	18,592
Maint: 00 F250 - Replacement	59,380
Maintenance Building: Equipment - Replacement	10,392
Marina & AM/PM: Buildings - Painting	10,392
Marina: Picnic Shelter - Repairs	187,926
Salt Dogg Sander - Replacement	9,074

**Sudden Valley Community Association - CRRRF
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2033 continued...</i>	
SEC: 05 Honda Element - Replacement	37,113
SEC: 09 Honda CRV - Replacement	51,958
Security Building - Siding - Paint	4,273
Snow Plow/Sander - Replacement	16,422
TURF: Building - Paint	16,986
Total for 2033	\$790,037
Replacement Year 2034	
8 1/2 ft. Meyer Snowplow and Sander Unit	22,824
Barn 8: Water Heaters - Replacement	18,259
Clubhouse: Admin - Renovation	45,649
Clubhouse: HVAC Exterior Cover	28,966
Golf: Bunkers - Replacement	18,259
Golf: Cart Path - Repair	15,216
Golf: Greens & Tee Boxes - Rebuild	22,824
Greensmaster 1000 Walking Mower - Replacement	18,259
Greensmaster 1000 Walking Mower - Replacement	18,259
Harbor View Bus Shelter - Replacement	11,586
Kitchen (19): Fryers - Replacement	3,652
Kitchen: Double Oven - Replacement	7,608
Kitchen: Exhaust Fan - Replacement	2,282
Kitchen: Fryers - Replacement	3,652
Kitchen: Ice Machine I - Replacement	6,086
Maint: 00 Dodge Caravan - Replacement	31,863
Marina: Outdoor Amenities - Replacement	43,449
Parking Lot: Gate 5 - Replacement	25,868
Quiet Pool: Filter - Replacement	3,804
Quiet Pool: Heater - Replacement	6,086
Reserve Study	10,862
Toro Greensmaster 1000 Mower - Replacement	18,259
Toro Greensmaster 1000 Mower - Replacement	18,259
Turf II 2-wheel Turf Truck - Replacement	14,455
TURF: Change Room Repair	8,690
TURF: Restrooms - Replacement	4,565
Turfco Torrent 2 Blower	12,408

**Sudden Valley Community Association - CRRRF
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2034 continued...</i>	
Vicon PS 403 Fertilizer Spreader - Replacement	7,608
Total for 2034	\$449,560
Replacement Year 2035	
50 Golf Carts - Replacement	497,309
AM/PM: Picnic Shelter - Repairs	78,679
AM/PM: Restrooms - Repairs	3,119
Chain and Pole Saws - Replacement	9,982
Clubhouse: Bar Deck - Recoating	15,587
Clubhouse: Siding - Painting	19,640
Gates Lighting - Replacement	23,395
Golf: Bridges - Replacement	13,361
Golf: Bunkers - Replacement	18,716
Golf: Club Car Carry All - Replacement	20,134
Golf: Greens & Tee Boxes - Rebuild	23,395
Golf: Practice Putting Green	46,660
Golf: Range Picking Unit - Replacement	5,459
Pallet Forks - Replacement	1,248
System: Computer - Replacement	155,966
Toro Greensmaster 1000 Mower - Replacement	18,716
Toro Greensmaster 1000 Mower - Replacement	18,716
Tru Turf Greens Roller - Replacement	21,835
Total for 2035	\$991,917
Replacement Year 2036	
2016 SIP 650 - Replacement	20,782
2016 SIP 7000 Reel Grinder - Replacement	43,558
Area Y - Feasibility Study	10,651
Barn 8: Painting	27,906
Golf: Bunkers - Replacement	19,184
Golf: Greens & Tee Boxes - Rebuild	23,980
Golf: Tee Sheet Software - Replacement	4,796
Greens King V 186 Mower - Replacement	55,953
Maint: 05 Chevy 3500 - Replacement	55,953
Maint: 08 Dodge 4500 Dump Truck - Replacement	127,892

**Sudden Valley Community Association - CRRRF
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2036 continued...</i>	
Maint: 15 5500 - Replacement	183,845
Maintenance Building: Equipment - Replacement	11,191
Maintenance Building: Water Heater - Replacement	2,398
SEC: Security/Access Control - Replacement	255,784
System: Phone System - Replacement	23,980
System: Web Page - Redesign	14,388
Total for 2036	\$882,241
Replacement Year 2037	
2005 JD ProGator 2030A - Replacement	34,411
2009 Club Car Carryall 252 - Replacement	18,025
2016 Chevy HD3500 - Replacement	62,267
Adult Center Building: HVAC - Replacement	19,663
Adult Center Building: Siding - Repair	57,536
Barn 8: Flat Roof - Replacement	19,652
Barn 8: Gym Weight Machines - Replacement	122,896
Clubhouse: HVAC 20 Ton	58,409
Golf Safety Net/Posts - Replacement	9,832
Golf: Bunkers - Replacement	19,663
Golf: Greens & Tee Boxes - Rebuild	24,579
Lawn Mower - Zero Turn - Replacement	29,367
Maint: 04 GMC Silverado - Replacement	57,352
Maint: 16 3500 - Replacement	81,931
Maint: 16 HydroVac Trailer Pressure Washer - Replacement(147,475
Marina: Dredging Assessment	10,918
Reserve Study	11,697
Road Mower - New Holland TC45DA	90,124
SEC: Rekey Buildings	26,218
TURF: Fence - Replacement/Repair	9,175
TURF: Vent System - Replacement/Repair	16,386
Total for 2037	\$927,577
Replacement Year 2038	
2012 Toro 5410 Fairway Unit - Replacement	70,542
Clubhouse: HVAC CH	59,871

**Sudden Valley Community Association - CRRRF
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2038 continued...</i>	
Clubhouse: Pro Shop - Renovation	33,592
Clubhouse: Water Heater - Replacement	16,796
Gate 1 Bus Shelter - Replacement	9,553
Golf: Bridges - Replacement	14,388
Golf: Bunkers - Replacement	20,155
Golf: Greens & Tee Boxes - Rebuild	25,194
Jacobsen LF3400 Fairway Mower - Replacement	70,542
Kitchen: Dishwasher - Replacement	8,398
Main Pool: ADA Lift - Replacement	19,705
Main Pool: Swim Lanes - Replacement	8,677
Maint: 14 Dodge 4500 - Replacement	134,367
Maint: 18 Silverado - Replacement	66,800
Maint: 18 Silverado - Replacement	70,461
Marina: Picnic Shelter - Repairs	212,620
Quiet Pool: ADA Lift Replacement	19,705
Quiet Pool: Resurface - Replacement	116,994
Quiet Pool: Skimmer- Replacement	7,800
SEC: Honda 16 CRV - Replacement	53,145
Toro Utility Turf Truck - Replacement	35,271
Total for 2038	\$1,074,576
Replacement Year 2039	
Barn 8: Gym Cardio Machines - Replacement	106,510
Campground Entrance Road Work	3,032
Clubhouse: 19th Hole - Renovation	34,431
Clubhouse: Restaurant - Renovation	86,079
Clubhouse: Roof & Gutters - Replacement	64,521
Golf: Bunkers - Replacement	20,659
Golf: Cart Path - Repair	17,216
Golf: Greens & Tee Boxes - Rebuild	25,824
Golf: Pond Aerators - Fountains	32,772
Harbor View Bus Shelter - Replacement	13,109
Kitchen (19): Cooler - Replacement	5,165
Kitchen (19): Drink/Display Cooler - Replacement	5,165
Kitchen (19): Remodel	8,608

**Sudden Valley Community Association - CRRRF
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2039 continued...</i>	
Kitchen: Exhaust Fan - Replacement	2,582
Kitchen: Flat Top - Replacement	4,304
Kitchen: Grill Top - Replacement	4,304
Kitchen: Salamander - Replacement	4,304
Maint: 00 Dodge Caravan - Replacement	36,050
Maint: 19 Silverado - Replacement	55,777
Maint: 97 GMC Dump Truck - Replacement	86,079
Maintenance Building: Equipment - Replacement	12,051
Marina: Boat Ramp Harbor - Rebuild	17,216
Marina: Outdoor Amenities - Replacement	49,158
Marina: Tennis Court - Resurface	149,688
Parks: Tables & Benches - Replacement	15,494
Quiet Pool: Pump - Replacement	1,722
Snow Removal Equipment - Replacement	77,471
TURF: Main Pump Panel - Replacement	89,522
Total for 2039	\$1,028,809
Replacement Year 2040	
2008 Toro 3100 Approach Mower - Replacement	54,703
2012 Toro Greens Triplex Mower - Replacement	61,761
Adult Center Building: Exterior Painting - Replacement	12,380
Adult Center Building: Roof - Replacement	33,399
Club Car Carry All Light Duty Vehicle I	17,132
Club Car Carry All Light Duty Vehicle II	17,132
Clubhouse: Bar Deck - Recoating	17,636
Driveway/Notice Signs - Replacement	5,172
Gate 3 Bus Shelter - Replacement	59,506
Golf: Bunkers - Replacement	21,175
Golf: Greens & Tee Boxes - Rebuild	26,469
Jacobson Truckster Utility Vehicle I	22,100
Main Pool: Equipment - Replacement	114,057
Maint: 00 F250 - Replacement	70,584
Marina & AM/PM: Buildings - Painting	12,352
Reserve Study	12,597
SEC: 09 Honda CRV - Replacement	61,761

**Sudden Valley Community Association - CRRRF
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2040 continued...</i>	
Security Building - Siding - Paint	5,079
System: Computer - Replacement	176,461
Tru Turf Greens Roller - Replacement	24,705
TURF: Building - Paint	20,191
Total for 2040	\$846,353
Replacement Year 2041	
Area Y - Feasibility Study	12,051
Area Z Door - Repair	3,959
Area Z Service Truck Compound - Replacement	8,790
Area Z Storage Gate - Replacement	16,591
Barn 8: Coffee Area: Ice Machine II - Replacement	7,235
Golf: Bridges - Replacement	15,494
Golf: Bunkers - Replacement	21,705
Golf: Greens & Tee Boxes - Rebuild	27,131
JD 2030 Fairway Sprayer - Replacement	85,010
Ryan Core Harvester - Replacement	9,044
SEC: Defibrillator - Replacement	14,470
Toro Z Master Mower Model 6280 - Replacement	45,042
Total for 2041	\$266,522
Replacement Year 2042	
50 Golf Carts - Replacement	591,145
Alladin 1222 Steam Cleaner - Replacement	7,416
Barn 8: Coffee Area: Equipment - Replacement	9,270
Barn 8: Coffee Area: Kitchen - Renovation	18,539
Barn 8: HVAC - Replacement	83,427
Barn 8: Restrooms/Locker Rooms - Remodel	278,092
Barn 8: Roof Replacement	120,435
Clubhouse: Siding - Painting	23,346
Golf: Austin Creek - Repair	13,905
Golf: Bunkers - Replacement	22,247
Golf: Cart Path - Repaving	179,918
Golf: Club Car Carry All - Replacement	23,933
Golf: Greens & Tee Boxes - Rebuild	27,809

**Sudden Valley Community Association - CRRRF
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2042 continued...</i>	
Golf: Range Picking Unit - Replacement	6,489
Main Pool: Resurface	365,001
Maintenance Building: Equipment - Replacement	12,978
Marina: Dredging Assessment	12,352
SEC: Radio System - Replacement	46,349
TURF: 05 Chevy Colorado - Replacement	46,349
Turfco SP1530 Spreader - Replacement	18,539
Vermeer Brush Chipper 2012-05CRRF	74,158
Total for 2042	\$1,981,696
Replacement Year 2043	
Adult Center Building: Electrical System - Replacement	38,006
Adult Center Building: Interior - Renovation	76,012
Adult Center Building: Plumbing System - Replacement	38,006
Barn 8: Dance Area - Renovation	57,009
Barn 8: Dance Area Heaters - Replacement	19,003
Barn 8: Dance Area Kitchen Equipment - Replacement	76,012
Barn 8: Painting	33,172
Barn 8: Safety Nets - Replacement	28,504
Campground - Trails & Roads	9,501
Cat Rotary Brush - Replacement	24,704
Golf Safety Net/Posts - Replacement	11,402
Golf: Bunkers - Replacement	22,804
Golf: Greens & Tee Boxes - Rebuild	28,504
Golf: Tee Sheet Software - Replacement	5,701
Maint: 05 Chevy 3500 - Replacement	66,510
Maint: 08 Dodge 4500 Dump Truck - Replacement	152,023
Maint: 15 5500 - Replacement	218,534
Marina: Fire Standpipe & East/West Gangways	478,063
Marina: Picnic Shelter - Repairs	240,561
NH 42 HP Tractor Model #TN55 - Replacement	76,012
Quiet Pool: Fence - Replacement	15,963
Reserve Study	13,565
SEC: 05 Honda Element - Replacement	47,507
SEC: Security/Access Control - Replacement	304,047

**Sudden Valley Community Association - CRRRF
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2043 continued...</i>	
System: Phone System - Replacement	28,504
System: Web Page - Redesign	17,103
TURF: Building Overhead Door - Replacement	3,793
TURF: Water Heater - Replacement	2,850
Turfco 1530 Top Dresser - Replacement	28,504
Total for 2043	\$2,161,879
Replacement Year 2044	
2016 Chevy HD3500 - Replacement	74,016
Adult Center Building: Siding - Repair	68,392
Aerifier - Verti Core 2100	54,538
Barn 8: Coffee Area: Lobby - Renovation	29,217
Clubhouse: Admin - Renovation	58,434
Clubhouse: Fire Systems - Upgrade	38,956
Clubhouse: Golf Locker Rooms & Restrooms - Renovation(copy)	83,427
Clubhouse: Upstairs Restrooms - Renovation	58,434
Cushman Greens Groomer Brush - replacement	7,791
Gate 9 Bus Shelter	14,832
Golf: Bridges - Replacement	16,685
Golf: Bunkers - Replacement	23,374
Golf: Cart Path - Repair	19,478
Golf: Greens & Tee Boxes - Rebuild	29,217
Golf: Irrigation System - Replacement	1,753,020
Golf: Lake Louise Pump Station - Rebuild	68,173
Harbor View Bus Shelter - Replacement	14,832
Kitchen (19): Fryers - Replacement	4,675
Kitchen: Double Oven - Replacement	9,739
Kitchen: Exhaust Fan - Replacement	2,922
Kitchen: Fryers - Replacement	4,675
Kitchen: Ice Machine I - Replacement	7,791
Maint: 00 Dodge Caravan - Replacement	40,787
Maint: 04 GMC Silverado - Replacement	68,173
Maint: 16 3500 - Replacement	97,390
Maint: 16 HydroVac Trailer Pressure Washer - Replacement	175,302
Maintenance Building: Electrical System - Replacement	38,956

**Sudden Valley Community Association - CRRRF
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2044 continued...</i>	
Maintenance Building: Plumbing System - Replacement	38,956
Maintenance Building: Siding & Roof - Replacement	68,173
Marina: Outdoor Amenities - Replacement	55,618
Security Building - Electrical	64,888
Security Building - Interior- Repair	13,635
Security Building - Roof - Replacement	9,756
Security Building - Siding - Repair	33,665
Total for 2044	<u>\$3,147,917</u>
Replacement Year 2045	
2009 Club Car Carryall 252 - Replacement	21,961
500 Gal Diesel Fuel Tank - Replacement	15,972
Adult Center Building: Water Heater - Replacement	6,988
Chain and Pole Saws - Replacement	12,778
Clubhouse: Bar Deck - Recoating	19,953
Golf: Bunkers - Replacement	23,958
Golf: Greens & Tee Boxes - Rebuild	29,947
Kitchen: Dishwasher - Replacement	9,982
Maint: 14 Dodge 4500 - Replacement	159,720
Maint: 18 Silverado - Replacement	79,404
Maint: 18 Silverado - Replacement	83,755
Maintenance Building: Equipment - Replacement	13,975
Pallet Forks - Replacement	1,597
SEC: Honda 16 CRV - Replacement	63,173
System: Computer - Replacement	199,650
Tru Turf Greens Roller - Replacement	27,951
Total for 2045	<u>\$770,765</u>
Replacement Year 2046	
2016 Toro GTX Light Utility Vehicle - Replacement	21,311
6000 Bed Knife Grinder - Replacement	27,422
7000 Reel Grinder - Replacement	55,867
Area Y - Feasibility Study	13,635
Barn 8: Water Heaters - Replacement	24,557
Ford 1920 Turf Tractor & Ford 7108 Loader - Replacement	71,539

**Sudden Valley Community Association - CRRRF
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2046 continued...</i>	
Gate 1 Bus Shelter - Replacement	11,640
Golf: Bunkers - Replacement	24,557
Golf: Greens & Tee Boxes - Rebuild	30,696
Honda Walk Behind Mower - Replacement	24,557
Maint: 19 Silverado - Replacement	66,301
ProCore 648 Gas Aerifer 23 HP - Replacement	58,118
Reserve Study	14,608
SnowDogg 9' Snow Plow & Beyers HP 2000 Sander - Replacement	21,487
Toro 3300 TriPlex Mower - Replacement	61,392
TURF: Furnace - Replacement	6,139
Total for 2046	\$533,826
Replacement Year 2047	
1,000 Gal. Gas Storage Tank	20,976
2008 Cat 420e Backhoe - Replacement	272,684
2012 Toro Greens Triplex Mower - Replacement	73,415
Adult Center Building: Exterior Painting - Replacement	14,716
Area Z, Marina & Rec Corridor - Feasibility Study	284,684
Club Car Carry All Light Duty Vehicle I	20,364
Club Car Carry All Light Duty Vehicle II	20,364
Emergency Generator - Replacement	145,231
Golf: Bridges - Replacement	17,968
Golf: Bunkers - Replacement	25,171
Golf: Driving Range Projects	90,195
Golf: Greens & Tee Boxes - Rebuild	31,464
Jacobson Truckster Utility Vehcile I	26,270
Lawn Mower - Zero Turn - Replacement	37,593
Maint: 00 F250 - Replacement	83,903
Marina & AM/PM: Buildings - Renovation	159,720
Marina: Dredging Assessment	13,975
Marina: Wet Slip Docks - Renovation	287,484
SEC: 09 Honda CRV - Replacement	73,415
Security Building - Siding - Paint	6,037
SnowDogg 9' Snow Plow & Spreader - Replacement	23,783
Summit 7x16 Tilt Trailer - Replacement	7,453

**Sudden Valley Community Association - CRRRF
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2047 continued...</i>	
TURF: Building - Paint	24,000
TyCrop MH 400 Fairway Top Dresser & Twin Spinner	54,537
Total for 2047	<u>\$1,815,403</u>
Replacement Year 2048	
Clubhouse: HVAC Economizer	76,638
Cushman Groomaster Trap Rake	30,100
Golf: Bunkers - Replacement	25,800
Golf: Greens & Tee Boxes - Rebuild	32,250
Main Pool: ADA Lift - Replacement	25,224
Main Pool: Swim Lanes - Replacement	11,108
Maintenance Building: Equipment - Replacement	15,050
Maintenance Building: Water Heater - Replacement	3,225
Marina: Picnic Shelter - Repairs	272,172
Marina: Spit (East Exterior) - Rebuild	1,003,045
Quiet Pool: ADA Lift Replacement	25,224
Quiet Pool: Deck - Repairs	124,917
Quiet Pool: Resurface - Replacement	149,762
Quiet Pool: Skimmer- Replacement	9,984
Salt Dogg Sander - Replacement	13,142
Snow Plow/Sander - Replacement	23,783
Total for 2048	<u>\$1,841,425</u>

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Airport & Campground - Feasibility Study

Asset ID	1293	1 Total	@ \$8,405.00
Association Wide System		Asset Cost	\$8,405.00
Inspection		Percent Replacement	100%
Placed in Service	January 1974	Future Cost	\$8,830.50
Useful Life	40		
Adjustment	7		
Replacement Year	2021		
Remaining Life	2		

This provision is for a feasibility study of the airport and campground to determine the use and utilization.

Area Y - Feasibility Study

Asset ID	1330	1 Total	@ \$7,000.00
Association Wide System		Asset Cost	\$7,000.00
Inspection		Percent Replacement	100%
Placed in Service	January 2017	Future Cost	\$7,354.37
Useful Life	5		
Adjustment	-1		
Replacement Year	2021		
Remaining Life	2		

This provision is to have a feasibility study of area Y. The reserve study should be updated once a plan has been decided upon.

Area Z, Marina & Rec Corridor - Feasibility Study

Asset ID	1294	1 Total	@ \$142,591.85
Association Wide System		Asset Cost	\$142,591.85
Inspection		Percent Replacement	100%
Placed in Service	January 2017	Future Cost	\$196,564.44
Useful Life	15		
Replacement Year	2032		
Remaining Life	13		

This provision is to have a feasibility study of Area Z Marina, and Rec Corridor to determine the current condition to determine the use and utilization of these areas. The reserve study

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Area Z, Marina & Rec Corridor - Feasibility Study continued...

should be updated once a plan has been decided upon.

(Asset ID 000912)

In 2017 42% of our facilities are at the end of their life cycle, and 23% more need significant refurbishment. Barn 7 and the Rotunda were demolished in 2017.

The Dance Barn, the main pool, and the entire Marina area need substantial work. The Maintenance Building needs to be replaced and Barn 6 (the Ice Barn) needs to be demolished. In order to conduct an organized revitalization of our community, we need credible information about the scope of the work, a schedule of actions, what permitting is required, costs, and funding. \$140,000 set aside from the CRRRF account to pay for an engineering study that provided us with was critical information.

CRRRF Loan Repayment

Asset ID	1331	1 Total	@ \$203,224.80
Association Wide System		Asset Cost	\$203,224.80
Buildings		Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$203,224.80
Useful Life	1		
Replacement Year	2019		
Remaining Life	0		

This provision is for the repayment of the CRRRF Loan. According to the Association it was a \$1,625,000 loan with a 4.62% interest with a 10 year term. The payment will be \$203,224.80 or \$16,935.40 per month.

Reserve Study

Asset ID	1310	1 Total	@ \$7,500.00
Association Wide System		Asset Cost	\$7,500.00
Inspection		Percent Replacement	100%
Placed in Service	January 2017	Future Cost	\$7,500.00
Useful Life	3		
Adjustment	-1		
Replacement Year	2019		
Remaining Life	0		

This provision is for a level II reserve study to be completed.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

SEC: Rekey Buildings

Asset ID	1162	1 Total	@ \$16,810.00
Association Wide System		Asset Cost	\$16,810.00
Equipment		Percent Replacement	100%
Placed in Service	January 2008	Future Cost	\$19,494.45
Useful Life	12		
Adjustment	5		
Replacement Year	2025		
Remaining Life	6		

This provision is to rekey the buildings. (Asset ID 000597)

The cost and useful life assumptions are based on information from the Association. The Association should obtain a bid to confirm this estimate.

System: Computer - Replacement

Asset ID	1158	1 Total	@ \$105,062.50
Association Wide System		Asset Cost	\$105,062.50
Equipment		Percent Replacement	100%
Placed in Service	January 2015	Future Cost	\$107,689.06
Useful Life	5		
Replacement Year	2020		
Remaining Life	1		

This provision is for the replacement of the computer systems. This includes the replacement of the computers, printers, servers, wireless network equipment, network switches, firewalls, and software.

According to the Association, this was computers were purchased in 2015 for \$50,000 (Asset ID 000843), plotter printer for \$2,164 (Asset ID 000842), the server for \$15,000 (Asset ID 000845), switch for \$2,200 (Asset ID 000846) and firewalls for \$6,700 (Asset ID 000847).

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

System: Phone System - Replacement

Asset ID	1159	1 Total	@ \$15,759.37
Association Wide System		Asset Cost	\$15,759.37
Equipment		Percent Replacement	100%
Placed in Service	January 2015	Future Cost	\$16,971.12
Useful Life	7		
Replacement Year	2022		
Remaining Life	3		

This provision is for the replacement of the phone systems.

According to the Association, this was installed in 2015 for \$14,813. (Asset ID 000841)

The useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

System: Web Page - Redesign

Asset ID	1160	1 Total	@ \$9,455.62
Association Wide System		Asset Cost	\$9,455.62
Equipment		Percent Replacement	100%
Placed in Service	January 2015	Future Cost	\$10,182.67
Useful Life	7		
Replacement Year	2022		
Remaining Life	3		

This provision is for the redesign of the web page.

According to the Association, this was done in 2015 for \$8,575. (Asset ID 000849)

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Association Wide System - Total Current Cost

\$515,809

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

2006 Trail Building Program

Asset ID	1268	1 Total	@ \$4,202.50
		Asset Cost	\$4,202.50
	Recreation	Percent Replacement	100%
	Grounds	Future Cost	\$4,638.77
Placed in Service	January 2006		
Useful Life	1		
Adjustment	16		
Replacement Year	2023		
Remaining Life	4		

This provision is for the 2006 Trail Building Program. There are approximately 25 miles of trails.

According to the Association, this was done in 2006 for \$3,939. (Asset ID 000556)

The useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Recreation - Total Current Cost

\$4,202

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Barn 8 Building Rebuild

Asset ID	1332	1 Total @	\$5,510,000.00
Barn 8 Building		Asset Cost	\$5,510,000.00
Buildings		Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$5,933,667.34
Useful Life	1		
Adjustment	3		
Replacement Year	2022		
Remaining Life	3		

This provision is for the rebuilding of building 8.

Barn 8 Emergency Repair

Asset ID	1350	1 Total @	\$50,000.00
Barn 8 Building		Asset Cost	\$50,000.00
Buildings		Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$50,000.00
Useful Life	1		
Replacement Year	2019		
Remaining Life	0		

This provision is for emergency repairs to building 8.

Barn 8 Spec Design for Rebuild

Asset ID	1349	1 Total @	\$290,000.00
Barn 8 Building		Asset Cost	\$290,000.00
Buildings		Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$297,250.00
Useful Life	1		
Adjustment	1		
Replacement Year	2020		
Remaining Life	1		

This provision is for the spec designing for the rebuild of building 8.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Barn 8: Building Exterior Envelope Restoration

Asset ID	1083	1 Total	@ \$225,884.37
Barn 8 Building		Asset Cost	\$225,884.37
Buildings		Percent Replacement	100%
Placed in Service	January 1982	Future Cost	\$510,239.10
Useful Life	30		
Adjustment	40		
Replacement Year	2052		
Remaining Life	33		

In 2022 the Association plans to tear down and replace Barn 8. This component is assumed to be part of this work. The reserve study will need to be updated with new information once this work has been completed.

This provision is for the replacement of the building envelope on Barn 8. Barn 8 was constructed in 1960's. This includes replacement of the roofing, siding, windows, doors, decking and stairs.

Schwindt and Company estimated 7,000 square feet of siding 10 windows and 5 doors.

7,000 SF x \$20/SF = \$140,000

10 Windows x \$500 = \$5,000

5 Doors x \$1,000 = \$5,000

Roof

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Barn 8: Electrical System - Repair

Asset ID	1091	1 Total	@ \$52,531.25
Barn 8 Building		Asset Cost	\$52,531.25
Equipment		Percent Replacement	100%
Placed in Service	January 1982	Future Cost	\$151,895.16
Useful Life	40		
Adjustment	40		
Replacement Year	2062		
Remaining Life	43		

In 2022 the Association plans to tear down and replace Barn 8. This component is assumed to be part of this work. The reserve study will need to be updated with new information once this

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Barn 8: Electrical System - Repair continued...

work has been completed.

This provision is for the repair of the electrical system.

According to the Association, work to the Panel was done in 1989 for \$2,684 (Asset ID 000078)

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Barn 8: Fire System - Repair

Asset ID	1093	1 Total	@ \$52,531.25
Barn 8 Building		Asset Cost	\$52,531.25
Equipment		Percent Replacement	100%
Placed in Service	January 1982	Future Cost	\$151,895.16
Useful Life	40		
Adjustment	40		
Replacement Year	2062		
Remaining Life	43		

In 2022 the Association plans to tear down and replace Barn 8. This component is assumed to be part of this work. The reserve study will need to be updated with new information once this work has been completed.

This provision is for the repair of the fire system.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Barn 8: Flat Roof - Replacement

Asset ID	1095	2,400 SF	@ \$5.25
Barn 8 Building		Asset Cost	\$12,600.00
Buildings		Percent Replacement	100%
Placed in Service	January 2012	Future Cost	\$19,651.70
Useful Life	15		
Adjustment	10		
Replacement Year	2037		
Remaining Life	18		

In 2022 the Association plans to tear down and replace Barn 8. This component is assumed to be part of this work. The reserve study will need to be updated with new information once this work has been completed.

This provision is for the replacement of the flat roof.

According to the Association this was done in 2012. (Asset ID 000773). The 2012 roof replacement installed a flat roof without slope, drainage or integrated sleepers for the roof mounted equipment.

Schwindt and Company estimated it to measure 2,400 square feet.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Barn 8: HVAC - Replacement

Asset ID	1089	1 Total	@ \$47,278.12
Barn 8 Building		Asset Cost	\$47,278.12
Equipment		Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$83,427.47
Useful Life	20		
Adjustment	15		
Replacement Year	2042		
Remaining Life	23		

In 2022 the Association plans to tear down and replace Barn 8. This component is assumed to be part of this work. The reserve study will need to be updated with new information once this work has been completed.

This provision is for the replacement of the HVAC equipment in Barn 8. Design effort should be initiated to place the 15 different components into a configurable system.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Barn 8: HVAC - Replacement continued...

According to the Association \$44,211 was spent in 2009 (Asset ID 000572)

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Barn 8: Painting

Asset ID	1099	7,000 SF	@ \$2.62
		Asset Cost	\$18,340.00
Barn 8 Building		Percent Replacement	100%
Buildings		Future Cost	\$23,476.75
Placed in Service	January 2016		
Useful Life	7		
Adjustment	6		
Replacement Year	2029		
Remaining Life	10		

In 2022 the Association plans to tear down and replace Barn 8. This component is assumed to be part of this work. The reserve study will need to be updated with new information once this work has been completed.

This provision is for the painting of the exterior. This component assumes the exterior is renovated in 2017. Exterior of Barn was painted prior to 2008.

Schwindt and Company estimated 7,000 square feet of siding.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Barn 8: Plumbing System - Repair

Asset ID	1090	1 Total	@ \$52,531.25
		Asset Cost	\$52,531.25
Barn 8 Building		Percent Replacement	100%
Equipment		Future Cost	\$151,895.16
Placed in Service	January 1982		
Useful Life	40		
Adjustment	40		
Replacement Year	2062		
Remaining Life	43		

In 2022 the Association plans to tear down and replace Barn 8. This component is assumed to

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Barn 8: Plumbing System - Repair continued...

be part of this work. The reserve study will need to be updated with new information once this work has been completed.

This provision is for the repair of the plumbing system.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Barn 8: Restrooms/Locker Rooms - Remodel

Asset ID	1094	1 Total	@ \$157,593.75
	Barn 8 Building	Asset Cost	\$157,593.75
	Equipment	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$278,091.61
Useful Life	20		
Adjustment	15		
Replacement Year	2042		
Remaining Life	23		

In 2022 the Association plans to tear down and replace Barn 8. This component is assumed to be part of this work. The reserve study will need to be updated with new information once this work has been completed.

This provision is for the renovation of the restrooms and locker rooms. This should be done at the same time as plumbing repairs.

According to the Association the following occurred

Pool locker room remodel in 2007 for \$112,200 (Asset ID 000013)

Rec Center bathroom remodel in 2006 for \$43,000 (Asset ID 000506)

Locker Modules placed in service 1978 for \$4,907 (Asset ID 000013)

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Barn 8: Roof Replacement

		13,000 SF	@ \$5.25
Asset ID	1339	Asset Cost	\$68,250.00
	Barn 8 Building	Percent Replacement	100%
	Buildings	Future Cost	\$120,434.68
Placed in Service	January 2016		
Useful Life	20		
Adjustment	6		
Replacement Year	2042		
Remaining Life	23		

In 2022 the Association plans to tear down and replace Barn 8. This component is assumed to be part of this work. The reserve study will need to be updated with new information once this work has been completed.

This provision is for the replacement of the metal roof on Barn 8. The existing metal roof is in excellent condition; the roofing structural supports appear less than good: roof has sway along ridge line.

According to the Association, the roof was replaced in 2003 for \$50,745 (Asset ID 000436) and repaired in 2006 for \$6,000 (Asset ID 000497)

Schwindt and Company estimated 13,000 square feet of roofing.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Barn 8 Building - Total Current Cost

\$6,537,540

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Barn 8: Coffee Area: Equipment - Replacement

Asset ID	1097	1 Total	@ \$5,253.12
	Barn 8 Equipment	Asset Cost	\$5,253.12
	Interiors	Percent Replacement	100%
Placed in Service	January 2012	Future Cost	\$6,400.42
Useful Life	15		
Replacement Year	2027		
Remaining Life	8		

This provision is for the equipment in the coffee area.

This includes the following:

- Commercial 2 brew espresso machine
- Reach-in Cooler
- Bunn Coffee machine
- 5' non-commercial freezer
- 4 stainless sinks

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Barn 8: Coffee Area: Ice Machine II - Replacement

Asset ID	1200	1 Total	@ \$4,202.50
	Barn 8 Equipment	Asset Cost	\$4,202.50
	Equipment	Percent Replacement	100%
Placed in Service	January 1985	Future Cost	\$4,415.25
Useful Life	10		
Adjustment	26		
Replacement Year	2021		
Remaining Life	2		

This provision is for the replacement of the ice machine Manitowac 400. (Asset ID 000038)

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Barn 8: Coffee Area: Kitchen - Renovation

Asset ID	1098	1 Total	@ \$10,506.25
	Barn 8 Equipment	Asset Cost	\$10,506.25
	Interiors	Percent Replacement	100%
Placed in Service	January 2012	Future Cost	\$12,800.85
Useful Life	15		
Replacement Year	2027		
Remaining Life	8		

This provision is for the renovation of the coffee area kitchen at the barns. This includes painting of the counter tops and cabinets.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Barn 8: Coffee Area: Lobby - Renovation

Asset ID	1096	1 Total	@ \$15,759.37
	Barn 8 Equipment	Asset Cost	\$15,759.37
	Interiors	Percent Replacement	100%
Placed in Service	January 2014	Future Cost	\$20,173.33
Useful Life	15		
Replacement Year	2029		
Remaining Life	10		

This provision is for the renovation of the coffee area lobby at the barns. This includes painting of the walls, replacement of the furniture, lighting and carpet.

According to the Association, \$2,684 was spent in 2014. (Asset ID 000824)

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Barn 8: Dance Area - Renovation

Asset ID	1085	1 Total	@ \$31,518.75
Barn 8 Equipment		Asset Cost	\$31,518.75
Interiors		Percent Replacement	100%
Placed in Service	January 2003	Future Cost	\$34,790.80
Useful Life	20		
Replacement Year	2023		
Remaining Life	4		

This provision is for the renovation of the dance area in barn 8. This includes the replacement of carpet, refinishing of the wood floors, wood stage, replacement of furniture, lighting, PA system, and restrooms.

According to the Association, the following was done

Dance barn carpeting was replaced in 2004 for \$6,958 (Asset D 000417)

Dance barn remodel was done in 2003 for \$1,415 (Asset ID 000373)

Dance barn PA system was purchased in 2004 for \$5,052 (Asset ID 000440)

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Barn 8: Dance Area Heaters - Replacement

Asset ID	1086	4 Each	@ \$2,626.56
Barn 8 Equipment		Asset Cost	\$10,506.24
Interiors		Percent Replacement	100%
Placed in Service	January 2003	Future Cost	\$11,596.92
Useful Life	20		
Replacement Year	2023		
Remaining Life	4		

This provision is for the replacement of the dance area heaters in barn 8.

Schwindt and Company estimated 4 heaters.

According to the Association, \$8,457 was spent in 2010 (Asset ID 000706)

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Barn 8: Dance Area Kitchen Equipment - Replacement

Asset ID	1087	1 Total	@ \$42,025.00
Barn 8 Equipment		Asset Cost	\$42,025.00
Equipment		Percent Replacement	100%
Placed in Service	January 2003	Future Cost	\$46,387.74
Useful Life	20		
Replacement Year	2023		
Remaining Life	4		

This provision is for the replacement of the dance area kitchen equipment in Barn 8.

This includes the following:

Refrigerator
Stove
Counter tops
Double warming oven
Ventilation exhaust
Sinks
Flooring
Paint

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Barn 8: Gym Cardio Machines - Replacement

Asset ID	1248	1 Total	@ \$65,000.00
Barn 8 Equipment		Asset Cost	\$65,000.00
Equipment		Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$65,000.00
Useful Life	10		
Replacement Year	2019		
Remaining Life	0		

This provision is for the replacement of the gym cardio equipment.

(Asset ID 000575)

This includes the following

C572R Bike

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Barn 8: Gym Cardio Machines - Replacement continued...

C53N Bike
4 Treadmills
5 Ellipticals
2 Row Machines

SVCA note: 5 year capital lease

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Barn 8: Gym Weight Machines - Replacement

Asset ID	1084	1 Total	@ \$78,796.87
Barn 8 Equipment		Asset Cost	\$78,796.87
Equipment		Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$122,896.22
Useful Life	30		
Replacement Year	2037		
Remaining Life	18		

This provision is for the replacement of the gym weight equipment.

(Asset ID 000575)

This includes the following

Shoulder Press

Chest Press

Leg Press

Mid Row

Lat Pull Down

Bicep Curls

Triceps

Weight Racks, weights and benches

Back Extension

Abdominal Crunch

Leg Extension

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Barn 8: Gym Weight Machines - Replacement continued...

to confirm this estimate.

Barn 8: Safety Nets - Replacement

Asset ID	1231	1 Total	@ \$15,759.37
	Barn 8 Equipment	Asset Cost	\$15,759.37
	Equipment	Percent Replacement	100%
Placed in Service	January 2013	Future Cost	\$19,681.29
Useful Life	15		
Replacement Year	2028		
Remaining Life	9		

This provision is for the replacement of the safety net and poles protecting the building from golf balls.

According to the Association, \$2,030 was spent in 2014 (nets only) (Asset ID 000791)

The cost and useful life assumptions are based on information from the Association. The Association should obtain a bid to confirm this estimate.

Barn 8: Sauna - Replacement

Asset ID	1340	1 Total	@ \$26,000.00
	Barn 8 Equipment	Asset Cost	\$26,000.00
	Equipment	Percent Replacement	100%
Placed in Service	January 1982	Future Cost	\$26,000.00
Useful Life	10		
Replacement Year	2019		
Remaining Life	0		

This provision is for the replacement of the Barn 8 sauna.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Barn 8: Water Heaters - Replacement

Asset ID	1092	1 Total	@ \$12,607.50
Barn 8 Equipment		Asset Cost	\$12,607.50
Equipment		Percent Replacement	100%
Placed in Service	January 2008	Future Cost	\$18,259.42
Useful Life	12		
Adjustment	14		
Replacement Year	2034		
Remaining Life	15		

In 2022 the Association plans to tear down and replace Barn 8. This component is assumed to be part of this work. The reserve study will need to be updated with new information once this work has been completed.

This provision is for the replacement of the water heaters. According to the Association, tankless heaters were installed in 2008 for \$8,922. (Asset ID 000603)

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Barn 8 Equipment - Total Current Cost

\$317,935

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Main Pool: ADA Lift - Replacement

Asset ID	1337	1 Total	@ \$12,326.00
	Main Pool	Asset Cost	\$12,326.00
	Equipment	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$15,393.48
Useful Life	10		
Replacement Year	2028		
Remaining Life	9		

This provision is for the replacement of the main pool ADA lift.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Main Pool: Deck - Repair

Asset ID	1105	1 Total	@ \$339,714.00
	Main Pool	Asset Cost	\$339,714.00
	Equipment	Percent Replacement	100%
Placed in Service	July 2018	Future Cost	\$889,906.12
Useful Life	40		
Replacement Year	2058		
Remaining Life	39		

This provision is for the repair of the pool deck.

Schwindt and Company estimated 10,600 square feet of decking.

According to the Association, this was done in 2018 for \$339,714.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Main Pool: Equipment - Replacement

Asset ID	1100	1 Total	@ \$67,908.20
	Main Pool	Asset Cost	\$67,908.20
	Equipment	Percent Replacement	100%
Placed in Service	January 2016	Future Cost	\$84,808.04
Useful Life	12		
Replacement Year	2028		
Remaining Life	9		

This provision is for the replacement main pool equipment. This includes the pool heaters (2), filter system, water pump, vacuum pump, control system, water pit and pipe system.

Upgraded in 2016 for \$64,636.

This includes the following:

Pool filter purchased in 2011 for \$2,387 (Asset ID 000738)

Main pool pump roof refurbishment in 2016 for \$64,636

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Main Pool: Fence - Replacement

Asset ID	1104	1 Total	@ \$25,170.00
	Main Pool	Asset Cost	\$25,170.00
	Equipment	Percent Replacement	100%
Placed in Service	July 2018	Future Cost	\$65,934.69
Useful Life	40		
Replacement Year	2058		
Remaining Life	39		

This provision is for the replacement main pool fence.

Schwindt and Company estimated 476 lineal feet of fencing.

According to the Association, this was done in 2018 for \$25,170.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Main Pool: Resurface

Asset ID	1244	1 Total	@ \$206,845.00
	Main Pool	Asset Cost	\$206,845.00
	Equipment	Percent Replacement	100%
Placed in Service	July 2018	Future Cost	\$271,398.56
Useful Life	12		
Replacement Year	2030		
Remaining Life	11		

This provision is for the resurface the main pool. According to information provided by the Association, it was done in 2018 for \$206,845. (Asset ID 000266).

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Main Pool: Swim Lanes - Replacement

Asset ID	1338	1 Total	@ \$5,428.00
	Main Pool	Asset Cost	\$5,428.00
	Equipment	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$6,778.83
Useful Life	10		
Replacement Year	2028		
Remaining Life	9		

This provision is for the replacement of the main pool swim lanes.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Main Pool - Total Current Cost \$657,391

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Core Area: Field Equipment - Replacement

Asset ID	1113	1 Total	@ \$7,354.37
		Asset Cost	\$7,354.37
	Rec Corridor	Percent Replacement	100%
	Recreation	Future Cost	\$9,649.57
Placed in Service	January 1990		
Useful Life	40		
Replacement Year	2030		
Remaining Life	11		

This provision is for the replacement of the equipment at the field by the barns.

This includes the following:

- Chain link fence for field
- Soccer goals
- Benches and tables

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Core Area: Outdoor Amenities - Replacement

Asset ID	1109	1 Total	@ \$15,759.37
		Asset Cost	\$15,759.37
	Rec Corridor	Percent Replacement	100%
	Grounds	Future Cost	\$18,732.94
Placed in Service	January 1996		
Useful Life	30		
Replacement Year	2026		
Remaining Life	7		

This provision is for the replacement of the playground equipment at the core area. This should include the swing set, jungle gym, slide, play structure, and picnic tables.

According to the Association \$8,457 was spent in 2012 (Asset ID 000774)

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Core Area: Tennis Court - Resurface

Asset ID	1110	1 Total	@ \$91,350.00
	Rec Corridor	Asset Cost	\$91,350.00
	Recreation	Percent Replacement	100%
Placed in Service	January 1990	Future Cost	\$91,350.00
Useful Life	30		
Adjustment	-1		
Replacement Year	2019		
Remaining Life	0		

This provision is for the resurface the tennis courts at the core area.

According to the Association, this was done in 1990 for \$51,745 (Asset ID 000099). The cost has been updated to 17,400 SF @ \$5.25/SF

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Core Area: Tennis Court Fence - Replacement

Asset ID	1112	600 LF	@ \$42.02
	Rec Corridor	Asset Cost	\$25,212.00
	Recreation	Percent Replacement	100%
Placed in Service	January 1990	Future Cost	\$25,212.00
Useful Life	30		
Adjustment	-1		
Replacement Year	2019		
Remaining Life	0		

This provision is for the replacement the tennis courts fence at the core area.

Schwindt and Company estimated 600 lineal feet of fencing.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Rec Corridor - Total Current Cost	\$139,676
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**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Adult Center Building: Interior - Renovation

Asset ID	1118	1 Total	@ \$42,025.00
Adult Building Equipment (Currently Library)		Asset Cost	\$42,025.00
	Interiors	Percent Replacement	100%
Placed in Service	January 1993	Future Cost	\$46,387.74
Useful Life	20		
Adjustment	10		
Replacement Year	2023		
Remaining Life	4		

This provision is for the renovation of the interior of the adult center building. This includes painting, replacement of furniture, bathroom renovations, sauna, flooring, and kitchen equipment (refrigerator, stove, sink, and counters).

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Adult Center Building: Water Heater - Replacement

Asset ID	1119	1 Total	@ \$3,677.19
Adult Building Equipment (Currently Library)		Asset Cost	\$3,677.19
	Equipment	Percent Replacement	100%
Placed in Service	January 2009	Future Cost	\$3,863.35
Useful Life	12		
Replacement Year	2021		
Remaining Life	2		

This provision is for the replacement of the water heater in the adult center building. According to the Association, this was done in 2009 for \$4,828. (Asset ID 000624)

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Adult Building Equipment (Currently Library)
Total Current Cost

\$45,702

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Adult Center Building: Doors & Windows- Repair

Asset ID	1116	33 Each	@ \$787.97
Adult Building (Currently Library)		Asset Cost	\$26,003.01
Buildings		Percent Replacement	100%
Placed in Service	January 1993	Future Cost	\$28,702.46
Useful Life	30		
Replacement Year	2023		
Remaining Life	4		

This provision is for the repair of the windows and doors on the adult center building. The quiet building was constructed in 1993.

Schwindt and Company estimated 28 windows and 5 doors.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Adult Center Building: Electrical System - Replacement

Asset ID	1284	1 Total	@ \$21,012.50
Adult Building (Currently Library)		Asset Cost	\$21,012.50
Buildings		Percent Replacement	100%
Placed in Service	January 1993	Future Cost	\$38,005.85
Useful Life	50		
Replacement Year	2043		
Remaining Life	24		

This provision is for the replacement of the electrical system in the adult center building.

According to the Association, this was purchased in XXXX for \$XXXX. (Asset ID 000XXX)

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Adult Center Building: Exterior Painting - Replacement

Asset ID	1115	3,510 SF	@ \$2.10
Adult Building (Currently Library)		Asset Cost	\$7,371.00
Buildings		Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$7,371.00
Useful Life	7		
Replacement Year	2019		
Remaining Life	0		

This provision is for the painting of the adult center building exterior.

Schwindt and Company estimated 3,510 square feet of siding.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Adult Center Building: Fire System - Replacement

Asset ID	1286	1 Total	@ \$5,253.12
Adult Building (Currently Library)		Asset Cost	\$5,253.12
Buildings		Percent Replacement	100%
Placed in Service	January 1993	Future Cost	\$5,798.46
Useful Life	30		
Replacement Year	2023		
Remaining Life	4		

This provision is for the replacement of the fire system in the adult center building.

According to the Association, this was purchased in XXXX for \$XXXX. (Asset ID 000XXX)

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Adult Center Building: HVAC - Replacement

Asset ID	1117	1 Total	@ \$12,607.50
Adult Building (Currently Library)		Asset Cost	\$12,607.50
Equipment		Percent Replacement	100%
Placed in Service	January 1997	Future Cost	\$13,576.90
Useful Life	15		
Adjustment	10		
Replacement Year	2022		
Remaining Life	3		

This provision is for the replacement of the HVAC system in the adult center building.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Adult Center Building: Plumbing System - Replacement

Asset ID	1285	1 Total	@ \$21,012.50
Adult Building (Currently Library)		Asset Cost	\$21,012.50
Buildings		Percent Replacement	100%
Placed in Service	January 1993	Future Cost	\$38,005.85
Useful Life	50		
Replacement Year	2043		
Remaining Life	24		

This provision is for the replacement of the plumbing system in the adult center building.

According to the Association, this was purchased in XXXX for \$XXXX. (Asset ID 000XXX)

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Adult Center Building: Roof - Replacement

Asset ID	1114	1 Total	@ \$19,885.17
Adult Building (Currently Library)		Asset Cost	\$19,885.17
Buildings		Percent Replacement	100%
Placed in Service	January 2015	Future Cost	\$33,398.77
Useful Life	25		
Replacement Year	2040		
Remaining Life	21		

This provision is for the replacement of the roof on the adult center building. According to the Association, this was done in 2015 for \$18,927. (Asset ID 000831)

Schwindt and Company estimated 10,600 square feet of roofing.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Adult Center Building: Siding - Repair

Asset ID	1245	3,510 SF	@ \$10.51
Adult Building (Currently Library)		Asset Cost	\$36,890.10
Buildings		Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$40,719.77
Useful Life	7		
Adjustment	6		
Replacement Year	2023		
Remaining Life	4		

This provision is for the repair of the siding, on the adult center building. The quiet building was constructed in 1993. It is estimated that 10% of the total area will need repair every 10 years.

Schwindt and Company estimated 3,510 square feet of siding.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Adult Building (Currently Library) - Total Current Cost

\$150,035

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Quiet Pool: ADA Lift Replacement

Asset ID	1342	1 Total	@ \$12,326.00
	Quiet Pool	Asset Cost	\$12,326.00
	Recreation	Percent Replacement	100%
Placed in Service	July 2018	Future Cost	\$15,393.48
Useful Life	10		
Replacement Year	2028		
Remaining Life	9		

This provision is for the replacement of the pool ada lift at the quiet center.

According to the Association, this was replaced in 2018 for \$12,326.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Quiet Pool: Deck - Repairs

Asset ID	1123	1 Total	@ \$61,042.00
	Quiet Pool	Asset Cost	\$61,042.00
	Recreation	Percent Replacement	100%
Placed in Service	July 2018	Future Cost	\$124,916.80
Useful Life	30		
Replacement Year	2048		
Remaining Life	29		

This provision is for the repair of the pool deck at the quiet center.

Schwindt and Company estimated 1,456 square feet of decking.

According to the Association, this was done in 2018 for \$61,042.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Quiet Pool: Fence - Replacement			
		280 LF	@ \$31.52
Asset ID	1126	Asset Cost	\$8,825.60
	Quiet Pool	Percent Replacement	100%
	Grounds	Future Cost	\$9,741.81
Placed in Service	January 2023		
Useful Life	20		
Replacement Year	2023		
Remaining Life	4		

This provision is for the replacement of the pool furniture at the quiet center.

Schwindt and Company estimated 280 lineal feet of fencing.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Quiet Pool: Filter - Replacement			
		1 Total	@ \$2,626.56
Asset ID	1233	Asset Cost	\$2,626.56
	Quiet Pool	Percent Replacement	100%
	Equipment	Future Cost	\$2,626.56
Placed in Service	January 2011		
Useful Life	15		
Adjustment	-7		
Replacement Year	2019		
Remaining Life	0		

This provision is for the replacement of the pool filter at the quiet center.

The useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The cost is based on information from Marshall's Service LLC. The Association should obtain a bid to confirm this estimate.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Quiet Pool: Heater - Replacement

Asset ID	1120	1 Total	@ \$4,202.50
	Quiet Pool	Asset Cost	\$4,202.50
	Equipment	Percent Replacement	100%
Placed in Service	January 2011	Future Cost	\$4,202.50
Useful Life	15		
Adjustment	-7		
Replacement Year	2019		
Remaining Life	0		

This provision is for the replacement of the pool heater at the quiet center.

The useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The cost is based on information from Marshall's Service LLC. The Association should obtain a bid to confirm this estimate.

Quiet Pool: Pump - Replacement

Asset ID	1122	1 Total	@ \$1,050.62
	Quiet Pool	Asset Cost	\$1,050.62
	Equipment	Percent Replacement	100%
Placed in Service	January 2014	Future Cost	\$1,050.62
Useful Life	10		
Adjustment	-5		
Replacement Year	2019		
Remaining Life	0		

This provision is for the replacement of the pool pump at the quiet center.

The useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The cost is based on information from Marshall's Service LLC. The Association should obtain a bid to confirm this estimate.

Quiet Pool: Resurface - Replacement

Asset ID	1121	1 Total	@ \$73,183.00
	Quiet Pool	Asset Cost	\$73,183.00
	Recreation	Percent Replacement	100%
Placed in Service	July 2018	Future Cost	\$91,395.54
Useful Life	10		
Replacement Year	2028		
Remaining Life	9		

This provision is for the resurface of the pool at the quiet center.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Quiet Pool: Resurface - Replacement continued...

According to the Association this was done in 2018 for \$73,183 (Asset ID 000190)

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Quiet Pool: Retaining Wall - Repair

Asset ID	1343	1 Total	@ \$50,000.00
	Quiet Pool	Asset Cost	\$50,000.00
	Recreation	Percent Replacement	100%
Placed in Service	July 1993	Future Cost	\$50,000.00
Useful Life	30		
Adjustment	-4		
Replacement Year	2019		
Remaining Life	0		

This provision is for the repair of the retaining wall at the quiet center.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Quiet Pool: Shed - Rebuild

Asset ID	1124	1 Total	@ \$30,000.00
	Quiet Pool	Asset Cost	\$30,000.00
	Buildings	Percent Replacement	100%
Placed in Service	January 1993	Future Cost	\$30,000.00
Useful Life	30		
Adjustment	-4		
Replacement Year	2019		
Remaining Life	0		

This provision is for the rebuilding of the pool shed at the quiet center.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Quiet Pool: Skimmer- Replacement		1 Total	@ \$4,879.00
Asset ID	1341	Asset Cost	\$4,879.00
	Quiet Pool	Percent Replacement	100%
	Recreation	Future Cost	\$6,093.20
Placed in Service	July 2018		
Useful Life	10		
Replacement Year	2028		
Remaining Life	9		

This provision is for the replacement of the pool skimmer at the quiet center.

According to the Association, this was replaced in 2018 for \$4,879.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Quiet Pool - Total Current Cost \$248,135

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Clubhouse Interior Refurbishment

Asset ID	1333	1 Total @	\$3,750,000.00
	Clubhouse	Asset Cost	\$3,750,000.00
	Buildings	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$4,242,780.80
Useful Life	1		
Adjustment	5		
Replacement Year	2024		
Remaining Life	5		

This provision is for the refurbishment of the clubhouse interior.

Clubhouse: Bar Deck - Recoating

Asset ID	1148	2,000 SF	@ \$5.25
	Clubhouse	Asset Cost	\$10,500.00
	Buildings	Percent Replacement	100%
Placed in Service	January 2014	Future Cost	\$10,762.50
Useful Life	5		
Adjustment	1		
Replacement Year	2020		
Remaining Life	1		

This provision is for the recoating of the bar deck at the clubhouse.

Schwindt and Company estimated 2,000 square feet of deck surface.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Clubhouse: Electrical Systems - Renovation

Asset ID	1157	1 Total @	\$57,784.37
	Clubhouse	Asset Cost	\$57,784.37
	Buildings	Percent Replacement	100%
Placed in Service	January 1976	Future Cost	\$224,710.29
Useful Life	50		
Adjustment	48		
Replacement Year	2074		
Remaining Life	55		

In 2024 the Association is planning a complete interior refurbishment of the clubhouse. This

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Clubhouse: Electrical Systems - Renovation continued...

items is assumed to be part of the project.

This provision is for the renovation of the electrical systems at the club house. This includes electrical panels, new wiring, replacements of the lights facility communications and network distribution.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Clubhouse: Exterior - Replacement

Asset ID	1146	1 Total	@ \$656,640.62
	Clubhouse	Asset Cost	\$656,640.62
	Buildings	Percent Replacement	100%
Placed in Service	January 2014	Future Cost	\$1,637,234.03
Useful Life	42		
Replacement Year	2056		
Remaining Life	37		

This provision is for the replacement of the exterior siding, windows, doors, bar deck and railings at the clubhouse. The clubhouse was constructed in 1989 and the exterior was renovated in 2014. According to the Association, this was done in 2014 for \$625,000 (Asset ID 000839).

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Clubhouse: Fire Systems - Upgrade

Asset ID	1153	1 Total	@ \$21,012.50
	Clubhouse	Asset Cost	\$21,012.50
	Buildings	Percent Replacement	100%
Placed in Service	January 2003	Future Cost	\$38,956.00
Useful Life	20		
Adjustment	21		
Replacement Year	2044		
Remaining Life	25		

In 2024 the Association is planning a complete interior refurbishment of the clubhouse. This

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Clubhouse: Fire Systems - Upgrade continued...

items is assumed to be part of the project.

This provision is for the upgrade of the fire systems at the club house. This includes upgrade of the restaurant fire suppression system and the clubhouse fire sprinkler heads and alarm system.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Clubhouse: HVAC 20 Ton

Asset ID	1318	1 Total	@ \$37,450.00
	Clubhouse	Asset Cost	\$37,450.00
	Equipment	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$40,329.55
Useful Life	15		
Replacement Year	2022		
Remaining Life	3		

This provision is for the replacement of the HVAC 20 ton.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Clubhouse: HVAC CH

Asset ID	1316	1 Total	@ \$37,451.00
	Clubhouse	Asset Cost	\$37,451.00
	Equipment	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$59,871.05
Useful Life	20		
Replacement Year	2038		
Remaining Life	19		

This provision is for the replacement of the HVAC at the CH. (1.3 ton compressor for 2nd floor)

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Clubhouse: HVAC Economizer

Asset ID	1317	1 Total	@ \$37,450.00
	Clubhouse	Asset Cost	\$37,450.00
	Equipment	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$52,915.87
Useful Life	15		
Replacement Year	2033		
Remaining Life	14		

This provision is for the replacement of the HVAC economizer.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Clubhouse: HVAC Exterior Cover

Asset ID	1319	1 Total	@ \$20,000.00
	Clubhouse	Asset Cost	\$20,000.00
	Equipment	Percent Replacement	100%
Placed in Service	January 1975	Future Cost	\$20,000.00
Useful Life	15		
Replacement Year	2019		
Remaining Life	0		

This provision is for the replacement of the HVAC 20 exterior cover.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Clubhouse: Plumbing Systems - Renovation

Asset ID	1156	1 Total	@ \$21,012.50
	Clubhouse	Asset Cost	\$21,012.50
	Buildings	Percent Replacement	100%
Placed in Service	January 1976	Future Cost	\$81,712.84
Useful Life	50		
Adjustment	48		
Replacement Year	2074		
Remaining Life	55		

In 2024 the Association is planning a complete interior refurbishment of the clubhouse. This

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Clubhouse: Plumbing Systems - Renovation continued...

items is assumed to be part of the project.

This provision is for the renovation of the plumbing systems at the club house. This includes water supply system and the sewer system.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Clubhouse: Roof & Gutters - Replacement

Asset ID	1144	12,500 SF	@ \$3.15
	Clubhouse	Asset Cost	\$39,375.00
	Buildings	Percent Replacement	100%
Placed in Service	January 2014	Future Cost	\$64,520.52
Useful Life	25		
Replacement Year	2039		
Remaining Life	20		

This provision is for the replacement of the roof and gutters at the clubhouse.

Schwindt and Company estimated 12,500 square feet of roofing.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Clubhouse: Siding - Painting

Asset ID	1145	6,300 SF	@ \$2.10
	Clubhouse	Asset Cost	\$13,230.00
	Buildings	Percent Replacement	100%
Placed in Service	January 2014	Future Cost	\$13,899.77
Useful Life	7		
Replacement Year	2021		
Remaining Life	2		

This provision is for the painting of the clubhouse siding.

Schwindt and Company estimated 6,300 square feet of siding.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Clubhouse: Siding - Painting continued...

to confirm this estimate.

Clubhouse - Total Current Cost	\$4,701,906
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**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Clubhouse: 19th Hole - Renovation

Asset ID	1151	1 Total	@ \$21,012.50
Clubhouse Equipment		Asset Cost	\$21,012.50
Interiors		Percent Replacement	100%
Placed in Service	January 1998	Future Cost	\$34,431.43
Useful Life	15		
Adjustment	26		
Replacement Year	2039		
Remaining Life	20		

In 2024 the Association is planning a complete interior refurbishment of the clubhouse. This items is assumed to be part of the project.

This provision is for the renovation of the coffee shop at the club house. This includes painting and replacement of the carpet and furniture.

According to the Association this was done in 2013 for \$18,073 (Asset ID 000790)

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Clubhouse: Admin - Renovation

Asset ID	1150	1 Total	@ \$31,518.75
Clubhouse Equipment		Asset Cost	\$31,518.75
Interiors		Percent Replacement	100%
Placed in Service	January 1998	Future Cost	\$45,648.55
Useful Life	10		
Adjustment	26		
Replacement Year	2034		
Remaining Life	15		

In 2024 the Association is planning a complete interior refurbishment of the clubhouse. This items is assumed to be part of the project.

This provision is for the renovation of the admin and accounting offices at the club house. This includes painting, new furniture and new flooring.

This includes the following

Admin office carpet replacement done in 2016 for \$4,068 (Asset ID 000877)

Admin desks were done in 2017 for \$2,763 (Asset ID 000926)

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Clubhouse: Admin - Renovation continued...

to confirm this estimate.

Clubhouse: Golf Locker Rooms & Restrooms - Renovation(copy)

Asset ID	1351	1 Total	@ \$45,000.00
Clubhouse Equipment		Asset Cost	\$45,000.00
Interiors		Percent Replacement	100%
Placed in Service	January 2009	Future Cost	\$83,427.48
Useful Life	20		
Adjustment	15		
Replacement Year	2044		
Remaining Life	25		

In 2024 the Association is planning a complete interior refurbishment of the clubhouse. This items is assumed to be part of the project.

This provision is for the renovation of the golf locker rooms and restrooms at the club house. This includes painting, new furniture, fixtures, lockers, new flooring, sauna, bathroom fixtures and lighting.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Clubhouse: Pro Shop - Renovation

Asset ID	1147	1 Total	@ \$21,012.50
Clubhouse Equipment		Asset Cost	\$21,012.50
Interiors		Percent Replacement	100%
Placed in Service	January 2013	Future Cost	\$33,591.64
Useful Life	15		
Adjustment	10		
Replacement Year	2038		
Remaining Life	19		

In 2024 the Association is planning a complete interior refurbishment of the clubhouse. This items is assumed to be part of the project.

This provision is for the renovation of the pro shop at the club house. This includes painting the pro-shop, and replacement of the carpet.

Sudden Valley Community Association - CRRRF Detail Report by Area

Clubhouse: Pro Shop - Renovation continued...

This includes the following

Golf Refurb - Permanent Light Fixtures done in 2016 for \$5,925 (Asset ID 000880)

Golf Refurb - Painting done in 2016 for \$3,499 (Asset ID 000881)

Golf Refurb - tan square carpeting done in 2016 for \$3,745 (Asset ID 000882)

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Clubhouse: Restaurant - Renovation

Asset ID	1149	1 Total	@ \$52,531.25
Clubhouse Equipment		Asset Cost	\$52,531.25
Interiors		Percent Replacement	100%
Placed in Service	January 2013	Future Cost	\$86,078.57
Useful Life	15		
Adjustment	11		
Replacement Year	2039		
Remaining Life	20		

In 2024 the Association is planning a complete interior refurbishment of the clubhouse. This items is assumed to be part of the project.

This provision is for the renovation of the restaurant at the club house. This includes painting, new furniture and new flooring.

According to the Association the following work was done

Restaurant Remodel was done in 2000 for \$18,661 (Asset ID 000263)

Restaurant Carpet was done in 2000 for \$17,625 (Asset ID 000265)

Restaurant Renovation was done in 2013 for \$167,000 (Asset ID 000789)

The scope of this work may differ from past work. The Association should review this expense and determine an appropriate scope of work.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Clubhouse: Upstairs Restrooms - Renovation

Asset ID	1155	1 Total	@ \$31,518.75
Clubhouse Equipment		Asset Cost	\$31,518.75
Interiors		Percent Replacement	100%
Placed in Service	January 2009	Future Cost	\$58,434.00
Useful Life	20		
Adjustment	15		
Replacement Year	2044		
Remaining Life	25		

In 2024 the Association is planning a complete interior refurbishment of the clubhouse. This items is assumed to be part of the project.

This provision is for the renovation of the upstairs restrooms at the club house. This includes painting, new furniture, fixtures, lockers, new flooring, sauna, bathroom fixtures and lighting.

According to the Association, 30,827 was spent in 2009 (Asset ID 000643)

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Clubhouse: Water Heater - Replacement

Asset ID	1154	1 Total	@ \$10,506.25
Clubhouse Equipment		Asset Cost	\$10,506.25
Equipment		Percent Replacement	100%
Placed in Service	January 2015	Future Cost	\$16,795.82
Useful Life	15		
Adjustment	8		
Replacement Year	2038		
Remaining Life	19		

In 2024 the Association is planning a complete interior refurbishment of the clubhouse. This items is assumed to be part of the project.

This provision is for the replacement of the water heater at the club house.

According to the Association, \$8,605 was spent in 2015 (Asset ID 000840).

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Clubhouse Equipment - Total Current Cost	\$213,100
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**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Kitchen (19): Cooler - Replacement

Asset ID	1196	1 Total	@ \$3,151.87
	Kitchen	Asset Cost	\$3,151.87
	Equipment	Percent Replacement	100%
Placed in Service	January 1985	Future Cost	\$5,164.70
Useful Life	15		
Adjustment	39		
Replacement Year	2039		
Remaining Life	20		

In 2024 the Association is planning a complete interior refurbishment of the clubhouse. This items is assumed to be part of the project.

This provision is for the replacement of the cooler with work station top in the downstairs coffee shop.

The cost and useful life assumptions are based on information from a comparable Association. The Association should obtain a bid to confirm this estimate.

Kitchen (19): Drink/Display Cooler - Replacement

Asset ID	1197	1 Total	@ \$3,151.87
	Kitchen	Asset Cost	\$3,151.87
	Equipment	Percent Replacement	100%
Placed in Service	January 1985	Future Cost	\$5,164.70
Useful Life	15		
Adjustment	39		
Replacement Year	2039		
Remaining Life	20		

In 2024 the Association is planning a complete interior refurbishment of the clubhouse. This items is assumed to be part of the project.

This provision is for the replacement of the display cooler in the downstairs coffee shop.

The cost and useful life assumptions are based on information from a comparable Association. The Association should obtain a bid to confirm this estimate.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Kitchen (19): Fryers - Replacement

Asset ID	1192	1 Total	@ \$2,521.50
	Kitchen	Asset Cost	\$2,521.50
	Equipment	Percent Replacement	100%
Placed in Service	January 1985	Future Cost	\$3,651.88
Useful Life	10		
Adjustment	39		
Replacement Year	2034		
Remaining Life	15		

In 2024 the Association is planning a complete interior refurbishment of the clubhouse. This items is assumed to be part of the project.

This provision is for the replacement of the fryers in the downstairs coffee shop.

The cost and useful life assumptions are based on information from a comparable Association. The Association should obtain a bid to confirm this estimate.

Kitchen (19): Remodel

Asset ID	1198	1 Total	@ \$5,253.12
	Kitchen	Asset Cost	\$5,253.12
	Interiors	Percent Replacement	100%
Placed in Service	January 1998	Future Cost	\$8,607.85
Useful Life	15		
Adjustment	26		
Replacement Year	2039		
Remaining Life	20		

In 2024 the Association is planning a complete interior refurbishment of the clubhouse. This items is assumed to be part of the project.

This provision is for the remodeling of the 19th hole.

The cost and useful life assumptions are based on information from a comparable Association. The Association should obtain a bid to confirm this estimate.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Kitchen (19): Stove & Flat Top - Replacement

Asset ID	1195	1 Total	@ \$5,253.12
	Kitchen	Asset Cost	\$5,253.12
	Equipment	Percent Replacement	100%
Placed in Service	January 1985	Future Cost	\$11,018.77
Useful Life	25		
Adjustment	39		
Replacement Year	2049		
Remaining Life	30		

In 2024 the Association is planning a complete interior refurbishment of the clubhouse. This items is assumed to be part of the project.

This provision is for the replacement of the stove and flat top in the downstairs coffee shop.

The cost and useful life assumptions are based on information from a comparable Association. The Association should obtain a bid to confirm this estimate.

Kitchen (19): Walk-in Coolers - Repair

Asset ID	1191	1 Total	@ \$8,405.00
	Kitchen	Asset Cost	\$8,405.00
	Equipment	Percent Replacement	100%
Placed in Service	January 1985	Future Cost	\$18,070.80
Useful Life	26		
Adjustment	39		
Replacement Year	2050		
Remaining Life	31		

In 2024 the Association is planning a complete interior refurbishment of the clubhouse. This items is assumed to be part of the project.

This provision is for the repair of the 3 walk in coolers. There are 2 walk in coolers and 1 walk in freezer.

The cost and useful life assumptions are based on information from a comparable Association. The Association should obtain a bid to confirm this estimate.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Kitchen: Dishwasher - Replacement

Asset ID	1182	1 Total	@ \$5,253.12
	Kitchen	Asset Cost	\$5,253.12
	Equipment	Percent Replacement	100%
Placed in Service	January 2013	Future Cost	\$7,064.86
Useful Life	7		
Adjustment	11		
Replacement Year	2031		
Remaining Life	12		

In 2024 the Association is planning a complete interior refurbishment of the clubhouse. This items is assumed to be part of the project.

This provision is for the replacement of the dishwasher.

The cost and useful life assumptions are based on information from a comparable Association. The Association should obtain a bid to confirm this estimate.

Kitchen: Double Oven - Replacement

Asset ID	1183	1 Total	@ \$5,253.12
	Kitchen	Asset Cost	\$5,253.12
	Equipment	Percent Replacement	100%
Placed in Service	January 1985	Future Cost	\$7,608.08
Useful Life	10		
Adjustment	39		
Replacement Year	2034		
Remaining Life	15		

In 2024 the Association is planning a complete interior refurbishment of the clubhouse. This items is assumed to be part of the project.

This provision is for the replacement of the double oven.

The cost and useful life assumptions are based on information from a comparable Association. The Association should obtain a bid to confirm this estimate.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Kitchen: Exhaust Fan - Replacement

Asset ID	1194	1 Total	@ \$1,575.94
	Kitchen	Asset Cost	\$1,575.94
	Equipment	Percent Replacement	100%
Placed in Service	January 2015	Future Cost	\$2,017.34
Useful Life	5		
Adjustment	9		
Replacement Year	2029		
Remaining Life	10		

In 2024 the Association is planning a complete interior refurbishment of the clubhouse. This items is assumed to be part of the project.

This provision is for the replacement of the exhaust fan.

The cost and useful life assumptions are based on information from a comparable Association. The Association should obtain a bid to confirm this estimate.

Kitchen: Exhaust Hood - Replacement

Asset ID	1188	1 Total	@ \$23,113.75
	Kitchen	Asset Cost	\$23,113.75
	Equipment	Percent Replacement	100%
Placed in Service	January 1985	Future Cost	\$54,853.67
Useful Life	30		
Adjustment	39		
Replacement Year	2054		
Remaining Life	35		

In 2024 the Association is planning a complete interior refurbishment of the clubhouse. This items is assumed to be part of the project.

This provision is for the replacement of the exhaust hood.

The cost and useful life assumptions are based on information from a comparable Association. The Association should obtain a bid to confirm this estimate.

Sudden Valley Community Association - CRRRF
Detail Report by Area

Kitchen: Flat Top - Replacement

Asset ID	1187	1 Total	@ \$2,626.56
	Kitchen	Asset Cost	\$2,626.56
	Equipment	Percent Replacement	100%
Placed in Service	January 1985	Future Cost	\$4,303.92
Useful Life	15		
Adjustment	39		
Replacement Year	2039		
Remaining Life	20		

In 2024 the Association is planning a complete interior refurbishment of the clubhouse. This items is assumed to be part of the project.

This provision is for the replacement of the flat top.

The cost and useful life assumptions are based on information from a comparable Association. The Association should obtain a bid to confirm this estimate.

Kitchen: Fryers - Replacement

Asset ID	1185	1 Total	@ \$2,521.50
	Kitchen	Asset Cost	\$2,521.50
	Equipment	Percent Replacement	100%
Placed in Service	January 1985	Future Cost	\$3,651.88
Useful Life	10		
Adjustment	39		
Replacement Year	2034		
Remaining Life	15		

In 2024 the Association is planning a complete interior refurbishment of the clubhouse. This items is assumed to be part of the project.

This provision is for the replacement of the fryers.

The cost and useful life assumptions are based on information from a comparable Association. The Association should obtain a bid to confirm this estimate.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Kitchen: Grill Top - Replacement

Asset ID	1186	1 Total	@ \$2,626.56
	Kitchen	Asset Cost	\$2,626.56
	Equipment	Percent Replacement	100%
Placed in Service	January 1986	Future Cost	\$4,303.92
Useful Life	15		
Adjustment	38		
Replacement Year	2039		
Remaining Life	20		

In 2024 the Association is planning a complete interior refurbishment of the clubhouse. This items is assumed to be part of the project.

This provision is for the replacement of the grill top.

The cost and useful life assumptions are based on information from a comparable Association. The Association should obtain a bid to confirm this estimate.

Kitchen: Ice Machine I - Replacement

Asset ID	1199	1 Total	@ \$4,202.50
	Kitchen	Asset Cost	\$4,202.50
	Equipment	Percent Replacement	100%
Placed in Service	January 1983	Future Cost	\$6,086.47
Useful Life	10		
Adjustment	41		
Replacement Year	2034		
Remaining Life	15		

In 2024 the Association is planning a complete interior refurbishment of the clubhouse. This items is assumed to be part of the project.

This provision is for the replacement of the ice machine Manitowac 600. (Asset ID 000028)

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Kitchen: Renovation

Asset ID	1193	1 Total	@ \$12,607.50
	Kitchen	Asset Cost	\$12,607.50
	Equipment	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	\$29,920.18
Useful Life	30		
Adjustment	34		
Replacement Year	2054		
Remaining Life	35		

In 2024 the Association is planning a complete interior refurbishment of the clubhouse. This items is assumed to be part of the project.

This provision is for the renovation of the kitchen. This should include replacement of countertops, sinks and flooring.

According to the Association, \$11,630 was spent in 2000 (Asset ID 000264).

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Kitchen: Salamander - Replacement

Asset ID	1189	1 Total	@ \$2,626.56
	Kitchen	Asset Cost	\$2,626.56
	Equipment	Percent Replacement	100%
Placed in Service	January 1985	Future Cost	\$4,303.92
Useful Life	15		
Adjustment	39		
Replacement Year	2039		
Remaining Life	20		

In 2024 the Association is planning a complete interior refurbishment of the clubhouse. This items is assumed to be part of the project.

This provision is for the replacement of the salamander.

The cost and useful life assumptions are based on information from a comparable Association. The Association should obtain a bid to confirm this estimate.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Kitchen: Walk-in Coolers - Repair

		3 Each	@ \$8,405.00
Asset ID	1190	Asset Cost	\$25,215.00
	Kitchen	Percent Replacement	100%
	Equipment	Future Cost	\$54,212.42
Placed in Service	January 1985		
Useful Life	26		
Adjustment	39		
Replacement Year	2050		
Remaining Life	31		

In 2024 the Association is planning a complete interior refurbishment of the clubhouse. This items is assumed to be part of the project.

This provision is for the repair of the 3 walk in coolers. There are 2 walk in coolers and 1 walk in freezer.

The cost and useful life assumptions are based on information from a comparable Association. The Association should obtain a bid to confirm this estimate.

Kitchen - Total Current Cost \$115,359

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Golf: Austin Creek - Repair

Asset ID	1224	1 Total	@ \$7,879.69
Golf Course		Asset Cost	\$7,879.69
Grounds		Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$8,485.56
Useful Life	10		
Adjustment	2		
Replacement Year	2022		
Remaining Life	3		

This provision is for the repair of Austin Creek. According to the Association, a flood occurs approximately every 10 years.

The cost and useful life are based on information from the Association Superintendent.

Golf: Bridges - Replacement

Asset ID	1212	8 Each	@ \$9,000.00
Golf Course		Asset Cost	\$9,000.00
Grounds		Percent Replacement	12.5%
Placed in Service	January 2015	Future Cost	\$9,225.00
Useful Life	3		
Adjustment	2		
Replacement Year	2020		
Remaining Life	1		

This provision is for the replacement of the golf course bridges. According to the Association there are 8 bridges, 2 of them are steel and 6 of them are wood. Each bridge costs approximately \$9,000 to replace, and will last approximately 25 years.

This component assumes 1 bridge will be replaced every 3 years.

The cost and useful life are based on information from the Association Superintendent.

Golf: Bunkers - Replacement

Asset ID	1213	3 Each	@ \$4,202.50
Golf Course		Asset Cost	\$12,607.50
Grounds		Percent Replacement	100%
Placed in Service	January 1970	Future Cost	\$12,607.50
Useful Life	1		
Replacement Year	2019		
Remaining Life	0		

This provision is for the replacement of the golf course bunker sand. According to the

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Golf: Bunkers - Replacement continued...

Association there are 46 bunkers. This includes drainage and son liner in addition to sand.

The cost and useful life are based on information from the Association Superintendent.

Golf: Cart Path - Repair

Asset ID	1219	1 Total	@ \$10,506.25
		Asset Cost	\$10,506.25
Golf Course		Percent Replacement	100%
Grounds		Future Cost	\$10,506.25
Placed in Service	January 2012		
Useful Life	5		
Replacement Year	2019		
Remaining Life	0		

This provision is for the repair of the golf cart paths. According to the Association, there is 4.2 miles.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Golf: Cart Path - Repaving

Asset ID	1218	24,276 SF	@ \$4.20
		Asset Cost	\$101,959.20
Golf Course		Percent Replacement	100%
Grounds		Future Cost	\$109,798.91
Placed in Service	January 2012		
Useful Life	20		
Adjustment	-10		
Replacement Year	2022		
Remaining Life	3		

This provision is for the paving of the golf cart paths. According to the Association, there is 4.2 miles.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Golf: Driving Range Projects

Asset ID	1273	1 Total	@ \$45,176.87
		Asset Cost	\$45,176.87
Golf Course		Percent Replacement	100%
Grounds		Future Cost	\$55,043.63
Placed in Service	January 2007		
Useful Life	20		
Replacement Year	2027		
Remaining Life	8		

This provision is for the driving range projects.

This includes the following:

- Driving tee drainage project done in 1998 for \$875 (Asset ID 000209)
- Range tee drainage project done in 1998 for \$519 (Asset ID 000210)
- Driving range expansion project done in 2006 for \$310 (Asset ID 000535)
- Driving tee drainage project done in 2006 for \$828 (Asset ID 000536)
- Driving tee drainage project done in 2007 for \$41,800 (Asset ID 000537)

The cost and useful life are based on information from the Association Superintendent.

Golf: Greens & Tee Boxes - Rebuild

Asset ID	1217	1 Total	@ \$15,759.37
		Asset Cost	\$15,759.37
Golf Course		Percent Replacement	100%
Grounds		Future Cost	\$15,759.37
Placed in Service	January 2016		
Useful Life	1		
Replacement Year	2019		
Remaining Life	0		

This provision is for the rebuilding of the greens and tee boxes. According to the Association, rebuilding a green costs approximately \$10-12,000 and a tee is \$3-4,000. This provision sets aside funding for 1 tee and 1 green per year.

The cost and useful life are based on information from the Association Superintendent.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Golf: Irrigation System - Repair

Asset ID	1215	1 Total	@ \$362,656.25
	Golf Course	Asset Cost	\$362,656.25
	Equipment	Percent Replacement	100%
Placed in Service	January 1994	Future Cost	\$362,656.25
Useful Life	25		
Replacement Year	2019		
Remaining Life	0		

This provision is for the repair of the golf course irrigation system. This includes replacement of sprinkler heads and rebuild of the 2 irrigation pumps (\$10,000 each). This includes \$100,000 to account for 100% of sprinkler heads. This includes controllers.

The cost and useful life are based on information from the Association Superintendent.

Golf: Irrigation System - Replacement

Asset ID	1214	1 Total	@ \$945,562.50
	Golf Course	Asset Cost	\$945,562.50
	Equipment	Percent Replacement	100%
Placed in Service	January 1994	Future Cost	\$1,753,020.01
Useful Life	50		
Replacement Year	2044		
Remaining Life	25		

This provision is for the replacement of the golf course irrigation system including piping and valves.

The cost and useful life are based on information from the Association Superintendent.

Golf: Lake Louise Dam - Repair

Asset ID	1269	1 Total	@ \$78,796.87
	Golf Course	Asset Cost	\$78,796.87
	Grounds	Percent Replacement	100%
Placed in Service	January 2012	Future Cost	\$108,622.35
Useful Life	20		
Replacement Year	2032		
Remaining Life	13		

This provision is for the lake louis damn.

This includes the following:

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Golf: Lake Louise Damn - Repair continued...

Lake Louise 2012 in 2012 for \$51,769 (Asset ID 000769)

Lake Louise 2012 in 2013 for \$7,410 (Asset ID 000792)

Lake Louise 2012-13 in 2014 for \$6,873 (Asset ID 000813)

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Golf: Lake Louise Pump Station - Rebuild

Asset ID	1216	1 Total	@ \$36,771.87
		Asset Cost	\$36,771.87
	Golf Course	Percent Replacement	100%
	Equipment	Future Cost	\$68,172.99
Placed in Service	January 2014		
Useful Life	30		
Replacement Year	2044		
Remaining Life	25		

This provision is for the rebuild of the Lake Louise Pump Station. (Asset ID 00822)

The cost and useful life are based on information from the Association Superintendent.

Golf: Pond Aerators - Fountains

Asset ID	1354	1 Total	@ \$20,000.00
		Asset Cost	\$20,000.00
	Golf Course	Percent Replacement	100%
	Grounds	Future Cost	\$20,000.00
Placed in Service	January 2019		
Useful Life	10		
Replacement Year	2019		
Remaining Life	0		

This provision is for the replacement of the golf pond aerators/fountains.

The cost and useful life are based on information from the Association Superintendent.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Golf: Practice Putting Green

Asset ID	1274	1 Total	@ \$31,431.54
		Asset Cost	\$31,431.54
Golf Course		Percent Replacement	100%
Grounds		Future Cost	\$32,217.33
Placed in Service	January 2005		
Useful Life	15		
Replacement Year	2020		
Remaining Life	1		

This provision is for the putting practice green project.

This includes the following:

Practice putting green project done in 2005 for \$29,917 (Asset ID 000462)

The cost and useful life are based on information from the Association Superintendent.

Golf: Pro Shop Shed - Replacement

Asset ID	1345	1 Total	@ \$10,000.00
		Asset Cost	\$10,000.00
Golf Course		Percent Replacement	100%
Grounds		Future Cost	\$10,768.91
Placed in Service	January 1977		
Useful Life	43		
Adjustment	2		
Replacement Year	2022		
Remaining Life	3		

This component funds for the replacement of the golf pro shop shed, (Asset ID 0000XX). It is a stick framed building on slab.

The cost and useful life are based on information from the Association Superintendent.

The Association noted the item will not be replaced; it is listed for information purposes only.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Golf: Pump Houses - Renovation

		2 Each	@ \$3,151.87
Asset ID	1246	Asset Cost	\$6,303.74
	Golf Course	Percent Replacement	100%
	Buildings	Future Cost	\$7,132.10
Placed in Service	January 1974		
Useful Life	30		
Adjustment	20		
Replacement Year	2024		
Remaining Life	5		

This provision is for the renovation of the pump houses on the golf course.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Golf: Restrooms - Renovation

		2 Each	@ \$15,759.37
Asset ID	1247	Asset Cost	\$31,518.74
	Golf Course	Percent Replacement	100%
	Buildings	Future Cost	\$32,306.71
Placed in Service	January 1974		
Useful Life	30		
Adjustment	16		
Replacement Year	2020		
Remaining Life	1		

This provision is for the renovation of the golf restrooms on the golf course. Renovation should include: roof replacement, fixture replacement, ventilation, new lighting, paint, & doors.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Golf Course - Total Current Cost \$1,725,930

Sudden Valley Community Association - CRRRF
Detail Report by Area

250 Gallon Gas Tank - Replacement

Asset ID	1296	1 Total	@ \$10,506.25
Golf Course Equipment		Asset Cost	\$10,506.25
Equipment		Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$12,184.03
Useful Life	25		
Replacement Year	2025		
Remaining Life	6		

This provision is for the replacement of the 250 gallon concrete gas tank.

The cost and useful life are based on information from the Association Superintendent.

50 Golf Carts - Replacement

Asset ID	1258	50 Each	@ \$6,700.00
Golf Course Equipment		Asset Cost	\$335,000.00
Equipment		Percent Replacement	100%
Placed in Service	January 2011	Future Cost	\$351,959.37
Useful Life	7		
Adjustment	3		
Replacement Year	2021		
Remaining Life	2		

This provision is for the replacement of the golf carts.

This includes the following:

2011 Golf Carts purchased in 2011 for \$3,986 (Asset ID 000725)
 2011 Golf Carts purchased in 2011 for \$3,986 (Asset ID 000726)
 2011 Golf Carts purchased in 2011 for \$3,986 (Asset ID 000727)
 2011 Golf Carts purchased in 2011 for \$3,986 (Asset ID 000728)
 2011 Golf Carts purchased in 2011 for \$3,986 (Asset ID 000729)
 2011 Golf Carts purchased in 2011 for \$3,986 (Asset ID 000730)
 2011 Golf Carts purchased in 2011 for \$3,986 (Asset ID 000731)
 2011 Golf Carts purchased in 2011 for \$3,986 (Asset ID 000732)
 2011 Golf Carts purchased in 2011 for \$3,986 (Asset ID 000733)
 2011 Golf Carts purchased in 2011 for \$3,986 (Asset ID 000734)

The cost and useful life are based on information from the Association Superintendent.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Golf: Club Car Carry All - Replacement

Asset ID	1344	1 Total	@ \$13,563.00
Golf Course Equipment		Asset Cost	\$13,563.00
Equipment		Percent Replacement	100%
Placed in Service	January 2014	Future Cost	\$14,249.63
Useful Life	7		
Replacement Year	2021		
Remaining Life	2		

This component funds for the replacement of the golf club car carry all, (Asset ID 0000XX)

The cost and useful life are based on information from the Association Superintendent.

The Association noted the item will not be replaced; it is listed for information purposes only.

Golf: Range Picking Unit - Replacement

Asset ID	1221	1 Total	@ \$3,677.19
Golf Course Equipment		Asset Cost	\$3,677.19
Equipment		Percent Replacement	100%
Placed in Service	January 2014	Future Cost	\$3,863.35
Useful Life	7		
Replacement Year	2021		
Remaining Life	2		

This provision is for the replacement of the range picking unit. (Asset ID 000818)

The cost and useful life are based on information from the Association Superintendent.

Golf: Tee Sheet Software - Replacement

Asset ID	1223	1 Total	@ \$3,151.87
Golf Course Equipment		Asset Cost	\$3,151.87
Equipment		Percent Replacement	100%
Placed in Service	January 2003	Future Cost	\$3,394.22
Useful Life	7		
Adjustment	12		
Replacement Year	2022		
Remaining Life	3		

This provision is for the replacement of the tee sheet software. (Asset ID 000406)

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Golf: Tee Sheet Software - Replacement continued...

The cost and useful life are based on information from the Association.

Golf Course Equipment - Total Current Cost	\$365,898
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**Sudden Valley Community Association - CRRRF
Detail Report by Area**

TURF: Building - Paint

		3,330 SF	@ \$3.61
Asset ID	1209	Asset Cost	\$12,021.30
	Turf Building	Percent Replacement	100%
	Buildings	Future Cost	\$12,021.30
Placed in Service	January 2006		
Useful Life	7		
Replacement Year	2019		
Remaining Life	0		

This provision is for the painting of the turf maintenance building.

Schwindt and Company estimated 3,330 square feet of siding.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

TURF: Building - Repair

		3,330 SF	@ \$12.61
Asset ID	1210	Asset Cost	\$41,991.30
	Turf Building	Percent Replacement	100%
	Buildings	Future Cost	\$41,991.30
Placed in Service	January 1971		
Useful Life	30		
Replacement Year	2019		
Remaining Life	0		

This provision is for the repair of the turf maintenance building siding, windows and doors. The building was constructed in 1971.

Schwindt and Company estimated 3,330 square feet of siding.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

TURF: Building Overhead Door - Replacement

Asset ID	1254	1 Total	@ \$2,097.05
		Asset Cost	\$2,097.05
	Turf Building	Percent Replacement	100%
	Buildings	Future Cost	\$2,314.75
Placed in Service	January 2003		
Useful Life	20		
Replacement Year	2023		
Remaining Life	4		

This provision is for the replacement of the overhead doors on the turf maintenance building.

TURF building overhead door installed in 2003 for \$1,996 (Asset ID 000363)

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

TURF: Change Room Repair

Asset ID	1352	1 Total	@ \$6,000.00
		Asset Cost	\$6,000.00
	Turf Building	Percent Replacement	100%
	Buildings	Future Cost	\$6,000.00
Placed in Service	January 2019		
Useful Life	15		
Replacement Year	2019		
Remaining Life	0		

This provision is for the repair of the change room in the turf maintenance building.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

TURF: Electrical System - Replacement

Asset ID	1283	1 Total	@ \$21,012.50
		Asset Cost	\$21,012.50
	Turf Building	Percent Replacement	100%
	Buildings	Future Cost	\$22,076.26
Placed in Service	January 1971		
Useful Life	50		
Replacement Year	2021		
Remaining Life	2		

This provision is for the replacement of the electrical system in the turf maintenance building.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

TURF: Electrical System - Replacement continued...

According to the Association, this was purchased in XXXX for \$XXXX. (Asset ID 000XXX)

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

TURF: Fence - Replacement/Repair

		140 LF	@ \$42.02
Asset ID	1208	Asset Cost	\$5,882.80
	Turf Building	Percent Replacement	100%
	Grounds	Future Cost	\$6,335.13
Placed in Service	January 2007		
Useful Life	15		
Replacement Year	2022		
Remaining Life	3		

This provision is for the replacement of the fence at the turf building. According to the Association, this was done in 2007 for \$1,294 (Asset ID 000557)

Schwindt and Company estimated 140 lineal feet of fencing.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

TURF: Furnace - Replacement

		1 Total	@ \$3,151.87
Asset ID	1276	Asset Cost	\$3,151.87
	Turf Building	Percent Replacement	100%
	Buildings	Future Cost	\$4,238.91
Placed in Service	January 2016		
Useful Life	15		
Replacement Year	2031		
Remaining Life	12		

This provision is for the replacement of the furnace in the turf maintenance building.

According to the Association, this was purchased in 2016 for \$2,932. (Asset ID 000868)

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

TURF: Gutters - Replacement

Asset ID	1255	1 Total	@ \$1,177.75
	Turf Building	Asset Cost	\$1,177.75
	Buildings	Percent Replacement	100%
Placed in Service	January 2003	Future Cost	\$1,470.85
Useful Life	25		
Replacement Year	2028		
Remaining Life	9		

This provision is for the replacement of the gutters on the turf maintenance building.

TURF building gutters installed in 2003 for \$1,121 (Asset ID 000364)

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

TURF: Restrooms - Replacement

Asset ID	1280	1 Total	@ \$3,151.87
	Turf Building	Asset Cost	\$3,151.87
	Buildings	Percent Replacement	100%
Placed in Service	January 1971	Future Cost	\$3,151.87
Useful Life	15		
Replacement Year	2019		
Remaining Life	0		

This provision is for the replacement of the restrooms in the turf maintenance building.

According to the Association, this was purchased in XXXX for \$XXXX. (Asset ID 000XXX)

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

TURF: Roof - Replacement

Asset ID	1204	5,400 SF	@ \$3.68
	Turf Building	Asset Cost	\$19,872.00
	Buildings	Percent Replacement	100%
Placed in Service	January 2012	Future Cost	\$27,393.77
Useful Life	20		
Replacement Year	2032		
Remaining Life	13		

This provision is for the replacement of the roof and gutters on the turf maintenance building. According to the Association, the roof was replaced in 2012 for \$16,811 (Asset ID 000759)

Schwindt and Company estimated 5,400 square feet of roofing.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

TURF: Sand Storage Roof - Replacement

Asset ID	1205	680 SF	@ \$3.68
	Turf Building	Asset Cost	\$2,502.40
	Buildings	Percent Replacement	100%
Placed in Service	January 2012	Future Cost	\$3,449.59
Useful Life	20		
Replacement Year	2032		
Remaining Life	13		

This provision is for the replacement of the roof and gutters on the sand storage building. (Asset ID 000125)

Schwindt and Company estimated 680 square feet of roofing.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

TURF: Vent System - Replacement/Repair

Asset ID	1207	1 Total	@ \$10,506.25
	Turf Building	Asset Cost	\$10,506.25
	Equipment	Percent Replacement	100%
Placed in Service	January 2006	Future Cost	\$11,314.08
Useful Life	15		
Adjustment	1		
Replacement Year	2022		
Remaining Life	3		

This provision is for the replacement of the vent system. According to the Association, \$8,078 was spent in 2006 (Asset ID 000496)

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

TURF: Wash Pad - Refurbish

Asset ID	1211	1 Total	@ \$10,506.25
	Turf Building	Asset Cost	\$10,506.25
	Buildings	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$12,184.03
Useful Life	25		
Replacement Year	2025		
Remaining Life	6		

This provision is for the refurbishment of the wash pad at the TURF building. (Asset ID 000281)

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

RF: Water Heater - Replacement		1 Total	@ \$1,575.94
Asset ID	1281	Asset Cost	\$1,575.94
	Turf Building	Percent Replacement	100%
	Buildings	Future Cost	\$1,575.94
Placed in Service	January 1971		
Useful Life	12		
Replacement Year	2019		
Remaining Life	0		

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

SCHWINDT & CO.
RESERVE STUDY SERVICES
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**Sudden Valley Community Association - CRRRF
Detail Report by Area**

1987 Jacobsen 22" Walking Greensmower

Asset ID	1027	1 Total	@ \$9,455.62
		Asset Cost	\$9,455.62
	Turf Equipment	Percent Replacement	100%
	Equipment	Future Cost	\$9,455.62
Placed in Service	June 1987		
Useful Life	20		
Replacement Year	2019		
Remaining Life	0		

This component funds for the replacement of the 1987 Jacobsen 22" Walking Greensmower, (Asset ID 000055)

The cost and useful life are based on information from the Association Superintendent.

1987 Jacobsen 22" Walking Greensmower

Asset ID	1028	1 Total	@ \$9,455.62
		Asset Cost	\$9,455.62
	Turf Equipment	Percent Replacement	100%
	Equipment	Future Cost	\$9,455.62
Placed in Service	June 1987		
Useful Life	20		
Replacement Year	2019		
Remaining Life	0		

This component funds for the replacement of the 1987 Jacobsen 22" Walking Greensmower, (Asset ID 000056)

The cost and useful life are based on information from the Association Superintendent.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

2005 JD ProGator 2030A - Replacement

Asset ID	1079	1 Total	@ \$22,063.12
		Asset Cost	\$22,063.12
Turf Equipment		Percent Replacement	100%
Equipment		Future Cost	\$25,586.45
Placed in Service	May 2013		
Useful Life	12		
Replacement Year	2025		
Remaining Life	6		

This component funds for the replacement of the 2005 JD ProGator 2030A, (Asset ID 000779)

The cost and useful life are based on information from the Association Superintendent.

2008 Toro 3100 Approach Mower - Replacement

Asset ID	1073	1 Total	@ \$32,569.37
		Asset Cost	\$32,569.37
Turf Equipment		Percent Replacement	100%
Equipment		Future Cost	\$33,383.60
Placed in Service	June 2010		
Useful Life	10		
Replacement Year	2020		
Remaining Life	1		

This component funds for the replacement of the 2008 Toro 3100 Approach Mower, (Asset ID 000711)

The cost and useful life are based on information from the Association Superintendent.

2009 Club Car Carryall 252 - Replacement

Asset ID	1078	1 Total	@ \$11,556.87
		Asset Cost	\$11,556.87
Turf Equipment		Percent Replacement	100%
Equipment		Future Cost	\$12,141.94
Placed in Service	May 2013		
Useful Life	8		
Replacement Year	2021		
Remaining Life	2		

This component funds for the replacement of the 2009 Club Car carryall 252, (Asset ID

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

2009 Club Car Carryall 252 - Replacement continued...

000778)

The cost and useful life are based on information from the Association Superintendent.

2012 Toro 5410 Fairway Unit - Replacement

Asset ID	1077	1 Total	@ \$44,126.25
	Turf Equipment	Asset Cost	\$44,126.25
	Equipment	Percent Replacement	100%
Placed in Service	July 2012	Future Cost	\$51,172.92
Useful Life	13		
Replacement Year	2025		
Remaining Life	6		

This component funds for the replacement of the 2012 Toro 5410 Fairway Unit, (Asset ID 000756)

The cost and useful life are based on information from the Association Superintendent.

2012 Toro Greens Triplex Mower - Replacement

Asset ID	1076	1 Total	@ \$36,771.87
	Turf Equipment	Asset Cost	\$36,771.87
	Equipment	Percent Replacement	100%
Placed in Service	August 2012	Future Cost	\$36,771.87
Useful Life	7		
Replacement Year	2019		
Remaining Life	0		

This component funds for the replacement of the 2012 Toro Greens Triplex Mower, (Asset ID 000755)

The cost and useful life are based on information from the Association Superintendent.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

2016 SIP 650 - Replacement

Asset ID	1026	1 Total	@ \$13,658.12
		Asset Cost	\$13,658.12
Turf Equipment		Percent Replacement	100%
Equipment		Future Cost	\$20,782.44
Placed in Service	January 2016		
Useful Life	20		
Replacement Year	2036		
Remaining Life	17		

This component funds for the replacement of the 2016 SIP 650, (Asset ID 000054)

The cost and useful life are based on information from the Association Superintendent.

2016 SIP 7000 Reel Grinder - Replacement

Asset ID	1025	1 Total	@ \$28,626.37
		Asset Cost	\$28,626.37
Turf Equipment		Percent Replacement	100%
Equipment		Future Cost	\$43,558.41
Placed in Service	January 2016		
Useful Life	20		
Replacement Year	2036		
Remaining Life	17		

This component funds for the replacement of the 2016 SIP 7000 Reel Grinder, (Asset ID 000889)

The cost and useful life are based on information from the Association Superintendent.

2016 Toro GTX Light Utility Vehicle - Replacement

Asset ID	1032	1 Total	@ \$10,941.21
		Asset Cost	\$10,941.21
Turf Equipment		Percent Replacement	100%
Equipment		Future Cost	\$14,714.71
Placed in Service	January 2016		
Useful Life	15		
Replacement Year	2031		
Remaining Life	12		

This component funds for the replacement of the 2016 Toro GTX Light Utility Vehicle. This

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

2016 Toro GTX Light Utility Vehicle - Replacement continued...

was purchased in 2016 for \$10,414. (Asset ID 000891)

The cost and useful life are based on information from the Association Superintendent.

250 Gal. Gas Storage Tank (Proshop) - Replacement

Asset ID	1036	1 Total	@ \$9,140.44
		Asset Cost	\$9,140.44
Turf Equipment		Percent Replacement	100%
Equipment		Future Cost	\$9,843.25
Placed in Service	October 1992		
Useful Life	30		
Replacement Year	2022		
Remaining Life	3		

This component funds for the replacement of the 250 Gal. Gas Storage Tank (Proshop), (Asset ID 000140)

The cost and useful life are based on information from the Association Superintendent.

6000 Bed Knife Grinder - Replacement

Asset ID	1305	1 Total	@ \$14,078.37
		Asset Cost	\$14,078.37
Turf Equipment		Percent Replacement	100%
Equipment		Future Cost	\$18,933.84
Placed in Service	July 2016		
Useful Life	15		
Replacement Year	2031		
Remaining Life	12		

This component funds for the replacement of the 6000 Bed Knife Grinder, (Asset ID 000887)

The cost and useful life are based on information from the Association Superintendent.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

7000 Reel Grinder - Replacement

Asset ID	1307	1 Total	@ \$28,682.06
		Asset Cost	\$28,682.06
Turf Equipment		Percent Replacement	100%
Equipment		Future Cost	\$38,574.18
Placed in Service	July 2016		
Useful Life	15		
Replacement Year	2031		
Remaining Life	12		

This component funds for the replacement of the 7000 Reel Grinder, (Asset ID 000889)

The cost and useful life are based on information from the Association Superintendent.

Aerifier - Verti Core 2100

Asset ID	1065	1 Total	@ \$29,417.50
		Asset Cost	\$29,417.50
Turf Equipment		Percent Replacement	100%
Equipment		Future Cost	\$33,283.20
Placed in Service	May 2004		
Useful Life	20		
Replacement Year	2024		
Remaining Life	5		

This component funds for the replacement of the Aerifier - Verti Core 2100 (Asset ID 000416)

The cost and useful life are based on information from the Association Superintendent.

Alladin 1222 Steam Cleaner - Replacement

Asset ID	1034	1 Total	@ \$4,202.50
		Asset Cost	\$4,202.50
Turf Equipment		Percent Replacement	100%
Equipment		Future Cost	\$4,525.63
Placed in Service	December 1989		
Useful Life	20		
Adjustment	13		
Replacement Year	2022		
Remaining Life	3		

This component funds for the replacement of the Alladin 1222 Steam Cleaner, (Asset ID

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Alladin 1222 Steam Cleaner - Replacement continued...

000091)

The cost and useful life are based on information from the Association Superintendent.

Club Car Carry All Light Duty Vehicle I

Asset ID	1324	1 Total	@ \$10,200.00
		Asset Cost	\$10,200.00
Turf Equipment		Percent Replacement	100%
Equipment		Future Cost	\$10,200.00
Placed in Service	January 2019		
Useful Life	7		
Replacement Year	2019		
Remaining Life	0		

This component funds for the replacement of the Club Car Carry All Light Duty Vehicle,
(Asset ID 0000XX)

The cost and useful life are based on information from the Association Superintendent.

The Association noted the item will not be replaced; it is listed for information purposes only.

Club Car Carry All Light Duty Vehicle II

Asset ID	1325	1 Total	@ \$10,200.00
		Asset Cost	\$10,200.00
Turf Equipment		Percent Replacement	100%
Equipment		Future Cost	\$10,200.00
Placed in Service	January 2019		
Useful Life	7		
Replacement Year	2019		
Remaining Life	0		

This component funds for the replacement of the Club Car Carry All Light Duty Vehicle,
(Asset ID 0000XX)

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Club Car Carry All Light Duty Vehicle II continued...

The cost and useful life are based on information from the Association Superintendent.

The Association noted the item will not be replaced; it is listed for information purposes only.

Cushman Greens Groomer Brush - replacement

Asset ID	1046	1 Total	@ \$4,202.50
		Asset Cost	\$4,202.50
Turf Equipment		Percent Replacement	100%
Equipment		Future Cost	\$4,525.63
Placed in Service	February 1998		
Useful Life	22		
Adjustment	2		
Replacement Year	2022		
Remaining Life	3		

This component funds for the replacement of the Cushman Greens Groomer Brush, (Asset ID 000204)

The cost and useful life are based on information from the Association Superintendent.

Cushman Groommaster Trap Rake

Asset ID	1047	1 Total	@ \$14,708.75
		Asset Cost	\$14,708.75
Turf Equipment		Percent Replacement	100%
Equipment		Future Cost	\$16,235.71
Placed in Service	February 1998		
Useful Life	25		
Replacement Year	2023		
Remaining Life	4		

This component funds for the replacement of the Cushman Groommaster Trap Rake, (Asset ID 000203)

The cost and useful life are based on information from the Association Superintendent.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Emergency Generator - Replacement

Asset ID	1308	1 Total	@ \$72,743.22
		Asset Cost	\$72,743.22
Turf Equipment		Percent Replacement	100%
Equipment		Future Cost	\$145,231.47
Placed in Service	April 2017		
Useful Life	30		
Replacement Year	2047		
Remaining Life	28		

This component funds for the replacement of the emergency generator, (Asset ID 000928).

The cost and useful life are based on information from the Association.

Ford 1920 Turf Tractor & Ford 7108 Loader - Replacement

Asset ID	1037	1 Total	@ \$36,728.00
		Asset Cost	\$36,728.00
Turf Equipment		Percent Replacement	100%
Equipment		Future Cost	\$38,587.35
Placed in Service	March 1993		
Useful Life	25		
Adjustment	3		
Replacement Year	2021		
Remaining Life	2		

This component funds for the replacement of the Ford 1920 Turf Tractor(Asset ID 000142)

and Ford 7108 Loader, (Asset ID 000143)

The cost and useful life are based on information from the Association Superintendent.

Golf Safety Net/Posts - Replacement

Asset ID	1070	1 Total	@ \$6,303.75
		Asset Cost	\$6,303.75
Turf Equipment		Percent Replacement	100%
Equipment		Future Cost	\$6,303.75
Placed in Service	April 2008		
Useful Life	6		
Replacement Year	2019		
Remaining Life	0		

This component funds for the replacement of the Golf Safety Net/Posts, (Asset ID 000586) on

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Golf Safety Net/Posts - Replacement continued...

the driving range

The cost and useful life are based on information from the Association Superintendent.

The Association noted the net only was replaced in 2014 for \$3,500.

Greens King V 186 Mower - Replacement

Asset ID	1053	1 Total	@ \$36,771.87
	Turf Equipment	Asset Cost	\$36,771.87
	Equipment	Percent Replacement	100%
Placed in Service	July 2000	Future Cost	\$36,771.87
Useful Life	17		
Replacement Year	2019		
Remaining Life	0		

This component funds for the replacement of the Greens King V 186 Mower, (Asset ID 000270)

The cost and useful life are based on information from the Association Superintendent.

Greensmaster 1000 Walking Mower - Replacement

Asset ID	1061	1 Total	@ \$12,607.50
	Turf Equipment	Asset Cost	\$12,607.50
	Equipment	Percent Replacement	100%
Placed in Service	July 2002	Future Cost	\$12,607.50
Useful Life	15		
Replacement Year	2019		
Remaining Life	0		

This component funds for the replacement of the Greensmaster 1000 Walking Mower, (Asset ID 000327)

The cost and useful life are based on information from the Association Superintendent.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Greensmaster 1000 Walking Mower - Replacement

Asset ID	1060	1 Total	@ \$12,607.50
		Asset Cost	\$12,607.50
Turf Equipment		Percent Replacement	100%
Equipment		Future Cost	\$12,607.50
Placed in Service	July 2002		
Useful Life	15		
Replacement Year	2019		
Remaining Life	0		

This component funds for the replacement of the Greensmaster 1000 Walking Mower, (Asset ID 000326)

The cost and useful life are based on information from the Association Superintendent.

Honda Walk Behind Mower - Replacement

Asset ID	1302	1 Total	@ \$12,607.50
		Asset Cost	\$12,607.50
Turf Equipment		Percent Replacement	100%
Equipment		Future Cost	\$16,955.69
Placed in Service	July 2016		
Useful Life	15		
Replacement Year	2031		
Remaining Life	12		

This component funds for the replacement of the Honda Walk Behind Mower, (Asset ID 000885)

The cost and useful life are based on information from the Association Superintendent.

JD 2030 Fairway Sprayer - Replacement

Asset ID	1074	1 Total	@ \$49,379.37
		Asset Cost	\$49,379.37
Turf Equipment		Percent Replacement	100%
Equipment		Future Cost	\$51,879.20
Placed in Service	June 2011		
Useful Life	10		
Replacement Year	2021		
Remaining Life	2		

This component funds for the replacement of the JD 2030 Fairway Sprayer, (Asset ID 000721)

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

JD 2030 Fairway Sprayer - Replacement continued...

The cost and useful life are based on information from the Association Superintendent.

Jacobsen LF 3400 Fairway Mower w/ Blades

Asset ID	1059	1 Total	@ \$39,923.75
		Asset Cost	\$39,923.75
Turf Equipment		Percent Replacement	100%
Equipment		Future Cost	\$39,923.75
Placed in Service	June 2002		
Useful Life	18		
Adjustment	-1		
Replacement Year	2019		
Remaining Life	0		

This component funds for the replacement of the Jacobsen LF 3400 Fairway Mower w/ Blades, (Asset ID 000325)

The cost and useful life are based on information from the Association Superintendent.

Jacobsen LF3400 Fairway Mower - Replacement

Asset ID	1056	1 Total	@ \$44,126.25
		Asset Cost	\$44,126.25
Turf Equipment		Percent Replacement	100%
Equipment		Future Cost	\$45,229.41
Placed in Service	July 2001		
Useful Life	18		
Adjustment	1		
Replacement Year	2020		
Remaining Life	1		

This component funds for the replacement of the Jacobsen LF3400 Fairway Mower, (Asset ID 000302)

The cost and useful life are based on information from the Association Superintendent.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Jacobson 5 Gang Mower - Replacement

Asset ID	1022	1 Total	@ \$15,759.37
		Asset Cost	\$15,759.37
	Turf Equipment	Percent Replacement	100%
	Equipment	Future Cost	\$15,759.37
Placed in Service	February 1987		
Useful Life	20		
Replacement Year	2019		
Remaining Life	0		

This component funds for the replacement of the Jacobson 5 Gang Mower, (Asset ID 000041)

The cost and useful life are based on information from the Association Superintendent.

The Association noted the item will not be replaced; it is listed for information purposes only.

Jacobson Truckster Utility Vehicle I

Asset ID	1322	1 Total	@ \$13,158.00
		Asset Cost	\$13,158.00
	Turf Equipment	Percent Replacement	100%
	Equipment	Future Cost	\$13,158.00
Placed in Service	January 2019		
Useful Life	7		
Replacement Year	2019		
Remaining Life	0		

This component funds for the replacement of the Jacobson Truckster Utility Vehicle, (Asset ID 0000XX)

The cost and useful life are based on information from the Association Superintendent.

The Association noted the item will not be replaced; it is listed for information purposes only.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

John Deere Tri-Plex Trim Mower 3WD

Asset ID	1043	1 Total	@ \$36,771.87
		Asset Cost	\$36,771.87
	Turf Equipment	Percent Replacement	100%
	Equipment	Future Cost	\$36,771.87
Placed in Service	April 1995		
Useful Life	18		
Replacement Year	2019		
Remaining Life	0		

This component funds for the replacement of the John Deere Tri-Plex Trim Mower 3WD, (Asset ID 000159)

The cost and useful life are based on information from the Association Superintendent.

The Association does not plan to replace this.

NH 42 HP Tractor Model #TN55 - Replacement

Asset ID	1064	1 Total	@ \$42,025.00
		Asset Cost	\$42,025.00
	Turf Equipment	Percent Replacement	100%
	Equipment	Future Cost	\$46,387.74
Placed in Service	August 2003		
Useful Life	20		
Replacement Year	2023		
Remaining Life	4		

This component funds for the replacement of the NH 42 HP Tractor Model #TN55, (Asset ID 000399)

The cost and useful life are based on information from the Association Superintendent.

Sudden Valley Community Association - CRRRF
Detail Report by Area

ProCore 648 Gas Aerifer 23 HP - Replacement

Asset ID	1306	1 Total	@ \$29,837.75
		Asset Cost	\$29,837.75
	Turf Equipment	Percent Replacement	100%
	Equipment	Future Cost	\$40,128.46
Placed in Service	July 2016		
Useful Life	15		
Replacement Year	2031		
Remaining Life	12		

This component funds for the replacement of the ProCare 648 Gas Aerifer 23 HP, (Asset ID 000890)

The cost and useful life are based on information from the Association Superintendent.

Ryan Core Harvester - Replacement

Asset ID	1055	1 Total	@ \$5,253.12
		Asset Cost	\$5,253.12
	Turf Equipment	Percent Replacement	100%
	Equipment	Future Cost	\$5,519.06
Placed in Service	April 2001		
Useful Life	20		
Replacement Year	2021		
Remaining Life	2		

This component funds for the replacement of the Ryan Core Harvester, (Asset ID 000286)

The cost and useful life are based on information from the Association Superintendent.

Ryan Renovaire Fairway Aerifier - Replacement

Asset ID	1030	1 Total	@ \$12,607.50
		Asset Cost	\$12,607.50
	Turf Equipment	Percent Replacement	100%
	Equipment	Future Cost	\$13,576.90
Placed in Service	June 1987		
Useful Life	30		
Adjustment	5		
Replacement Year	2022		
Remaining Life	3		

This component funds for the replacement of the Ryan Renovaire Fairway Aerifier, (Asset ID

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Ryan Renovaire Fairway Aerifier - Replacement continued...

000068)

The cost and useful life are based on information from the Association Superintendent.

Ryan Sod Cutter - Replacement

Asset ID	1031	1 Total	@ \$6,303.75
		Asset Cost	\$6,303.75
Turf Equipment		Percent Replacement	100%
Equipment		Future Cost	\$6,461.34
Placed in Service	June 1987		
Useful Life	30		
Adjustment	3		
Replacement Year	2020		
Remaining Life	1		

This component funds for the replacement of the Ryan Sod Cutter, (Asset ID 000069)

The cost and useful life are based on information from the Association Superintendent.

TURF: 05 Chevy Colorado - Replacement

Asset ID	1181	1 Total	@ \$26,265.62
		Asset Cost	\$26,265.62
Turf Equipment		Percent Replacement	100%
Vehicles		Future Cost	\$28,285.20
Placed in Service	January 2005		
Useful Life	10		
Adjustment	7		
Replacement Year	2022		
Remaining Life	3		

This provision is for the replacement of the 2005 Colorado. (Asset ID 000434)

The cost and useful life are based on information from the Association Superintendent.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

TURF: Main Pump Panel - Replacement

Asset ID	1206	1 Total	@ \$54,632.50
		Asset Cost	\$54,632.50
Turf Equipment		Percent Replacement	100%
Equipment		Future Cost	\$89,521.71
Placed in Service	January 2014		
Useful Life	25		
Replacement Year	2039		
Remaining Life	20		

This provision is for the replacement of the main pump panel. According to the Association, this was done in 2014 for \$51,320 (Asset ID 000825)

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Toro 3300 TriPlex Mower - Replacement

Asset ID	1303	1 Total	@ \$31,518.75
		Asset Cost	\$31,518.75
Turf Equipment		Percent Replacement	100%
Equipment		Future Cost	\$42,389.21
Placed in Service	July 2016		
Useful Life	15		
Replacement Year	2031		
Remaining Life	12		

This component funds for the replacement of the Toro 3300 TriPlex Mower, (Asset ID 000886)

The cost and useful life are based on information from the Association Superintendent.

Toro Green Aerifier - Replacement

Asset ID	1024	1 Total	@ \$26,265.62
		Asset Cost	\$26,265.62
Turf Equipment		Percent Replacement	100%
Equipment		Future Cost	\$26,265.62
Placed in Service	June 1987		
Useful Life	15		
Replacement Year	2019		
Remaining Life	0		

This component funds for the replacement of the Toro Green Aerifier, (Asset ID 000051)

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Toro Green Aerifier - Replacement continued...

The cost and useful life are based on information from the Association Superintendent.

The Association noted the item will not be replaced; it is listed for information purposes only.

Toro Greensmaster 1000 Mower - Replacement

Asset ID	1041	1 Total	@ \$12,607.50
		Asset Cost	\$12,607.50
	Turf Equipment	Percent Replacement	100%
	Equipment	Future Cost	\$12,607.50
Placed in Service	April 1995		
Useful Life	15		
Replacement Year	2019		
Remaining Life	0		

This component funds for the replacement of the Toro Greensmaster 1000 Mower, (Asset ID 000156)

The cost and useful life are based on information from the Association Superintendent.

Toro Greensmaster 1000 Mower - Replacement

Asset ID	1042	1 Total	@ \$12,607.50
		Asset Cost	\$12,607.50
	Turf Equipment	Percent Replacement	100%
	Equipment	Future Cost	\$12,607.50
Placed in Service	April 1995		
Useful Life	15		
Replacement Year	2019		
Remaining Life	0		

This component funds for the replacement of the Toro Greensmaster 1000 Mower, (Asset ID 000157)

The cost and useful life are based on information from the Association Superintendent.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Toro Greensmaster 1000 Mower - Replacement

Asset ID	1039	1 Total	@ \$12,607.50
		Asset Cost	\$12,607.50
	Turf Equipment	Percent Replacement	100%
	Equipment	Future Cost	\$12,922.69
Placed in Service	May 1993		
Useful Life	15		
Adjustment	12		
Replacement Year	2020		
Remaining Life	1		

This component funds for the replacement of the Toro Greensmaster 1000 Mower, (Asset ID 000146)

The cost and useful life are based on information from the Association Superintendent.

The Association noted the item will not be replaced; it is listed for information purposes only.

Toro Greensmaster 1000 Mower - Replacement

Asset ID	1040	1 Total	@ \$12,607.50
		Asset Cost	\$12,607.50
	Turf Equipment	Percent Replacement	100%
	Equipment	Future Cost	\$12,922.69
Placed in Service	May 1993		
Useful Life	15		
Adjustment	12		
Replacement Year	2020		
Remaining Life	1		

This component funds for the replacement of the Toro Greensmaster 1000 Mower, (Asset ID 000147)

The cost and useful life are based on information from the Association Superintendent.

The Association noted the item will not be replaced; it is listed for information purposes only.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Toro Prosweep 5200D

Asset ID	1068	1 Total	@ \$15,759.37
		Asset Cost	\$15,759.37
Turf Equipment		Percent Replacement	100%
Equipment		Future Cost	\$15,759.37
Placed in Service	November 2006		
Useful Life	1		
Replacement Year	2019		
Remaining Life	0		

This component funds for the replacement of the Toro Prosweep 5200D, (Asset ID 000513)

The cost and useful life are based on information from the Association Superintendent.

The Association noted the item will not be replaced; it is listed for information purposes only.

Toro Utility Turf Truck - Replacement

Asset ID	1058	1 Total	@ \$22,063.12
		Asset Cost	\$22,063.12
Turf Equipment		Percent Replacement	100%
Equipment		Future Cost	\$22,614.70
Placed in Service	April 2002		
Useful Life	18		
Replacement Year	2020		
Remaining Life	1		

This component funds for the replacement of the Toro Utility Turf Truck, (Asset ID 000322)

The cost and useful life are based on information from the Association Superintendent.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Tru Turf Greens Roller - Replacement

Asset ID	1082	1 Total	@ \$14,708.75
		Asset Cost	\$14,708.75
Turf Equipment		Percent Replacement	100%
Equipment		Future Cost	\$15,076.47
Placed in Service	November 2014		
Useful Life	5		
Adjustment	1		
Replacement Year	2020		
Remaining Life	1		

This component funds for the replacement of the Tru Turf Greens Roller, (Asset ID 000819)

The cost and useful life are based on information from the Association Superintendent.

Turf II 2-wheel Turf Truck - Replacement

Asset ID	1063	1 Total	@ \$9,980.94
		Asset Cost	\$9,980.94
Turf Equipment		Percent Replacement	100%
Equipment		Future Cost	\$9,980.94
Placed in Service	April 2003		
Useful Life	15		
Replacement Year	2019		
Remaining Life	0		

This component funds for the replacement of the Turf II 2-wheel Turf Truck, (Asset ID 000372)

The cost and useful life are based on information from the Association Superintendent.

Turfco 1530 Top Dresser - Replacement

Asset ID	1080	1 Total	@ \$15,759.37
		Asset Cost	\$15,759.37
Turf Equipment		Percent Replacement	100%
Equipment		Future Cost	\$19,681.29
Placed in Service	July 2013		
Useful Life	15		
Replacement Year	2028		
Remaining Life	9		

This component funds for the replacement of the Turfco 1530 Top Dresser, (Asset ID 000782)

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Turfco 1530 Top Dresser - Replacement continued...

The cost and useful life are based on information from the Association Superintendent.

Turfco Meter-Matic Sand Topdresser		1 Total	@ \$6,303.75
Asset ID	1029	Asset Cost	\$6,303.75
	Turf Equipment	Percent Replacement	100%
	Equipment	Future Cost	\$6,303.75
Placed in Service	June 1987		
Useful Life	25		
Replacement Year	2019		
Remaining Life	0		

This component funds for the replacement of the Turfco Meter-Matic Sand Topdresser, (Asset ID 000065)

The cost and useful life are based on information from the Association Superintendent.

The Association noted the item will not be replaced; it is listed for information purposes only.

Turfco SP1530 Spreader - Replacement		1 Total	@ \$10,506.25
Asset ID	1057	Asset Cost	\$10,506.25
	Turf Equipment	Percent Replacement	100%
	Equipment	Future Cost	\$11,314.08
Placed in Service	December 2001		
Useful Life	20		
Adjustment	1		
Replacement Year	2022		
Remaining Life	3		

This component funds for the replacement of the Turfco SP1530 Spreader, (Asset ID 000305)

The cost and useful life are based on information from the Association Superintendent.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Turfco Torrent 2 Blower

Asset ID	1347	1 Total	@ \$8,567.00
		Asset Cost	\$8,567.00
	Turf Equipment	Percent Replacement	100%
	Equipment	Future Cost	\$8,567.00
Placed in Service	January 2019		
Useful Life	15		
Replacement Year	2019		
Remaining Life	0		

This component funds for the replacement of the Turfco Torrent 2 Blower. This was purchased in 2019 for \$8,567.

The cost and useful life are based on information from the Association Superintendent.

TyCrop MH 400 Fairway Top Dresser & Twin Spinner

Asset ID	1045	1 Total	@ \$27,316.25
		Asset Cost	\$27,316.25
	Turf Equipment	Percent Replacement	100%
	Equipment	Future Cost	\$29,416.61
Placed in Service	January 1997		
Useful Life	25		
Replacement Year	2022		
Remaining Life	3		

This component funds for the replacement of the TyCrop MH 400 Top Dresser and Twin Spinner, (Asset ID 000171 and 000172)

The cost and useful life are based on information from the Association Superintendent.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Vermeer Brush Chipper 2012-05CRRF

Asset ID	1075	1 Total	@ \$42,025.00
		Asset Cost	\$42,025.00
	Turf Equipment	Percent Replacement	100%
	Equipment	Future Cost	\$45,256.33
Placed in Service	May 2012		
Useful Life	10		
Replacement Year	2022		
Remaining Life	3		

This component funds for the replacement of the Vermeer Brush Chipper 2012-05CRRF, (Asset ID 000751)

The cost and useful life are based on information from the Association Superintendent.

Vicon PS 403 Fertilizer Spreader - Replacement

Asset ID	1062	1 Total	@ \$5,253.12
		Asset Cost	\$5,253.12
	Turf Equipment	Percent Replacement	100%
	Equipment	Future Cost	\$5,253.12
Placed in Service	January 2003		
Useful Life	15		
Replacement Year	2019		
Remaining Life	0		

This component funds for the replacement of the Vicon PS 403 Fertilizer Spreader, (Asset ID 000358)

The unit count, cost and useful life assumptions are based on information provided by the Association. The Association should obtain a bid to confirm this estimate.

Turf Equipment - Total Current Cost \$1,037,232

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Area Z Door - Repair

Asset ID	1250	1 Total	@ \$2,299.81
Area Z Maintenance Building		Asset Cost	\$2,299.81
Buildings		Percent Replacement	100%
Placed in Service	January 2012	Future Cost	\$3,092.99
Useful Life	10		
Adjustment	9		
Replacement Year	2031		
Remaining Life	12		

This provision is for the repair of the area Z door. This needs to be updated based on the 2017 inspection.

According to the Association this was repaired in 2012 for \$2,189 (Asset ID 000748).

The useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Area Z Maintenance Building - Replacement

Asset ID	1334	1 Total @	\$1,045,000.00
Area Z Maintenance Building		Asset Cost	\$1,045,000.00
Buildings		Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$1,097,903.12
Useful Life	1		
Adjustment	2		
Replacement Year	2021		
Remaining Life	2		

This provision is tear down and replace the maintenance building and truck compound.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Area Z Maintenance Building - Spec Design for Replacement

Asset ID	1353	1 Total	@ \$55,000.00
Area Z Maintenance Building		Asset Cost	\$55,000.00
Buildings		Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$56,375.00
Useful Life	1		
Adjustment	1		
Replacement Year	2020		
Remaining Life	1		

This provision is for the spec designing for the replacement of the maintenance building.

Area Z Service Truck Compound - Replacement

Asset ID	1253	1 Total	@ \$5,106.04
Area Z Maintenance Building		Asset Cost	\$5,106.04
Grounds		Percent Replacement	100%
Placed in Service	January 1990	Future Cost	\$8,790.41
Useful Life	20		
Adjustment	31		
Replacement Year	2041		
Remaining Life	22		

This provision is for the Area Z service truck compound. This needs to be updated based on the 2017 inspection.

This includes the following:

Area Z Service Truck Compound, installed in 1990 for \$4,759 (Asset ID 000105)

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Area Z Storage Gate - Replacement

Asset ID	1263	1 Total	@ \$9,637.38
Area Z Maintenance Building		Asset Cost	\$9,637.38
Equipment		Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$12,961.20
Useful Life	10		
Adjustment	11		
Replacement Year	2031		
Remaining Life	12		

This provision is for the replacement of the area Z storage gate. This needs to be updated based on the 2017 inspection.

According to the Association this was replaced in 2010 for \$9,173 (Asset ID 000707).

The useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Clubhouse - Spec Design for Interior Refurbishment

Asset ID	1355	1 Total	@ \$187,500.00
Area Z Maintenance Building		Asset Cost	\$187,500.00
Buildings		Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$206,964.92
Useful Life	1		
Adjustment	4		
Replacement Year	2023		
Remaining Life	4		

This provision is for the spec designing for the interior refurbishment of the clubhouse.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Gates Lighting - Replacement

Asset ID	1251	1 Total	@ \$15,759.37
Area Z Maintenance Building		Asset Cost	\$15,759.37
Grounds		Percent Replacement	100%
Placed in Service	January 1982	Future Cost	\$16,153.35
Useful Life	15		
Adjustment	23		
Replacement Year	2020		
Remaining Life	1		

This provision is for the replacement of the gate lighting.

This needs to be updated based on the 2017 inspection.

This includes the following:

Gates #1 & 3 lighting installed in 1982 for \$6,624 (Asset ID 000025)

Gates #1 lighting installed in 1987 for \$1,512 (Asset ID 000044)

Gates #5 lighting installed in 1989 for \$2,673 (Asset ID 000080)

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Maintenance Building: Electrical System - Replacement

Asset ID	1288	1 Total	@ \$21,012.50
Area Z Maintenance Building		Asset Cost	\$21,012.50
Buildings		Percent Replacement	100%
Placed in Service	January 1984	Future Cost	\$23,773.71
Useful Life	20		
Adjustment	20		
Replacement Year	2024		
Remaining Life	5		

This provision is for the replacement of the electrical system in the maintenance building. The building was constructed in 1984. This needs to be updated based on the 2017 inspection.

According to the Association, this was purchased in XXXX for \$XXXX. (Asset ID 000XXX)

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Maintenance Building: Equipment - Replacement

Asset ID	1130	1 Total	@ \$7,354.37
Area Z Maintenance Building		Asset Cost	\$7,354.37
Equipment		Percent Replacement	100%
Placed in Service	January 2015	Future Cost	\$8,320.79
Useful Life	3		
Adjustment	6		
Replacement Year	2024		
Remaining Life	5		

This provision is for the replacement of the equipment at the maintenance building. This includes the chain saws, compressors, welding equipment, heater, power washers, water heater, ect. The equipment should be replaced as needed.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Maintenance Building: Plumbing System - Replacement

Asset ID	1287	1 Total	@ \$21,012.50
Area Z Maintenance Building		Asset Cost	\$21,012.50
Buildings		Percent Replacement	100%
Placed in Service	January 1984	Future Cost	\$23,773.71
Useful Life	20		
Adjustment	20		
Replacement Year	2024		
Remaining Life	5		

This provision is for the replacement of the plumbing system in the maintenance building. The building was constructed in 1984. This needs to be updated based on the 2017 inspection.

According to the Association, this was purchased in XXXX for \$XXXX. (Asset ID 000XXX)

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Maintenance Building: Siding & Roof - Replacement

Asset ID	1129	1 Total	@ \$36,771.87
Area Z Maintenance Building		Asset Cost	\$36,771.87
Buildings		Percent Replacement	100%
Placed in Service	January 1984	Future Cost	\$41,604.00
Useful Life	20		
Adjustment	20		
Replacement Year	2024		
Remaining Life	5		

This provision is for the replacement of the roof and siding on the maintenance building. The building was constructed in 1984. The roof and siding are metal. (Asset ID 000035)

This needs to be updated based on the 2017 inspection.

Schwindt and Company estimated 2,737 square feet of roofing and 1,854 square feet of siding.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Maintenance Building: Water Heater - Replacement

Asset ID	1289	1 Total	@ \$1,575.94
Area Z Maintenance Building		Asset Cost	\$1,575.94
Buildings		Percent Replacement	100%
Placed in Service	January 1984	Future Cost	\$1,783.03
Useful Life	12		
Adjustment	28		
Replacement Year	2024		
Remaining Life	5		

This provision is for the replacement of the water heater in the maintenance building.

According to the Association, this was purchased in XXXX for \$XXXX. (Asset ID 000XXX)

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

RV: Area - Rehab

Asset ID	1128	1 Total	@ \$35,875.00
Area Z Maintenance Building		Asset Cost	\$35,875.00
Grounds		Percent Replacement	100%
Placed in Service	January 1992	Future Cost	\$40,589.27
Useful Life	30		
Adjustment	2		
Replacement Year	2024		
Remaining Life	5		

This provision is for the rehab of the RV lot. This includes replacement of lights, gate and fencing. This needs to be updated based on the 2017 inspection.

This includes the following:

Secured storage fence, installed in 1980 for \$3,509 (Asset ID 000018)

Area Z fence & electric gate installed in 1992 for \$6,638 (Asset ID 000135)

Area Z utility pole installed in 2008 for \$8,630 (Asset ID 000589)

Schwindt and Company estimated 1,500 lineal feet of fencing.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Area Z Maintenance Building - Total Current Cost \$1,443,905

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

1,000 Gal. Gas Storage Tank

Asset ID	1015	1 Total	@ \$10,506.25
Maintenance Equipment		Asset Cost	\$10,506.25
Equipment		Percent Replacement	100%
Placed in Service	October 1992	Future Cost	\$11,314.08
Useful Life	25		
Adjustment	5		
Replacement Year	2022		
Remaining Life	3		

This component funds for the replacement of the 1,000 Gal. concrete Gas Tank (Asset ID 000801)

The cost and useful life are based on information from the Association Superintendent.

2008 Cat 420e Backhoe - Replacement

Asset ID	1012	1 Total	@ \$136,581.25
Maintenance Equipment		Asset Cost	\$136,581.25
Equipment		Percent Replacement	100%
Placed in Service	June 2011	Future Cost	\$166,410.99
Useful Life	20		
Adjustment	-4		
Replacement Year	2027		
Remaining Life	8		

This component funds for the replacement of the 2008 Cat 420e Backhoe, (Asset ID 000719)

The cost and useful life are based on information from the Association Superintendent.

2008 Cat Skid Steer Loader

Asset ID	1019	1 Total	@ \$42,025.00
Maintenance Equipment		Asset Cost	\$42,025.00
Equipment		Percent Replacement	100%
Placed in Service	December 2013	Future Cost	\$59,380.22
Useful Life	20		
Replacement Year	2033		
Remaining Life	14		

This component funds for the replacement of the 2008 Cat Skid Steer Loader, (Asset ID

**Sudden Valley Community Association - CRRRF
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2008 Cat Skid Steer Loader continued...

000805)

The cost and useful life are based on information from the Association Superintendent.

2013 Cat 906h Wheel Loader

Asset ID	1018	1 Total	@ \$84,050.00
Maintenance Equipment		Asset Cost	\$84,050.00
Equipment		Percent Replacement	100%
Placed in Service	November 2013	Future Cost	\$118,760.45
Useful Life	20		
Replacement Year	2033		
Remaining Life	14		

This component funds for the replacement of the 2013 Cat 906h Wheel Loader (Asset ID 000804)

The cost and useful life are based on information from the Association Superintendent.

2016 Chevy HD3500 - Replacement

Asset ID	1170	1 Total	@ \$39,923.75
Maintenance Equipment		Asset Cost	\$39,923.75
Vehicles		Percent Replacement	100%
Placed in Service	January 2016	Future Cost	\$44,068.35
Useful Life	7		
Replacement Year	2023		
Remaining Life	4		

This provision is for the replacement of the 2016 Chevy HD3500.

This was purchased in 2016 for \$37,335 (Asset ID 000883)

The cost and useful life are based on information from the Association Superintendent.

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500 Gal Diesel Fuel Tank - Replacement

Asset ID	1071	1 Total	@ \$8,405.00
Maintenance Equipment		Asset Cost	\$8,405.00
Equipment		Percent Replacement	100%
Placed in Service	September 2009	Future Cost	\$10,240.68
Useful Life	18		
Replacement Year	2027		
Remaining Life	8		

This component funds for the replacement of the 500 gallon Diesel steel Fuel Tank - (Asset ID 000650)

The cost and useful life are based on information from the Association Superintendent.

8 1/2 ft. Meyer Snowplow and Sander Unit

Asset ID	1008	1 Total	@ \$15,759.37
Maintenance Equipment		Asset Cost	\$15,759.37
Equipment		Percent Replacement	100%
Placed in Service	October 2005	Future Cost	\$15,759.37
Useful Life	15		
Adjustment	-1		
Replacement Year	2019		
Remaining Life	0		

This component funds for the replacement of the 8 1/2 ft. Meyer Snowplow and Sander Unit, (Asset ID 000491)

The cost and useful life are based on information from the Association Superintendent.

**Sudden Valley Community Association - CRRRF
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Cat Rotary Brush - Replacement

Asset ID	1014	1 Total	@ \$13,658.12
Maintenance Equipment		Asset Cost	\$13,658.12
Equipment		Percent Replacement	100%
Placed in Service	December 2013	Future Cost	\$17,057.12
Useful Life	15		
Replacement Year	2028		
Remaining Life	9		

This component funds for the replacement of the Cat Rotary Brush (Asset ID 000786)

The cost and useful life are based on information from the Association Superintendent.

Chain and Pole Saws - Replacement

Asset ID	1021	1 Total	@ \$6,724.00
Maintenance Equipment		Asset Cost	\$6,724.00
Equipment		Percent Replacement	100%
Placed in Service	July 2015	Future Cost	\$7,797.78
Useful Life	10		
Replacement Year	2025		
Remaining Life	6		

This component funds for the replacement of the Chain and Pole Saws. This includes retraining. (Asset ID 000853)

The cost and useful life are based on information from the Association Superintendent.

Driveway/Notice Signs - Replacement

Asset ID	1262	1 Total	@ \$3,079.38
Maintenance Equipment		Asset Cost	\$3,079.38
Equipment		Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$3,571.14
Useful Life	15		
Replacement Year	2025		
Remaining Life	6		

This provision is for the replacement of the driveway/notice signs.

This includes the following:

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Driveway/Notice Signs - Replacement continued...

Driveway/Notice signs purchased in 2010 for \$2,931 (Asset ID 000693)

The cost and useful life are based on information from the Association Superintendent.

Maint: 00 Dodge Caravan - Replacement

Asset ID	1270	1 Total	@ \$22,000.00
Maintenance Equipment		Asset Cost	\$22,000.00
Vehicles		Percent Replacement	100%
Placed in Service	January 2003	Future Cost	\$22,000.00
Useful Life	5		
Replacement Year	2019		
Remaining Life	0		

This provision is for the replacement of the 00 Dodge Caravan plate #283RPF purchased in 2003 for \$15,603. (Asset ID 000401)

The cost and useful life assumptions are based on information from the Association. The Association should obtain a bid to confirm this estimate.

Maint: 04 GMC Silverado - Replacement

Asset ID	1171	1 Total	@ \$36,771.87
Maintenance Equipment		Asset Cost	\$36,771.87
Vehicles		Percent Replacement	100%
Placed in Service	January 2004	Future Cost	\$40,589.26
Useful Life	7		
Adjustment	12		
Replacement Year	2023		
Remaining Life	4		

This provision is for the replacement of the GMC 2004 Silverado. (Asset ID 000435)

The cost and useful life are based on information from the Association Superintendent.

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Maint: 05 Chevy 3500 - Replacement

Asset ID	1172	1 Total	@ \$36,771.87
Maintenance Equipment		Asset Cost	\$36,771.87
Vehicles		Percent Replacement	100%
Placed in Service	January 2005	Future Cost	\$39,599.28
Useful Life	7		
Adjustment	10		
Replacement Year	2022		
Remaining Life	3		

This provision is for the replacement of the 2005 Chevy 3500. (Asset ID 000479)

The cost and useful life are based on information from the Association Superintendent.

Maint: 08 Dodge 4500 Dump Truck - Replacement

Asset ID	1174	1 Total	@ \$84,050.00
Maintenance Equipment		Asset Cost	\$84,050.00
Vehicles		Percent Replacement	100%
Placed in Service	January 2009	Future Cost	\$90,512.66
Useful Life	7		
Adjustment	6		
Replacement Year	2022		
Remaining Life	3		

This provision is for the replacement of the 2008 Dodge 4500. (Asset ID 000642)

The cost and useful life are based on information from the Association Superintendent.

Maint: 14 Dodge 4500 - Replacement

Asset ID	1175	1 Total	@ \$84,050.00
Maintenance Equipment		Asset Cost	\$84,050.00
Vehicles		Percent Replacement	100%
Placed in Service	January 2014	Future Cost	\$95,094.86
Useful Life	7		
Adjustment	3		
Replacement Year	2024		
Remaining Life	5		

This provision is for the replacement of the 2014 Dodge 4500. (Asset ID 000826)

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Maint: 14 Dodge 4500 - Replacement continued...

The cost and useful life are based on information from the Association Superintendent.

Maint: 15 5500 - Replacement

Asset ID	1176	1 Total	@ \$120,821.87
Maintenance Equipment		Asset Cost	\$120,821.87
Vehicles		Percent Replacement	100%
Placed in Service	January 2015	Future Cost	\$130,111.94
Useful Life	7		
Replacement Year	2022		
Remaining Life	3		

This provision is for the replacement of the 2015 5500 4x4 bucket truck. (Asset ID 000865)

The cost and useful life are based on information from the Association Superintendent.

Maint: 16 3500 - Replacement

Asset ID	1177	1 Total	@ \$52,531.25
Maintenance Equipment		Asset Cost	\$52,531.25
Vehicles		Percent Replacement	100%
Placed in Service	January 2016	Future Cost	\$57,984.67
Useful Life	7		
Replacement Year	2023		
Remaining Life	4		

This provision is for the replacement of the 2015 3500 . Asset ID 000XXX.

The cost and useful life are based on information from the Association Superintendent.

Maint: 16 HydroVac Trailer Pressure Washer - Replacement(

Asset ID	1278	1 Total	@ \$94,556.25
Maintenance Equipment		Asset Cost	\$94,556.25
Vehicles		Percent Replacement	100%
Placed in Service	January 2016	Future Cost	\$104,372.41
Useful Life	7		
Replacement Year	2023		
Remaining Life	4		

This provision is for the replacement of the 2016 HydroVac Trailer Pressure Washer.

Sudden Valley Community Association - CRRRF
Detail Report by Area

Maint: 16 HydroVac Trailer Pressure Washer - Replacement(continued...

This was purchased in 2016 for \$89,905 (Asset ID 000876)

The cost and useful life assumptions are based on information from the Association. The Association should obtain a bid to confirm this estimate.

Maint: 18 Silverado - Replacement

Asset ID	1311	1 Total	@ \$41,785.15
Maintenance Equipment		Asset Cost	\$41,785.15
Vehicles		Percent Replacement	100%
Placed in Service	November 2017	Future Cost	\$47,276.06
Useful Life	7		
Replacement Year	2024		
Remaining Life	5		

This provision is for the replacement of the 2018 Silverado. (Asset ID 000933)

The cost and useful life are based on information from the Association Superintendent.

Maint: 18 Silverado - Replacement

Asset ID	1315	1 Total	@ \$44,075.00
Maintenance Equipment		Asset Cost	\$44,075.00
Vehicles		Percent Replacement	100%
Placed in Service	November 2017	Future Cost	\$49,866.82
Useful Life	7		
Replacement Year	2024		
Remaining Life	5		

This provision is for the replacement of the 2018 Silverado. (Asset ID 000XXX)

The cost and useful life are based on information from the Association Superintendent.

**Sudden Valley Community Association - CRRRF
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Maint: 19 Silverado - Replacement

Asset ID	1326	1 Total	@ \$34,039.00
Maintenance Equipment		Asset Cost	\$34,039.00
Vehicles		Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$39,474.80
Useful Life	7		
Replacement Year	2025		
Remaining Life	6		

This provision is for the replacement of the 2019 Silverado. (Asset ID 000XXX)

The cost and useful life are based on information from the Association Superintendent.

Pallet Forks - Replacement

Asset ID	1020	1 Total	@ \$840.50
Maintenance Equipment		Asset Cost	\$840.50
Equipment		Percent Replacement	100%
Placed in Service	January 2015	Future Cost	\$974.72
Useful Life	10		
Replacement Year	2025		
Remaining Life	6		

This component funds for the replacement of the Pallet Forks, (Asset ID 000852)

The cost and useful life are based on information from the Association Superintendent.

Road Mower - New Holland TC45DA

Asset ID	1009	1 Total	@ \$57,784.37
Maintenance Equipment		Asset Cost	\$57,784.37
Equipment		Percent Replacement	100%
Placed in Service	February 2007	Future Cost	\$57,784.37
Useful Life	18		
Adjustment	-8		
Replacement Year	2019		
Remaining Life	0		

This component funds for the replacement of the Road Mower - New Holland TC45DA, (Asset ID 000543). The Association is considering replacement with a larger unit.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Road Mower - New Holland TC45DA continued...

The cost and useful life are based on information from the Association Superintendent.

Salt Dogg Sander - Replacement

Asset ID	1328	1 Total	@ \$6,422.00
Maintenance Equipment		Asset Cost	\$6,422.00
Vehicles		Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$9,074.12
Useful Life	15		
Replacement Year	2033		
Remaining Life	14		

This provision is for the replacement of the salt dogg sander. (Asset ID 000XXX)

The cost and useful life are based on information from the Association Superintendent.

Snow Plow/Sander - Replacement

Asset ID	1327	1 Total	@ \$11,622.00
Maintenance Equipment		Asset Cost	\$11,622.00
Vehicles		Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$16,421.58
Useful Life	15		
Replacement Year	2033		
Remaining Life	14		

This provision is for the replacement of the snow plow/sander. (Asset ID 000XXX)

The cost and useful life are based on information from the Association Superintendent.

Snow Removal Equipment - Replacement

Asset ID	1011	1 Total	@ \$47,278.12
Maintenance Equipment		Asset Cost	\$47,278.12
Equipment		Percent Replacement	100%
Placed in Service	September 2009	Future Cost	\$53,490.85
Useful Life	15		
Replacement Year	2024		
Remaining Life	5		

This component funds for the replacement of the Snow Removal Equipment, (Asset ID

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Snow Removal Equipment - Replacement continued...

000651) consisting of the 2008 Dodge 4500 dump truck/snow plow/sander.

The cost and useful life are based on information from the Association Superintendent.

SnowDogg 9' Snow Plow & Beyers HP 2000 Sander - Replacement

		1 Total	@ \$11,031.56
Asset ID	1304	Asset Cost	\$11,031.56
Maintenance Equipment		Percent Replacement	100%
Equipment		Future Cost	\$14,836.22
Placed in Service	July 2016		
Useful Life	15		
Replacement Year	2031		
Remaining Life	12		

This component funds for the replacement of the SnowDogg 9' Snow Plow & Beyers HP 2000 Sander, (Asset ID 000884)

The cost and useful life are based on information from the Association Superintendent.

SnowDogg 9' Snow Plow & Spreader - Replacement

		1 Total	@ \$11,912.55
Asset ID	1312	Asset Cost	\$11,912.55
Maintenance Equipment		Percent Replacement	100%
Equipment		Future Cost	\$16,421.58
Placed in Service	October 2017		
Useful Life	15		
Replacement Year	2032		
Remaining Life	13		

This component funds for the replacement of the SnowDogg 9' Snow Plow & Spreader, (Asset ID 000932)

The cost and useful life are based on information from the Association Superintendent.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Maintenance Equipment - Total Current Cost	\$1,159,055
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**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Security Building - Electrical

Asset ID	1346	1 Total	@ \$35,000.00
Security Building		Asset Cost	\$35,000.00
Buildings		Percent Replacement	100%
Placed in Service	January 1974	Future Cost	\$35,000.00
Useful Life	25		
Adjustment	20		
Replacement Year	2019		
Remaining Life	0		

This provision is for the rewiring of the interior and exterior of the security building.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Security Building - Interior- Repair

Asset ID	1301	1 Total	@ \$7,354.37
Security Building		Asset Cost	\$7,354.37
Buildings		Percent Replacement	100%
Placed in Service	January 1974	Future Cost	\$7,354.37
Useful Life	25		
Adjustment	20		
Replacement Year	2019		
Remaining Life	0		

This provision is for the repair of the interior of the security building included bathroom, electrical system and lighting.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Security Building - Roof - Replacement

		1,430 SF	@ \$3.68
Asset ID	1227	Asset Cost	\$5,262.40
	Security Building	Percent Replacement	100%
	Buildings	Future Cost	\$6,736.32
Placed in Service	January 2014		
Useful Life	15		
Replacement Year	2029		
Remaining Life	10		

This provision is for the replacement of the roof and gutters and downspouts on the security building at Gate 1. In 2017 the Association should evaluate and repair the roof support structure. The roof was replaced in 2014, but the support for roof was not.

Schwindt and Company estimated 1,430 square feet of roofing.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Security Building - Siding - Paint

		1,440 SF	@ \$2.10
Asset ID	1229	Asset Cost	\$3,024.00
	Security Building	Percent Replacement	100%
	Buildings	Future Cost	\$3,024.00
Placed in Service	January 1974		
Useful Life	7		
Replacement Year	2019		
Remaining Life	0		

This provision is for the painting of the siding of the security building at Gate 1.

Schwindt and Company estimated 1,430 square feet of siding.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Security Building - Siding - Repair		1,440 SF	@ \$12.61
Asset ID	1228	Asset Cost	\$18,158.40
	Security Building	Percent Replacement	100%
	Buildings	Future Cost	\$18,158.40
Placed in Service	January 1974		
Useful Life	25		
Replacement Year	2019		
Remaining Life	0		

This provision is for the repair of the structure, siding, windows and doors, including patching all holes that expose interior of the building to the exterior on the security building at Gate 1.

Schwindt and Company estimated 1,430 square feet of siding, 1 door and 8 windows.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Security Building - Total Current Cost \$68,799

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

SEC: 05 Honda Element - Replacement

Asset ID	1180	1 Total	@ \$26,265.62
Security Equipment		Asset Cost	\$26,265.62
Vehicles		Percent Replacement	100%
Placed in Service	January 2005	Future Cost	\$28,992.33
Useful Life	10		
Adjustment	8		
Replacement Year	2023		
Remaining Life	4		

This provision is for the replacement of the 05 Honda Element. (Asset ID 000482)

The cost and useful life assumptions are based on information from the Association. The Association should obtain a bid to confirm this estimate.

SEC: 09 Honda CRV - Replacement

Asset ID	1179	1 Total	@ \$36,771.87
Security Equipment		Asset Cost	\$36,771.87
Vehicles		Percent Replacement	100%
Placed in Service	January 2009	Future Cost	\$36,771.87
Useful Life	7		
Adjustment	3		
Replacement Year	2019		
Remaining Life	0		

This provision is for the replacement of the 09 Honda CRV . (Asset ID 000605). This includes costs for fitting of lights, radio, carry rack, fire extinguisher, security equipment, ect.

The cost and useful life assumptions are based on information from the Association. The Association should obtain a bid to confirm this estimate.

SEC: Defibrillator - Replacement

Asset ID	1164	4 Each	@ \$2,101.25
Security Equipment		Asset Cost	\$8,405.00
Equipment		Percent Replacement	100%
Placed in Service	January 2008	Future Cost	\$8,830.50
Useful Life	10		
Adjustment	3		
Replacement Year	2021		
Remaining Life	2		

This provision is for the replacement of the defibrillators. (Asset ID 000592, 000590,

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

SEC: Defibrillator - Replacement continued...

000591)

The cost and useful life assumptions are based on information from the Association. The Association should obtain a bid to confirm this estimate.

SEC: Honda 16 CRV - Replacement

Asset ID	1178	1 Total	@ \$33,243.82
Security Equipment		Asset Cost	\$33,243.82
Vehicles		Percent Replacement	100%
Placed in Service	August 2017	Future Cost	\$37,612.33
Useful Life	7		
Replacement Year	2024		
Remaining Life	5		

This provision is for the replacement of the Honda 16 CRV plate#SP-5.

This was purchased in 2017 for \$32,433.71 (Asset ID 000911)

The cost and useful life assumptions are based on information from the Association. The Association should obtain a bid to confirm this estimate.

SEC: Radio System - Replacement

Asset ID	1165	1 Total	@ \$26,265.62
Security Equipment		Asset Cost	\$26,265.62
Equipment		Percent Replacement	100%
Placed in Service	January 2012	Future Cost	\$28,285.20
Useful Life	10		
Replacement Year	2022		
Remaining Life	3		

This provision is for the replacement of the radio system. (Asset ID 000758)

This should include: repeater, antenna, repeater shed, hand held & vehicle radios, & two base stations (Admin & Maint).

The cost and useful life assumptions are based on information from the Association. The Association should obtain a bid to confirm this estimate.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

SEC: Security/Access Control - Replacement

Asset ID	1161	1 Total	@ \$168,100.00
Security Equipment		Asset Cost	\$168,100.00
Equipment		Percent Replacement	100%
Placed in Service	January 2015	Future Cost	\$181,025.31
Useful Life	7		
Replacement Year	2022		
Remaining Life	3		

This provision is for the replacement of the security equipment and the access control systems.

According to the Association this was done in sections, however future replacements should be done all at once. This includes the following:

Access Control System Expansion - \$7,093 in 2006 (Asset ID 000520)
Access Controls Doors Admin BLD - \$10,864 in 2005 (Asset ID 000468)
Access Control System Clubhouse - \$62,576 in 2004 (Asset ID 000466)
Security Camera/Access Control - \$157,455 in 2015 (Asset ID 000854)
Surveillance Cameras & Equipment - \$30,300 in 2007 (Asset ID 000542)
Surveillance Equipment 2009 Part - \$30,306 in 2009 (Asset ID 000657)
Surveillance Equipment 2011 Part - \$9,902 in 2011 (Asset ID 000712)
Card Readers Marina Dock - \$1,227 in 2012 (Asset ID 000762)

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

SEC: Speed Guns - Replacement

Asset ID	1166	3 Each	@ \$1,575.94
Security Equipment		Asset Cost	\$4,727.82
Equipment		Percent Replacement	100%
Placed in Service	January 2005	Future Cost	\$4,846.02
Useful Life	10		
Adjustment	5		
Replacement Year	2020		
Remaining Life	1		

This provision is for the replacement of the speed guns. (Asset IDs 000356, 000492, 000493)

The cost and useful life assumptions are based on information from the Association. The Association should obtain a bid to confirm this estimate.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Security Equipment - Total Current Cost	\$299,052
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**Sudden Valley Community Association - CRRRF
Detail Report by Area**

2018 Project

Asset ID	1314	1 Total	@ \$807,400.00
	Marina	Asset Cost	\$807,400.00
	Grounds	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	\$807,400.00
Useful Life	1		
Replacement Year	2019		
Remaining Life	0		

This provision is for the reserve portion of the 2018 project to the marina and pool.

Marina & AM/PM: Buildings - Painting

Asset ID	1142	1 Total	@ \$7,354.37
	Marina	Asset Cost	\$7,354.37
	Buildings	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	\$8,742.03
Useful Life	7		
Replacement Year	2026		
Remaining Life	7		

This provision is for the of the painting of the picnic shelters at the AM/PM beach and marina and the snack shop at the marina. This assumes it is done in 2019 as part of the renovation.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Marina & AM/PM: Buildings - Renovation

Asset ID	1320	1 Total	@ \$80,000.00
	Marina	Asset Cost	\$80,000.00
	Buildings	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	\$80,000.00
Useful Life	28		
Replacement Year	2019		
Remaining Life	0		

This provision is for the of the renovation of the picnic shelters at the AM/PM beach and marina and the snack shop at the marina.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Marina & AM/PM: Buildings - Renovation continued...

According to the Association, this will be done in 2019 for \$80,000.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Marina: Boat Ramp Harbor - Rebuild

Asset ID	1139	1 Total	@ \$10,506.25
	Marina	Asset Cost	\$10,506.25
	Grounds	Percent Replacement	100%
Placed in Service	January 1998	Future Cost	\$11,886.86
Useful Life	15		
Adjustment	11		
Replacement Year	2024		
Remaining Life	5		

This provision is for the rebuilding of the boat ramp I. This is dependent on the results of the 2017 inspection.

This includes concrete ramp, automatic gate, dock & dock system (including pilings)

According to information provided by the Association, this was done in 1998 for \$3,360 (Asset ID 000216).

Marina: Dredging

Asset ID	1329	1 Total	
	Marina	Asset Cost	
	Grounds	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	
Useful Life	5		
Replacement Year	2022		
Remaining Life	3		

This provision is to dredge the Marina. The reserve study should be updated once a plan has been decided upon.

Wilson Engineering would recommend that another hydrographic survey be completed in 2022 to compare depths and determine a timeline for when dredging will be needed. Permitting timelines for dredging can take upwards of a decade, so it is important not to wait until there is a problem. If siltation rates seem to be fairly low, we would recommend continuing the monitoring of the depths with follow-up hydrographic surveys every 5-10 years. A hydrographic survey would cost approximately \$5,000 to \$7,000.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Marina: Dredging Assessment

Asset ID	1294	1 Total	@ \$7,000.00
	Marina	Asset Cost	\$7,000.00
	Inspection	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	\$7,538.23
Useful Life	5		
Replacement Year	2022		
Remaining Life	3		

This provision is to have a dredging assessment of the Marina. The reserve study should be updated once a plan has been decided upon.

Wilson Engineering would recommend that another hydrographic survey be completed in 2022 to compare depths and determine a timeline for when dredging will be needed. Permitting timelines for dredging can take upwards of a decade, so it is important not to wait until there is a problem. If siltation rates seem to be fairly low, we would recommend continuing the monitoring of the depths with follow-up hydrographic surveys every 5-10 years. A hydrographic survey would cost approximately \$5,000 to \$7,000.

Marina: Fire Standpipe & East/West Gangways

Asset ID	1348	1 Total	@ \$264,309.00
	Marina	Asset Cost	\$264,309.00
	Grounds	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$478,062.55
Useful Life	25		
Replacement Year	2043		
Remaining Life	24		

This provision is for the of the fire standpipe and east/west gangways.

According to information provided by the Association, this was done in 2018 for \$264,309.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Marina: Open Water Boat Ramp - Rebuild

Asset ID	1140	1 Total	@ \$5,253.12
	Marina	Asset Cost	\$5,253.12
	Grounds	Percent Replacement	100%
		Future Cost	\$5,943.42
Placed in Service	January 1998		
Useful Life	30		
Adjustment	-4		
Replacement Year	2024		
Remaining Life	5		

This provision is for the of the rebuilding of the open water boat ramp. This should include the gates and concrete ramp. This is dependent on the results of the 2017 inspection.

According to information provided by the Association, this was done in 1999 for \$2,919 (Asset ID 000244). The Association should obtain a bid to confirm this estimate.

Marina: Outdoor Amenities - Replacement

Asset ID	1141	1 Total	@ \$30,000.00
	Marina	Asset Cost	\$30,000.00
	Recreation	Percent Replacement	100%
		Future Cost	\$30,000.00
Placed in Service	January 2015		
Useful Life	5		
Adjustment	-1		
Replacement Year	2019		
Remaining Life	0		

This provision is for the of the replacement of the amenities at the marina. This includes the swing set, picnic tables, benches BBQ's, floats, canoe racks, ect. These items should be replaced as needed. This is dependent on the results of the 2017 inspection.

According to the Association this includes the following

Canoe racks were purchased in 2007 for \$2,557 (Asset ID 000563)

Buoys & Floats were purchased in 2007 for \$3,998 (Asset ID 000559) (removed in 2016)

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Marina: Outdoor Amenities - Replacement continued...

to confirm this estimate.

Marina: Picnic Shelter - Repairs

Asset ID	1133	1 Total	@ \$133,000.00
	Marina	Asset Cost	\$133,000.00
	Buildings	Percent Replacement	100%
Placed in Service	January 2015	Future Cost	\$166,098.77
Useful Life	5		
Adjustment	8		
Replacement Year	2028		
Remaining Life	9		

This provision is for the of the picnic shelter at the marina. This includes the replacement of the roof and repair of the wood components. (Asset ID 000838)

Schwindt and Company estimated 1,405 square feet of roofing.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Marina: Restroom - Renovation/Repairs

Asset ID	1136	1 Total	@ \$42,025.00
	Marina	Asset Cost	\$42,025.00
	Buildings	Percent Replacement	100%
Placed in Service	January 2012	Future Cost	\$57,931.93
Useful Life	20		
Replacement Year	2032		
Remaining Life	13		

This provision is for the of the renovation and repair of the snack shop at the marina. This includes roof replacement, siding repair, renovation of the restrooms and replacement of the water heater.

Schwindt and Company estimated 2,419 feet of roofing and 1,800 square feet of siding.

According to the Association, the Marina Restroom has the following work done

Roof was replaced in 2010 for \$2,564 (Asset ID 000689)

Refurbished in 2010 for \$15,000 (Asset ID 000690)

Repaired in 2011 for \$2,040 (Asset ID 000747)

Bathroom was completely remodeled in 2012 for \$95,027 (Asset ID 000772)

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Marina: Restroom - Renovation/Repairs continued...

Marina Emergency phone purchased in 2010 for \$1,132 (Asset ID 000697)

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Marina: Spit (East Exterior) - Rebuild

Asset ID	1138	1 Total	@ \$490,149.00
	Marina	Asset Cost	\$490,149.00
	Grounds	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$1,003,044.54
Useful Life	30		
Replacement Year	2048		
Remaining Life	29		

This provision is for the of the rebuilding of the spit.

In November 2018 the east side of the lake was done. Remaining is the entire interior and removal of tires in 2026. Cost + 20% = \$555,572

The Association should engage a company to perform an assessment to determine the current condition of the slips.

According to information provided by the Association, this was done in 1993 for \$143,336. (Asset ID 000152) The Association should obtain a bid to confirm this estimate.

Marina: Spit (East Interior) - Rebuild

Asset ID	1335	1 Total	@ \$600,000.00
	Marina	Asset Cost	\$600,000.00
	Grounds	Percent Replacement	100%
Placed in Service	January 1993	Future Cost	\$646,134.37
Useful Life	30		
Adjustment	-1		
Replacement Year	2022		
Remaining Life	3		

This provision is for the of the rebuilding of the spit.

In November 2018 the east side of the lake was done. Remaining is the entire interior and removal of tires in 2026. Cost + 20% = \$555,572

The Association should engage a company to perform an assessment to determine the current

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Marina: Spit (East Interior) - Rebuild continued...

condition of the slips.

According to information provided by the Association, this was done in 1993 for \$143,336.
(Asset ID 000152) The Association should obtain a bid to confirm this estimate.

Marina: Spit (West Interior) - Rebuild

Asset ID	1336	1 Total	@ \$600,000.00
	Marina	Asset Cost	\$600,000.00
	Grounds	Percent Replacement	100%
		Future Cost	\$646,134.37
Placed in Service	January 1993		
Useful Life	30		
Adjustment	-1		
Replacement Year	2022		
Remaining Life	3		

This provision is for the of the rebuilding of the spit.

In November 2018 the east side of the lake was done. Remaining is the entire interior and removal of tires in 2026. Cost + 20% = \$555,572

The Association should engage a company to perform an assessment to determine the current condition of the slips.

According to information provided by the Association, this was done in 1993 for \$143,336.
(Asset ID 000152) The Association should obtain a bid to confirm this estimate.

Marina: Tennis Court - Resurface

Asset ID	1134	17,400 SF	@ \$5.25
	Marina	Asset Cost	\$91,350.00
	Grounds	Percent Replacement	100%
		Future Cost	\$91,350.00
Placed in Service	January 2000		
Useful Life	20		
Adjustment	-1		
Replacement Year	2019		
Remaining Life	0		

This provision is for the of the resurfacing and any needed repairs of the tennis court at the marina.

Schwindt and Company estimated 17,400 square feet of tennis court surface.

The cost and useful life assumptions are based on accepted industry estimates as established by

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Marina: Tennis Court - Resurface continued...

RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Marina: Tennis Court Fence - Replacement

Asset ID	1135	690 LF	@ \$42.02
	Marina	Asset Cost	\$28,993.80
	Grounds	Percent Replacement	100%
		Future Cost	\$28,993.80
Placed in Service	January 1976		
Useful Life	40		
Adjustment	3		
Replacement Year	2019		
Remaining Life	0		

This provision is for the of the replacement of the tennis court fence at the marina.

Schwindt and Company estimated 690 lineal feet of fencing.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Marina: Wet Slip Docks - Renovation

Asset ID	1137	1 Total	@ \$143,994.46
	Marina	Asset Cost	\$143,994.46
	Buildings	Percent Replacement	100%
		Future Cost	\$175,443.27
Placed in Service	January 2007		
Useful Life	20		
Replacement Year	2027		
Remaining Life	8		

This provision is for the of the rebuilding of the marina wet slip docks. We recommend the Association engage a company to perform regular maintenance to the slips. This should include an annual inspection and repairs as needed.

The Association should engage a company to perform an assessment to determine the current condition of the slips.

According to information provided by the Association, this was done in 2007 for \$107,068. The Association should obtain a bid to confirm this estimate. (Asset ID 000544)

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Marina - Total Current Cost	\$3,341,335
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**Sudden Valley Community Association - CRRRF
Detail Report by Area**

AM/PM: Picnic Shelter - Repairs

Asset ID	1131	1 Total	@ \$53,000.00
AM PM Beach		Asset Cost	\$53,000.00
Buildings		Percent Replacement	100%
Placed in Service	January 2015	Future Cost	\$78,678.80
Useful Life	20		
Replacement Year	2035		
Remaining Life	16		

This provision is for the of the picnic shelter at the AM/PM beach. This includes the replacement of the roof and repair of the wood components. (Asset ID 000838)

In 2015 this was done for \$53,000.

Schwindt and Company estimated 1,405 square feet of roofing.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

AM/PM: Restrooms - Repairs

Asset ID	1132	1 Total	@ \$2,101.25
AM PM Beach		Asset Cost	\$2,101.25
Buildings		Percent Replacement	100%
Placed in Service	January 2015	Future Cost	\$3,119.32
Useful Life	20		
Replacement Year	2035		
Remaining Life	16		

This provision is for the of the repair of the restrooms at the AM/PM beach. According to the Association, they are located in a building owned by the water company.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

AM PM Beach - Total Current Cost \$55,101

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Lawn Mower - Zero Turn - Replacement

Asset ID	1010	1 Total	@ \$18,829.25
	Parks	Asset Cost	\$18,829.25
	Equipment	Percent Replacement	100%
Placed in Service	June 2017	Future Cost	\$22,941.61
Useful Life	10		
Replacement Year	2027		
Remaining Life	8		

This component funds for the replacement of the Lawn Mower - Zero Turn (Asset ID 000929)

The cost and useful life are based on information from the Association Superintendent.

Maint: 00 F250 - Replacement

Asset ID	1169	1 Total	@ \$42,025.00
	Parks	Asset Cost	\$42,025.00
	Vehicles	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$42,025.00
Useful Life	7		
Replacement Year	2019		
Remaining Life	0		

This provision is for the replacement of the 2000 F-250. (Asset ID 000411)

The cost and useful life are based on information from the Association Superintendent.

Maint: 97 GMC Dump Truck - Replacement

Asset ID	1168	1 Total	@ \$52,531.25
	Parks	Asset Cost	\$52,531.25
	Vehicles	Percent Replacement	100%
Placed in Service	January 1997	Future Cost	\$52,531.25
Useful Life	20		
Replacement Year	2019		
Remaining Life	0		

This provision is for the replacement of the 1997 GMC Dump Truck. (Asset ID 000188)

The cost and useful life are based on information from the Association Superintendent.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Parks: Playground Equipment - Replacement

Asset ID	1230	1 Total	@ \$50,000.00
	Parks	Asset Cost	\$50,000.00
	Equipment	Percent Replacement	100%
Placed in Service	January 2016	Future Cost	\$50,000.00
Useful Life	1		
Replacement Year	2019		
Remaining Life	0		

This provision is for the replacement of the playground equipment.

There are 5 separate playground sets distributed throughout the 21 parks. The playgrounds are located at Huckleberry, Maple Leaf, Tumbling Water, the Rec Center, and the Marina Parks. Playground set replacement includes structure, base, ground park (playground surface), & civil improvements.

This includes the following

Asset ID 000644 (2 parks: 2009)

Asset ID 000775 (gate 5: 2012)

Asset ID 000795 (gate 5: 2013)

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Parks: Tables & Benches - Replacement

Asset ID	1256	1 Total	@ \$9,455.62
	Parks	Asset Cost	\$9,455.62
	Equipment	Percent Replacement	100%
Placed in Service	January 1982	Future Cost	\$9,455.62
Useful Life	10		
Adjustment	25		
Replacement Year	2019		
Remaining Life	0		

This provision is for the replacement of the playground concrete tables and benches. The Association plan to replace 10 a year for 3 years.

This includes the following

Tables & Benches installed in 1982 for \$2,468 (Asset ID 000026)

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Parks: Tables & Benches - Replacement continued...

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Summit 7x16 Tilt Trailer - Replacement

Asset ID	1313	1 Total	@ \$3,733.05
	Parks	Asset Cost	\$3,733.05
	Equipment	Percent Replacement	100%
Placed in Service	June 2017	Future Cost	\$5,146.05
Useful Life	15		
Replacement Year	2032		
Remaining Life	13		

This component funds for the replacement of the Summit 7x16 Tilt Trailer, (Asset ID 000931)

The cost and useful life are based on information from the Association Superintendent.

Toro Z Master Mower Model 6280 - Replacement

Asset ID	1066	1 Total	@ \$26,163.12
	Parks	Asset Cost	\$26,163.12
	Equipment	Percent Replacement	100%
Placed in Service	June 2017	Future Cost	\$33,491.00
Useful Life	12		
Replacement Year	2029		
Remaining Life	10		

This component funds for the replacement of the Toro Z Master Mower Model 3280, (Asset ID 000930)

The cost and useful life are based on information from the Association Superintendent.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Parks - Total Current Cost	\$202,737
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**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Gate 1 Bus Shelter - Replacement

Asset ID	1298	1 Total	@ \$5,975.75
	Bus Shelters	Asset Cost	\$5,975.75
	Grounds	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	\$6,435.23
Useful Life	8		
Adjustment	-3		
Replacement Year	2022		
Remaining Life	3		

This provision is for the replacement of the gate 1 bus shelter and solar light.

Gates #1 bus shelter installed in 2017 for \$5,830 (Asset ID 000910)

The cost and useful life are based on information from the Association.

Gate 3 Bus Shelter - Replacement

Asset ID	1252	1 Total	@ \$35,429.18
	Bus Shelters	Asset Cost	\$35,429.18
	Buildings	Percent Replacement	100%
Placed in Service	January 2015	Future Cost	\$59,506.21
Useful Life	25		
Replacement Year	2040		
Remaining Life	21		

This provision is for the replacement of the gate 3 bus shelter and solar light.

This includes the following:

Gates #3 bus shelter installed in 2015 for \$33,722 (Asset ID 000836)

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Gate 9 Bus Shelter

Asset ID	1297	1 Total	@ \$8,000.00
	Bus Shelters	Asset Cost	\$8,000.00
	Grounds	Percent Replacement	100%
Placed in Service	January 1998	Future Cost	\$8,000.00
Useful Life	25		
Adjustment	-5		
Replacement Year	2019		
Remaining Life	0		

This provision is for the replacement of the gate 9 bush shelter.

The cost and useful life are based on information from the Association.

Harbor View Bus Shelter - Replacement

Asset ID	1299	1 Total	@ \$8,000.00
	Bus Shelters	Asset Cost	\$8,000.00
	Grounds	Percent Replacement	100%
Placed in Service	January 2013	Future Cost	\$8,000.00
Useful Life	5		
Replacement Year	2019		
Remaining Life	0		

This provision is for the replacement of the bus shelter on Harbor View.

The cost and useful life are based on information from the Association.

Parking Lot: Gate 5 - Replacement

Asset ID	1257	1 Total	@ \$17,860.62
	Bus Shelters	Asset Cost	\$17,860.62
	Grounds	Percent Replacement	100%
Placed in Service	January 2009	Future Cost	\$25,867.50
Useful Life	25		
Replacement Year	2034		
Remaining Life	15		

This provision is for the replacement of the parking lot gate 5.

This includes the following:

Parking lot gates #5 installed in 2009 for \$14,025 (Asset ID 000647)

The cost and useful life assumptions are based on accepted industry estimates as established by

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Parking Lot: Gate 5 - Replacement continued...

RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Bus Shelters - Total Current Cost	\$75,266
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**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Airport

Asset ID	1290	1 Total	@ \$10,000.00
	Airport	Asset Cost	\$10,000.00
	Buildings	Percent Replacement	100%
Placed in Service	January 1974	Future Cost	\$10,000.00
Useful Life	40		
Replacement Year	2019		
Remaining Life	0		

This provision is for the Airport feasibility study. ROI estimate for installation of mega watt solar power plant at airstrip \$10,000 - 2019

Future action dependent on 2019 inspection.

Airport - Total Current Cost

\$0

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Campground - Trails & Roads

Asset ID	1266	1 Total	@ \$5,253.12
	Campground	Asset Cost	\$5,253.12
	Grounds	Percent Replacement	100%
Placed in Service	January 1991	Future Cost	\$5,253.12
Useful Life	12		
Adjustment	15		
Replacement Year	2019		
Remaining Life	0		

This provision is for the replacement of the Campground - Trails & Roads. Future action dependent on 2018 inspection.

According to the Association, this was done in 1991 for \$3,117. (Asset ID 000124)

The useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Campground Entrance Road Work

Asset ID	1267	1 Total	@ \$1,850.15
	Campground	Asset Cost	\$1,850.15
	Grounds	Percent Replacement	100%
Placed in Service	January 1993	Future Cost	\$1,850.15
Useful Life	20		
Adjustment	5		
Replacement Year	2019		
Remaining Life	0		

This provision is for the replacement of the Campground Entrance Road Work. Future action dependent on 2018 inspection.

According to the Association, this was done in 1993 for \$3,117. (Asset ID 000150)

The useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

**Sudden Valley Community Association - CRRRF
Detail Report by Area**

Campground - Total Current Cost	\$7,103
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Sudden Valley Community Association - CRRRF
Detail Report by Area

Barn 6 (Ice Barn) - Demolish

Asset ID	1309	1 Total	@ \$140,000.00
Barn 6 Building		Asset Cost	\$140,000.00
Buildings		Percent Replacement	100%
Placed in Service	January 1974	Future Cost	\$140,000.00
Useful Life	40		
Replacement Year	2019		
Remaining Life	0		

This provision is to demolish Barn 6 (ice barn).

Barn 6 Building - Total Current Cost \$140,000

Sudden Valley Community Association - CRRRF
Bellingham, Washington
Fully Funded Method Summary

<i>Report Parameters</i>	
Report Date	February 20, 2019
Account Number	2sudde
Budget Year Beginning	January 01, 2019
Budget Year Ending	December 31, 2019
Total Units	3143
Inflation	2.50%
Interest Rate on Reserve Deposit	0.10%
2019 Beginning Balance	\$1,706,517

Full Funding
100% Funded Model Summary

- This scenario uses the fully funded method. A goal of being 100% funded is used.
- The following items were not included in the analysis because they have useful lives greater than 30 years: grading/drainage; foundation/footings; storm drains; telephone, cable, and internet lines.
- This funding scenario begins with an initial contribution of **\$6,420,429** in **2019** and varies each year for the remaining years of the study. A goal of being 100% funded is used.
- The purpose of this study is to insure that adequate replacement funds are available when components reach the end of their useful life. Components will be replaced as required, not necessarily in their expected replacement year. This analysis should be updated annually.

<i>Fully Funded Method Summary of Calculations</i>	
Required Month Contribution	\$535,035.73
<i>\$170.23 per unit monthly</i>	
Average Net Month Interest Earned	<u>\$198.05</u>
Total Month Allocation to Reserves	\$535,233.78
<i>\$170.29 per unit monthly</i>	

**Sudden Valley Community Association - CRRRF
Fully Funded Method Projection**

Beginning Balance: \$1,706,517

Year	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2019	6,420,429	2,377	2,808,155	5,321,167	11,875,166	45%
2020	5,564,958	7,288	1,050,471	9,842,942	14,124,610	70%
2021	4,472,348	10,276	1,993,752	12,331,814	16,442,254	75%
2022	2,515,201	5,233	8,463,823	6,388,425	14,925,356	43%
2023	2,318,944	6,550	1,097,433	7,616,486	9,873,876	77%
2024	1,523,465	3,372	5,070,763	4,072,560	10,045,997	41%
2025	1,535,161	4,293	612,972	4,999,042	6,287,385	80%
2026	1,547,807	5,309	530,690	6,021,469	7,003,622	86%
2027	1,566,981	6,119	754,063	6,840,505	7,534,251	91%
2028	1,350,936	6,371	1,204,115	6,993,697	7,666,007	91%
2029	1,372,319	6,813	927,229	7,445,599	7,582,860	98%
2030	1,394,030	7,307	896,959	7,949,976	7,818,867	102%
2031	1,332,073	8,024	651,440	8,638,632	8,338,055	104%
2032	1,274,108	8,662	670,615	9,250,787	8,875,354	104%
2033	1,286,303	9,162	790,037	9,756,215	9,316,912	105%
2034	1,251,233	9,989	449,560	10,567,876	10,156,409	104%
2035	1,314,674	10,293	991,917	10,900,926	10,487,662	104%
2036	1,349,399	10,754	882,241	11,378,839	10,966,967	104%
2037	1,379,068	11,203	927,577	11,841,533	11,440,356	104%
2038	1,448,889	11,557	1,074,576	12,227,403	11,804,973	104%
2039	1,490,102	12,011	1,028,809	12,700,707	12,260,617	104%
2040	1,530,364	12,689	846,353	13,397,408	12,945,046	103%
2041	1,473,560	13,935	266,522	14,618,381	14,270,468	102%
2042	1,558,935	13,487	1,981,696	14,209,108	13,913,162	102%
2043	1,659,843	12,952	2,161,879	13,720,024	13,395,165	102%
2044	1,784,791	11,544	3,147,917	12,368,442	11,891,420	104%
2045	1,797,410	12,577	770,765	13,407,665	12,821,362	105%
2046	1,748,764	13,827	533,826	14,636,430	14,052,981	104%
2047	1,778,906	13,791	1,815,403	14,613,724	14,038,232	104%
2048	1,792,812	13,750	1,841,425	14,578,861	14,033,809	104%

Sudden Valley Community Association - CRRRF
Bellingham, Washington
Baseline Funding Model Summary

<i>Report Parameters</i>	
Report Date	February 20, 2019
Account Number	2sudde
Budget Year Beginning	January 01, 2019
Budget Year Ending	December 31, 2019
Total Units	3143
Inflation	2.50%
Annual Assessment Increase	0.00%
Interest Rate on Reserve Deposit	0.10%
2019 Beginning Balance	\$1,706,517

Baseline Funding
Fully Reserved Model Summary

- This study utilizes the cash flow method and the threshold funding model, which establishes a reserve funding goal that keeps the reserve balance above 0 dollars. This scenario represents the minimum funding requirement.
- The following items were not included in the analysis because they have useful lives greater than 30 years: grading/drainage; foundation/footings; storm drains; telephone, cable, and internet lines.
- This funding scenario begins with a contribution of **\$3,150,626** in **2019** and varies each year for the remaining years of the study. A minimum balance of **\$0** is maintained.
- The purpose of this study is to insure that adequate replacement funds are available when components reach the end of their useful life. Components will be replaced as required, not necessarily in their expected replacement year. This analysis should be updated annually.

Baseline Threshold Method Summary of Calculations

Required Month Contribution	\$262,552.21
<i>\$83.54 per unit monthly</i>	
Average Net Month Interest Earned	<u>\$50.41</u>
Total Month Allocation to Reserves	\$262,602.62
<i>\$83.55 per unit monthly</i>	

**Sudden Valley Community Association - CRRRF
Baseline Funding Model Projection**

Beginning Balance: \$1,706,517

Year	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2019	3,150,626	605	2,808,155	2,049,593	11,875,166	17%
2020	3,150,626	2,707	1,050,471	4,152,455	14,124,610	29%
2021	3,150,626	3,867	1,993,752	5,313,197	16,442,254	32%
2022	3,150,626		8,463,823	0	14,925,356	0%
2023	3,083,812	573	1,097,433	1,986,951	9,873,876	20%
2024	3,083,812		5,070,763	0	10,045,997	0%
2025	1,071,496		612,972	458,524	6,287,385	7%
2026	1,071,496	508	530,690	999,838	7,003,622	14%
2027	1,071,496	826	754,063	1,318,096	7,534,251	17%
2028	1,071,496	695	1,204,115	1,186,172	7,666,007	15%
2029	1,071,496	840	927,229	1,331,277	7,582,860	18%
2030	1,071,496	1,015	896,959	1,506,829	7,818,867	19%
2031	1,071,496	1,436	651,440	1,928,320	8,338,055	23%
2032	1,071,496	1,839	670,615	2,331,039	8,875,354	26%
2033	1,071,496	2,122	790,037	2,614,621	9,316,912	28%
2034	1,071,496	2,747	449,560	3,239,303	10,156,409	32%
2035	1,071,496	2,829	991,917	3,321,710	10,487,662	32%
2036	1,071,496	3,021	882,241	3,513,986	10,966,967	32%
2037	1,071,496	3,168	927,577	3,661,073	11,440,356	32%
2038	1,071,496	3,168	1,074,576	3,661,161	11,804,973	31%
2039	1,071,496	3,214	1,028,809	3,707,062	12,260,617	30%
2040	1,071,496	3,443	846,353	3,935,647	12,945,046	30%
2041	1,071,496	4,251	266,522	4,744,872	14,270,468	33%
2042	1,071,496	3,345	1,981,696	3,838,017	13,913,162	28%
2043	1,071,496	2,257	2,161,879	2,749,891	13,395,165	21%
2044	1,071,496	182	3,147,917	673,653	11,891,420	6%
2045	1,071,496	483	770,765	974,867	12,821,362	8%
2046	1,071,496	1,022	533,826	1,513,558	14,052,981	11%
2047	1,071,496	279	1,815,403	769,930	14,038,232	5%
2048	1,071,496		1,841,425	0	14,033,809	0%