

EXECUTIVE SUMMARY

The Kiawah Island CA 2011 Replacement Reserve Inventory identifies 551 Projected Replacements for funding from Replacement Reserves, with an estimated one-time replacement cost of \$28,093,837.

The Replacement Reserve Analysis calculates recommended funding of Replacement Reserves by the two generally accepted methods, the Cash Flow Method and the Component Method. The Analysis also evaluates current funding of Replacement Reserves, as reported by the Association. The calculations and evaluation are summarized below:

● **\$1,449,970 CASH FLOW METHOD MINIMUM ANNUAL FUNDING OF REPLACEMENT RESERVES IN THE STUDY YEAR, 2011.**

The Cash Flow Method (CFM) calculates Minimum Annual Funding of Replacement Reserves that will fund Projected Replacements identified in the Replacement Reserve Inventory from a common pool of Replacement Reserves and prevent Replacement Reserves from dropping below a Minimum Recommended Balance.

CFM - Minimum Annual Funding remains the same between peaks in cumulative expenditures called Peak Years.

The first Peak Year occurs in 2018 and the CFM - Minimum Annual Funding of Replacement Reserves in 2019 declines to \$1,917,281, after the completion of \$20,355,990 of replacements in 2011 to 2018.

A subsequent Peak Year and decline in the Cash Flow Method, Minimum Annual Funding, occurs in 2019.

● **\$4,698,014 COMPONENT METHOD RECOMMENDED ANNUAL FUNDING OF REPLACEMENT RESERVES IN THE STUDY YEAR, 2011.**

The Component Method is a time tested and very conservative funding model developed by HUD in the early 1980's. The Component Method treats each projected replacement in the Replacement Reserve Inventory as a separate account. Deposits are made to each individual account, where funds are held for exclusive use by that item.

Based on this funding model, the Association has a Current Funding Objective of \$16,988,405.

The Association reports having \$6,982,897 on deposit, which is 41.1% funded.

● **\$600,000 CURRENT ANNUAL FUNDING OF REPLACEMENT RESERVES (as reported by the Association).**

The evaluation of Current Funding, as reported by the Association, has calculated that if the Association continues to fund Replacement Reserves at the current level, there will NOT be adequate funds for Projected Replacements in 25 years of the 30-year Study Period, and a maximum shortfall of \$-33,030,868 occurs in 2040.

Pages A2 and A3 explain the Study Year, Study Period, Adjustments (interest & inflation), Beginning Balance, and Projected Replacements. Pages A4 to A7 explain in more detail the calculations associated with the Cash Flow Method, Component Method, and Current Funding.

REPLACEMENT RESERVE ANALYSIS - COMMENTS

Please note that the inflation rate assumption for this Study has been decreased from 5.00% to 4.00%. This is based on information developed by the Association of General Contractors which tracks recent trends on the Producer Price Index (PPI) and other factors affecting manufacturing and construction costs.

REPLACEMENT RESERVE ANALYSIS - GENERAL INFORMATION

The Kiawah Island CA 2011 Replacement Reserve Analysis calculations of recommended funding of Replacement Reserves by the Cash Flow Method and the Component Method, and the evaluation of the Current Funding, are based upon the same General Information; including the Study Year, Study Period, Adjustments (for interest, inflation, and/or a constant increase in annual funding), Beginning Balance, and Projected Replacements:

STUDY YEAR

The Association reports that their accounting year begins on January 1, and the Study Year, the first year evaluated by the Replacement Reserve Analysis, begins on January 1, 2011.

STUDY PERIOD

The Replacement Reserve Analysis evaluates the funding of Replacement Reserves over a 30-year Study Period that begins on January 1, 2011.

ADJUSTMENTS

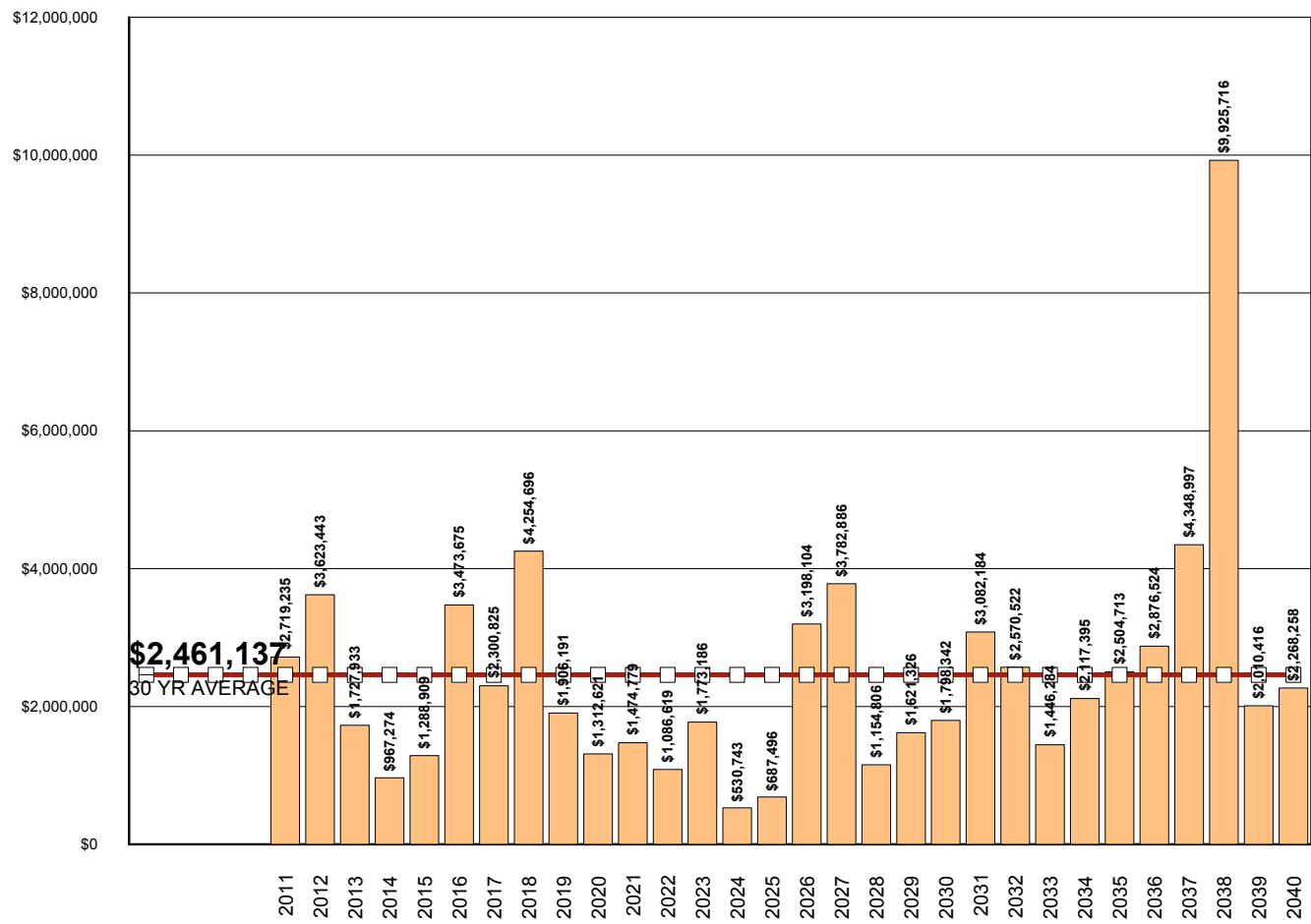
The Analysis had been adjusted for the following rates of interest, inflation, and constant annual increase in funding.
 2.00 Percent - INTEREST RATE. Assumed interest rate earned on Replacement Reserves on Deposit.
 4.00 Percent - RATE OF INFLATION. Assumed rate at which the cost of Projected Replacements will increase.
 4.00 Percent - ANNUAL INCREASE. Assumed rate of increase in annual funding of Replacement Reserves.

BEGINNING BALANCE

The Association reports Replacement Reserves on Deposit totaling \$6,982,897 at the start of the Study Year.

Graph #1. Annual Expenditures for Projected Replacements

This bar graph summarizes annual expenditures for the \$73,834,098 of Projected Replacements identified in the Replacement Reserve Inventory over the 30-year Study Period. The red line shows the average annual expenditure of \$2,461,137.



PROJECTED REPLACEMENTS

The Kiawah Island CA 2011 Replacement Reserve Inventory (Section B) identifies 551 Projected Replacements with a one-time Replacement Cost of \$28,093,837 and replacements totaling \$73,834,098 over the 30-year Study Period. Projected Replacements are the replacement of commonly-owned items that:

- require periodic replacement and
- whose replacement is to be funded from Replacement Reserves.

The Replacement Reserve Inventory also identifies 32 Excluded Items. Expenditures for the replacement of these items are NOT scheduled for funding from Replacement Reserves. The accuracy of the calculations made in the Replacement Reserve Analysis is dependent on expenditures NOT being made for Excluded Items. The rationale behind these exclusions is discussed in detail on Page B1.

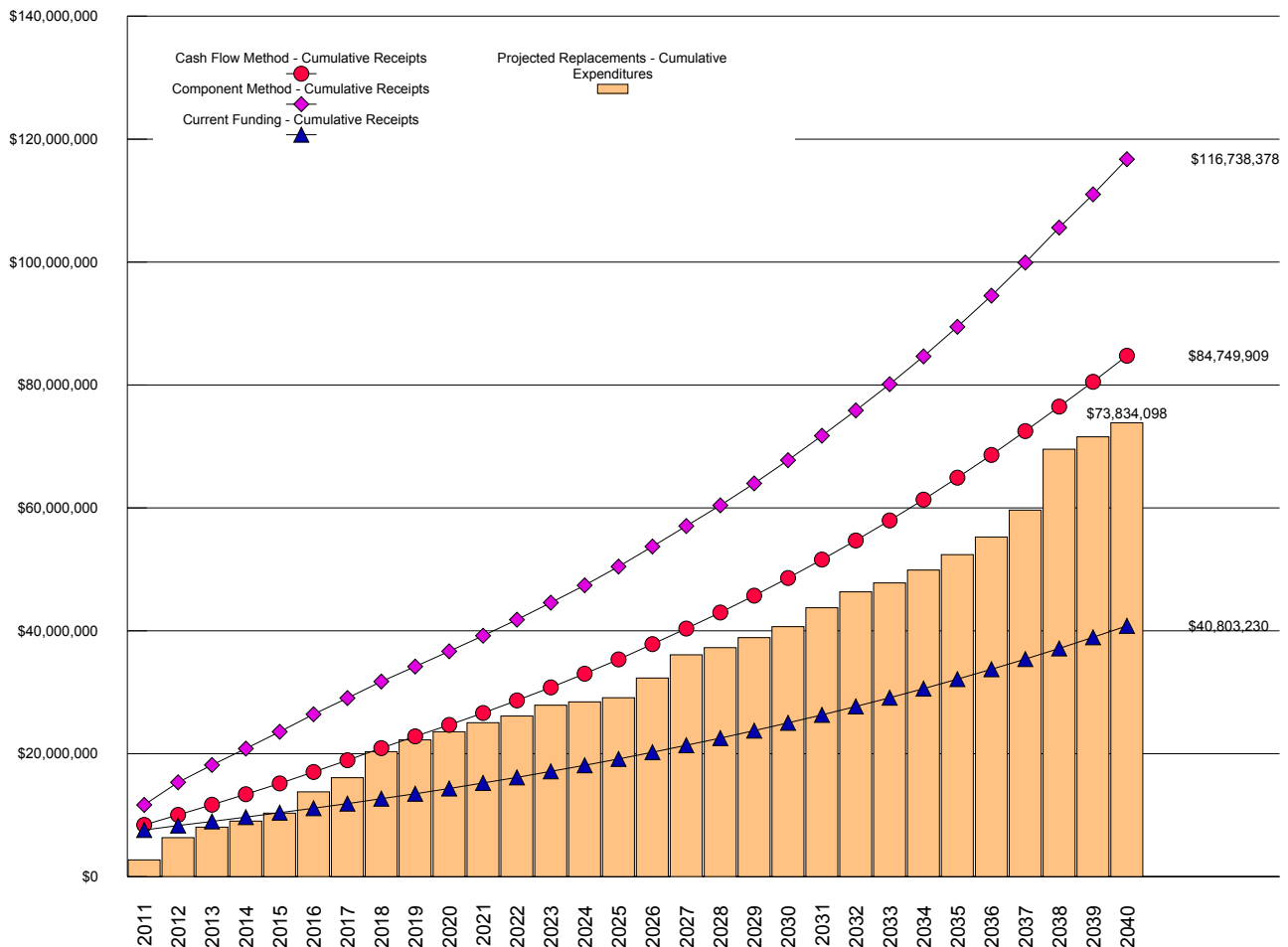
Expenditures from Replacements Reserves should be made only after consultation with an accounting professional.

The Section B - Replacement Reserve Inventory, contains Tables that list each Projected Replacement (and any Excluded Items) broken down into 42 major categories (Pages B3 to B44). Tables are also included that list each Projected Replacement by year for each of the 30 years of the Study Period beginning on Page C1.

The accuracy of this Replacement Reserve Analysis is dependent upon expenditures from Replacement Reserves being made only for the Projected Replacements specifically listed in the Replacement Reserve Inventory.

Graph #2. Comparison of Cumulative Replacement Reserve Funding and Expenditures

The line graph shows Replacement Reserves - Cumulative Receipts over the 30-year Study Period by the Cash Flow Method (red circles), Component Method (purple diamonds), and the Current Funding Plan as reported by the Association (blue triangles). The bar graph shows the Cumulative Expenditures necessary to fund the Project Replacements listed in the Replacement Reserve Inventory (Section B) and summarized in Graph #1.



CASH FLOW METHOD

\$1,449,970 CASH FLOW METHOD MINIMUM ANNUAL FUNDING OF REPLACEMENT RESERVES IN THE STUDY YEAR, 2011.

General. The Cash Flow Method is founded on the concept that the Replacement Reserve Account is solvent if cumulative receipts always exceed cumulative expenses. The Cash Flow Method calculates a MINIMUM annual deposit to Replacement Reserves that will:

- Fund all Projected Replacements listed in the Replacement Reserve Inventory (see Section B)
- Prevent Replacement Reserves from dropping below the Minimum Recommended Balance of \$421,408, which is 1.5 percent of the one-time replacement cost of the Projected Replacements listed in the Inventory
- Allow a constant annual funding level between peaks in cumulative expenditures

Graph #3. Cash Flow Method - Cumulative Receipts and Expenditures Graph

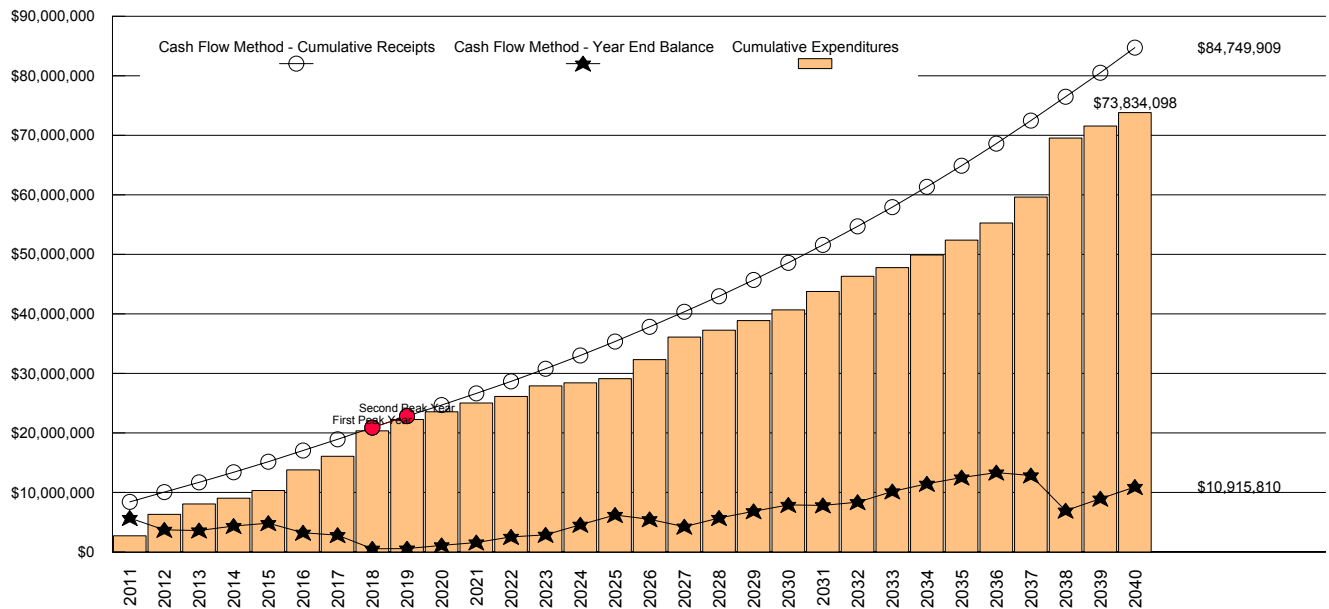


Table #1. Cash Flow Method Data - Years 1 through 30

Year	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Starting balance	\$6,982,897									
Annual deposit	\$1,449,970	\$1,507,969	\$1,568,288	\$1,631,019	\$1,696,260	\$1,764,110	\$1,834,675	\$1,908,062	\$1,917,281	\$1,847,628
Interest on reserves		\$114,273	\$74,249	\$72,541	\$87,266	\$97,159	\$64,911	\$56,886	\$11,091	\$11,535
Expenditures	\$2,719,235	\$3,623,443	\$1,727,933	\$967,274	\$1,288,909	\$3,473,675	\$2,300,825	\$4,254,696	\$1,906,191	\$1,312,621
Year end balance	\$5,713,632	\$3,712,430	\$3,627,034	\$4,363,320	\$4,857,938	\$3,245,532	\$2,844,292	\$554,544	\$576,725	\$1,123,266
Minimum rec. funding lvl.	\$421,408	\$438,264	\$455,794	\$474,026	\$492,987	\$512,707	\$533,215	\$554,544	\$576,725	\$599,794
Cumulative expenditures	\$2,719,235	\$6,342,678	\$8,070,611	\$9,037,885	\$10,326,794	\$13,800,468	\$16,101,294	\$20,355,990	\$22,262,181	\$23,574,802
Cumulative receipts	\$8,432,867	\$10,055,109	\$11,697,645	\$13,401,205	\$15,184,731	\$17,046,001	\$18,945,586	\$20,910,534	\$22,838,906	\$24,698,068
								First Peak Year	Second Peak Year	
Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Annual deposit	\$1,921,533	\$1,998,394	\$2,078,330	\$2,161,463	\$2,247,921	\$2,337,838	\$2,431,352	\$2,528,606	\$2,629,750	\$2,734,940
Interest on reserves	\$22,465	\$31,850	\$50,722	\$57,840	\$91,611	\$124,651	\$109,939	\$85,107	\$114,285	\$136,740
Expenditures	\$1,474,779	\$1,086,619	\$1,773,186	\$530,743	\$687,496	\$3,198,104	\$3,782,886	\$1,154,806	\$1,621,326	\$1,798,342
Year end balance	\$1,592,485	\$2,536,109	\$2,891,976	\$4,580,535	\$6,232,571	\$5,496,957	\$4,255,362	\$5,714,269	\$6,836,978	\$7,910,316
Minimum rec. funding lvl.	\$623,786	\$648,738	\$674,687	\$701,675	\$729,742	\$758,931	\$789,288	\$820,860	\$853,694	\$887,842
Cumulative expenditures	\$25,049,581	\$26,136,200	\$27,909,386	\$28,440,129	\$29,127,625	\$32,325,729	\$36,108,615	\$37,263,421	\$38,884,747	\$40,683,089
Cumulative receipts	\$26,642,066	\$28,672,310	\$30,801,362	\$33,020,664	\$35,360,196	\$37,822,686	\$40,363,977	\$42,977,690	\$45,721,726	\$48,593,405
Year	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Annual deposit	\$2,844,338	\$2,958,111	\$3,076,436	\$3,199,493	\$3,327,473	\$3,460,572	\$3,598,995	\$3,742,954	\$3,892,673	\$4,048,379
Interest on reserves	\$158,206	\$156,614	\$167,498	\$203,451	\$229,162	\$250,200	\$266,885	\$257,223	\$138,712	\$179,131
Expenditures	\$3,082,184	\$2,570,522	\$1,446,284	\$2,117,395	\$2,504,713	\$2,876,524	\$4,348,997	\$9,925,716	\$2,010,416	\$2,268,258
Year end balance	\$7,830,676	\$8,374,879	\$10,172,528	\$11,458,077	\$12,509,998	\$13,344,246	\$12,861,128	\$6,935,589	\$8,956,557	\$10,915,810
Minimum rec. funding lvl.	\$923,356	\$960,290	\$998,702	\$1,038,650	\$1,080,196	\$1,123,404	\$1,168,340	\$1,215,073	\$1,263,676	\$1,314,223
Cumulative expenditures	\$43,765,273	\$46,335,795	\$47,782,079	\$49,899,474	\$52,404,187	\$55,280,711	\$59,629,708	\$69,555,425	\$71,565,840	\$73,834,098
Cumulative receipts	\$51,595,949	\$54,710,674	\$57,954,607	\$61,357,551	\$64,914,185	\$68,624,957	\$72,490,837	\$76,491,014	\$80,522,398	\$84,749,909

COMPONENT METHOD



\$4,698,014

COMPONENT METHOD RECOMMENDED ANNUAL FUNDING OF REPLACEMENT RESERVES IN THE STUDY YEAR, 2011.

The Component Method is a time tested and very conservative mathematical model developed by HUD in the early 1980s. The calculation of Recommended Annual Funding is a multi-step process outlined in the Appendix.

Graph #4. Component Method - Cumulative Receipts and Expenditures Graph

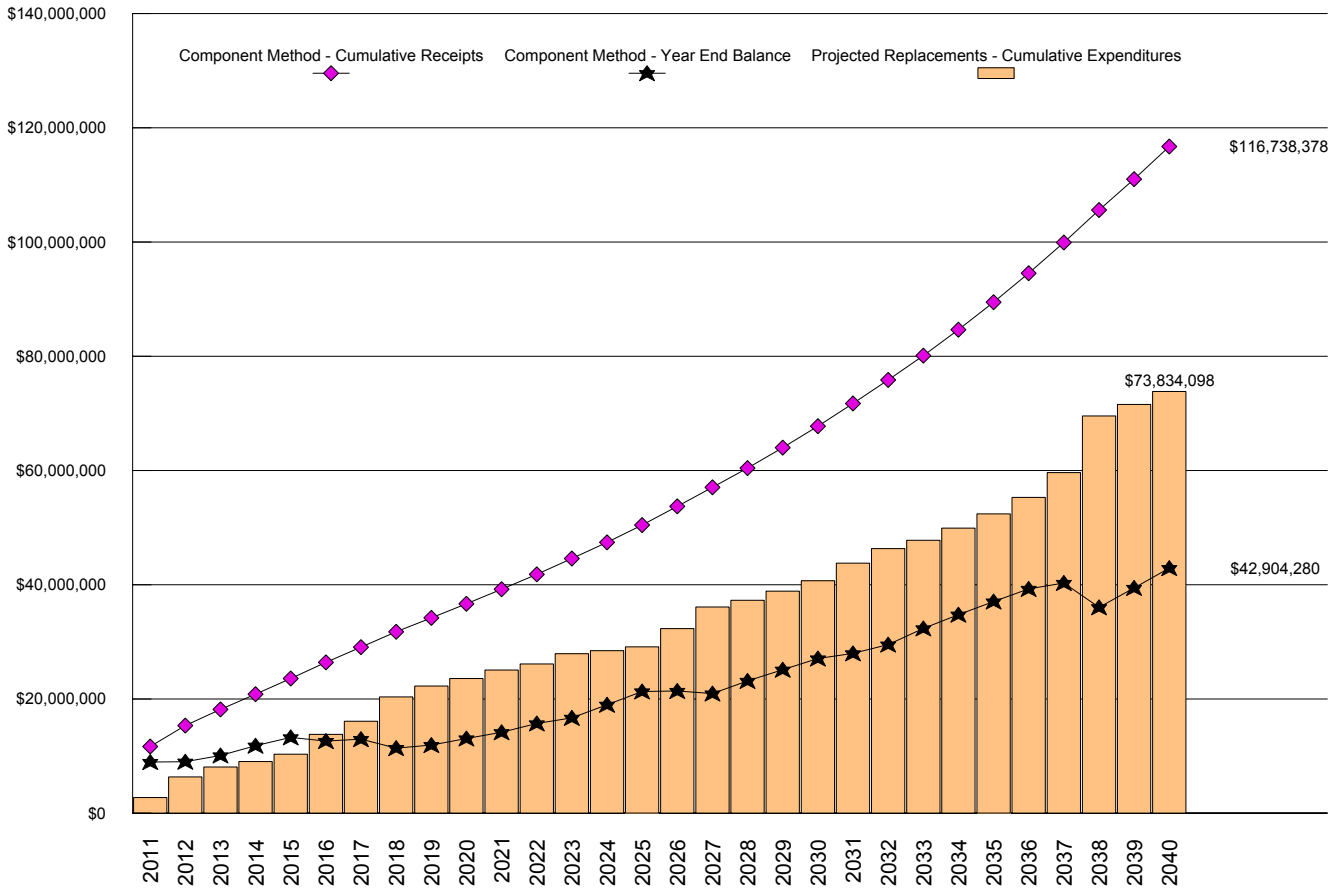


Table #2. Component Method Data - Years 1 through 30

Year	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Starting balance	\$6,982,897									
Annual deposit	\$4,698,014	\$3,484,249	\$2,638,830	\$2,470,119	\$2,514,014	\$2,565,585	\$2,394,685	\$2,423,977	\$2,222,259	\$2,223,234
Interest on reserves		\$179,234	\$180,034	\$201,853	\$235,947	\$265,168	\$252,310	\$259,233	\$227,803	\$238,681
Expenditures	\$2,719,235	\$3,623,443	\$1,727,933	\$967,274	\$1,288,909	\$3,473,675	\$2,300,825	\$4,254,696	\$1,906,191	\$1,312,621
Year end balance	\$8,961,676	\$9,001,715	\$10,092,647	\$11,797,345	\$13,258,398	\$12,615,476	\$12,961,645	\$11,390,159	\$11,934,031	\$13,083,325
Cumulative Expenditures	\$2,719,235	\$6,342,678	\$8,070,611	\$9,037,885	\$10,326,794	\$13,800,468	\$16,101,294	\$20,355,990	\$22,262,181	\$23,574,802
Cumulative Receipts	\$11,680,911	\$15,344,394	\$18,163,258	\$20,835,231	\$23,585,192	\$26,415,944	\$29,062,939	\$31,746,149	\$34,196,212	\$36,658,127

Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Annual deposit	\$2,282,878	\$2,343,274	\$2,442,969	\$2,496,810	\$2,649,226	\$2,838,941	\$2,917,218	\$2,948,238	\$3,111,832	\$3,264,006
Interest on reserves	\$261,666	\$283,062	\$313,856	\$333,529	\$379,521	\$426,346	\$427,690	\$418,930	\$463,177	\$502,251
Expenditures	\$1,474,779	\$1,086,619	\$1,773,186	\$530,743	\$687,496	\$3,198,104	\$3,782,886	\$1,154,806	\$1,621,326	\$1,798,342
Year end balance	\$14,153,090	\$15,692,806	\$16,676,446	\$18,976,042	\$21,317,292	\$21,384,476	\$20,946,497	\$23,158,858	\$25,112,541	\$27,080,456
Cumulative Expenditures	\$25,049,581	\$26,136,200	\$27,909,386	\$28,440,129	\$29,127,625	\$32,325,729	\$36,108,615	\$37,263,421	\$38,884,747	\$40,683,089
Cumulative Receipts	\$39,202,671	\$41,829,007	\$44,585,832	\$47,416,171	\$50,444,918	\$53,710,205	\$57,055,112	\$60,422,279	\$63,997,288	\$67,763,545

Year	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Annual deposit	\$3,437,971	\$3,545,110	\$3,677,183	\$3,895,165	\$4,107,205	\$4,339,361	\$4,600,267	\$4,871,298	\$4,679,241	\$4,946,934
Interest on reserves	\$541,609	\$559,557	\$590,240	\$646,663	\$695,151	\$741,104	\$785,183	\$805,912	\$720,942	\$788,737
Expenditures	\$3,082,184	\$2,570,522	\$1,446,284	\$2,117,395	\$2,504,713	\$2,876,524	\$4,348,997	\$9,925,716	\$2,010,416	\$2,268,258
Year end balance	\$27,977,852	\$29,511,997	\$32,333,136	\$34,757,568	\$37,055,211	\$39,259,153	\$40,295,606	\$36,047,100	\$39,436,866	\$42,904,280
Cumulative Expenditures	\$43,765,273	\$46,335,795	\$47,782,079	\$49,899,474	\$52,404,187	\$55,280,711	\$59,629,708	\$69,555,425	\$71,565,840	\$73,834,098
Cumulative Receipts	\$71,743,125	\$75,847,792	\$80,115,215	\$84,657,042	\$89,459,398	\$94,539,864	\$99,925,314	\$105,602,524	\$111,002,707	\$116,738,378

CURRENT FUNDING

\$600,000 CURRENT ANNUAL FUNDING OF REPLACEMENT RESERVES
(as reported by the Association).

Our evaluation of the Current Association Funding assumes that the Association will continue to fund Replacement Reserves at the current level of \$600,000 per year in each of the 30 years of the Study Period.

Graph #5. Current Association Funding - Cumulative Receipts and Expenditures Graph

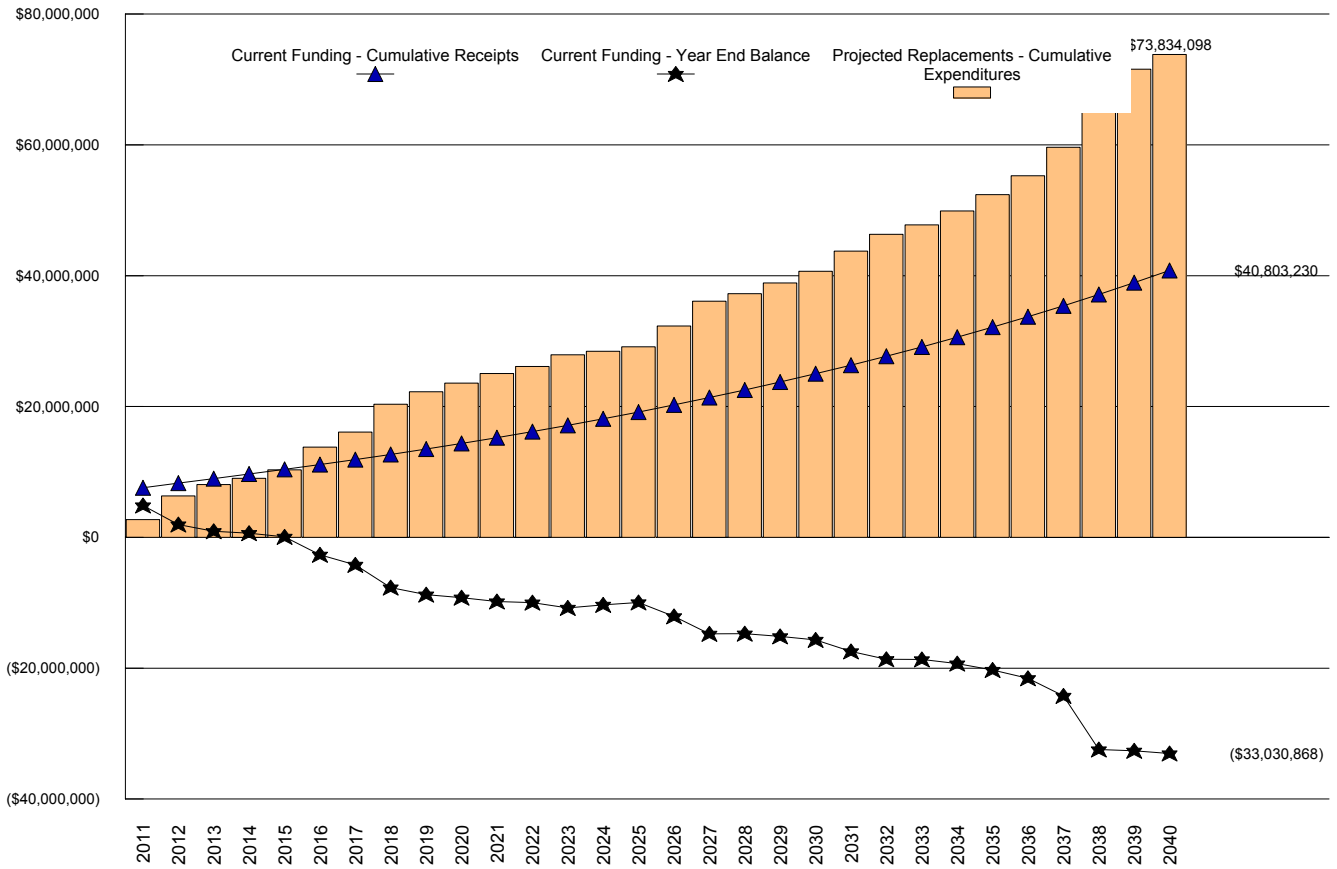


Table #3. Current Funding Data - Years 1 through 30

Year	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Starting balance	\$6,982,897									
Annual deposit	\$600,000	\$624,000	\$648,960	\$674,918	\$701,915	\$729,992	\$759,191	\$789,559	\$821,141	\$853,987
Interest on reserves		\$97,273	\$39,230	\$18,435	\$12,957	\$1,476				
Expenditures	\$2,719,235	\$3,623,443	\$1,727,933	\$967,274	\$1,288,909	\$3,473,675	\$2,300,825	\$4,254,696	\$1,906,191	\$1,312,621
Year end balance	\$4,863,662	\$1,961,492	\$921,749	\$647,828	\$73,791	(\$2,668,416)	(\$4,210,050)	(\$7,675,187)	(\$8,760,236)	(\$9,218,870)
Cumulative Expenditures	\$2,719,235	\$6,342,678	\$8,070,611	\$9,037,885	\$10,326,794	\$13,800,468	\$16,101,294	\$20,355,990	\$22,262,181	\$23,574,802
Cumulative Receipts	\$7,582,897	\$8,304,170	\$8,992,360	\$9,685,713	\$10,400,585	\$11,132,053	\$11,891,244	\$12,680,803	\$13,501,945	\$14,355,932
Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Annual deposit	\$888,147	\$923,672	\$960,619	\$999,044	\$1,039,006	\$1,080,566	\$1,123,789	\$1,168,740	\$1,215,490	\$1,264,110
Interest on reserves										
Expenditures	\$1,474,779	\$1,086,619	\$1,773,186	\$530,743	\$687,496	\$3,198,104	\$3,782,886	\$1,154,806	\$1,621,326	\$1,798,342
Year end balance	(\$9,805,503)	(\$9,968,450)	(\$10,781,016)	(\$10,312,715)	(\$9,961,205)	(\$12,078,743)	(\$14,737,840)	(\$14,723,906)	(\$15,129,742)	(\$15,863,975)
Cumulative expenditures	\$25,049,581	\$26,136,200	\$27,909,386	\$28,440,129	\$29,127,625	\$32,325,729	\$36,108,615	\$37,263,421	\$38,884,747	\$40,683,089
Cumulative receipts	\$15,244,078	\$16,167,751	\$17,128,370	\$18,127,414	\$19,166,420	\$20,246,986	\$21,370,775	\$22,539,515	\$23,755,005	\$25,019,115
Year	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Annual deposit	\$1,314,674	\$1,367,261	\$1,421,951	\$1,478,829	\$1,537,982	\$1,599,502	\$1,663,482	\$1,730,021	\$1,799,222	\$1,871,191
Interest on reserves										
Expenditures	\$3,082,184	\$2,570,522	\$1,446,284	\$2,117,395	\$2,504,713	\$2,876,524	\$4,348,997	\$9,925,716	\$2,010,416	\$2,268,258
Year end balance	(\$17,431,485)	(\$18,634,746)	(\$18,659,079)	(\$19,297,644)	(\$20,264,375)	(\$21,541,396)	(\$24,226,912)	(\$32,422,607)	(\$32,633,801)	(\$33,030,868)
Cumulative Expenditures	\$43,765,273	\$46,335,795	\$47,782,079	\$49,899,474	\$52,404,187	\$55,280,711	\$59,629,708	\$69,555,425	\$71,565,840	\$73,834,098
Cumulative Receipts	\$26,333,788	\$27,701,049	\$29,123,001	\$30,601,830	\$32,139,812	\$33,739,314	\$35,402,796	\$37,132,817	\$38,932,039	\$40,803,230

REPLACEMENT RESERVE STUDY - SUPPLEMENTAL COMMENTS

- This Replacement Reserve Study has been developed in compliance with the Community Associations Institute, National Reserve Study Standards, for a Level One Study - Full Service.
- ERR
- Our calculations assume that Replacement Reserves are not subject to tax.
- PLEASE NOTE: For inventory items with a Remaining Economic Life greater than 40 years, the replacement projections fall outside this study's limits and are not included in the annual calculations. However, tracking these items over time will bring them within the 40 year window and they will be included in the future.

REPLACEMENT RESERVE INVENTORY GENERAL INFORMATION

Kiawah Island CA 2011 - Replacement Reserve Inventory identifies 583 items. Two types of items are identified, Projected Replacements and Excluded Items:

- **PROJECTED REPLACEMENTS.** 551 of the items are Projected Replacements and the periodic replacements of these items are scheduled for funding from Replacement Reserves. The Projected Replacements have an estimated one-time replacement cost of \$28,093,837. Replacements totaling \$73,834,098 are scheduled in the Replacement Reserve Inventory over the 30-year Study Period.

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

- **EXCLUDED ITEMS.** 32 of the items are Excluded Items, and expenditures for these items are NOT scheduled for funding from Replacement Reserves. The accuracy of the calculations made in the Replacement Reserve Analysis is dependent on expenditures NOT being made for Excluded Items. The Excluded Items are listed in the Replacement Reserve Inventory to identify specific items and categories of items that are not to be funded from Replacement Reserves. There are multiple categories of items that are typically excluded from funding by Replacement Reserves, including but not limited to:

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

Value. Items with a replacement cost of less than \$1,000 are typically excluded from funding from Replacement Reserves. This exclusion is made to accurately reflect how Replacement Reserves are administered. If the Association has selected an alternative level, it will be noted in the Replacement Reserve Inventory - General Comments on Page B2.

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

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

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

The rationale for the exclusion of an item from funding by Replacement Reserves is discussed in more detail in the 'Comments' section of its page of the Replacement Reserve Inventory.

- **CATEGORIES.** The 583 items included in the Kiawah Island CA 2011 Replacement Reserve Inventory are divided into 42 major categories. Each category is printed on a separate page, Pages B3 to B44.
- **LEVEL OF SERVICE.** This Replacement Reserve Inventory has been developed in compliance with the standards established for a Level One Study - Full Service, as defined by the National Reserve Study Standards, established in 1998 by Community Associations Institute, which states:

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

REPLACEMENT RESERVE INVENTORY - GENERAL INFORMATION (cont'd)

- **INVENTORY DATA.** Each of the 551 Projected Replacements listed in the Replacement Reserve Inventory includes the following data:

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

Item Description. We have named each item included in the Inventory. Where the name of the item and the category are not sufficient to specifically identify the item, we have included additional information in the Comments section at the bottom of the page.

Units. We have used standard abbreviations to identify the number of units including SF-square feet, FT-foot, SY-square yard, LS-lump sum, EA-each, and PR-pair. Nonstandard abbreviations are noted in the Comments section on the page on which the abbreviation is used.

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

Unit Replacement Cost. We use three sources to develop the unit cost data shown in the Inventory; actual replacement cost data provided by the client, industry standard estimating manuals, and a cost database that we have developed based upon our detailed interviews with contractors and service providers who are specialists in their respective lines of work. In addition, trends in the Producers Price Index (PPI), labor rates, and transportation costs are monitored and considered. This cost database is reviewed and updated regularly by Miller Dodson and biannually by an independent professional cost estimating firm.

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

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

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

Each of the 32 Excluded Items includes the Item Description, Units, and Number of Units. Many of the Excluded Items are listed as a 'Lump Sum' with a quantity of 1. For the Excluded Items, this indicates that all of the items identified by the 'Item Description' are excluded from funding by Replacement Reserves.

- **REVIEW OF EXPENDITURES.** All expenditures from Replacement Reserves should be made only after consultation with an accounting professional.
- **PARTIAL FUNDING.** Items may have been included in the Replacement Reserve Inventory at less than 100 percent of their full quantity and/or replacement cost. This is done on items that will never be replaced in their entirety, but which may require periodic replacements over an extended period of time. The assumptions that provide the basis for any partial funding are noted on in the Comments section.

REPLACEMENT RESERVE INVENTORY - GENERAL COMMENTS

- **PLEASE NOTE:** For inventory items with a Remaining Economic Life greater than 40 years, the replacement projections fall outside this study's limits and are not included in the annual calculations. However, tracking these items over time will bring them within the 40 year window and they will be included in the future.

ALLOWANCES
PROJECTED REPLACEMENTS

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
1	Eng. Svcs. Admin. Allowance	ls	1	\$22,000.00	1	none	\$22,000
2	Asphalt Patching Allowance	ls	1	\$25,000.00	1	none	\$25,000
3	Curbing Allowance	ls	1	\$10,000.00	1	none	\$10,000
4	Roadway Signage	ls	1	\$5,750.00	1	none	\$5,750
ALLOWANCES - Replacement Costs - Subtotal							\$62,750

ALLOWANCES
COMMENTS

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VIEWING TOWERS
 PROJECTED REPLACEMENTS

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
5	Viewing Tower, Blue Heron Pond	ea	1	\$90,000.00	40	28	\$90,000
6	Viewing Tower, Marsh Island Park	ea	1	\$90,000.00	40	11	\$90,000
7	Viewing Tower, Marsh Park View	ea	1	\$90,000.00	40	6	\$90,000

VIEWING TOWERS - Replacement Costs - Subtotal \$270,000

VIEWING TOWERS
 COMMENTS

Empty area for comments.

ROADWAY RAILING
PROJECTED REPLACEMENTS

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
8	Guardrail, wood / Gov Dr/Cinder Ck	If	1,340	\$30.00	30	7	\$40,200
9	Guardrail, wood / Kiawah Isl. Pkwy	If	3,096	\$30.00	30	20	\$92,880
10	Guardrail, wood / Ocean Course Dr	If	1,324	\$30.00	30	12	\$39,720
11	Guardrail, wood / Marsh Hawk La	If	240	\$30.00	30	2	\$7,200

ROADWAY RAILING - Replacement Costs - Subtotal \$180,000

ROADWAY RAILING
COMMENTS

- The wood guardrail at Kiawah Island Parkway was replaced in 2010.

BOARDWALKS
 PROJECTED REPLACEMENTS

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
12	Boardwalk 10-Eugenia (21-23)	sf	762	\$16.25	20	10	\$12,383
13	Boardwalk 38/39-Flyway	sf	5,558	\$16.25	20	10	\$90,318
14	Boardwalk 30-Nicklaus La (9-10)	sf	1,440	\$16.25	20	1	\$23,400
15	Boardwalk 22-Windswept	sf	2,750	\$16.25	20	10	\$44,688
16	Boardwalk 35- lift, reslope, partial deck	sf	2,800	\$16.25	20	none	\$45,500
17	Boardwalk 8B	sf	2,440	\$16.25	20	none	\$39,650
18	Pedestrian Walkway, Cinder Ck (50%)	ls	1	\$212,500.00	20	none	\$212,500
19	Pedestrian Walkway, Cinder Ck (50%)	ls	1	\$212,500.00	20	19	\$212,500

BOARDWALKS - Replacement Costs - Subtotal \$680,938

BOARDWALKS
 COMMENTS

Empty comment box for providing additional details or notes regarding the boardwalk items listed above.

BRIDGE WALK
PROJECTED REPLACEMENTS

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
20	Bridge, Walk-decking, 13 Enclave TB	sf	1,125	\$16.25	20	1	\$18,281
21	Bridge, Walk-decking, 15 Allee of Oak	sf	325	\$16.25	20	20	\$5,281
22	Bridge, Walk-decking, 09-Silver Moss	sf	1,300	\$16.25	20	1	\$21,125
23	Bridge, Walk-decking, 17-Blue Heron	sf	448	\$16.25	20	8	\$7,280
24	Bridge, Walk-decking, 16-Fal-Salt Ced	sf	1,752	\$16.25	20	8	\$28,470
25	Bridge, Walk-decking, 03-Fairway Oaks	sf	590	\$16.25	20	9	\$9,588
26	Bridge, Walk-decking, 04-Fairway Oaks	sf	1,944	\$16.25	20	9	\$31,590
27	Bridge, Walk-decking, Rhett's Bluff	sf	1,800	\$16.25	20	none	\$29,250
28	Bridge, Walk-Structure 14-M V Tower	sf	165	\$16.25	40	6	\$2,681
29	Bridge, Walk-Structure 04-Greensward	sf	1,764	\$16.25	40	6	\$28,665
30	Bridge, Walk-structure (20%)	sf	2,475	\$14.00	30	23	\$34,656
BRIDGE WALK - Replacement Costs - Subtotal							\$216,867

BRIDGE WALK
COMMENTS

- The funding for the regular maintenance of bridge decking is funded out of the Operations Fund.

BRIDGES, VEHICLE
PROJECTED REPLACEMENTS

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
31	Bridge, Veh-Decking, Blue Heron P	sf	1,440	\$37.50	20	7	\$54,000
32	Bridge, Veh-Decking, Comorant Isl	sf	6,336	\$37.50	20	7	\$237,600
33	Bridge, Veh-Decking, Falcon Point	sf	1,320	\$37.50	20	7	\$49,500
34	Bridge, Veh-Decking, Summer Isl	sf	13,370	\$37.50	20	7	\$501,375
35	Bridge, Veh-Decking, Eagle Pt II	sf	5,676	\$37.50	20	7	\$212,850
36	Bridge, Veh-Decking, Eagle Pt I	sf	6,336	\$37.50	20	7	\$237,600
37	Bridge, Vehicle, structure	sf	34,476	\$37.50	40	27	\$1,292,850
38	Bridge, Vehicle, heavy	sf	2,520	\$100.00	50	25	\$252,000
BRIDGES, VEHICLE - Replacement Costs - Subtotal							\$2,837,775

BRIDGES, VEHICLE
COMMENTS

- The funding for the regular maintenance of bridge decking is funded out of the Operations Fund.

DOCKS

PROJECTED REPLACEMENTS

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
39	Dock Structure, wood (20%)	sf	755	\$14.00	40	none	\$10,576
40	Dock Structure, wood (20%)	sf	755	\$14.00	40	7	\$10,576
41	Dock Structure, wood (20%)	sf	755	\$14.00	40	15	\$10,576
42	Dock Structure, wood (20%)	sf	755	\$14.00	40	23	\$10,576
43	Dock Structure, wood (20%)	sf	755	\$14.00	40	31	\$10,576
44	Dock Decking, wood (20%)	sf	816	\$20.00	20	none	\$16,328
45	Dock Decking, wood (20%)	sf	816	\$20.00	20	3	\$16,328
46	Dock Decking, wood (20%)	sf	816	\$20.00	20	7	\$16,328
47	Dock Decking, wood (20%)	sf	816	\$20.00	20	11	\$16,328
48	Dock Decking, wood (20%)	sf	816	\$20.00	20	16	\$16,328
49	Dock Railings, wood (20%)	lf	204	\$12.00	10	none	\$2,449
50	Dock Railings, wood (20%)	lf	204	\$12.00	10	1	\$2,449
51	Dock Railings, wood (20%)	lf	204	\$12.00	10	3	\$2,449
52	Dock Railings, wood (20%)	lf	204	\$12.00	10	5	\$2,449
53	Dock Railings, wood (20%)	lf	204	\$12.00	10	7	\$2,449

DOCKS - Replacement Costs - Subtotal \$146,764

DOCKS

COMMENTS

Empty area for comments.

CULVERTS and INLETS
PROJECTED REPLACEMENTS

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
54	Culvert Repair & Replace 2011	ls	1	\$1,150,562.00	35	none	\$1,150,562
55	Culvert Repair & Replace 2012	ls	1	\$1,656,380.00	35	1	\$1,656,380
56	Culvert Repair & Replace 2013	ls	1	\$905,655.00	35	2	\$905,655
57	Culvert Repair & Replace 2014	ls	1	\$99,487.00	35	3	\$99,487
58	Culvert Repair & Replace 2015	ls	1	\$517,177.00	35	4	\$517,177
59	Culvert Repair & Replace 2016	ls	1	\$1,311,247.00	35	5	\$1,311,247
60	Culvert Repair & Replace 2017	ls	1	\$104,378.00	35	6	\$104,378
61	Culvert Repair & Replace 2018	ls	1	\$970,778.00	35	7	\$970,778
62	Culvert Repair & Replace 2019	ls	1	\$350,250.00	35	8	\$350,250
63	Culvert Repair & Replace 2020	ls	1	\$350,250.00	35	9	\$350,250

CULVERTS and INLETS - Replacement Costs - Subtotal \$7,416,164

CULVERTS and INLETS
COMMENTS

INLET, GRATE & JUNCTION BOXES

PROJECTED REPLACEMENTS

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
64	Drainage Box Replacement 2011	ea	222	\$628.00	20	none	\$139,416
65	Drainage Box Replacement 2012	ea	17	\$628.00	20	1	\$10,676
66	Drainage Box Replacement 2013	ea	32	\$628.00	20	2	\$20,096
67	Drainage Box Replacement 2014	ea	104	\$628.00	20	3	\$65,312
68	Drainage Box Replacement 2015	ea	115	\$628.00	20	4	\$72,220
69	Drainage Box Replacement 2016	ea	82	\$628.00	20	5	\$51,496
70	Drainage Box Replacement 2017	ea	98	\$628.00	20	6	\$61,544
71	Drainage Box Replacement 2018	ea	144	\$628.00	20	7	\$90,432
72	Drainage Box Replacement 2019	ea	93	\$628.00	20	8	\$58,404
73	Drainage Box Replacement 2020	ea	93	\$628.00	20	9	\$58,404

INLET, GRATE & JUNCTION BOXES - Replacement Costs - Subtotal \$628,000

INLET, GRATE & JUNCTION BOXES

COMMENTS

Empty area for comments.

CANAL, FLAP & SLUICE GATES
 PROJECTED REPLACEMENTS

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
74	Canal Gate Replacement 2011	ls	1	\$23,900.00	25	none	\$23,900
75	Canal Gate Replacement 2014	ls	1	\$4,600.00	25	3	\$4,600
76	Canal Gate Replacement 2018	ls	1	\$8,000.00	25	7	\$8,000
77	Flap Gate Replacement 2012	ls	1	\$1,025.00	25	1	\$1,025
78	Flap Gate Replacement 2013	ls	1	\$15,150.00	25	2	\$15,150
79	Flap Gate Replacement 2015	ls	1	\$600.00	25	4	\$600
80	Flap Gate Replacement 2017	ls	1	\$1,025.00	25	6	\$1,025
81	Flap Gate Replacement 2018	ls	1	\$13,775.00	25	7	\$13,775
82	Sluice Gate Replacement 2012	ls	1	\$22,000.00	30	1	\$22,000
83	Combo Gate Replacement 2013	ls	1	\$12,000.00	30	2	\$12,000
84	Weir Replacement Killdeer Pond	ea	1	\$58,000.00	20	10	\$58,000
85	Weir Replacement Pond 28	ea	1	\$50,000.00	20	none	\$50,000

CANAL, FLAP & SLUICE GATES - Replacement Costs - Subtotal \$210,075

CANAL, FLAP & SLUICE GATES
 COMMENTS

Empty comment box for project details.

FLOOD CONTROL STRUCTURES

PROJECTED REPLACEMENTS

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
86	Flood Control Structure Pond 37	ea	1	\$115,500.00	30	none	\$115,500
87	Flood Control Structure Egret Pond	ea	1	\$115,500.00	30	5	\$115,500
88	Flood Control Structure Pintail Pond	ea	1	\$115,500.00	30	5	\$115,500
89	Flood Control Structure Pond 72	ea	1	\$115,500.00	30	5	\$115,500
90	Headwall, concrete	cy	23	\$4,000.00	50	8	\$92,000
91	Headwall, concrete	cy	23	\$4,000.00	50	18	\$92,000
92	Headwall, concrete	cy	23	\$4,000.00	50	28	\$92,000
93	Headwall, concrete	cy	23	\$4,000.00	50	38	\$92,000
94	Headwall, concrete	cy	23	\$4,000.00	50	48	\$92,000

FLOOD CONTROL STRUCTURES - Replacement Costs - Subtotal \$922,000

FLOOD CONTROL STRUCTURES

COMMENTS

Empty box for comments.

REVETMENTS

PROJECTED REPLACEMENTS

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
95	Revetment, Cinder Ck/Gov Dr	sf	15,000	\$10.00	25	1	\$150,000
96	Revetment, Cinder Ck	sf	1,800	\$10.00	25	24	\$18,000
97	Revetment, Bass Ck/Ocean Crs	sf	9,000	\$10.00	25	5	\$90,000
98	Revetment, bis Pond/Ocean Crs	sf	980	\$10.00	25	7	\$9,800
99	Revetment, bis Pond/Ocean Crs	sf	462	\$10.00	25	14	\$4,620
100	Revetment, Willet Pnd/Ocean Crs	sf	168	\$10.00	25	14	\$1,680
101	Revetment, Willet Pnd/Ocean Crs	sf	1,280	\$10.00	25	7	\$12,800
102	Revetment,Bass Pond/Rhetts Bluff	sf	1,000	\$10.00	25	19	\$10,000
103	Bulkhead, Cinder Creek	lf	220	\$1,800.00	40	38	\$396,000

REVETMENTS - Replacement Costs - Subtotal \$692,900

REVETMENTS

COMMENTS

Empty area for comments.

ASPHALT ROADS OVERLAY
PROJECTED REPLACEMENTS

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
104	Airy Hall	sy	3,324	\$11.52	18	8	\$38,292
105	Amaranth Road	sy	1,622	\$11.52	18	16	\$18,685
106	Angler Hall	sy	1,633	\$11.52	18	10	\$18,812
107	Anhinga Court	sy	531	\$11.52	18	6	\$6,117
108	Arrowhead Hall	sy	1,607	\$11.52	18	10	\$18,513
109	Atlantic Beach Court	sy	3,567	\$11.52	22	1	\$41,092
110	Augusta National	sy	2,784	\$11.52	18	11	\$32,072
111	Avocet Lane	sy	2,200	\$11.52	22	19	\$25,344
112	Baldpate Ct.	sy	830	\$11.52	18	1	\$9,562
113	Ballybunion Drive	sy	1,630	\$11.52	22	7	\$18,778
114	Bank Swallow Way	sy	1,840	\$11.52	22	1	\$21,197
115	Bass Creek Lane	sy	3,422	\$11.52	18	3	\$39,421
116	Belmeade Hall	sy	2,881	\$11.52	18	6	\$33,189
117	Belted Kingfisher	sy	2,267	\$11.52	18	14	\$26,116
118	Berkshire Hall	sy	1,824	\$11.52	18	10	\$21,012
119	Bittern Court	sy	850	\$11.52	18	6	\$9,792
120	Black Duck Court	sy	620	\$11.52	22	2	\$7,142
121	Blue Heron Pond Rd	sy	9,720	\$11.52	18	5	\$111,974
122	Blue Heron Pond Road	sy	9,200	\$11.52	18	8	\$105,984
123	Bluebill Court	sy	1,900	\$11.52	18	11	\$21,888
124	Broomsedge Lane	sy	3,113	\$11.52	18	7	\$35,862
125	Bufflehead Drive	sy	20,020	\$11.52	22	10	\$230,630

ASPHALT ROADS OVERLAY - Replacement Costs - Subtotal \$891,475

ASPHALT ROADS OVERLAY
COMMENTS

- We have assumed that the Association will resurface the asphalt pavement by the installation of a 1.5 inch thick overlay. Governors Drive, Ocean Course Drive and Kiawah Island Parkway will be resurfaced with 2" overlay. All road surfaces will be milled prior to the installation of the overlay. The cost of milling the pavement are included in the cost shown above.
- The cost of asphalt paving is based on an April 3, 2009 estimate from Banks Construction & Paving. This price includes \$8.50 per square yard for a 1.5" paving overlay and \$11.00 per square yard for a 2" paving overlay, plus \$1.50 per square yard for milling.
- The cost of minor repairs to the base materials and bearing soils beneath the paving is included in the
- Asphalt Patching Allowance shown on B-1 of this Inventory.
- NOTE: No budget figure has been included for sealcoating of the paved roads.

ASPHALT ROADS OVERLAY
PROJECTED REPLACEMENTS

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
126	Bulrush Lane	sy	1,107	\$11.52	18	1	\$12,753
127	Burroughs Hall	sy	2,883	\$11.52	18	7	\$33,212
128	Catbriar Court	sy	920	\$11.52	18	6	\$10,598
129	Cedar Waxwing	sy	669	\$11.52	18	5	\$7,707
130	Clay Hall	sy	2,260	\$11.52	18	8	\$26,035
131	Club Cottage Lane	sy	1,650	\$11.52	18	2	\$19,008
132	Conifer Lane	sy	2,660	\$11.52	18	6	\$30,643
133	Cordgrass Court	sy	600	\$11.52	22	12	\$6,912
134	Cormorant Island Lane	sy	1,769	\$11.52	18	6	\$20,379
135	Cotton Hall	sy	3,245	\$11.52	18	7	\$37,382
136	Crested Flycatcher	sy	1,028	\$11.52	18	6	\$11,843
137	Curlew Court	sy	1,322	\$11.52	22	6	\$15,229
138	Diodia Ct	sy	800	\$11.52	18	6	\$9,216
139	Doral Open	sy	2,562	\$11.52	18	10	\$29,514
140	Duneside Road	sy	3,891	\$11.52	22	12	\$44,824
141	Dungannon Hall	sy	2,021	\$11.52	18	10	\$23,282
142	Eugenia Avenue	sy	9,021	\$11.52	22	11	\$103,922
143	Evening Bend Road	sy	536	\$11.52	18	6	\$6,175
144	Falcon Point Road	sy	10,024	\$11.52	18	3	\$115,476
145	Fiddlers Reach Court	sy	1,549	\$11.52	18	8	\$17,844
146	Fish Hawk Lane	sy	2,567	\$11.52	18	14	\$29,572
147	Fletcher Hall	sy	2,250	\$11.52	18	8	\$25,920
148	Flying Squirrel Court	sy	770	\$11.52	18	none	\$8,870

ASPHALT ROADS OVERLAY - Replacement Costs - Subtotal \$646,318

ASPHALT ROADS OVERLAY
COMMENTS

- We have assumed that the Association will resurface the asphalt pavement by the installation of a 1.5 inch thick overlay. Governors Drive, Ocean Course Drive and Kiawah Island Parkway will be resurfaced with 2" overlay. All road surfaces will be milled prior to the installation of the overlay. The cost of milling the pavement are included in the cost shown above.
- The cost of asphalt paving is based on an April 3, 2009 estimate from Banks Construction & Paving. This price includes \$8.50 per square yard for a 1.5" paving overlay and \$11.00 per square yard for a 2" paving overlay, plus \$1.50 per square yard for milling.
- The cost of minor repairs to the base materials and bearing soils beneath the paving is included in the
- Asphalt Patching Allowance shown on B-1 of this Inventory.
- NOTE: No budget figure has been included for sealcoating of the paved roads.

ASPHALT ROADS OVERLAY
PROJECTED REPLACEMENTS

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
149	Flyway Drive / 100-Gov	sy	14,880	\$11.52	15	15	\$171,418
150	Flyway Drive/97Jk-100	sy	3,749	\$11.52	15	3	\$43,188
151	Flyway Drive/Gov-97	sy	12,310	\$11.52	15	5	\$141,811
152	Forestay Court	sy	2,000	\$11.52	18	7	\$23,040
153	Friendfield Hall	sy	1,060	\$11.52	10	1	\$12,211
154	Gadwall Lane	sy	1,789	\$11.52	18	1	\$20,609
155	Gallinule Court	sy	947	\$11.52	18	6	\$10,909
156	Glen Abbey	sy	9,585	\$11.52	18	12	\$110,419
157	Glen Eagle	sy	1,755	\$11.52	18	11	\$20,218
158	Glossy Ibis Lane	sy	7,500	\$11.52	22	5	\$86,400
159	Goldeneye Drive	sy	3,800	\$11.52	18	15	\$43,776
160	Goldenrod Court	sy	1,570	\$11.52	18	12	\$18,086
161	Governors Drive to Flyway	sy	25,148	\$11.52	10	5	\$289,705
162	Governors Drive past Flyway	sy	35,456	\$11.52	15	1	\$408,453
163	Green Dolphin Way	sy	10,204	\$11.52	22	20	\$117,550
164	Green Winged Teal	sy	5,925	\$11.52	22	16	\$68,256
165	Greensward Road	sy	9,600	\$11.52	22	12	\$110,592
166	Grey Fox Den	sy	780	\$11.52	18	8	\$8,986
167	Hooded Merganser	sy	1,442	\$11.52	18	10	\$16,612
168	Horned Grebe Court	sy	973	\$11.52	18	14	\$11,209
169	Jackstay Court	sy	2,450	\$11.52	18	7	\$28,224
170	Kiawah Beach Drive	sy	10,729	\$13.95	18	12	\$149,670
171	Kiawah Island Parkway	sy	49,000	\$13.95	10	6	\$683,550

ASPHALT ROADS OVERLAY - Replacement Costs - Subtotal \$2,594,893

ASPHALT ROADS OVERLAY
COMMENTS

- We have assumed that the Association will resurface the asphalt pavement by the installation of a 1.5 inch thick overlay. Governors Drive, Ocean Course Drive and Kiawah Island Parkway will be resurfaced with 2" overlay. All road surfaces will be milled prior to the installation of the overlay. The cost of milling the pavement are included in the cost shown above.

- The cost of asphalt paving is based on an April 3, 2009 estimate from Banks Construction & Paving. This price includes \$8.50 per square yard for a 1.5" paving overlay and \$11.00 per square yard for a 2" paving overlay, plus \$1.50 per square yard for milling.

- The cost of minor repairs to the base materials and bearing soils beneath the paving is included in the
- Asphalt Patching Allowance shown on B-1 of this Inventory.

- NOTE: No budget figure has been included for sealcoating of the paved roads.

ASPHALT ROADS OVERLAY
PROJECTED REPLACEMENTS

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
172	Kildeer Court	sy	720	\$11.52	18	14	\$8,294
173	Kings Island	sy	1,860	\$11.52	18	12	\$21,427
174	Low Oak Woods Road	sy	2,938	\$11.52	22	10	\$33,846
175	Low Oak Woods Road	sy	1,900	\$11.52	18	7	\$21,888
176	Marsh Cottage Lane	sy	981	\$11.52	22	6	\$11,301
177	Marsh Cove Road	sy	3,240	\$11.52	22	8	\$37,325
178	Marsh Edge Ln	sy	2,773	\$11.52	18	17	\$31,945
179	Marsh Elder Ct	sy	1,400	\$11.52	18	14	\$16,128
180	Marsh Hawk Lane	sy	2,800	\$11.52	18	10	\$32,256
181	Marsh Island Drive	sy	5,300	\$11.52	18	13	\$61,056
182	Marsh Wren Ct.	sy	900	\$11.52	18	3	\$10,368
183	Masters Court	sy	1,300	\$11.52	18	16	\$14,976
184	Muirfield Lane	sy	1,392	\$11.52	22	4	\$16,036
185	Needlerush Court	sy	880	\$11.52	18	9	\$10,138
186	New Settlement Road	sy	1,962	\$11.52	18	1	\$22,602
187	Nicklaus Lane	sy	1,400	\$13.95	22	3	\$19,530
188	Ocean Course Drive	sy	31,400	\$13.95	15	none	\$438,030
189	Ocean Green Drive	sy	3,430	\$11.52	22	2	\$39,514
190	Ocean Marsh Road	sy	1,380	\$11.52	22	7	\$15,898
191	Ocean Oaks Court	sy	3,600	\$11.52	18	5	\$41,472
192	Old Dock Road	sy	2,800	\$11.52	18	8	\$32,256
193	Osprey Cottage Lane	sy	954	\$11.52	18	2	\$10,990

ASPHALT ROADS OVERLAY - Replacement Costs - Subtotal \$947,275

ASPHALT ROADS OVERLAY
COMMENTS

- We have assumed that the Association will resurface the asphalt pavement by the installation of a 1.5 inch thick overlay. Governors Drive, Ocean Course Drive and Kiawah Island Parkway will be resurfaced with 2" overlay. All road surfaces will be milled prior to the installation of the overlay. The cost of milling the pavement are included in the cost shown above.
- The cost of asphalt paving is based on an April 3, 2009 estimate from Banks Construction & Paving. This price includes \$8.50 per square yard for a 1.5" paving overlay and \$11.00 per square yard for a 2" paving overlay, plus \$1.50 per square yard for milling.
- The cost of minor repairs to the base materials and bearing soils beneath the paving is included in the
- Asphalt Patching Allowance shown on B-1 of this Inventory.
- NOTE: No budget figure has been included for sealcoating of the paved roads.

ASPHALT ROADS OVERLAY
PROJECTED REPLACEMENTS

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
194	Osprey Point Lane	sy	1,704	\$11.52	22	2	\$19,630
195	Otter Island Road	sy	5,772	\$11.52	18	1	\$66,493
196	Oyster Rake Drive	sy	6,660	\$11.52	22	21	\$76,723
197	Oyster Shell Road	sy	3,250	\$11.52	18	4	\$37,440
198	Painted Bunting Lane	sy	655	\$11.52	18	7	\$7,546
199	Palm Warbler Road	sy	2,609	\$11.52	18	6	\$30,056
200	Park Lane Drive	sy	2,150	\$11.52	22	16	\$24,768
201	Pepper Vine	sy	718	\$11.52	18	6	\$8,271
202	Persimmon Court	sy	1,500	\$11.52	18	12	\$17,280
203	Pine Siskin Court	sy	540	\$11.52	18	none	\$6,221
204	Piping Plover Lane	sy	2,320	\$11.52	22	7	\$26,726
205	Pleasant Valley	sy	3,486	\$11.52	18	11	\$40,159
206	Red Bay Road	sy	1,725	\$11.52	18	9	\$19,872
207	Red Cedar Lane	sy	1,795	\$11.52	18	10	\$20,678
208	Rhetts Bluff Road	sy	9,077	\$11.52	18	1	\$104,567
209	River Marsh Lane	sy	3,430	\$11.52	18	3	\$39,514
210	Royal Beach Court	sy	1,690	\$11.52	22	18	\$19,469
211	Ruddy Duck Court	sy	591	\$11.52	22	17	\$6,808
212	Ruddy Turnstone Road	sy	2,157	\$11.52	18	6	\$24,849
213	Ryder Cup	sy	1,187	\$11.52	18	11	\$13,674
214	Salt Cedar Lane	sy	7,520	\$11.52	18	4	\$86,630
215	Salt Meadow Cove	sy	1,811	\$11.52	18	6	\$20,863

ASPHALT ROADS OVERLAY - Replacement Costs - Subtotal \$718,237

ASPHALT ROADS OVERLAY
COMMENTS

- We have assumed that the Association will resurface the asphalt pavement by the installation of a 1.5 inch thick overlay. Governors Drive, Ocean Course Drive and Kiawah Island Parkway will be resurfaced with 2" overlay. All road surfaces will be milled prior to the installation of the overlay. The cost of milling the pavement are included in the cost shown above.
- The cost of asphalt paving is based on an April 3, 2009 estimate from Banks Construction & Paving. This price includes \$8.50 per square yard for a 1.5" paving overlay and \$11.00 per square yard for a 2" paving overlay, plus \$1.50 per square yard for milling.
- The cost of minor repairs to the base materials and bearing soils beneath the paving is included in the
- Asphalt Patching Allowance shown on B-1 of this Inventory.
- NOTE: No budget figure has been included for sealcoating of the paved roads.

**ASPHALT OVERLAY
 PROJECTED REPLACEMENTS**

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
216	Saltgrass Court	sy	527	\$11.52	18	8	\$6,071
217	Sand Fiddler Court	sy	1,636	\$11.52	22	7	\$18,847
218	Sanderling Court	sy	778	\$11.52	18	14	\$8,963
219	Sandwedge Court	sy	1,259	\$11.52	18	9	\$14,504
220	Savanna Pt.	sy	1,727	\$11.52	18	5	\$19,895
221	Sawgrass Lane	sy	1,063	\$11.52	18	10	\$12,246
222	Scaup Court	sy	667	\$11.52	18	6	\$7,684
223	Sea Elder Court	sy	2,653	\$11.52	18	9	\$30,563
224	Sea Forest Drive	sy	14,000	\$11.52	22	18	\$161,280
225	Sea Lavender Court	sy	1,398	\$11.52	18	8	\$16,105
226	Sea Marsh Drive	sy	12,700	\$11.52	22	12	\$146,304
227	Sea Myrtle Court	sy	529	\$11.52	18	8	\$6,094
228	Sea Rocket Court	sy	1,438	\$11.52	18	8	\$16,566
229	Shell Creek Landing	sy	1,440	\$11.52	18	7	\$16,589
230	Shipwatch Road	sy	1,914	\$11.52	22	none	\$22,049
231	Shipwatch Road	sy	3,261	\$11.52	22	12	\$37,567
232	Shoolbred Court	sy	1,200	\$11.52	18	1	\$13,824
233	Shoveler Court	sy	524	\$11.52	18	6	\$6,036
234	Silver Moss Circle	sy	1,134	\$11.52	22	7	\$13,064
235	Skimmer Court	sy	540	\$11.52	22	2	\$6,221
236	Snowy Egret Lane	sy	5,560	\$11.52	22	2	\$64,051
237	Sparrow Hawk Road	sy	1,930	\$11.52	18	8	\$22,234
238	Sparrow Road	sy	1,430	\$11.52	18	16	\$16,474
ASPHALT OVERLAY - Replacement Costs - Subtotal							\$683,228

**ASPHALT OVERLAY
 COMMENTS**

- We have assumed that the Association will resurface the asphalt pavement by the installation of a 1.5 inch thick overlay. Governors Drive, Ocean Course Drive and Kiawah Island Parkway will be resurfaced with 2" overlay. All road surfaces will be milled prior to the installation of the overlay. The cost of milling the pavement are included in the cost shown above.
- The cost of asphalt paving is based on an April 3, 2009 estimate from Banks Construction & Paving. This price includes \$8.50 per square yard for a 1.5" paving overlay and \$11.00 per square yard for a 2" paving overlay, plus \$1.50 per square yard for milling.
- The cost of minor repairs to the base materials and bearing soils beneath the paving is included in the
- Asphalt Patching Allowance shown on B-1 of this Inventory.
- NOTE: No budget figure has been included for sealcoating of the paved roads.

**ASPHALT OVERLAY
 PROJECTED REPLACEMENTS**

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
239	Spartina Court	sy	2,096	\$11.52	18	11	\$24,146
240	Spotted Sandpiper	sy	900	\$11.52	18	6	\$10,368
241	Summer Duck Way	sy	3,860	\$11.52	22	1	\$44,467
242	Summer Islands Lane	sy	8,160	\$11.52	18	6	\$94,003
243	Summer Tanager Court	sy	1,030	\$11.52	18	9	\$11,866
244	Sundown Bend Road	sy	610	\$11.52	18	6	\$7,027
245	Sunlet Bend Road	sy	3,850	\$11.52	18	6	\$44,352
246	Surfscoter Lane	sy	2,829	\$11.52	18	9	\$32,590
247	Surfsong Road	sy	8,038	\$11.52	22	7	\$92,598
248	Surfsong Road	sy	14,170	\$11.52	22	8	\$163,238
249	Surfwatch Drive	sy	6,340	\$11.52	22	13	\$73,037
250	Sweet Gum Lane	sy	680	\$11.52	18	11	\$7,834
251	Sweetgrass Lane	sy	1,462	\$11.52	18	10	\$16,842
252	Tallow Tree Lane	sy	2,260	\$11.52	18	none	\$26,035
253	Tennis Club Lane	sy	6,169	\$11.52	22	19	\$71,067
254	Terrapin Court	sy	600	\$11.52	18	6	\$6,912
255	Thrasher Court	sy	1,070	\$11.52	18	6	\$12,326
256	Treeduck Court	sy	870	\$11.52	18	15	\$10,022
257	Trumpet Creeper Lane	sy	2,075	\$11.52	22	17	\$23,904
258	Turnberry Lane	sy	1,860	\$11.52	18	11	\$21,427
259	Turtle Beach Lane	sy	4,176	\$11.52	22	1	\$48,108
260	Turtle Point Lane	sy	1,924	\$11.52	22	13	\$22,164
261	Vetch Court	sy	1,215	\$11.52	18	16	\$13,997
ASPHALT OVERLAY - Replacement Costs - Subtotal							\$878,331

**ASPHALT OVERLAY
 COMMENTS**

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- The cost of asphalt paving is based on an April 3, 2009 estimate from Banks Construction & Paving. This price includes \$8.50 per square yard for a 1.5" paving overlay and \$11.00 per square yard for a 2" paving overlay, plus \$1.50 per square yard for milling.
- The cost of minor repairs to the base materials and bearing soils beneath the paving is included in the
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ASPHALT OVERLAY w/ MILLING
PROJECTED REPLACEMENTS

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
262	Virginia Rail Road	sy	3,170	\$11.52	22	2	\$36,518
263	Walker Cup Lane	sy	1,200	\$11.52	18	4	\$13,824
264	Warbler Court	sy	640	\$11.52	18	6	\$7,373
265	Wax Myrtle Court	sy	2,085	\$11.52	18	13	\$24,019
266	Whimbrel Road	sy	2,667	\$11.52	22	7	\$30,724
267	Winged Foot	sy	847	\$11.52	18	10	\$9,757
268	Woodcock Court	sy	590	\$11.52	18	8	\$6,797
269	Yellowthroat Lane	sy	3,250	\$11.52	18	14	\$37,440

ASPHALT OVERLAY w/ MILLING - Replacement Costs - Subtotal \$166,452

ASPHALT OVERLAY w/ MILLING
COMMENTS

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- The cost of asphalt paving is based on an April 3, 2009 estimate from Banks Construction & Paving. This price includes \$8.50 per square yard for a 1.5" paving overlay and \$11.00 per square yard for a 2" paving overlay, plus \$1.50 per square yard for milling.
- The cost of minor repairs to the base materials and bearing soils beneath the paving is included in the
- Asphalt Patching Allowance shown on B-1 of this Inventory.
- NOTE: No budget figure has been included for sealcoating of the paved roads.

ASPHALT TRAIL OVERLAY
PROJECTED REPLACEMENTS

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
270	Asphalt Trail Overlay	sy	15,460	\$11.52	15	none	\$178,099
271	Asphalt Trail Overlay	sy	15,460	\$11.52	15	1	\$178,099
272	Asphalt Trail Overlay	sy	15,460	\$11.52	15	2	\$178,099
273	Asphalt Trail Overlay	sy	15,460	\$11.52	15	3	\$178,099
274	Asphalt Trail Overlay	sy	15,460	\$11.52	15	4	\$178,099
275	Asphalt Trail Overlay	sy	15,460	\$11.52	15	5	\$178,099
276	Asphalt Trail Overlay	sy	15,460	\$11.52	15	6	\$178,099
277	Asphalt Trail Overlay	sy	15,460	\$11.52	15	7	\$178,099
278	Asphalt Trail Overlay	sy	15,460	\$11.52	15	8	\$178,099
279	Asphalt Trail Overlay	sy	15,460	\$11.52	15	9	\$178,099
280	Overlay 1.5 Kestrel Court	sy	1,350	\$7.65	15	none	\$10,328
281	Overlay 1.5 Mariners Villas	sy	675	\$7.65	15	none	\$5,164
282	Overlay 1.5 *	sy	13,936	\$7.65	15	1	\$106,610
283	Boardwalk Access Overlay*	sy	2,385	\$7.65	15	none	\$18,245

ASPHALT TRAIL OVERLAY - Replacement Costs - Subtotal \$1,921,339

ASPHALT TRAIL OVERLAY
COMMENTS

● * Includes Asset # 2799, 3104, 2830, 2852.

IRRIGATION SYSTEM
PROJECTED REPLACEMENTS

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
284	IRSWM27ADM	ea	1	\$9,000.00	15	13	\$9,000
285	IRSWM25FLG	ea	1	\$9,000.00	15	13	\$9,000
286	IRSWM34S020	ea	1	\$9,000.00	15	13	\$9,000
287	IRSWM23S021	ea	1	\$9,000.00	15	13	\$9,000
288	IRSWM07S015	ea	1	\$9,000.00	15	112	\$9,000
289	IRSWM07S016	ea	1	\$9,000.00	15	12	\$9,000
290	IRSWM06S017	ea	1	\$9,000.00	15	12	\$9,000
291	IRSWM03S018	ea	1	\$9,000.00	15	12	\$9,000
292	IRSWM17S019	ea	1	\$9,000.00	15	12	\$9,000
293	IRSPM34S008	ea	1	\$9,000.00	15	3	\$9,000
294	IRSPM12S009	ea	1	\$9,000.00	15	3	\$9,000
295	IRSPM17S010	ea	1	\$9,000.00	15	3	\$9,000
296	IRSPM15S011	ea	1	\$9,000.00	15	3	\$9,000
297	IRSPM13S012	ea	1	\$9,000.00	15	3	\$9,000
298	IRSPM40S013	ea	1	\$9,000.00	15	3	\$9,000
299	IRSPM13S004	ea	1	\$9,000.00	15	2	\$9,000
300	IRSPM20S005	ea	1	\$9,000.00	15	2	\$9,000
301	IRSPM15S006	ea	1	\$9,000.00	15	2	\$9,000
302	IRSPM20S007	ea	1	\$9,000.00	15	2	\$9,000
303	IRSWM09S014	ea	1	\$9,000.00	15	2	\$9,000
304	IRSPM18S001	ea	1	\$9,000.00	15	1	\$9,000
305	IRSPM13S002	ea	1	\$9,000.00	15	1	\$9,000
306	IRSPM20S003	ea	1	\$9,000.00	15	1	\$9,000
307	IRSWMO3S989	ea	1	\$9,000.00	15	1	\$9,000
IRRIGATION SYSTEM - Replacement Costs - Subtotal							\$216,000

IRRIGATION SYSTEM
COMMENTS

IRRIGATION SYSTEM continued
PROJECTED REPLACEMENTS

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
308	IRHWM15SSCA	ea	1	\$1,500.00	15	11	\$1,500
309	IRHWM29SRAB	ea	1	\$3,000.00	15	9	\$3,000
310	IRHWM09SEBP	ea	1	\$1,000.00	15	5	\$1,000
311	IRHWM07SDUG	ea	1	\$1,000.00	15	5	\$1,000
312	IRHWM05SSCL	ea	1	\$1,000.00	15	5	\$1,000
313	IRHWM07SFP2	ea	1	\$1,000.00	15	5	\$1,000
314	IRHWM04SSIR	ea	1	\$1,000.00	15	5	\$1,000
315	IRHWM13SSCL	ea	1	\$1,500.00	15	5	\$1,500
316	IRHWM29SP12	ea	1	\$9,000.00	15	4	\$9,000
317	IRHWM16SP13	ea	1	\$9,000.00	15	4	\$9,000
318	IRHWM08SVRR	ea	1	\$1,000.00	15	4	\$1,000
319	IRHWM11SFPR	ea	1	\$1,500.00	15	4	\$1,500
320	IRHWM18SP05	ea	1	\$9,000.00	15	3	\$9,000
321	IRHWM14SP06	ea	1	\$9,000.00	15	3	\$9,000
322	IRHWM32SP07	ea	1	\$9,000.00	15	3	\$9,000
323	IRHWM21SP08	ea	1	\$9,000.00	15	3	\$9,000
324	IRHWM30SP09	ea	1	\$9,000.00	15	3	\$9,000
325	IRHWM14SP10	ea	1	\$9,000.00	15	3	\$9,000
326	IRHWM16SP11	ea	1	\$9,000.00	15	3	\$9,000
327	IRHWM09SVGT	ea	1	\$1,000.00	15	2	\$1,000

IRRIGATION SYSTEM continued - Replacement Costs - Subtotal \$95,500

IRRIGATION SYSTEM continued
COMMENTS

Empty comment box for providing additional details or notes regarding the irrigation system components listed above.

IRRIGATION SYSTEM continued
PROJECTED REPLACEMENTS

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
328	IRHWM03SWAC	ea	1	\$1,000.00	15	2	\$1,000
329	IRHWM23SP01	ea	1	\$9,000.00	15	2	\$9,000
330	IRHWM29SP02	ea	1	\$9,000.00	15	2	\$9,000
331	IRHWM24SP03	ea	1	\$9,000.00	15	2	\$9,000
332	IRHWM20SP04	ea	1	\$9,000.00	15	2	\$9,000
333	IRHWM05SGIL	ea	1	\$1,000.00	15	2	\$1,000
334	IRHWM20SCRC	ea	1	\$1,500.00	15	2	\$1,500
335	IRHWM09SOSF	ea	1	\$1,000.00	15	2	\$1,000
336	IRHWM06SOIR	ea	1	\$1,000.00	15	2	\$1,000
337	IRHWM06SOCM	ea	1	\$1,000.00	15	2	\$1,000
338	IRHWM10SBCL	ea	1	\$1,500.00	15	2	\$1,500
339	IRHWM13SRBL	ea	1	\$1,500.00	15	2	\$1,500
340	IRHWM03SGWR	ea	1	\$1,000.00	15	1	\$1,000
341	IRHWM06SWSV	ea	1	\$1,000.00	15	1	\$1,000
342	IRHWM05STBV	ea	1	\$1,000.00	15	1	\$1,000
343	IRHWM02SROB	ea	1	\$1,000.00	15	1	\$1,000
344	IRHWM04SOSB	ea	1	\$1,000.00	15	1	\$1,000
345	IRHWM01SCVB	ea	1	\$1,000.00	15	1	\$1,000
346	IRHWM02SENC	ea	1	\$1,000.00	15	none	\$1,000
347	Irrigation Controller	ls	1	\$25,000.00	10	10	\$25,000
348	Irrigation Controller, Signature Sys.	ls	1	\$25,000.00	10	none	\$25,000

IRRIGATION SYSTEM continued - Replacement Costs - Subtotal \$102,500

IRRIGATION SYSTEM continued
COMMENTS

PONDS & DREDGING
PROJECTED REPLACEMENTS

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
349	Spot Dredging Pond #050	ls	1	\$29,000.00	25	1	\$29,000
350	Spot Dredging Pond #025	ls	1	\$3,000.00	25	1	\$3,000
351	Spot Dredging Pond #008	ls	1	\$6,000.00	25	3	\$6,000
352	Spot Dredging Pond #020	ls	1	\$3,000.00	25	3	\$3,000
353	Spot Dredging Pond #019	ls	1	\$5,000.00	25	3	\$5,000
354	Spot Dredging Pond #024	ls	1	\$5,000.00	25	none	\$5,000
355	Pond Dredging Pond #053	ls	1	\$34,325.00	25	none	\$34,325
356	Pond Dredging Pond #054	ls	1	\$12,693.00	25	none	\$12,693
357	Pond Dredging Pond #080	ls	1	\$8,707.00	25	2	\$8,707
358	Pond Dredging Pond #082	ls	1	\$10,997.00	25	2	\$10,997
359	Pond Dredging Pond #083	ls	1	\$6,784.00	25	2	\$6,784
360	Pond Dredging Pond #084	ls	1	\$7,065.00	25	2	\$7,065
361	Pond Dredging Pond #012	ls	1	\$21,663.00	25	4	\$21,663
362	Pond Dredging Pond #022	ls	1	\$23,805.00	25	4	\$23,805
363	Pond Dredging Pond #028	ls	1	\$44,930.00	25	4	\$44,930

PONDS & DREDGING - Replacement Costs - Subtotal \$221,969

PONDS & DREDGING
COMMENTS

Empty area for comments.

RHETTS BLUFF FACILITY (RBF)

PROJECTED REPLACEMENTS

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
364	RBF Boat Ramp, concrete pad	ls	1	\$16,340.63	30	8	\$16,341
365	RBF Pavilion Roof	ls	1	\$12,500.00	25	13	\$12,500
366	RBF Pavilion Decking	ls	1	\$10,893.75	20	8	\$10,894
367	RBF Pavilion Structure	ls	1	\$27,234.38	30	18	\$27,234
368	RBF Bathhouse Roof	ls	1	\$36,832.00	25	23	\$36,832
369	RBF Bathhouse Siding	ls	1	\$28,760.00	35	33	\$28,760
370	RBF Windows	ls	1	\$12,658.00	35	33	\$12,658
371	RBF Doors	ea	1	\$3,797.00	25	23	\$3,797
372	RBF Plumbing Fixtures	ls	1	\$8,118.00	25	23	\$8,118
373	RBF Interior Finishes	ls	1	\$15,100.00	25	23	\$15,100
374	RBF Control Gates Mechanisms	ls	1	\$12,450.00	15	13	\$12,450
375	RBF Electronic Entry Control	ls	1	\$16,340.00	12	10	\$16,340

RHETTS BLUFF FACILITY (RBF) - Replacement Costs - Subtotal \$201,024

RHETTS BLUFF FACILITY (RBF)

COMMENTS

- The Rhetts Bluff Bathhouse and traffic control system has been added as part of the 2008 revisions.
- RBF Pier (Included on Page 1)

MAIN GATE HOUSE (MGH)
PROJECTED REPLACEMENTS

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
376	MGH Roof, copper	ls	1	\$38,130.00	30	27	\$38,130
377	MGH Siding & Trim, wood	ls	1	\$45,754.00	30	27	\$45,754
378	MGH Windows & Doors	ls	1	\$29,414.00	30	27	\$29,414

MAIN GATE HOUSE (MGH) - Replacement Costs - Subtotal \$113,298

MAIN GATE HOUSE (MGH)
COMMENTS

Empty comment box for MAIN GATE HOUSE (MGH) COMMENTS.

VANDERHOORST GATE HOUSE VGH)

PROJECTED REPLACEMENTS

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
379	VGH Roof, copper	ls	1	\$30,500.00	30	27	\$30,500
380	VGH Siding & Trim, wood	ls	1	\$40,090.00	30	27	\$40,090
381	VGH Windows & Doors	ls	1	\$27,780.00	30	27	\$27,780

VANDERHOORST GATE HOUSE VGH) - Replacement Costs - Subtotal \$98,370

VANDERHOORST GATE HOUSE VGH)

COMMENTS

Empty comment box for project details.

COMMUNITY MEETING PLACE (CMP)
PROJECTED REPLACEMENTS

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
382	CMP Roof, cedar shingles	sf	2,293	\$7.63	25	12	\$17,486
383	CMP Siding, birch bark plank	sf	860	\$19.50	25	12	\$16,770
384	CMP Trim, wood	lf	824	\$20.00	25	12	\$16,480
385	CMP Screened Doors, wood	ea	4	\$350.00	20	7	\$1,400
386	CMP Ceiling Fans	ea	4	\$600.00	10	1	\$2,400
387	CMP Pendulum Lights	ea	7	\$360.00	10	1	\$2,520
388	CMP Electrical Panel	ls	1	\$1,300.00	20	7	\$1,300

COMMUNITY MEETING PLACE (CMP) - Replacement Costs - Subtotal \$58,356

COMMUNITY MEETING PLACE (CMP)
COMMENTS

Empty area for comments.

CANOE LAUNCH & PAVILION (CL&P)
 PROJECTED REPLACEMENTS

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
389	CL&P Pavilion Roof, cedar shingle	sf	353	\$7.63	25	12	\$2,692
390	CL&P Pavilion Roof, metal	sf	1,780	\$9.60	25	12	\$17,088
391	CL&P Pavilion Siding, birch bark plank	sf	532	\$19.40	25	12	\$10,321
392	CL&P Pavilion Siding, wood lattice	sf	628	\$6.80	25	12	\$4,270
393	CL&P Pavilion Trim, wood	lf	422	\$19.60	20	7	\$8,271
394	CL&P Pavilion toilet fixtures	ls	2	\$2,615.00	25	12	\$5,230
395	CL&P Pavilion Windows	ea	2	\$380.00	25	12	\$760
396	CL&P Floating Dock	sf	440	\$158.00	25	12	\$69,520

CANOE LAUNCH & PAVILION (CL&P) - Replacement Costs - Subtotal \$118,152

CANOE LAUNCH & PAVILION (CL&P)
 COMMENTS

- Canoe Launch & Pavilion was adjusted in 2009 to reflect the additional roof area and canoe/kayak racks.

BOAT LAUNCH & PAVILION (BL&P)

PROJECTED REPLACEMENTS

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
397	BL&P Boat Ramp, concrete	ls	1	\$57,190.00	30	14	\$57,190
398	BL&P Pavilion Roof, shingle	sf	488	\$6.82	25	9	\$3,328
399	BL&P Pavilion, wood elements	ls	1	\$27,235.00	25	9	\$27,235
400	BL&P Floating Dock	ls	2	\$87,150.00	20	1	\$174,300
401	Summer Island Floating Dock	sf	440	\$158.00	25	14	\$69,520

BOAT LAUNCH & PAVILION (BL&P) - Replacement Costs - Subtotal \$331,573

BOAT LAUNCH & PAVILION (BL&P)

COMMENTS

Empty comment box for additional notes.

**MAINTENANCE FACILITY
 PROJECTED REPLACEMENTS**

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
402	New Maint. Bldg. Roof, metal	sf	3,960	\$9.60	30	26	\$38,016
403	New Maint. Bldg. Windows	sf	1,092	\$41.40	30	26	\$45,205
404	New Maint. Bldg. Exit Doors	ea	5	\$354.00	25	21	\$1,770
405	New Maint. Bldg. Shutters	pr	41	\$958.00	25	21	\$39,278
406	New Maint. Bldgs. HVAC System	ls	1	\$8,700.00	15	11	\$8,700
407	New Maint. Bldgs. HVAC System	ls	1	\$13,072.00	15	11	\$13,072
408	New Maint. Bldgs. Office Furniture	ls	1	\$10,985.00	10	6	\$10,985
409	New Maint. Bldg. Kitch Cabinets	ls	1	\$8,715.00	20	16	\$8,715
410	New Maint. Bldg. Plumbing Fixtures	ls	1	\$6,535.00	20	16	\$6,535
411	New Maint. Bldg. Flooring	ls	1	\$15,670.00	10	6	\$15,670
412	Maint. Bldgs. Roof, metal	sf	4,220	\$9.60	30	22	\$40,512
413	Maint. Bldgs. Windows	sf	142	\$41.40	30	22	\$5,878
414	Maint. Bldgs. Exit Doors	ea	4	\$354.00	25	17	\$1,416
415	Maint. Bldgs. Overhead Doors	ea	5	\$1,940.00	20	12	\$9,700
416	Soil Storage Bldg Roof, metal	sf	1,862	\$9.60	30	22	\$17,875
417	Soil Stor. Bldg Overhead Doors	ea	1	\$1,600.00	20	12	\$1,600
418	Washdown Station	ls	1	\$27,500.00	25	23	\$27,500
419	Maintenance Yard Fence, 6' cl	lf	1,435	\$15.25	20	12	\$21,886
MAINTENANCE FACILITY - Replacement Costs - Subtotal							\$314,313

**MAINTENANCE FACILITY
 COMMENTS**

- The new maintenance building has been added to the inventory of the 2007 Study.

SANDCASTLE REC. CENTER (SRC)

PROJECTED REPLACEMENTS

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
420	SRC Roof, asphalt shingle	sf	13,250	\$17.43	25	15	\$230,948
421	SRC Gutters & DS, copper	lf	345	\$38.80	30	20	\$13,386
422	SRC Cornice & Facsia, wood	lf	886	\$21.00	40	30	\$18,606
423	SRC Soffits, wood T&G	sf	2,140	\$9.60	40	30	\$20,544
424	SRC Siding, cedar shingle	sf	7,145	\$8.72	30	20	\$62,269
425	SRC Trim, cedar	lf	2,398	\$9.60	30	20	\$23,021
426	SRC Windows, wood w/ insul. glass	sf	1,223	\$68.75	25	15	\$84,081
427	SRC Ext. Double Doors, wood & glass	ea	12	\$3,800.00	25	15	\$45,600
428	SRC Ext. Sidelite Sets, wood & glass	ea	14	\$2,375.00	25	15	\$33,250
429	SRC Plumbing Fixtures	ls	1	\$8,400.00	25	15	\$8,400
430	SRC Rails, wood	lf	729	\$45.75	30	23	\$33,354
431	SRC Furnishings	ls	1	\$130,725.00	20	10	\$130,725
432	SRC Dining Furniture	ls	1	\$43,575.00	15	5	\$43,575
433	SRC Carpet, (2nd floor)	sy	435	\$33.00	8	3	\$14,355
434	SRC Flooring, tile	sf	644	\$9.25	25	15	\$5,957
435	SRC Marble Floor (1st floor)	sf	670	\$15.50	30	27	\$10,385
436	SRC Fitness Room Flooring	sf	1,530	\$13.50	15	12	\$20,655
437	SRC Teraflex Aerobic Floorig	sf	1,390	\$15.60	15	12	\$21,684
438	SRC Window Treatment	ls	1	\$18,000.00	10	5	\$18,000
439	SRC Moveable Partitions	ls	1	\$32,175.00	20	15	\$32,175
440	SRC Fitness Rm Shutter	ls	1	\$2,075.00	12	9	\$2,075
441	SRC Built-in Desks	ls	1	\$10,790.00	20	18	\$10,790
442	SRC Verandah Decking	sf	2,300	\$7.00	25	22	\$16,100
443	SRC Handicap Ramp	ls	1	\$53,950.00	25	22	\$53,950

SANDCASTLE REC. CENTER (SRC) - Replacement Costs - Subtotal \$953,885

SANDCASTLE REC. CENTER (SRC)

COMMENTS

- Additional roof, siding and trim area has been added to the 2007 inventory to adjust for the new service elevator which has been added.

SANDCASTLE REC. CENTER (SRC)

PROJECTED REPLACEMENTS

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
444	SRC Elevator, hydraulic pump system	ls	1	\$6,800.00	20	11	\$6,800
445	SRC Elevator, control system	ls	1	\$24,185.00	20	11	\$24,185
446	SRC Elevator, cab reburishment	ls	1	\$13,075.00	15	6	\$13,075
447	SRC Elevator, hydraulic pump system	ls	1	\$6,800.00	20	17	\$6,800
448	SRC Elevator, control system	ls	1	\$24,185.00	20	17	\$24,185
449	SRC Elevator, cab reburishment	ls	1	\$13,075.00	15	12	\$13,075
450	SRC Fire Alarm/Suppress. System	ls	1	\$14,525.00	12	9	\$14,525
451	SRC Phone System	ls	1	\$25,940.00	12	8	\$25,940
452	SRC Sound System upstairs	ls	1	\$7,780.00	10	5	\$7,780
453	SRC Sound System downstairs	ls	1	\$7,780.00	10	7	\$7,780

SANDCASTLE REC. CENTER (SRC) - Replacement Costs - Subtotal \$144,145

SANDCASTLE REC. CENTER (SRC)

COMMENTS

Empty comment box for SANDCASTLE REC. CENTER (SRC).

KITCHEN EQUIPMENT (SRC)

PROJECTED REPLACEMENTS

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
454	SRC Shelves & Counters SS	ls	1	\$37,650.00	20	17	\$37,650
455	SRC Freezer, 19 cf SS	ea	1	\$2,844.00	20	19	\$2,844
456	SRC Refrigerator, Victor 19 cf	ea	1	\$4,540.00	20	11	\$4,540
457	SRC Booster Heater, DW	ea	1	\$1,035.00	8	1	\$1,035
458	SRC Condenstate Exhaust Hood	ea	1	\$5,300.00	15	6	\$5,300
459	SRC Hobart Dishwasher, SS	ea	1	\$31,000.00	15	1	\$31,000
460	SRC Exhaust Hood	ea	1	\$5,490.00	20	11	\$5,490
461	SRC Convection Oven,	ea	1	\$4,670.00	10	1	\$4,670
462	SRC Charcoal Broiler	ea	1	\$2,490.00	15	6	\$2,490
463	SRC Range, 6 burner, gas	ea	1	\$7,450.00	15	1	\$7,450
464	SRC Ice Machine, Ice-O-Matic	ea	1	\$12,970.00	8	1	\$12,970
465	SRC Warming Ovens	ea	2	\$4,280.00	10	1	\$8,560
466	SRC Exhaust fans, 4350 cfm	ea	1	\$3,075.00	10	1	\$3,075
467	SRC Exhaust Fans, 100 to 400 cfm	ea	6	\$1,380.00	10	1	\$8,280
468	Propane Tank, 500 gal	ea	1	\$13,500.00	20	7	\$13,500
KITCHEN EQUIPMENT (SRC) - Replacement Costs - Subtotal							\$148,854

KITCHEN EQUIPMENT (SRC)

COMMENTS

Empty space for comments.

CASTLE GRILL EQUIPMENT (CG)

PROJECTED REPLACEMENTS

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
469	CG POS Restaurant Pro Exp.	ea	1	\$5,200.00	8	4	\$5,200
470	CG Cooper Gutters	ea	1	\$3,025.00	25	21	\$3,025
471	CG Quarry Tile and Protective Wall Treatment	ea	1	\$10,675.00	20	16	\$10,675
472	CG Flood Panels (2)	ea	1	\$103,275.00	20	16	\$103,275
473	CG Pine Deck and Mahogany Railling	ea	1	\$77,685.00	25	21	\$77,685
474	CG Roof	ea	1	\$21,680.00	25	21	\$21,680
475	CG Slate Tile/Glass Floor and Wainscoting	ea	1	\$22,825.00	20	16	\$22,825
476	CG Toilet Partitions	ea	1	\$10,375.00	15	11	\$10,375
477	CG Cabinets and Shelving	ea	1	\$4,132.00	20	16	\$4,132
478	CG Ice Maker Manitowac #s-40604A (540 lb)	ea	1	\$3,390.00	10	6	\$3,390
479	CG Counter Griddle Wyott	ea	1	\$890.00	8	4	\$890
480	CG Compartment Sink-Eagle Group #414-16-	ea	1	\$1,415.00	20	16	\$1,415
481	CG Mobile Heated Cabinet - Crescor #131-U/	ea	1	\$2,025.00	10	6	\$2,025
482	CG Under Counter Dishwasher - Jackson	ea	1	\$4,135.00	10	6	\$4,135
483	CG Misc. Shelving/Tbls./Sinks	ea	1	\$3,425.00	20	16	\$3,425
484	CG Plumbing Fixtures - Bath House	ea	1	\$12,450.00	20	16	\$12,450
485	CG Fire Suppression/Alarm	ea	1	\$13,125.00	10	6	\$13,125

CASTLE GRILL EQUIPMENT (CG) - Replacement Costs - Subtotal \$299,727

CASTLE GRILL EQUIPMENT (CG)

COMMENTS

SANDCASTLE POOL (SP)

PROJECTED REPLACEMENTS

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
486	SP Wood Frame Kiosk	ls	1	\$13,350.00	25	14	\$13,350
487	SP Pool Fence - Aluminum	ls	1	\$32,160.00	30	29	\$32,160
488	SP Playground Equipment	ls	1	\$30,180.00	15	11	\$30,180
489	SP Playground Surface	ls	1	\$30,295.00	15	14	\$30,295
490	SP Mahogany Railings	lf	130	\$50.00	15	12	\$6,500
491	SP Wood Deck and Framing	ls	1	\$58,297.00	20	11	\$58,297
492	SP Pavilion/Pump Rm. Stucco/wood	ls	1	\$60,175.00	25	16	\$60,175
493	SP Observation Deck	ls	1	\$8,975.00	20	11	\$8,975
494	SP Private Boardwalk	ls	1	\$9,335.00	20	15	\$9,335
495	SP Boardwalk Extension	ls	1	\$24,900.00	20	15	\$24,900
496	SP Kool Deck Surface	sf	11,450	\$1.54	10	5	\$17,581
497	SP Dual Manifold CC-15 Salt Cells (8)	ea	8	\$2,300.00	10	7	\$18,400
498	SP Filter System	ls	1	\$10,375.00	10	1	\$10,375
499	SP Pump Motors (3)	ea	3	\$3,630.00	10	3	\$10,890
500	SP Landscaping Lighting	ls	1	\$10,375.00	10	7	\$10,375
501	SP Pool Shell	sf	4,600	\$57.25	40	31	\$263,350
502	SP Pool Coping Tile	lf	438	\$62.00	15	6	\$27,156
503	SP Pool White Coat	sf	4,600	\$9.50	8	1	\$43,700
504	SP Pool Waterline & Lane Tiles	lf	852	\$18.75	16	7	\$15,975
505	SP Pool Deck, concrete	sf	5,679	\$9.50	30	21	\$53,947

SANDCASTLE POOL (SP) - Replacement Costs - Subtotal \$745,916

SANDCASTLE POOL (SP)

COMMENTS

SANDCASTLE FITNESS EQUIPMENT
PROJECTED REPLACEMENTS

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
506	PreCor Elliptical	ea	1	\$3,895.00	8	none	\$3,895
507	PreCor Crosstrainer	ea	1	\$6,400.00	4	2	\$6,400
508	NuStep 4000	ea	1	\$2,995.00	10	none	\$2,995
509	PreCor Upright Bike	ea	1	\$2,936.00	5	2	\$2,936
510	Schwinn Recumbent Bike	ea	1	\$1,595.00	10	none	\$1,595
511	PreCor Treadmill (2)	ea	2	\$4,895.00	6	none	\$9,790
512	PreCor Crosstrainer	ea	1	\$3,995.00	8	none	\$3,995
513	PreCor Treadmill (2)	ea	2	\$5,805.00	5	2	\$11,610
514	PreCor Cardio Theater(8)	ea	8	\$1,435.50	5	2	\$11,484
515	PreCor Cardio Theater(1)	ea	1	\$1,435.00	5	3	\$1,435
516	Cybex VR3 Leg Press	ea	1	\$4,000.00	10	5	\$4,000
517	Cybex VR3 Leg Curl	ea	1	\$2,700.00	10	5	\$2,700
518	Cybex VR3 Leg Extension	ea	1	\$2,700.00	10	5	\$2,700
519	Cybex VR3 Chest Press	ea	1	\$2,800.00	10	5	\$2,800
520	Cybex VR3 Lat Pulldown	ea	1	\$2,800.00	10	5	\$2,800
521	Concept 2 Rower	ea	1	\$900.00	5	2	\$900
522	Life Fitness Dual Adustable Pulley	ea	1	\$3,848.00	10	1	\$3,848
523	Vertical Knee Raise w/ Bosu Ball Support	ea	1	\$873.00	10	1	\$873
524	45 Degree Back Extension	ea	1	\$698.00	10	2	\$698
525	Stretch Station	ea	1	\$1,495.00	10	2	\$1,495
526	Olympic Bar, Weight Tree Free Weights	ea	1	\$2,056.00	15	12	\$2,056
527	PreCor Stepper	ea	1	\$3,895.00	10	none	\$3,895
528	Bench Press and Misc. Benches	ea	1	\$3,200.00	10	2	\$3,200
529	Fitness Carpet	ea	1	\$1,225.00	10	5	\$1,225
SANDCASTLE FITNESS EQUIPMENT - Replacement Costs - Subtotal							\$89,325

SANDCASTLE FITNESS EQUIPMENT
COMMENTS

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SANDCASTLE HVAC
PROJECTED REPLACEMENTS

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
530	Sunset/Library Condensor 10 ton	ls	1	\$9,850.00	8	8	\$9,850
531	Barrand Condensor 5 ton	ls	1	\$4,925.00	8	8	\$4,925
532	Sandpiper Condensor 5 ton	ls	1	\$4,930.00	8	8	\$4,930
533	Elevator Room Condensor 1 ton	ls	1	\$3,630.00	8	none	\$3,630
534	Kitchen Condensor 3 ton	ls	1	\$4,150.00	8	1	\$4,150
535	Sandcastle Bathrooms Condensor 2 ton	ls	1	\$3,630.00	8	2	\$3,630
536	Gym Condensor 7.5 ton	ls	1	\$7,400.00	8	2	\$7,400
537	Activity Room Condensor 7.5 ton	ls	1	\$7,400.00	8	2	\$7,400
538	Main Lobby Condensor 7.5 ton	ls	1	\$7,400.00	8	2	\$7,400
539	Sandcastle Grill Condensor 4 ton	ls	1	\$3,940.00	8	2	\$3,940
540	Timeclock Room Condensor 2 ton	ls	1	\$5,700.00	8	3	\$5,700
541	Kitchen AHU 2 Ton	ls	1	\$3,940.00	15	14	\$3,940
542	Sunset/Library AHU 10 Ton	ls	1	\$9,545.00	15	14	\$9,545
543	Barrand AHU 5 Ton	ls	1	\$6,070.00	15	1	\$6,070
544	Sandpiper AHU 5 Ton	ls	1	\$6,070.00	15	1	\$6,070
545	Sandcastle Grill AHU 4 Ton	ls	1	\$3,940.00	15	5	\$3,940
546	Gym AHU 7.5 Ton	ls	1	\$7,940.00	15	6	\$7,940
547	Activity Room AHU 7.5 Ton	ls	1	\$7,940.00	15	6	\$7,940
548	Main Lobby AHU 7.5 Ton	ls	1	\$7,940.00	15	6	\$7,940
549	Sandcastle Bathrooms AHU 2.5 Ton	ls	1	\$4,930.00	15	6	\$4,930
550	Timeclock Room AHU 2 Ton	ls	1	\$3,940.00	15	6	\$3,940
551	Elevator Room AHU 2 Ton	ls	1	\$3,940.00	15	6	\$3,940
SANDCASTLE HVAC - Replacement Costs - Subtotal							\$129,150

SANDCASTLE HVAC
COMMENTS

VALUATION EXCLUSIONS

EXCLUDED ITEMS

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
	Bollard/access control devices	ls	1				EXCLUDED
	Bench	ls	1				EXCLUDED
	Picnic table	ls	1				EXCLUDED
	BBQ	ls	1				EXCLUDED
	Tot lot border	ls	1				EXCLUDED
	Hose bib	ls	1				EXCLUDED
	Fire extinguisher cabinet	ls	1				EXCLUDED
	Sprinkler head	ls	1				EXCLUDED
	Emergency lighting, exit light, etc.	ls	1				EXCLUDED
	Signage	ls	1				EXCLUDED
	Interior door unit	ls	1				EXCLUDED
	Electric heaters	ls	1				EXCLUDED

VALUATION EXCLUSIONS

COMMENTS

- Valuation Exclusions. For ease of administration of the Replacement Reserves and to reflect accurately how Replacement Reserves are administered, items with a dollar value less than \$1,000.00 have not been scheduled for funding from Replacement Reserves. Examples of items excluded from funding by Replacement Reserves by this standard are listed above.
- The list above exemplifies exclusions by the cited standard(s) and is not intended to be comprehensive.

LONG-LIFE EXCLUSIONS

EXCLUDED ITEMS

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST (\$)	NORMAL ECONOMIC LIFE (YRS)	REMAINING ECONOMIC LIFE (YRS)	REPLACEMENT COST (\$)
	Building foundation(s)	ls	1				EXCLUDED
	Concrete floor slabs (interior)	ls	1				EXCLUDED
	Wall, floor, & roof structure	ls	1				EXCLUDED
	Fire protection/security systems	ls	1				EXCLUDED
	Common element electrical services	ls	1				EXCLUDED
	Electrical wiring	ls	1				EXCLUDED
	Water piping at common facilities	ls	1				EXCLUDED
	Waste piping at common facilities	ls	1				EXCLUDED
	Fire Hydrants	ls	1				EXCLUDED

LONG-LIFE EXCLUSIONS

COMMENTS

- Long Life Exclusions. Components that when properly maintained, can be assumed to have a life equal to the property as a whole, are normally excluded from the Replacement Reserve Inventory. Examples of items excluded from funding by Replacement Reserves by this standard are listed above.
- The list above exemplifies exclusions by the cited standard(s) and is not intended to be comprehensive.

MAINTENANCE AND REPAIR EXCLUSIONS

EXCLUDED ITEMS

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

MAINTENANCE AND REPAIR EXCLUSIONS

COMMENTS

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

PROJECTED ANNUAL REPLACEMENTS GENERAL INFORMATION

CALENDAR OF ANNUAL REPLACEMENTS. The 551 Projected Replacements in the Kiawah Island CA 2011 Replacement Reserve Inventory whose replacement is scheduled to be funded from Replacement Reserves are broken down on a year-by-year basis, beginning on Page C2.

REPLACEMENT RESERVE ANALYSIS AND INVENTORY POLICIES, PROCEDURES, AND ADMINISTRATION

- **REVISIONS.** Revisions will be made to the Replacement Reserve Analysis and Replacement Reserve Inventory in accordance with the written instructions of the Board of Directors. No additional charge is incurred for the first revision, if requested in writing within three months of the date of the Replacement Reserve Study. It is our policy to provide revisions in electronic (Adobe PDF) format only.
- **TAX CODE.** The United States Tax Code grants favorable tax status to a common interest development (CID) meeting certain guidelines for their Replacement Reserve. If a CID files their taxes as a 'Corporation' on Form 1020 (IRC Section 277), these guidelines typically require maintenance activities, partial replacements, minor replacements, capital improvements, and one-time only replacements to be excluded from Reserves. A CID cannot commingle planning for maintenance activities with capital replacement activities in the Reserves (Revenue Ruling 75-370). Funds for maintenance activities and capital replacements activities must be held in separate accounts. If a CID files taxes as an "Exempt Homeowners Association" using Form 1020H (IRC Section 528), the CID does not have to segregate these activities. However, because the CID may elect to change their method of filing from year to year within the Study Period, we advise using the more restrictive approach. We further recommend that the CID consult with their Accountant and consider creating separate and independent accounts and reserves for large maintenance items, such as painting.
- **CONFLICT OF INTEREST.** Neither Miller - Dodson Associates nor the Reserve Analyst has any prior or existing relationship with this Association which would represent a real or perceived conflict of interest.
- **RELIANCE ON DATA PROVIDED BY THE CLIENT.** Information provided by an official representative of the Association regarding financial, physical conditions, quality, or historical issues is deemed reliable.
- **INTENT.** This Replacement Reserve Study is a reflection of the information provided by the Association and the visual evaluations of the Analyst. It has been prepared for the sole use of the Association and is not for the purpose of performing an audit, quality/forensic analyses, or background checks of historical records.
- **PREVIOUS REPLACEMENTS.** Information provided to Miller - Dodson Associates regarding prior replacements is considered to be accurate and reliable. Our visual evaluation is not a project audit or quality inspection.
- **UPDATING.** In the first two or possibly three years after the completion of a Level One Replacement Reserve Study, we recommend the Association review and revise the Replacement Reserve Analysis and Inventory annually to take into account replacements which have occurred and known changes in replacement costs. This can frequently be handled as a Level Two or Level Three Study (as defined by the Community Associations Institute), unless the Association has completed major replacement projects. A full analysis (Level One) based on a comprehensive visual evaluation of the site should be accomplished every three to five years or after each major replacement project.
- **EXPERIENCE WITH FUTURE REPLACEMENTS.** The Calendar of Annual Projected Replacements, lists replacements we have projected to occur over the next thirty years, begins on Page C2. Actual experience in replacing the items may differ significantly from the cost estimates and time frames shown because of conditions beyond our control. These differences may be caused by maintenance practices, inflation, variations in pricing and market conditions, future technological developments, regulatory actions, acts of God, and luck. Some items may function normally during our visual evaluation and then fail without notice.
- **REVIEW OF THE REPLACEMENT RESERVE STUDY.** For this study to be effective, it should be reviewed by the Kiawah Island CA 2011 Board of Directors, those responsible for the management of the items included in the Replacement Reserve Inventory, and the accounting professionals employed by the Association.

PROJECTED REPLACEMENTS - YEARS 4 TO 6

Item	2014	\$	Item	2015	\$	Item	2016	\$
1	Eng. Svcs. Admin. Allowanc	\$24,747	1	Eng. Svcs. Admin. Allowanc	\$25,737	1	Eng. Svcs. Admin. Allowanc	\$26,766
2	Asphalt Patching Allowance	\$28,122	2	Asphalt Patching Allowance	\$29,246	2	Asphalt Patching Allowance	\$30,416
3	Curbing Allowance	\$11,249	3	Curbing Allowance	\$11,699	3	Curbing Allowance	\$12,167
4	Roadway Signage	\$6,468	4	Roadway Signage	\$6,727	4	Roadway Signage	\$6,996
45	Dock Decking, wood (20%)	\$18,367	58	Culvert Repair & Replace 2C	\$605,024	52	Dock Railings, wood (20%)	\$2,980
51	Dock Railings, wood (20%)	\$2,755	68	Drainage Box Replacement	\$84,487	59	Culvert Repair & Replace 2C	\$1,595,332
57	Culvert Repair & Replace 2C	\$111,909	79	Flap Gate Replacement 201	\$702	69	Drainage Box Replacement	\$62,653
67	Drainage Box Replacement	\$73,467	184	Muirfield Lane	\$18,760	87	Flood Control Structure Egre	\$140,523
75	Canal Gate Replacement 2C	\$5,174	197	Oyster Shell Road	\$43,800	88	Flood Control Structure Pint	\$140,523
115	Bass Creek Lane	\$44,344	214	Salt Cedar Lane	\$101,345	89	Flood Control Structure Pon	\$140,523
144	Falcon Point Road	\$129,895	263	Walker Cup Lane	\$16,172	97	Revetment, Bass Ck/Ocean	\$109,499
150	Flyway Drive/97Jk-100	\$48,581	274	Asphalt Trail Overlay	\$208,351	121	Blue Heron Pond Rd	\$136,234
182	Marsh Wren Ct.	\$11,663	316	IRHWM29SP12	\$10,529	129	Cedar Waxwing	\$9,377
187	Nicklaus Lane	\$21,969	317	IRHWM16SP13	\$10,529	151	Flyway Drive/Gov-97	\$172,535
209	River Marsh Lane	\$44,447	318	IRHWM08SVRR	\$1,170	158	Glossy Ibis Lane	\$105,119
273	Asphalt Trail Overlay	\$200,337	319	IRHWM11SFPR	\$1,755	161	Governors Drive to Flyway	\$352,470
293	IRSPM34S008	\$10,124	361	Pond Dredging Pond #012	\$25,343	191	Ocean Oaks Court	\$50,457
294	IRSPM12S009	\$10,124	362	Pond Dredging Pond #022	\$27,848	220	Savanna Pt.	\$24,205
295	IRSPM17S010	\$10,124	363	Pond Dredging Pond #028	\$52,562	275	Asphalt Trail Overlay	\$216,685
296	IRSPM15S011	\$10,124	469	CG POS Restaurant Pro E	\$6,083	310	IRHWM09SEBP	\$1,217
297	IRSPM13S012	\$10,124	479	CG Counter Griddle Wyott	\$1,041	311	IRHWM07SDUG	\$1,217
298	IRSPM40S013	\$10,124				312	IRHWM05SSCL	\$1,217
320	IRHWM18SP05	\$10,124				313	IRHWM07SFP2	\$1,217
321	IRHWM14SP06	\$10,124				314	IRHWM04SSIR	\$1,217
322	IRHWM32SP07	\$10,124				315	IRHWM13SSCL	\$1,825
323	IRHWM21SP08	\$10,124				432	SRC Dining Furniture	\$53,016
324	IRHWM30SP09	\$10,124				438	SRC Window Treatment	\$21,900
325	IRHWM14SP10	\$10,124				452	SRC Sound System upstairs	\$9,466
326	IRHWM16SP11	\$10,124				496	SP Kool Deck Surface	\$21,391
351	Spot Dredging Pond #008	\$6,749				516	Cybex VR3 Leg Press	\$4,867
352	Spot Dredging Pond #020	\$3,375				517	Cybex VR3 Leg Curl	\$3,285
353	Spot Dredging Pond #019	\$5,624				518	Cybex VR3 Leg Extension	\$3,285
433	SRC Carpet, (2nd floor)	\$16,147				519	Cybex VR3 Chest Press	\$3,407
499	SP Pump Motors (3)	\$12,250				520	Cybex VR3 Lat Pulldown	\$3,407
515	PreCor Cardio Theater(1)	\$1,614				529	Fitness Carpet	\$1,490
540	Timeclock Room Condensor	\$6,412				545	Sandcastle Grill AHU 4 To	\$4,794
Total Scheduled Replacements		\$967,274	Total Scheduled Replacements		\$1,288,909	Total Scheduled Replacements		\$3,473,675

PROJECTED REPLACEMENTS - YEARS 7 TO 9

2017			2018			2019		
Item		\$	Item		\$	Item		\$
1	Eng. Svcs. Admin. Allowanc	\$27,837	1	Eng. Svcs. Admin. Allowanc	\$28,950	1	Eng. Svcs. Admin. Allowanc	\$30,109
2	Asphalt Patching Allowance	\$31,633	2	Asphalt Patching Allowance	\$32,898	2	Asphalt Patching Allowance	\$34,214
3	Curbing Allowance	\$12,653	3	Curbing Allowance	\$13,159	3	Curbing Allowance	\$13,686
4	Roadway Signage	\$7,276	4	Roadway Signage	\$7,567	4	Roadway Signage	\$7,869
7	Viewing Tower, Marsh Park	\$113,879	8	Guardrail, wood / Gov Dr/Cir	\$52,900	23	Bridge, Walk-decking, 17-BI	\$9,963
28	Bridge, Walk-Structure 14-M	\$3,393	31	Bridge, Veh-Decking, Blue F	\$71,060	24	Bridge, Walk-decking, 16-Fa	\$38,963
29	Bridge, Walk-Structure 04-G	\$36,270	32	Bridge, Veh-Decking, Como	\$312,665	62	Culvert Repair & Replace 2C	\$479,341
60	Culvert Repair & Replace 2C	\$132,071	33	Bridge, Veh-Decking, Falcor	\$65,139	72	Drainage Box Replacement	\$79,930
70	Drainage Box Replacement	\$77,873	34	Bridge, Veh-Decking, Summr	\$659,775	90	Headwall, concrete	\$125,908
80	Flap Gate Replacement 201	\$1,297	35	Bridge, Veh-Decking, Eagle	\$280,096	104	Airy Hall	\$52,406
107	Anhinga Court	\$7,740	36	Bridge, Veh-Decking, Eagle	\$312,665	122	Blue Heron Pond Road	\$145,046
116	Belmeade Hall	\$41,995	40	Dock Structure, wood (20%)	\$13,917	130	Clay Hall	\$35,631
119	Bittern Court	\$12,390	46	Dock Decking, wood (20%)	\$21,487	145	Fiddlers Reach Court	\$24,421
128	Catbriar Court	\$13,410	53	Dock Railings, wood (20%)	\$3,223	147	Fletcher Hall	\$35,473
132	Conifer Lane	\$38,773	61	Culvert Repair & Replace 2C	\$1,277,478	166	Grey Fox Den	\$12,297
134	Cormorant Island Lane	\$25,786	71	Drainage Box Replacement	\$119,002	177	Marsh Cove Road	\$51,082
136	Crested Flycatcher	\$14,985	76	Canal Gate Replacement 2C	\$10,527	192	Old Dock Road	\$44,145
137	Curlew Court	\$19,270	81	Flap Gate Replacement 201	\$18,127	216	Saltgrass Court	\$8,309
138	Diodia Ct	\$11,661	98	Revetment, bis Pond/Ocean	\$12,896	225	Sea Lavender Court	\$22,041
143	Evening Bend Road	\$7,813	101	Revetment, Willet Pnd/Ocea	\$16,844	227	Sea Myrtle Court	\$8,340
155	Gallinule Court	\$13,804	113	Ballybunion Drive	\$24,710	228	Sea Rocket Court	\$22,671
171	Kiawah Island Parkway	\$864,909	124	Broomsedge Lane	\$47,192	237	Sparrow Hawk Road	\$30,428
176	Marsh Cottage Lane	\$14,300	127	Burroughs Hall	\$43,705	248	Surfsong Road	\$223,403
199	Palm Warbler Road	\$38,030	135	Cotton Hall	\$49,193	268	Woodcock Court	\$9,302
201	Pepper Vine	\$10,466	152	Forestay Court	\$30,319	278	Asphalt Trail Overlay	\$243,741
212	Ruddy Turnstone Road	\$31,441	169	Jackstay Court	\$37,141	364	RBF Boat Ramp, concrete p	\$22,363
215	Salt Meadow Cove	\$26,398	175	Low Oak Woods Road	\$28,803	366	RBF Pavilion Decking	\$14,909
222	Scaup Court	\$9,723	190	Ocean Marsh Road	\$20,920	451	SRC Phone System	\$35,501
233	Shoveler Court	\$7,638	198	Painted Bunting Lane	\$9,929	506	PreCor Elliptical	\$5,331
240	Spotted Sandpiper	\$13,119	204	Piping Plover Lane	\$35,170	512	PreCor Crosstrainer	\$5,467
242	Summer Islands Lane	\$118,944	217	Sand Fiddler Court	\$24,801	515	PreCor Cardio Theater(1)	\$1,964
244	Sundown Bend Road	\$8,892	229	Shell Creek Landing	\$21,830	530	Sunset/Library Condensor 1	\$13,480
245	Sunlet Bend Road	\$56,119	234	Silver Moss Circle	\$17,191	531	Barrand Condensor 5 ton	\$6,740
254	Terrapin Court	\$8,746	247	Surfsong Road	\$121,852	532	Sandpiper Condensor 5 ton	\$6,747
255	Thrasher Court	\$15,597	266	Whimbrel Road	\$40,430	533	Elevator Room Condensor 1	\$4,968
264	Warbler Court	\$9,329	277	Asphalt Trail Overlay	\$234,366			
276	Asphalt Trail Overlay	\$225,352	385	CMP Screened Doors, wooc	\$1,842			
408	New Maint. Bldgs. Office Fu	\$13,900	388	CMP Electrical Panel	\$1,711			
411	New Maint. Bldg. Flooring	\$19,828	393	CL&P Pavilion Trim, wood	\$10,884			
446	SRC Elevator, cab reburbist	\$16,544	453	SRC Sound System downstr	\$10,238			
458	SRC Condenstate Exhaust I	\$6,706	468	Propane Tank, 500 gal	\$17,765			
462	SRC Charcoal Broiler	\$3,151	497	SP Dual Manifold CC-15 Sa	\$24,213			
478	CG Ice Maker Manitowac #s	\$4,289	500	SP Landscaping Lighting	\$13,653			
481	CG Mobile Heated Cabinet -	\$2,562	504	SP Pool Waterline & Lane T	\$21,022			
482	CG Under Counter Dishwas	\$5,232	509	PreCor Upright Bike	\$3,864			
485	CG Fire Suppression/Alarm	\$16,607	513	PreCor Treadmill (2)	\$15,278			
502	SP Pool Coping Tile	\$34,361	514	PreCor Cardio Theater(8)	\$15,112			
507	PreCor Crosstrainer	\$8,098	521	Concept 2 Rower	\$1,184			
511	PreCor Treadmill (2)	\$12,387						
546	Gym AHU 7.5 Ton	\$10,047						
547	Activity Room AHU 7.5 Ton	\$10,047						
548	Main Lobby AHU 7.5 Ton	\$10,047						
549	Sandcastle Bathrooms AH	\$6,238						
550	Timeclock Room AHU 2 Tor	\$4,985						
551	Elevator Room AHU 2 Ton	\$4,985						
	Total Scheduled Replacements	\$2,300,825		Total Scheduled Replacements	\$4,254,696		Total Scheduled Replacements	\$1,906,191

PROJECTED REPLACEMENTS - YEARS 10 TO 12

2020			2021			2022		
Item		\$	Item		\$	Item		\$
1	Eng. Svcs. Admin. Allowanc	\$31,313	1	Eng. Svcs. Admin. Allowanc	\$32,565	1	Eng. Svcs. Admin. Allowanc	\$33,868
2	Asphalt Patching Allowance	\$35,583	2	Asphalt Patching Allowance	\$37,006	2	Asphalt Patching Allowance	\$38,486
3	Curbing Allowance	\$14,233	3	Curbing Allowance	\$14,802	3	Curbing Allowance	\$15,395
4	Roadway Signage	\$8,184	4	Roadway Signage	\$8,511	4	Roadway Signage	\$8,852
25	Bridge, Walk-decking, 03-Fa	\$13,646	12	Boardwalk 10-Eugenia (21-2	\$18,329	6	Viewing Tower, Marsh Islan	\$138,551
26	Bridge, Walk-decking, 04-Fa	\$44,962	13	Boardwalk 38/39-Flyway	\$133,692	47	Dock Decking, wood (20%)	\$25,136
63	Culvert Repair & Replace 2C	\$498,515	15	Boardwalk 22-Windswept	\$66,148	50	Dock Railings, wood (20%)	\$3,770
73	Drainage Box Replacement	\$83,127	49	Dock Railings, wood (20%)	\$3,625	110	Augusta National	\$49,373
185	Needlerush Court	\$14,429	84	Weir Replacement Killdeer F	\$85,854	123	Bluebill Court	\$33,696
206	Red Bay Road	\$28,284	106	Angler Hall	\$27,847	142	Eugenia Avenue	\$159,983
219	Sandwedge Court	\$20,643	108	Arrowhead Hall	\$27,403	153	Friendfield Hall	\$18,799
223	Sea Elder Court	\$43,500	118	Berkshire Hall	\$31,104	157	Glen Eagle	\$31,124
243	Summer Tanager Court	\$16,888	125	Bufflehead Drive	\$341,389	205	Pleasant Valley	\$61,823
246	Surfscoter Lane	\$46,386	139	Doral Open	\$43,688	213	Ryder Cup	\$21,051
279	Asphalt Trail Overlay	\$253,491	141	Dungannon Hall	\$34,463	239	Spartina Court	\$37,172
309	IRHWM29SRAB	\$4,270	167	Hooded Merganser	\$24,590	250	Sweet Gum Lane	\$12,059
398	BL&P Pavilion Roof, shingle	\$4,737	174	Low Oak Woods Road	\$50,100	258	Turnberry Lane	\$32,986
399	BL&P Pavilion, wood elemer	\$38,764	180	Marsh Hawk Lane	\$47,747	308	IRHWM15SSCA	\$2,309
440	SRC Fitness Rm Shutter	\$2,953	207	Red Cedar Lane	\$30,609	386	CMP Ceiling Fans	\$3,695
450	SRC Fire Alarm/Suppress. S	\$20,674	221	Sawgrass Lane	\$18,127	387	CMP Pendulum Lights	\$3,879
457	SRC Booster Heater, DW	\$1,473	251	Sweetgrass Lane	\$24,931	406	New Maint. Bldgs. HVAC Sy	\$13,393
464	SRC Ice Machine, Ice-O-Ma	\$18,460	267	Winged Foot	\$14,443	407	New Maint. Bldgs. HVAC Sy	\$20,124
503	SP Pool White Coat	\$62,199	347	Irrigation Controller	\$37,006	433	SRC Carpet, (2nd floor)	\$22,099
534	Kitchen Condensor 3 ton	\$5,907	348	Irrigation Controller, Signatu	\$37,006	444	SRC Elevator, hydraulic pun	\$10,468
			375	RBF Electronic Entry Contro	\$24,187	445	SRC Elevator, control system	\$37,232
			431	SRC Furnishings	\$193,505	456	SRC Refrigerator, Victor 19	\$6,989
			507	PreCor Crosstrainer	\$9,474	460	SRC Exhaust Hood	\$8,452
			508	NuStep 4000	\$4,433	461	SRC Convection Oven,	\$7,189
			510	Schwinn Recumbent Bike	\$2,361	465	SRC Warming Ovens	\$13,178
			527	PreCor Stepper	\$5,766	466	SRC Exhaust fans, 4350 cfn	\$4,734
			535	Sandcastle Bathrooms Con	\$5,373	467	SRC Exhaust Fans, 100 to 4	\$12,747
			536	Gym Condensor 7.5 ton	\$10,954	476	CG Toilet Partitions	\$15,972
			537	Activity Room Condensor 7.5	\$10,954	488	SP Playground Equipment	\$46,461
			538	Main Lobby Condensor 7.5 t	\$10,954	491	SP Wood Deck and Framing	\$89,746
			539	Sandcastle Grill Condensc	\$5,832	493	SP Observation Deck	\$13,817
						498	SP Filter System	\$15,972
						522	Life Fitness Dual Adustable	\$5,924
						523	Vertical Knee Raise w/ Bosu	\$1,344
						540	Timeclock Room Condensor	\$8,775
Total Scheduled Replacements		\$1,312,621	Total Scheduled Replacements		\$1,474,779	Total Scheduled Replacements		\$1,086,619

PROJECTED REPLACEMENTS - YEARS 13 TO 15

Item	2023	\$	Item	2024	\$	Item	2025	\$
1	Eng. Svcs. Admin. Allowanc	\$35,223	1	Eng. Svcs. Admin. Allowanc	\$36,632	1	Eng. Svcs. Admin. Allowanc	\$38,097
2	Asphalt Patching Allowance	\$40,026	2	Asphalt Patching Allowance	\$41,627	2	Asphalt Patching Allowance	\$43,292
3	Curbing Allowance	\$16,010	3	Curbing Allowance	\$16,651	3	Curbing Allowance	\$17,317
4	Roadway Signage	\$9,206	4	Roadway Signage	\$9,574	4	Roadway Signage	\$9,957
10	Guardrail, wood / Ocean Co	\$63,593	51	Dock Railings, wood (20%)	\$4,078	99	Revetment, bis Pond/Ocean	\$8,000
133	Cordgrass Court	\$11,066	181	Marsh Island Drive	\$101,663	100	Revetment, Willet Pnd/Ocea	\$2,909
140	Duneside Road	\$71,765	249	Surfwatch Drive	\$121,612	117	Belted Kingfisher	\$45,224
156	Glen Abbey	\$176,785	260	Turtle Point Lane	\$36,905	146	Fish Hawk Lane	\$51,209
160	Goldenrod Court	\$28,957	265	Wax Myrtle Court	\$39,994	168	Horned Grebe Court	\$19,410
165	Greensward Road	\$177,061	284	IRSWM27ADM	\$14,986	172	Kildeer Court	\$14,363
170	Kiawah Beach Drive	\$239,626	285	IRSWM25FLG	\$14,986	179	Marsh Elder Ct	\$27,928
173	Kings Island	\$34,306	286	IRSWM34S020	\$14,986	218	Sanderling Court	\$15,520
202	Persimmon Court	\$27,666	287	IRSWM23S021	\$14,986	269	Yellowthroat Lane	\$64,834
226	Sea Marsh Drive	\$234,237	365	RBF Pavilion Roof	\$20,813	397	BL&P Boat Ramp, concrete	\$99,035
231	Shipwatch Road	\$60,146	374	RBF Control Gates Mechani	\$20,730	401	Summer Island Floating Doc	\$120,386
289	IRSWM07S016	\$14,409	499	SP Pump Motors (3)	\$18,133	486	SP Wood Frame Kiosk	\$23,118
290	IRSWM06S017	\$14,409	515	PreCor Cardio Theater(1)	\$2,389	489	SP Playground Surface	\$52,461
291	IRSWM03S018	\$14,409				507	PreCor Crosstrainer	\$11,083
292	IRSWM17S019	\$14,409				541	Kitchen AHU 2 Ton	\$6,823
382	CMP Roof, cedar shingles	\$27,995				542	Sunset/Library AHU 10 Ton	\$16,529
383	CMP Siding, birch bark plan	\$26,849						
384	CMP Trim, wood	\$26,385						
389	CL&P Pavilion Roof, cedar s	\$4,310						
390	CL&P Pavilion Roof, metal	\$27,358						
391	CL&P Pavilion Siding, birch	\$16,524						
392	CL&P Pavilion Siding, wood	\$6,837						
394	CL&P Pavilion toilet fixtures	\$8,373						
395	CL&P Pavilion Windows	\$1,217						
396	CL&P Floating Dock	\$111,304						
415	Maint. Bldgs. Overhead Doo	\$15,530						
417	Soil Stor. Bldg Overhead Do	\$2,562						
419	Maintenance Yard Fence, 6'	\$35,039						
436	SRC Fitness Room Flooring	\$33,069						
437	SRC Teraflex Aerobic Floori	\$34,717						
449	SRC Elevator, cab reburbish	\$20,933						
469	CG POS Restaurant Pro E	\$8,325						
479	CG Counter Griddle Wyott	\$1,425						
490	SP Mahogany Railings	\$10,407						
509	PreCor Upright Bike	\$4,701						
511	PreCor Treadmill (2)	\$15,674						
513	PreCor Treadmill (2)	\$18,588						
514	PreCor Cardio Theater(8)	\$18,386						
521	Concept 2 Rower	\$1,441						
524	45 Degree Back Extension	\$1,118						
525	Stretch Station	\$2,394						
526	Olympic Bar, Weight Tree Fi	\$3,292						
528	Bench Press and Misc. Benc	\$5,123						
Total Scheduled Replacements		\$1,773,186	Total Scheduled Replacements		\$530,743	Total Scheduled Replacements		\$687,496

PROJECTED REPLACEMENTS - YEARS 19 TO 21

2029			2030			2031		
Item		\$	Item		\$	Item		\$
1	Eng. Svcs. Admin. Allowanc	\$44,568	1	Eng. Svcs. Admin. Allowanc	\$46,351	1	Eng. Svcs. Admin. Allowanc	\$48,205
2	Asphalt Patching Allowance	\$50,645	2	Asphalt Patching Allowance	\$52,671	2	Asphalt Patching Allowance	\$54,778
3	Curbing Allowance	\$20,258	3	Curbing Allowance	\$21,068	3	Curbing Allowance	\$21,911
4	Roadway Signage	\$11,648	4	Roadway Signage	\$12,114	4	Roadway Signage	\$12,599
91	Headwall, concrete	\$186,375	19	Pedestrian Walkway, Cinder	\$447,705	9	Guardrail, wood / Kiawah Isl	\$203,512
148	Flying Squirrel Court	\$17,970	102	Revetment, Bass Pond/Rhett	\$21,068	16	Boardwalk 35- lift, reslope, p	\$99,696
150	Flyway Drive/97Jk-100	\$87,492	111	Avocet Lane	\$53,396	17	Boardwalk 8B	\$86,878
203	Pine Siskin Court	\$12,602	112	Baldpate Ct.	\$20,145	18	Pedestrian Walkway, Cinder	\$465,614
210	Royal Beach Court	\$39,440	126	Bulrush Lane	\$26,868	21	Bridge, Walk-decking, 15 All	\$11,572
224	Sea Forest Drive	\$326,724	154	Gadwall Lane	\$43,421	27	Bridge, Walk-decking, Rhett	\$64,090
252	Tallow Tree Lane	\$52,743	186	New Settlement Road	\$47,620	44	Dock Decking, wood (20%)	\$35,777
273	Asphalt Trail Overlay	\$360,796	195	Otter Island Road	\$140,092	49	Dock Railings, wood (20%)	\$5,366
293	IRSPM34S008	\$18,232	208	Rhett's Bluff Road	\$220,307	64	Drainage Box Replacement	\$305,478
294	IRSPM12S009	\$18,232	232	Shoolbred Court	\$29,125	85	Weir Replacement Pond 28	\$109,556
295	IRSPM17S010	\$18,232	253	Tennis Club Lane	\$149,727	131	Club Cottage Lane	\$41,649
296	IRSPM15S011	\$18,232	274	Asphalt Trail Overlay	\$375,228	151	Flyway Drive/Gov-97	\$310,726
297	IRSPM13S012	\$18,232	316	IRHWM29SP12	\$18,962	163	Green Dolphin Way	\$257,567
298	IRSPM40S013	\$18,232	317	IRHWM16SP13	\$18,962	193	Osprey Cottage Lane	\$24,081
320	IRHWM18SP05	\$18,232	318	IRHWM08SVRR	\$2,107	275	Asphalt Trail Overlay	\$390,237
321	IRHWM14SP06	\$18,232	319	IRHWM11SFPR	\$3,160	310	IRHWM09SEBP	\$2,191
322	IRHWM32SP07	\$18,232	433	SRC Carpet, (2nd floor)	\$30,244	311	IRHWM07SDUG	\$2,191
323	IRHWM21SP08	\$18,232	455	SRC Freezer, 19 cf SS	\$5,992	312	IRHWM05SSCL	\$2,191
324	IRHWM30SP09	\$18,232	540	Timeclock Room Condensor	\$12,009	313	IRHWM07SFP2	\$2,191
325	IRHWM14SP10	\$18,232				314	IRHWM04SSIR	\$2,191
326	IRHWM16SP11	\$18,232				315	IRHWM13SSCL	\$3,287
367	RBF Pavilion Structure	\$55,172				347	Irrigation Controller	\$54,778
441	SRC Built-in Desks	\$21,859				348	Irrigation Controller, Signatu	\$54,778
507	PreCor Crosstrainer	\$12,965				421	SRC Gutters & DS, copper	\$29,330
511	PreCor Treadmill (2)	\$19,833				424	SRC Siding, cedar shingle	\$136,438
515	PreCor Cardio Theater(1)	\$2,907				425	SRC Trim, cedar	\$50,441
535	Sandcastle Bathrooms Con	\$7,354				432	SRC Dining Furniture	\$95,478
536	Gym Condensor 7.5 ton	\$14,991				451	SRC Phone System	\$56,838
537	Activity Room Condensor 7.5 t	\$14,991				469	CG POS Restaurant Pro E	\$11,394
538	Main Lobby Condensor 7.5 t	\$14,991				479	CG Counter Griddle Wyott	\$1,950
539	Sandcastle Grill Condensc	\$7,982				508	NuStep 4000	\$6,562
						510	Schwinn Recumbent Bike	\$3,495
						527	PreCor Stepper	\$8,534
						545	Sandcastle Grill AHU 4 To	\$8,633
Total Scheduled Replacements		\$1,621,326	Total Scheduled Replacements		\$1,798,342	Total Scheduled Replacements		\$3,082,184

PROJECTED REPLACEMENTS - YEARS 22 TO 24

Item	2032	\$	Item	2033	\$	Item	2034	\$
1	Eng. Svcs. Admin. Allowanc	\$50,133	1	Eng. Svcs. Admin. Allowanc	\$52,138	1	Eng. Svcs. Admin. Allowanc	\$54,224
2	Asphalt Patching Allowance	\$56,969	2	Asphalt Patching Allowance	\$59,248	2	Asphalt Patching Allowance	\$61,618
3	Curbing Allowance	\$22,788	3	Curbing Allowance	\$23,699	3	Curbing Allowance	\$24,647
4	Roadway Signage	\$13,103	4	Roadway Signage	\$13,627	4	Roadway Signage	\$14,172
14	Boardwalk 30-Nicklaus La (€	\$53,323	66	Drainage Box Replacement	\$47,626	30	Bridge, Walk-structure (20%	\$85,416
20	Bridge, Walk-decking, 13 Er	\$41,659	197	Oyster Shell Road	\$88,730	42	Dock Structure, wood (20%)	\$26,066
22	Bridge, Walk-decking, 09-Si	\$48,139	214	Salt Cedar Lane	\$205,307	45	Dock Decking, wood (20%)	\$40,244
50	Dock Railings, wood (20%)	\$5,581	230	Shipwatch Road	\$52,255	51	Dock Railings, wood (20%)	\$6,037
65	Drainage Box Replacement	\$24,328	263	Walker Cup Lane	\$32,762	67	Drainage Box Replacement	\$160,976
115	Bass Creek Lane	\$89,832	277	Asphalt Trail Overlay	\$422,081	109	Atlantic Beach Court	\$101,280
144	Falcon Point Road	\$263,144	375	RBF Electronic Entry Contro	\$38,724	114	Bank Swallow Way	\$52,244
153	Friendfield Hall	\$27,826	412	Maint. Bldgs. Roof, metal	\$96,010	121	Blue Heron Pond Rd	\$275,985
182	Marsh Wren Ct.	\$23,626	413	Maint. Bldgs. Windows	\$13,931	129	Cedar Waxwing	\$18,995
196	Oyster Rake Drive	\$174,834	416	Soil Storage Bldg Roof, met:	\$42,363	191	Ocean Oaks Court	\$102,217
209	River Marsh Lane	\$90,042	442	SRC Verandah Decking	\$38,156	220	Savanna Pt.	\$49,036
276	Asphalt Trail Overlay	\$405,847	443	SRC Handicap Ramp	\$127,857	241	Summer Duck Way	\$109,599
386	CMP Ceiling Fans	\$5,469	507	PreCor Crosstrainer	\$15,167	259	Turtle Beach Lane	\$118,571
387	CMP Pendulum Lights	\$5,742	509	PreCor Upright Bike	\$6,958	278	Asphalt Trail Overlay	\$438,964
400	BL&P Floating Dock	\$397,189	513	PreCor Treadmill (2)	\$27,515	368	RBF Bathhouse Roof	\$90,780
404	New Maint. Bldg. Exit Doors	\$4,033	514	PreCor Cardio Theater(8)	\$27,216	371	RBF Doors	\$9,359
405	New Maint. Bldg. Shutters	\$89,505	521	Concept 2 Rower	\$2,133	372	RBF Plumbing Fixtures	\$20,009
440	SRC Fitness Rm Shutter	\$4,728	524	45 Degree Back Extension	\$1,654	373	RBF Interior Finishes	\$37,217
446	SRC Elevator, cab reburbish	\$29,795	525	Stretch Station	\$3,543	418	Washdown Station	\$67,780
450	SRC Fire Alarm/Suppress. €	\$33,099	528	Bench Press and Misc. Ben€	\$7,584	430	SRC Rails, wood	\$82,209
458	SRC Condenstate Exhaust I	\$12,077				499	SP Pump Motors (3)	\$26,841
461	SRC Convection Oven,	\$10,642				504	SP Pool Waterline & Lane T	\$39,374
462	SRC Charcoal Broiler	\$5,674				515	PreCor Cardio Theater(1)	\$3,537
465	SRC Warming Ovens	\$19,506						
466	SRC Exhaust fans, 4350 cfm	\$7,007						
467	SRC Exhaust Fans, 100 to 4	\$18,868						
470	CG Cooper Gutters	\$6,893						
473	CG Pine Deck and Mahoga	\$177,026						
474	CG Roof	\$49,404						
498	SP Filter System	\$23,642						
502	SP Pool Coping Tile	\$61,882						
505	SP Pool Deck, concrete	\$122,932						
522	Life Fitness Dual Adustable	\$8,769						
523	Vertical Knee Raise w/ Bosu	\$1,989						
546	Gym AHU 7.5 Ton	\$18,093						
547	Activity Room AHU 7.5 Ton	\$18,093						
548	Main Lobby AHU 7.5 Ton	\$18,093						
549	Sandcastle Bathrooms AH	\$11,234						
550	Timeclock Room AHU 2 Tor	\$8,978						
551	Elevator Room AHU 2 Ton	\$8,978						
Total Scheduled Replacements		\$2,570,522	Total Scheduled Replacements		\$1,446,284	Total Scheduled Replacements		\$2,117,395

PROJECTED REPLACEMENTS - YEARS 25 TO 27

Item	2035	\$	Item	2036	\$	Item	2037	\$
1	Eng. Svcs. Admin. Allowanc	\$56,393	1	Eng. Svcs. Admin. Allowanc	\$58,648	1	Eng. Svcs. Admin. Allowanc	\$60,994
2	Asphalt Patching Allowance	\$64,083	2	Asphalt Patching Allowance	\$66,646	2	Asphalt Patching Allowance	\$69,312
3	Curbing Allowance	\$25,633	3	Curbing Allowance	\$26,658	3	Curbing Allowance	\$27,725
4	Roadway Signage	\$14,739	4	Roadway Signage	\$15,329	4	Roadway Signage	\$15,942
68	Drainage Box Replacement	\$185,122	38	Bridge, Vehicle, heavy	\$671,791	70	Drainage Box Replacement	\$170,629
96	Revetment, Cinder Ck	\$46,139	52	Dock Railings, wood (20%)	\$6,529	77	Flap Gate Replacement 201	\$2,842
107	Anhinga Court	\$15,680	69	Drainage Box Replacement	\$137,280	95	Revetment, Cinder Ck/Gov I	\$415,870
116	Belmeade Hall	\$85,074	74	Canal Gate Replacement 2C	\$63,713	104	Airy Hall	\$106,165
119	Bittern Court	\$25,100	124	Broomsedge Lane	\$95,602	122	Blue Heron Pond Road	\$293,837
120	Black Duck Court	\$18,308	127	Burroughs Hall	\$88,538	130	Clay Hall	\$72,182
128	Catbriar Court	\$27,167	135	Cotton Hall	\$99,655	145	Fiddlers Reach Court	\$49,473
132	Conifer Lane	\$78,548	152	Forestay Court	\$61,421	147	Fletcher Hall	\$71,862
134	Cormorant Island Lane	\$52,237	161	Governors Drive to Flyway	\$772,306	166	Grey Fox Den	\$24,912
136	Crested Flycatcher	\$30,356	169	Jackstay Court	\$75,241	171	Kiawah Island Parkway	\$1,895,122
138	Diodia Ct	\$23,623	175	Low Oak Woods Road	\$58,350	184	Muirfield Lane	\$44,459
143	Evening Bend Road	\$15,828	187	Nicklaus Lane	\$52,064	192	Old Dock Road	\$89,429
155	Gallinule Court	\$27,964	198	Painted Bunting Lane	\$20,115	216	Saltgrass Court	\$16,832
189	Ocean Green Drive	\$101,285	229	Shell Creek Landing	\$44,223	225	Sea Lavender Court	\$44,651
194	Osprey Point Lane	\$50,318	354	Spot Dredging Pond #024	\$13,329	227	Sea Myrtle Court	\$16,896
199	Palm Warbler Road	\$77,042	355	Pond Dredging Pond #053	\$91,505	228	Sea Rocket Court	\$45,928
201	Pepper Vine	\$21,202	356	Pond Dredging Pond #054	\$33,837	237	Sparrow Hawk Road	\$61,642
212	Ruddy Turnstone Road	\$63,695	438	SRC Window Treatment	\$47,985	268	Woodcock Court	\$18,844
215	Salt Meadow Cove	\$53,477	452	SRC Sound System upstairs	\$20,740	308	IRHWM15SSCA	\$4,159
222	Scaup Court	\$19,696	457	SRC Booster Heater, DW	\$2,759	349	Spot Dredging Pond #050	\$80,402
233	Shoveler Court	\$15,473	464	SRC Ice Machine, Ice-O-Ma	\$34,576	350	Spot Dredging Pond #025	\$8,317
235	Skimmer Court	\$15,946	496	SP Kool Deck Surface	\$46,869	402	New Maint. Bldg. Roof, met	\$105,398
236	Snowy Egret Lane	\$164,183	503	SP Pool White Coat	\$116,497	403	New Maint. Bldg. Windows	\$125,329
240	Spotted Sandpiper	\$26,576	516	Cybox VR3 Leg Press	\$10,663	406	New Maint. Bldgs. HVAC Sy	\$24,120
242	Summer Islands Lane	\$240,959	517	Cybox VR3 Leg Curl	\$7,198	407	New Maint. Bldgs. HVAC Sy	\$36,242
244	Sundown Bend Road	\$18,013	518	Cybox VR3 Leg Extension	\$7,198	408	New Maint. Bldgs. Office Fu	\$30,456
245	Sunlet Bend Road	\$113,688	519	Cybox VR3 Chest Press	\$7,464	411	New Maint. Bldg. Flooring	\$43,445
254	Terrapin Court	\$17,718	520	Cybox VR3 Lat Pulldown	\$7,464	476	CG Toilet Partitions	\$28,764
255	Thrasher Court	\$31,596	529	Fitness Carpet	\$3,266	478	CG Ice Maker Manitowac #s	\$9,399
262	Virginia Rail Road	\$93,608	534	Kitchen Condensor 3 ton	\$11,063	481	CG Mobile Heated Cabinet	\$5,614
264	Warbler Court	\$18,899				482	CG Under Counter Dishwas	\$11,464
279	Asphalt Trail Overlay	\$456,522				485	CG Fire Suppression/Alarm	\$36,389
309	IRHWM29SRAB	\$7,690				488	SP Playground Equipment	\$83,673
506	PreCor Elliptical	\$9,984				507	PreCor Crosstrainer	\$17,744
511	PreCor Treadmill (2)	\$25,095				535	Sandcastle Bathrooms Con	\$10,064
512	PreCor Crosstrainer	\$10,240				536	Gym Condensor 7.5 ton	\$20,516
530	Sunset/Library Condensor 1	\$25,249				537	Activity Room Condensor 7.5	\$20,516
531	Barrand Condensor 5 ton	\$12,624				538	Main Lobby Condensor 7.5 t	\$20,516
532	Sandpiper Condensor 5 ton	\$12,637				539	Sandcastle Grill Condensc	\$10,924
533	Elevator Room Condensor 1	\$9,305						
Total Scheduled Replacements		\$2,504,713	Total Scheduled Replacements		\$2,876,524	Total Scheduled Replacements		\$4,348,997

PROJECTED REPLACEMENTS - YEARS 28 TO 30

Item	2038	\$	Item	2039	\$	Item	2040	\$
1	Eng. Svcs. Admin. Allowanc	\$63,434	1	Eng. Svcs. Admin. Allowanc	\$65,971	1	Eng. Svcs. Admin. Allowanc	\$68,610
2	Asphalt Patching Allowance	\$72,084	2	Asphalt Patching Allowance	\$74,968	2	Asphalt Patching Allowance	\$77,966
3	Curbing Allowance	\$28,834	3	Curbing Allowance	\$29,987	3	Curbing Allowance	\$31,187
4	Roadway Signage	\$16,579	4	Roadway Signage	\$17,243	4	Roadway Signage	\$17,932
31	Bridge, Veh-Decking, Blue H	\$155,702	5	Viewing Tower, Blue Heron	\$269,883	25	Bridge, Walk-decking, 03-Fa	\$29,900
32	Bridge, Veh-Decking, Como	\$685,088	23	Bridge, Walk-decking, 17-BI	\$21,831	26	Bridge, Walk-decking, 04-Fa	\$98,518
33	Bridge, Veh-Decking, Falcor	\$142,727	24	Bridge, Walk-decking, 16-Fa	\$85,373	73	Drainage Box Replacement	\$182,142
34	Bridge, Veh-Decking, Summ	\$1,445,649	72	Drainage Box Replacement	\$175,136	79	Flap Gate Replacement 201	\$1,871
35	Bridge, Veh-Decking, Eagle	\$613,725	75	Canal Gate Replacement 2C	\$13,794	110	Augusta National	\$100,020
36	Bridge, Veh-Decking, Eagle	\$685,088	92	Headwall, concrete	\$275,881	113	Ballybunion Drive	\$58,561
37	Bridge, Vehicle, structure	\$3,727,763	106	Angler Hall	\$56,412	123	Bluebill Court	\$68,261
46	Dock Decking, wood (20%)	\$47,080	108	Arrowhead Hall	\$55,514	157	Glen Eagle	\$63,052
53	Dock Railings, wood (20%)	\$7,062	118	Berkshire Hall	\$63,010	190	Ocean Marsh Road	\$49,579
71	Drainage Box Replacement	\$260,749	137	Curlew Court	\$45,669	204	Piping Plover Lane	\$83,350
78	Flap Gate Replacement 201	\$43,683	139	Doral Open	\$88,504	205	Pleasant Valley	\$125,241
158	Glossy Ibis Lane	\$249,123	141	Dungannon Hall	\$69,816	213	Ryder Cup	\$42,645
185	Needlerush Court	\$29,230	167	Hooded Merganser	\$49,814	217	Sand Fiddler Court	\$58,776
206	Red Bay Road	\$57,298	176	Marsh Cottage Lane	\$33,889	234	Silver Moss Circle	\$40,741
219	Sandwedge Court	\$41,819	180	Marsh Hawk Lane	\$96,726	239	Spartina Court	\$75,303
223	Sea Elder Court	\$88,123	207	Red Cedar Lane	\$62,008	247	Surfsong Road	\$288,780
243	Summer Tanager Court	\$34,213	221	Sawgrass Lane	\$36,721	250	Sweet Gum Lane	\$24,430
246	Surfcoter Lane	\$93,969	251	Sweetgrass Lane	\$50,505	258	Turnberry Lane	\$66,824
289	IRSWM07S016	\$25,950	267	Winged Foot	\$29,260	266	Whimbrel Road	\$95,817
290	IRSWM06S017	\$25,950	284	IRSWM27ADM	\$26,988	361	Pond Dredging Pond #012	\$67,559
291	IRSWM03S018	\$25,950	285	IRSWM25FLG	\$26,988	362	Pond Dredging Pond #022	\$74,239
292	IRSWM17S019	\$25,950	286	IRSWM34S020	\$26,988	363	Pond Dredging Pond #028	\$140,121
357	Pond Dredging Pond #080	\$25,105	287	IRSWM23S021	\$26,988	487	SP Pool Fence - Aluminum	\$100,296
358	Pond Dredging Pond #082	\$31,708	351	Spot Dredging Pond #008	\$17,992	489	SP Playground Surface	\$94,480
359	Pond Dredging Pond #083	\$19,561	352	Spot Dredging Pond #020	\$8,996	541	Kitchen AHU 2 Ton	\$12,287
360	Pond Dredging Pond #084	\$20,371	353	Spot Dredging Pond #019	\$14,994	542	Sunset/Library AHU 10 Ton	\$29,768
376	MGH Roof, copper	\$109,943	366	RBF Pavilion Decking	\$32,667			
377	MGH Siding & Trim, wood	\$131,926	374	RBF Control Gates Mechani	\$37,334			
378	MGH Windows & Doors	\$84,811	469	CG POS Restaurant Pro E	\$15,593			
379	VGH Roof, copper	\$87,943	479	CG Counter Griddle Wyatt	\$2,669			
380	VGH Siding & Trim, wood	\$115,594	515	PreCor Cardio Theater(1)	\$4,303			
381	VGH Windows & Doors	\$80,100						
385	CMP Screened Doors, wood	\$4,037						
388	CMP Electrical Panel	\$3,748						
393	CL&P Pavilion Trim, wood	\$23,849						
433	SRC Carpet, (2nd floor)	\$41,391						
435	SRC Marble Floor (1st floor)	\$29,944						
436	SRC Fitness Room Flooring	\$59,556						
437	SRC Teraflex Aerobic Floori	\$62,523						
449	SRC Elevator, cab reburbis	\$37,700						
453	SRC Sound System downst	\$22,433						
468	Propane Tank, 500 gal	\$38,925						
490	SP Mahogany Railings	\$18,742						
497	SP Dual Manifold CC-15 Sa	\$53,054						
500	SP Landscaping Lighting	\$29,915						
509	PreCor Upright Bike	\$8,466						
513	PreCor Treadmill (2)	\$33,476						
514	PreCor Cardio Theater(8)	\$33,113						
521	Concept 2 Rower	\$2,595						
526	Olympic Bar, Weight Tree Fi	\$5,928						
540	Timeclock Room Condensoi	\$16,435						
Total Scheduled Replacements		\$9,925,716	Total Scheduled Replacements		\$2,010,416	Total Scheduled Replacements		\$2,268,258

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