

RESERVE STUDY

Component Analysis and Reserve Fund Plan

New Site Inspection Study 2015

For

Sausalito Yacht Club

Sausalito , CA

Prepared By

**RESERVE ANALYSIS
CONSULTING, LLC**

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Sausalito Yacht Club
1 El Portal
Sausalito , CA 94966

ATTN: Sausalito Yacht Club

RE: Sausalito Yacht Club - New Site Inspection Study 2015

Please find enclosed the Reserve Fund Analysis prepared for your property. The purpose of this analysis is to quantify the major components the "owner(s)" is responsible to maintain, and to project funding requirements adequate to repair/replace or maintain these components.

TERMS & CONDITIONS OF STUDY

This Reserve Fund Analysis, undertaken by Reserve Analysis Consulting, L.L.C., has been conducted in compliance with standards established by the Association of Professional Reserve Analysts (APRA) and the Department of Real Estate (DRE).

Components that meet the following criteria are included in this report:

- 1) The component maintenance is the responsibility of the owner(s).
- 2) The component is not covered by the property's annual operating budget.
- 3) The component's estimated remaining life is less than thirty (30) years from the date of this study.
- 4) Components with a remaining useful life in excess of thirty (30) years may be included for the benefit of knowledge of these components, but will not be factored into the funding plan.

All components listed in this report are those that have been selected and approved by the Owner(s) or Manager(s) of the property. Component useful life and remaining life projections are based on industry standards, manufacturer information, date and maintenance information provided by the Contractee and/or its management and staff. However, as a result of construction methodology, maintenance by the facility staff or other specific local conditions, component useful life and/or remaining life may vary from standard. Repair or replacement schedules and the resulting assessment schedules are derived by combining the resources described above. Reliance on these schedules is at the Contractee's discretion. Reserve Analysis Consulting, L.L.C. makes no guarantee as to the actual performance of any of the components. Each component's condition, life expectancy, and replacement cost evaluation is based on visual inspection only. Inspection was limited to areas accessible to the inspectors. Where components were not accessible, assumptions were made based on available component statistical data. There was no disassembly of components or demolition involved.

This report does not address any factory defects or any damage due to improper maintenance, system design, or installation. The analysis of these components, for which the Association has responsibility, does not employ methods used for forensic or defect investigation or actual construction. It is also assumed that all components covered by this report receive reasonable maintenance by the Contractee. Reserve Analysis Consulting, L.L.C. makes no statement of warranty, either specific or implied, as to the actual future performance of any component.

The estimated costs for components included in this report are based on a combination of current published construction industry estimates (corrected for geographical location) and our experience with local cost conditions. Due to component cost variables in the future over which Reserve Analysis Consulting, L.L.C. has no control, we advise the Contractee to have this study reviewed on an annual basis and make any necessary adjustments regarding component performance and/or costs. The reliance on costs included in this Component Analysis is at the discretion and acceptance of the Contractee and/or its management. Reserve Analysis Consulting, L.L.C. makes no guarantee that projected costs will represent actual job costs at the time of component repair or replacement. An inflation factor based on current construction industry index information is used and provided to the Contractee for approval prior to inclusion in the Final Report.

The cash flow projections made within this report could vary significantly due to future conditions. Without regular, periodic updates, the Contractee should not rely on these cash flow projections beyond the first funding year of this report.

GENERAL DEFINITIONS OF STUDY**RESERVE STUDY:**

A budget planning tool which identifies the current status of the Reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures. The Reserve Study consists of two parts: the Component Inventory and the Funding Analysis.

COMPONENT INVENTORY and ANALYSIS:

Qualifying and quantifying components is accomplished through on-site visual observations, review of the property's historical and current component information as available, discussion of established association precedents, and discussion with appropriate representative(s) of the property. If a lack of historical information is available, assumptions are made based on visual observation and "placeholder" historical information is entered in order to estimate future potential expenditures.

FUNDING ANALYSIS :

The portion of the Reserve Study where the projected reserves expenses over time is compared to the current status of the reserve fund, so that future reserve contribution needs can be estimated.

FUNDING PRINCIPLES:

- Sufficient funds to defer future maintenance requirements.
- Fiscally responsible.

FUNDING GOALS:

Independent of methodology utilized, the following represent the basic categories of Funding Plan goals:

Baseline Funding: Establishing a Reserve funding goal of keeping the Reserve cash balances above zero.

Threshold Funding: Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount.

Full Funding: Establishing a Reserve funding goal of attaining and maintaining Reserves at or near 100% funded.

PERCENT FUNDED:

The ratio at the end of a Fiscal Year of the actual (or projected) Reserve balance to the Fully Funded balance, expressed as a percentage. Fully funded balance is the amount that would have been saved at that point in time for all components, if each component had been contributed towards based on its precise life cycle and cost. Of course, actual life cycles and costs will vary over time based on unknown future occurrences, and consequently the percentage will constantly vary.

CASH FLOW FUNDING METHOD:

A method of developing a Reserve Funding Plan where consistent contributions to the Reserve fund are designed to offset the variable annual expenditures. Different Reserve Funding Plans are tested against the anticipated schedule of Reserve expenses until the desired Funding Goal is achieved.

ASSUMED LONG-TERM INTEREST AND INFLATION

For the sake of the 30 year future projection, "Assumed Long-Term" is interpreted to mean an approximate 30 Year average, adjusted for local and current variables. Component cost estimates will be adjusted manually with future updates to account for constantly fluctuating actual inflation.

PROPERTY INFORMATION

NAME: Sausalito Yacht Club
STREET ADDRESS: 1 El Portal
CITY, STATE, ZIP: Sausalito , CA 94966
MANAGING ENTITY: Sausalito Yacht Club
YEAR CONSTRUCTED: 1958-59 **NUMBER OF CONSTRUCTION PHASES:** 2
NUMBER OF OWNERS: 1 **NUMBER OF BUILDINGS MAINTAINED:** 1

CONTACT INFORMATION

CURRENT CONTACT: Mr. Dave Martel
 Sausalito Yacht Club
 1 El Portal
 Sausalito , CA 94966
 Phone: (415) 332-7400 Email: gm@sausalitoyachtclub.org

RESERVE STUDY INFORMATION

TYPE OF STUDY: New Site Inspection Study 2015
BEGINNING YEAR OF STUDY: 2015
YEAR OF PHYSICAL INSPECTION: 2014
NEXT RECOMENDED INSPECTION: 2017
RESERVE STUDY PREPARER: Reserve Analysis Consulting, L.L.C.
 3030 Bridgeway, Suite 330
 Sausalito, California 94965
 Office Phone: (415) 332-7800 FAX: (415) 332-7801
PERFORMED BY: Tom O'Neill
 Direct Phone: (415) 332-7800
 Email: tomo@reserveanalysis.com

RESERVE FUND FINANCIAL INFORMATION

BUDGET YEAR ENDING DATE:	12/31	2014	2015
ANNUAL RESERVE CONTRIBUTION:		\$52,612	\$63,134
MONTHLY RESERVE CONTRIBUTION:		\$4,384	\$5,261
PER OWNER MONTHLY (AVG.) CONTRIBUTION:		\$4,384.33	\$5,261.20
TOTAL SPECIAL ASSESSMENT:		N/A	N/A
PER OWNER (AVG.) SPECIAL ASSESSMENT:		N/A	N/A
PROPOSED CAPITAL EXPENDITURES:			(\$171,207)
ESTIMATED YEAR ENDING BALANCE:		\$125,087	\$67,168
REQUESTED MINIMUM "THRESHOLD" FUTURE BALANCE:			N/A

RESERVE PERCENT FUNDED CALCULATION

AMOUNT NEEDED TO BE 100% FUNDED:	\$533,173	\$436,314
CALCULATED PERCENT FUNDED:	23.46%	15.39%

RESERVE PROJECTED INTEREST & INFLATION

"ASSUMED LONG-TERM INTEREST RATE":	2.00%
"ASSUMED LONG-TERM INFLATION RATE":	3.00%

PROPERTY DESCRIPTION:

Sausalito Yacht Club is a 1-owner property located in Sausalito , CA.

The Owner(s) are responsible for 1 building that was originally built in 2 phases in 1958-59.

The Owner(s) are responsible for all components as the Board of Directors has interpreted the CC&Rs.

This report includes all property components as the Owner(s)/Manager(s) have directed to be considered "planned capital expenditures" in the future.

For specific component inclusion based on that interpretation please refer to the Component Data or Schedule Sections.

PROPERTY CONDITION:

The property is composed of a variety of components that are in a range of conditions due to their various ages and expected lives. The projections in this Reserve Study intend to maintain these components at an appropriate condition in the future; however, it is the owner's responsibility to investigate and approve the actual maintenance, repair and replacement projects at the appropriate time(s). Please refer to the Sections of Component Data and/or Component Schedule for specific details on component ages, expected lives, and current conditions.

FUNDING ANALYSIS:

For specific details please refer to section 30 Year Reserve Funding Plan.

The Reserve Study is a SERIES OF PROJECTIONS, and consequently the estimated lives and costs of components will likely CHANGE OVER TIME depending on a variety of factors such as future inflation rates, the level of preventative maintenance completed by future boards, unknown material defects, changes in technology, efficiency, and/or government regulations.

The Reserve Study is an evolving document that represents a moment in time covering a 30 year period. We recommend that the Management review and update this Reserve Analysis on an annual basis to make adjustments for component expenditures and fluctuations in annual revenue, interest, and inflation.

4.00

30 YEAR RESERVE FUNDING PLAN

2014 Average owner per month reserve contribution *1 = \$4,384.33

2014 Total annual reserve contribution *1 = \$52,612

DESCRIPTION - 1ST 10 YEARS	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Projected Beginning Fund Balance *1	\$125,087	\$67,168	\$117,499	\$176,849	\$211,776	\$259,057	\$253,998	\$295,357	\$343,477	\$386,074
Proposed contribution increase %	20.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Proposed avg. owner/month \$ increase	\$876.87	\$210.45	\$218.87	\$227.62	\$236.73	\$246.19	\$256.04	\$266.28	\$276.94	\$288.01
Proposed avg. owner/month contribution	\$5,261.20	\$5,471.65	\$5,690.51	\$5,918.13	\$6,154.86	\$6,401.05	\$6,657.10	\$6,923.38	\$7,200.32	\$7,488.33
Proposed Total Annual Contribution	\$63,134	\$65,660	\$68,286	\$71,018	\$73,858	\$76,813	\$79,885	\$83,081	\$86,404	\$89,860
Does increase require owner vote?										
Proposed avg. special assess per owner	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Proposed Total Special Funding										
Does increase require owner vote?										
Income from other sources	\$49,200									
Total Reserve Fund Available	\$237,422	\$132,828	\$185,786	\$247,867	\$285,634	\$335,870	\$333,883	\$378,438	\$429,881	\$475,934
Proposed inflated yearly expenditures	-\$171,207	-\$16,997	-\$11,447	-\$39,097	-\$30,254	-\$85,477	-\$42,719	-\$39,836	-\$49,288	-\$376,981
Balance after expenditures	\$66,215	\$115,832	\$174,338	\$208,770	\$255,380	\$250,393	\$291,164	\$338,601	\$380,593	\$98,952
Interest on balance after tax	\$953	\$1,668	\$2,510	\$3,006	\$3,677	\$3,606	\$4,193	\$4,876	\$5,481	\$1,425
Minimum requested balance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Percent funded (if plan implemented)	15.39%	23.17%	30.09%	32.76%	36.09%	34.27%	36.53%	38.89%	40.48%	14.00%
Projected Year Ending Balance	\$67,168	\$117,499	\$176,849	\$211,776	\$259,057	\$253,998	\$295,357	\$343,477	\$386,074	\$100,377

DESCRIPTION - 2ND 10 YEARS	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Projected Beginning Fund Balance	\$100,377	\$242,195	\$220,982	\$273,361	\$273,328	\$137,133	\$94,981	\$203,140	\$243,744	\$263,151
Proposed contribution increase %	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Proposed avg. owner/month \$ increase	\$299.53	\$311.51	\$323.98	\$336.93	\$350.41	\$364.43	\$379.00	\$394.17	\$409.93	\$426.33
Proposed avg. owner/month contribution	\$7,787.86	\$8,099.38	\$8,423.35	\$8,760.28	\$9,110.70	\$9,475.12	\$9,854.13	\$10,248.29	\$10,658.23	\$11,084.55
Proposed Total Annual Contribution	\$93,454	\$97,193	\$101,080	\$105,123	\$109,328	\$113,701	\$118,250	\$122,980	\$127,899	\$133,015
Does increase require owner vote?										
Proposed avg. special assess per owner	\$200,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Proposed Total Special Funding	\$200,000									
Does increase require owner vote?										
Income from other sources										
Total Reserve Fund Available	\$393,831	\$339,387	\$322,062	\$378,484	\$382,657	\$250,835	\$213,230	\$326,119	\$371,643	\$396,165
Proposed inflated yearly expenditures	-\$155,075	-\$121,543	-\$52,582	-\$109,036	-\$247,470	-\$157,203	-\$12,974	-\$85,835	-\$112,228	-\$93,859
Balance after expenditures	\$238,757	\$217,845	\$269,480	\$269,448	\$135,187	\$93,632	\$200,256	\$240,284	\$259,415	\$302,307
Interest on balance after tax	\$3,438	\$3,137	\$3,881	\$3,880	\$1,947	\$1,348	\$2,884	\$3,460	\$3,736	\$4,353
Minimum requested balance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Percent funded (if plan implemented)	35.24%	31.96%	35.76%	34.64%	20.00%	14.21%	25.67%	28.61%	29.48%	32.08%
Projected Year Ending Balance	\$242,195	\$220,982	\$273,361	\$273,328	\$137,133	\$94,981	\$203,140	\$243,744	\$263,151	\$306,660

4.00**30 YEAR RESERVE FUNDING PLAN**

DESCRIPTION - 3RD 10 YEARS	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Projected Beginning Fund Balance	\$306,660	\$405,239	\$527,581	\$613,596	\$576,858	\$528,052	\$341,979	\$497,128	\$608,846	\$714,193
Proposed contribution increase %	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Proposed avg. owner/month \$ increase	\$443.38	\$461.12	\$479.56	\$498.74	\$518.69	\$539.44	\$561.02	\$583.46	\$606.80	\$631.07
Proposed avg. owner/month contribution	\$11,527.94	\$11,989.05	\$12,468.62	\$12,967.36	\$13,486.06	\$14,025.50	\$14,586.52	\$15,169.98	\$15,776.78	\$16,407.85
Proposed Total Annual Contribution	\$138,335	\$143,869	\$149,623	\$155,608	\$161,833	\$168,306	\$175,038	\$182,040	\$189,321	\$196,894
Does increase require owner vote?										
Proposed avg. special assess per owner	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Proposed Total Special Funding										
Does increase require owner vote?										
Income from other sources										
Total Reserve Fund Available	\$444,995	\$549,108	\$677,204	\$769,204	\$738,691	\$696,358	\$517,017	\$679,167	\$798,167	\$911,087
Proposed inflated yearly expenditures	-\$45,508	-\$29,016	-\$72,319	-\$200,535	-\$218,134	-\$359,234	-\$26,947	-\$78,965	-\$94,112	-\$610,490
Balance after expenditures	\$399,487	\$520,092	\$604,886	\$568,669	\$520,556	\$337,124	\$490,071	\$600,203	\$704,055	\$300,597
Interest on balance after tax	\$5,753	\$7,489	\$8,710	\$8,189	\$7,496	\$4,855	\$7,057	\$8,643	\$10,138	\$4,329
Minimum requested balance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Percent funded (if plan implemented)	37.84%	43.63%	46.69%	44.23%	41.20%	30.31%	38.50%	43.05%	46.64%	26.17%
Projected Year Ending Balance	\$405,239	\$527,581	\$613,596	\$576,858	\$528,052	\$341,979	\$497,128	\$608,846	\$714,193	\$304,926

***1. Current Year Financial Information**

The Association has provided current financial information including reserve account balance, total annual assessment amount and total annual reserve contribution. Reserve Analysis Consulting, L.L.C. assumes no responsibility for the accuracy of current or projected budget figures provided by others.

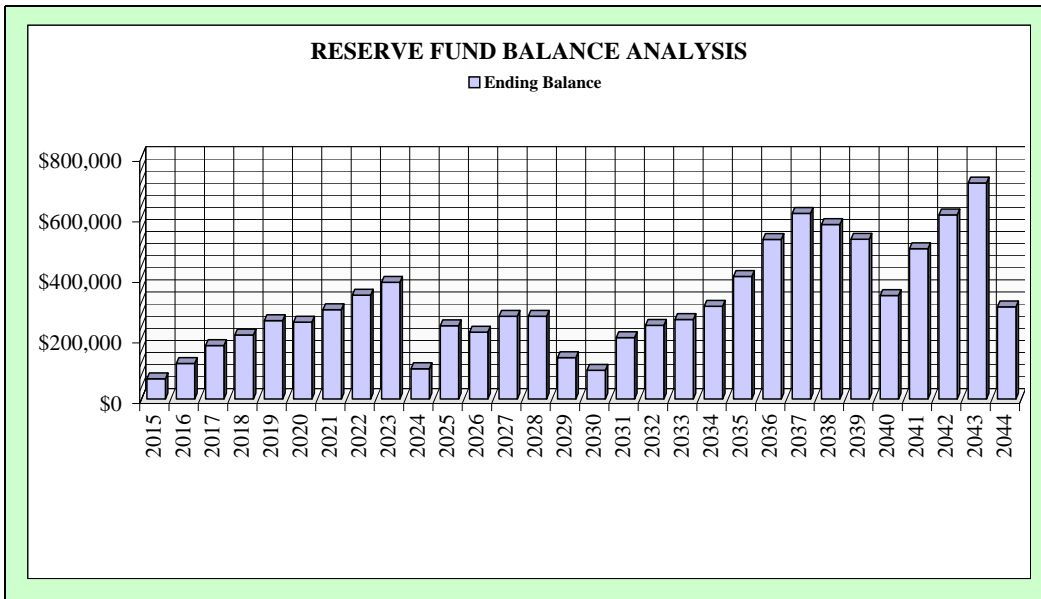
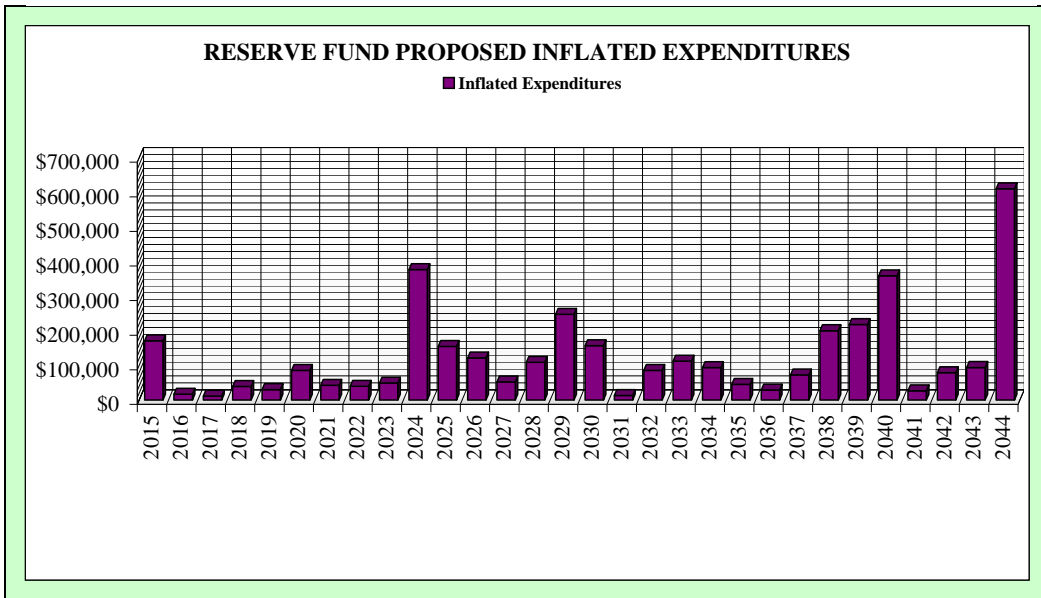
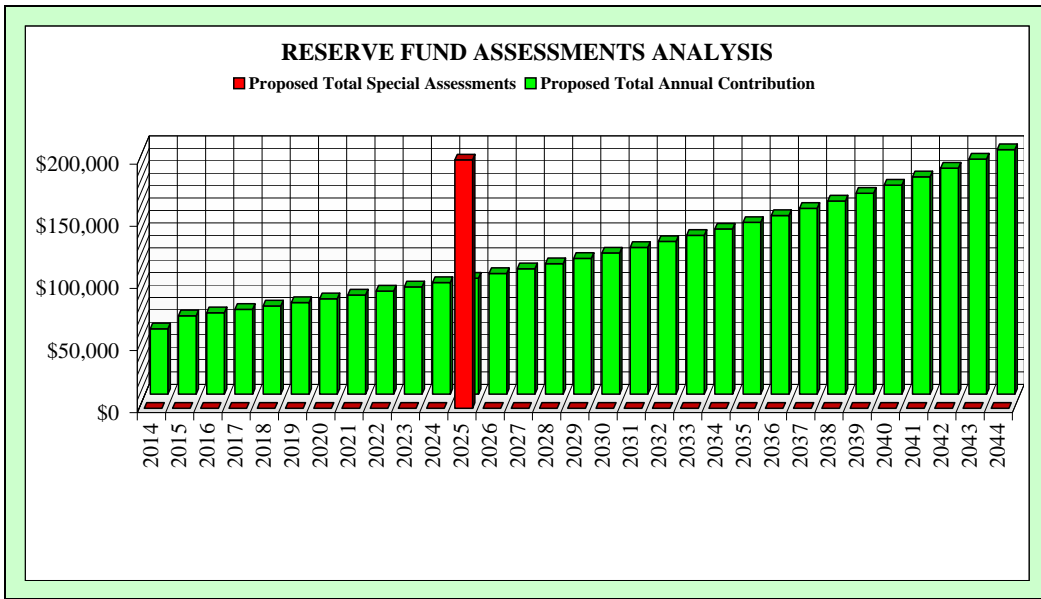
***2. Percent Funded**

The percent funded figure is calculated as follows: (full calculation of current year and next year can be found in Section 11.00)

- Step 1: Calculate for each component a required annual allocation on a "straight-line" funding methodology.
(total component cost divided by the life expectancy of the component)
- Step 2: Calculate the total dollars that should be in reserves based on age for each component.
(required annual allocation multiplied by the component's life in service)
- Step 3: Total the necessary dollars for each component to arrive at "required dollars in bank".
- Step 4: Divide actual dollars in bank by required dollars in bank to arrive at percent funded calculation.

General Notes:

- 1) The cash flow projections shown are based on current economic conditions. These projections are based upon future variables that cannot be controlled. Consequently, the farther out in the projection one looks, the more likelihood of variance in prediction. We recommend our clients review these predictions throughout the year and cause the Reserve Study information to be reviewed and adjustments integrated annually. We further recommend performing a site inspection at least every 3 years in order to re-evaluate and adjust for anticipated and unanticipated component conditions.



Year 1 - 2015**3.00 PARKING LOT - MISCELLANEOUS COMPONENTS**

3.06 Wood Railing @ Parking Area ~ 4'	\$1,800
3.07 Wood Fence/Gates @ Trash Area	\$1,400

5.00 BUILDING EXTERIORS

5.08 Metal Gutters	\$390
5.13 Lights - Hanging Lantern Fixtures @ Main Deck Area	\$1,000
5.26 Panic Hardware @ Side /Service Entry	\$600
5.29 Wood/Metal Trellis @ North & South Sides	\$11,550

6.00 DECK AREAS

6.10 Main Deck - Outdoor Bar - Ceiling Mount Heat Lamps	\$5,000
6.17 Jr. Sailing Deck - Wood Surface Replace/Structure Repairs	\$75,270
6.18 Jr. Sailing Deck - Wood Railing ~ 4'	\$3,000
6.20 Jr. Sailing Deck - Storage Area Structure Repairs	\$2,500

7.00 DOCKS, GANGWAYS & BUILDING STRUCTURE

7.05 Hoist (Crane) - Electric - Jr. Dock	\$5,000
7.07 Electric Crane Motors @ Jr. Dock	\$1,400

8.00 PAINTING, WATERPROOFING, & SIDING/TRIM REPAIRS

8.01 Paint Parking Lot Components	\$2,132
8.02 Paint Building Exteriors	\$9,971
8.03 Building Exterior Repair/Replacement Allowance ~5% of Total	\$3,433
8.04 Paint/Stain Main Deck Components	\$3,251

10.00 ENTRY LOBBY

10.05 Wood Trim Stain/Vanish	\$812
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12.00 RESTROOMS

12.02 Paint	\$1,447
12.03 Trim paint	\$34
12.04 Wood Trim Stain/Vanish	\$630

13.00 DINING ROOM & BAR

13.05 Trophy Case/Entertainment Center Stain/Vanish	\$1,044
13.08 SAMSUNG 60" Flat Screen TV	\$1,000

14.00 DINING SERVICE ROOM

14.02 Paint	\$441
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15.00 BAR & LIQUOR ROOM

15.06 Wood Bar Top Refinish/Varnish	\$750
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17.00 KITCHEN

17.09 Rubber Floor Mats	\$700
17.11 Small Equipment, Pans & Utensils Replacement Allowance	\$2,000
17.12 Flatware, Dishes, Glass & Linen Replacement Allowance	\$2,500

18.00 KITCHEN STORAGE AREA

18.06 BRYANT Plus 80 Gas Furnace	\$5,000
18.07 STATE 100 Gallon Hot Water Heater	\$4,000
18.09 Fire Control Panel	\$15,000

Unscheduled Expenses	\$8,153
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Year 1 - 2015 Total Proposed Expenditures: \$171,207

Year 2 - 2016**7.00 DOCKS, GANGWAYS & BUILDING STRUCTURE**

7.07 Electric Crane Motors @ Jr. Dock \$1,442

7.08 Hoist for Main Gangway (Block & Tackle) \$1,030

13.00 DINING ROOM & BAR

13.03 Paint \$1,572

13.04 Paint Wood Trim & Doors \$1,438

13.12 Hardwood Flooring \$6,071

17.00 KITCHEN

17.11 Small Equipment, Pans & Utensils Replacement Allowance \$2,060

17.12 Flatware, Dishes, Glass & Linen Replacement Allowance \$2,575

Unscheduled Expenses \$809

Year 2 - 2016 Total Proposed Expenditures: \$16,997**Year 3 - 2017****7.00 DOCKS, GANGWAYS & BUILDING STRUCTURE**

7.07 Electric Crane Motors @ Jr. Dock \$1,485

10.00 ENTRY LOBBY

10.03 Paint \$1,172

10.04 Paint Wood Trim & Doors \$289

15.00 BAR & LIQUOR ROOM

15.08 Touch Screen Point of Sale Computers \$3,183

17.00 KITCHEN

17.11 Small Equipment, Pans & Utensils Replacement Allowance \$2,122

17.12 Flatware, Dishes, Glass & Linen Replacement Allowance \$2,652

Unscheduled Expenses \$545

Year 3 - 2017 Total Proposed Expenditures: \$11,447

7.00 A PROJECTED EXPENDITURE SCHEDULE - FIRST TEN YEARS																
COMPONENT		REPLACE/	YEAR	USEFL	RMNG	YR. 1	YR. 2	YR. 3	YR. 4	YR. 5	YR. 6	YR. 7	YR. 8	YR. 9	YR. 10	TOTAL
CODE	DESCRIPTION	REPAIR CST	NEW	LIFE	LIFE	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	10 YRS.
1.00	SITE COMPONENTS															
2.00	PARKING LOT - ASPHALT															
2.01	Asphalt Sealing	\$2,856	2014	5	4					\$3,214					\$3,726	\$6,941
2.02	Asphalt Striping - Inventory in Note	\$400	2014	5	4					\$450					\$522	\$972
2.03	Asphalt Repair Allowance - Ongoing w/ Paint Cycles	\$5,291	2014	5	4					\$5,955					\$6,904	\$12,859
2.04	Asphalt Major Repair & Replacement	\$40,488	1993	45	23											
3.00	PARKING LOT - MISCELLANEOUS COMPONENTS															
3.01	Wood Carved "SYC" Entry Sign	\$1,000	2012	25	22											
3.02	Miscellaneous Signage Replacement Allowance	\$1,000	2014	5	4					\$1,126					\$1,305	\$2,430
3.03	Side/Service Entry Walkway - Structure Repair/Deck Replace	\$3,500	2014	25	24											
3.04	Side/Service Entry Walkway - Wood Railing ~ 4'	\$1,400	2014	25	24											
3.05	Wood Post & Rope Railing @ Property Line	\$5,580	1980	50	15											
3.06	Wood Railing @ Parking Area ~ 4'	\$1,800	1980	25	-10	\$1,800										\$1,800
3.07	Wood Fence/Gates @ Trash Area	\$1,400	2015	25	25	\$1,400										\$1,400
3.08	Backflow Preventer - 2"	\$1,850	2014	35	34											
4.00	EXTERIOR COMPONENTS															
5.00	BUILDING EXTERIORS															
5.01	Roof Re-Coat - Fiberglass/Elastomeric (based on Moreno bid)	\$33,620	2004	25	14											
5.02	Built-Up Roof - Main Roof	\$55,440	2004	20	9										\$72,337	\$72,337
5.03	Flat Roof (Over Entry)	\$5,315	2004	25	14											
5.04	Flat Roof (Over Kitchen Extension)	\$1,800	2013	25	23											
5.05	Copper Gutters	\$3,880	2013	50	48											
5.06	Copper Downspouts	\$2,460	1968	50	3				\$2,688							\$2,688
5.07	Copper Wall Cap Flashing	\$1,100	1999	50	34											
5.08	Metal Gutters	\$390	1968	25	-22	\$390										\$390
5.09	Windows Inspection/Repair/Replace Allow. - Inven. in Note	\$5,000	2018	6	3				\$5,464						\$6,524	\$11,988
5.10	Lights - Wall Mount Carriage Fixtures @ Entry	\$400	1999	25	9										\$522	\$522
5.11	Lights - 2 Head Motion Sensor @ Rear Kitchen Area	\$175	2013	25	23											
5.12	Lights - 2 Head Motion Sensor @ Main Deck Area	\$700	2013	25	23											
5.13	Lights - Hanging Lantern Fixtures @ Main Deck Area	\$1,000	1960	25	-30	\$1,000										\$1,000
5.14	Lights - Wall Mount Carriage Fixtures @ S. Deck Side Entry	\$200	1999	25	9										\$261	\$261
5.15	Doors - Wood/Glass Main Entry Set	\$4,000	1999	45	29											
5.16	Doors - Wood Side/Service Entry	\$800	2012	45	42											
5.17	Doors - Wood to Kitchen Storage	\$800	2014	45	44											
5.18	Doors - Wood to Race Locker	\$800	2014	45	44											
5.19	Doors - Metal Clad Louvered to Water Heater Closet	\$2,000	2010	45	40											
5.20	Doors - Wood to Kitchen	\$800	2013	45	43											
5.21	Doors - Metal Clad to Kitchen Prep Room	\$1,000	1995	45	25											
5.22	Doors - Sliding Glass to Jr. Room	\$3,000	1995	45	25											
5.23	Doors - Sliding Glass to Dining Room	\$3,000	1995	45	25											
5.24	Doors - Sliding Glass to Bar	\$1,500	1995	45	25											
5.25	Doors - Metal/Glass w/ Full Lite @ South Deck Side Entry	\$1,200	1999	45	29											
5.26	Panic Hardware @ Side/Service Entry	\$600	1995	10	-10	\$600										\$600
5.27	Awnings - Canvas Replace	\$5,970	2008	15	8										\$7,563	\$7,563
5.28	Awnings - Structure Replace	\$5,970	2008	30	23											
5.29	Wood/Metal Trellis @ North & South Sides	\$11,550	1959	40	-16	\$11,550										\$11,550
5.30	Metal Sign @ Entry	\$1,500	2008	50	43											
5.31	Wood Sausalito Sign @ Entry	\$500	1999	35	19											
6.00	DECK AREAS															
6.01	Main Deck - Re-Surface & Major Repairs (w/ coat cycle)	\$56,530	1999	30	14											
6.02	Main Deck - Metal/Glass Panel Railing	\$14,700	2010	50	45											
6.03	Main Deck - Metal Gates @ Metal/Glass Panel Railing	\$3,200	2010	25	20											
6.04	Main Deck - Wood Railing @ Northwest Side ~ 4'	\$2,520	1999	30	14											
6.05	Main Deck - Wood Lattice Railing Topper ~ 4' (outside kitchen	\$345	2012	25	22											

7.00 A PROJECTED EXPENDITURE SCHEDULE - FIRST TEN YEARS																
CODE	COMPONENT DESCRIPTION	REPLACE/REPAIR CST	YEAR NEW	USEFUL LIFE	RMNG LIFE	YR. 1 2015	YR. 2 2016	YR. 3 2017	YR. 4 2018	YR. 5 2019	YR. 6 2020	YR. 7 2021	YR. 8 2022	YR. 9 2023	YR. 10 2024	TOTAL 10 YRS.
6.06	Main Deck - Utility Sink Basin (outside kitchen area)	\$2,000	2013	30	28											
6.07	Main Deck - Outside Bar Top/Back Bar Top	\$5,100	2012	40	37											
6.08	Main Deck - Outside Bar Stainless Steel Sink Basins	\$2,000	1995	40	20											
6.09	Main Deck - Outside Bar Cart	\$500	2011	20	16											
6.10	Main Deck - Outdoor Bar - Ceiling Mount Heat Lamps	\$5,000	1997	10	-8	\$5,000										\$5,000
6.11	Main Deck - Outdoor Bar Speakers @ Outdoor Bar Area	\$600	2010	10	5						\$696					\$696
6.12	Main Deck - Wood T1-11 Main Deck "Skirt"	\$5,400	2014	20	19											
6.13	Main Deck - Flood Light Fixtures @ Wood "Skirt"	\$600	2014	20	19											
6.14	Main Deck - Flag Pole Repair/Replacement	\$5,000	2014	20	19											
6.15	Main Deck - Outdoor Furniture - Wood	\$6,000	2013	10	8									\$7,601		\$7,601
6.16	Main Deck - Outdoor Furniture - Other	\$16,050	2012	10	7											\$19,739
6.17	Jr. Sailing Deck - Wood Surface Replace/Structure Repairs	\$75,270	1985	30	0	\$75,270										\$75,270
6.18	Jr. Sailing Deck - Wood Railing ~ 4'	\$3,000	1985	30	0	\$3,000										\$3,000
6.19	Jr. Sailing Deck - Corrugated Plastic Storage Area Roof	\$4,608	2012	35	32											
6.20	Jr. Sailing Deck - Storage Area Structure Repairs	\$2,500	1990	6	-19	\$2,500						\$2,985				\$5,485
6.21	Side Kitchen Deck - Surface Replace/Struct. Repairs	\$3,840	2014	30	29											
6.22	Side Kitchen Deck Wood Railing ~ 4'	\$800	2014	30	29											
7.00	DOCKS, GANGWAYS & BUILDING STRUCTURE															
7.01	Main Dock Major Repair/Replacement	\$37,740	2008	20	13											
7.02	Junior Dock Major Repair/Replacement	\$12,900	2009	20	14											
7.03	Gangways - Inventory in Note	\$22,550	2000	20	5						\$26,142					\$26,142
7.04	Plastic Boat Storage Float Dock (currently attached to Jr. dock)	\$9,000	2010	20	15											
7.05	Hoist (Crane) - Electric - Jr. Dock	\$5,000	1978	20	-17	\$5,000										\$5,000
7.06	Hoist (electric) - Jr. Dock	\$2,000	2000	20	5						\$2,319					\$2,319
7.07	Electric Crane Motors @ Jr. Dock	\$1,400	2014	1	0	\$1,400	\$1,442	\$1,485	\$1,530	\$1,576	\$1,623	\$1,672	\$1,722	\$1,773	\$1,827	\$16,049
7.08	Hoist for Main Gangway (Block & Tackle)	\$1,000	2006	10	1		\$1,030									\$1,030
7.09	Piling/Beam/Structure Invest. & Repair Allowance - Minor	\$5,000	2018	5	3				\$5,464					\$6,334		\$11,797
7.10	Piling/Beam/Structure Invest. & Repair Allowance - Major	\$75,000	2025	15	10											
8.00	PAINTING, WATERPROOFING, & SIDING/TRIM REPAIRS															
8.01	Paint Parking Lot Components	\$2,132	2009	6	0	\$2,132						\$2,546				\$4,678
8.02	Paint Building Exteriors	\$9,971	2005	6	-4	\$9,971						\$11,906				\$21,877
8.03	Building Exterior Repair/Replacement Allowance ~5% of Total	\$3,433	2005	6	-4	\$3,433						\$4,099				\$7,532
8.04	Paint/Stain Main Deck Components	\$3,251	2005	6	-4	\$3,251						\$3,881				\$7,132
8.05	Main Deck - Re-Coat & Minor Repairs	\$14,133	2014	6	5						\$16,383					\$16,383
9.00	INTERIOR COMPONENTS															
10.00	ENTRY LOBBY															
10.01	Carpet	\$2,246	2013	8	6							\$2,681				\$2,681
10.02	SYC Area Carpet	\$1,080	2010	8	3				\$1,180							\$1,180
10.03	Paint	\$1,104	2012	5	2			\$1,171					\$1,358			\$2,530
10.04	Paint Wood Trim & Doors	\$272	2012	5	2			\$289					\$335			\$623
10.05	Wood Trim Stain/Vanish	\$812	1999	10	-6	\$812										\$812
10.06	Furnishings	\$9,000	2012	20	17											
10.07	Wood Doors	\$1,500	1999	40	24											
10.08	Brass Panic Exit Hardware @ Front Doors	\$1,500	2013	25	23											
10.09	Hanging Brass Lantern	\$400	1995	30	10											
10.10	Recessed Ceiling Lights	\$1,800	1999	30	14											
10.11	Lighted Exit Sign/Emergency Lights	\$275	1999	20	4					\$310						\$310
11.00	OFFICE															
11.01	Carpet	\$630	2013	15	13											
11.02	Paint	\$425	2012	12	9										\$555	\$555
11.03	Trim paint	\$0	2012	12	9										\$0	
11.04	Formica Desk/Counter Top	\$300	2011	20	16											
11.05	Upper Wood Cabinets	\$6,000	2011	30	26											
11.06	Wood Dutch Door	\$600	2013	40	38											

7.00 A PROJECTED EXPENDITURE SCHEDULE - FIRST TEN YEARS

CODE	COMPONENT DESCRIPTION	REPLACE/ REPAIR CST	YEAR NEW	USEFUL LIFE	RMNG LIFE	YR. 1 2015	YR. 2 2016	YR. 3 2017	YR. 4 2018	YR. 5 2019	YR. 6 2020	YR. 7 2021	YR. 8 2022	YR. 9 2023	YR. 10 2024	TOTAL 10 YRS.
11.07	Recessed Ceiling Lights	\$1,800	1999	30	14											
12.00	RESTROOMS															
12.01	Tile - Floors, Walls & Showers	\$21,688	2000	30	15											
12.02	Paint	\$1,447	2000	6	-9	\$1,447						\$1,727				\$3,174
12.03	Trim paint	\$34	2000	6	-9	\$34						\$41				\$75
12.04	Wood Trim Stain/Vanish	\$630	2000	6	-9	\$630						\$752				\$1,382
12.05	Stainless Steel Toilet Partitions & Doors	\$12,000	2000	20	5						\$13,911					\$13,911
12.06	Stainless Steel Towel Dispensers	\$800	2000	20	5						\$927					\$927
12.07	Stainless Steel Handicap Bars	\$2,000	2000	20	5						\$2,319					\$2,319
12.08	Toilets	\$1,500	2000	20	5						\$1,739					\$1,739
12.09	Wall Urinals	\$700	2000	20	5						\$811					\$811
12.10	Corian Vanity Tops	\$500	2000	20	5						\$580					\$580
12.11	Sinks & Fixtures	\$1,600	2000	20	5						\$1,855					\$1,855
12.12	Recessed Ceiling Lights	\$3,200	2000	20	5						\$3,710					\$3,710
12.13	Exhaust Fans	\$400	2000	20	5						\$464					\$464
12.14	Smoke Detectors	\$40	2000	20	5						\$46					\$46
13.00	DINING ROOM & BAR															
13.01	Carpet	\$9,599	2013	12	10											
13.02	SYC Area Carpet	\$1,080	2006	15	6							\$1,290				\$1,290
13.03	Paint	\$1,526	2010	6	1		\$1,572						\$1,877			\$3,449
13.04	Paint Wood Trim & Doors	\$1,396	2010	6	1		\$1,438						\$1,717			\$3,155
13.05	Trophy Case/Entertainment Center Stain/Vanish	\$1,044	1999	10	-6	\$1,044										\$1,044
13.06	Stain/Varnish Hardwood Flooring	\$10,250	2013	5	3				\$11,200					\$12,984		\$24,185
13.07	Fire Place	\$25,000	2016	0	0											
13.08	SAMSUNG 60" Flat Screen TV	\$1,000	2007	8	0	\$1,000								\$1,267		\$2,267
13.09	Stereo Speakers	\$1,600	2006	16	7								\$1,968			\$1,968
13.10	Acoustical Ceiling Tiles - Fixed	\$23,486	1996	30	11											
13.11	Acoustical Ceiling Tiles - Suspended	\$21,600	1996	30	11											
13.12	Hardwood Flooring	\$5,894	2016	40	1		\$6,071									\$6,071
13.13	Wood Wainscoting	\$9,225	1996	30	11											
13.14	Wood Trim & Wainscoting Stain/Vanish	\$1,292	2014	5	4					\$1,454					\$1,685	\$3,139
13.15	Wood Paneled Folding Door	\$10,000	1999	30	14											
13.16	Furnishings	\$47,290	2009	15	9										\$61,703	\$61,703
13.17	Recessed Ceiling Lights	\$6,000	1996	30	11											
13.18	Small Ceiling Spot	\$225	2014	30	29											
13.19	Ceiling Mount Light Track	\$200	2014	30	29											
13.20	Track lights	\$300	2014	30	29											
13.21	Ceiling Speakers	\$2,100	2009	30	24											
13.22	Ceiling Fans	\$1,200	1996	30	11											
13.23	4' 2 Bulb Fluorescent Lights	\$175	2013	30	28											
13.24	Lighted Exit Sign/Emergency Lights	\$1,100	1995	30	10											
14.00	DINING SERVICE ROOM															
14.01	Vinyl Flooring	\$1,176	1994	30	9										\$1,534	\$1,534
14.02	Paint	\$441	2003	10	-2	\$441										\$441
14.03	Wood Portable Cabinets	\$3,750	2009	25	19											
14.04	Formica Counter Top	\$100	2009	25	19											
14.05	2 Glass Door Refrigerator	\$2,500	2009	20	14											
14.06	Commercial Floor Model Freezer	\$2,000	2013	20	18											
14.07	2 Drawer Warmer Oven	\$3,500	2009	20	14											
14.08	Steel Bar Screen Door	\$600	2003	40	28											
15.00	BAR & LIQUOR ROOM															
15.01	Elastomeric Floor Paint	\$1,436	2013	5	3				\$1,569					\$1,818		\$3,387
15.02	Stainless Steel Sink Counter	\$6,800	2010	30	25											
15.03	Stainless Steel Sinks	\$1,200	2010	30	25											

7.00 A PROJECTED EXPENDITURE SCHEDULE - FIRST TEN YEARS																
CODE	COMPONENT DESCRIPTION	REPLACE/REPAIR CST	YEAR NEW	USEFUL LIFE	RMNG LIFE	YR. 1 2015	YR. 2 2016	YR. 3 2017	YR. 4 2018	YR. 5 2019	YR. 6 2020	YR. 7 2021	YR. 8 2022	YR. 9 2023	YR. 10 2024	TOTAL 10 YRS.
15.04	3 Door Stainless Undercounter Refrigerators	\$7,000	2010	20	15											
15.05	Formica Counter Top	\$280	2010	20	15											
15.06	Wood Bar Top Refinish/Varnish	\$750	2012	3	0	\$750			\$820			\$896			\$979	\$3,444
15.07	Beer & Soft Drink Cooler Units, Piping, Draw/Guns	\$10,000	2010	15	10											
15.08	Touch Screen Point of Sale Computers	\$3,000	2012	5	2			\$3,183					\$3,690			\$6,872
15.09	Ice Maker	\$3,000	2013	15	13											
15.10	FRP Wall System	\$4,680	2013	40	38											
15.11	Stainless Steel Liquor Racks - 6'	\$4,250	2013	20	18											
15.12	4' 2 Bulb Fluorescent Lights	\$350	2013	30	28											
16.00	CLUB CLOTHING ROOM															
16.01	Wood Flooring	\$2,670	2013	50	48											
16.02	Refinish Wood Flooring	\$1,335	2013	15	13											
16.03	Ceiling Fan/Light	\$400	1990	30	5						\$464					\$464
16.04	Point of Sale Computer	\$1,500	2013	5	3				\$1,639					\$1,900		\$3,539
17.00	KITCHEN															
17.01	Vinyl Flooring	\$5,040	2004	15	4					\$5,673						\$5,673
17.02	Paint	\$1,047	2014	5	4					\$1,178					\$1,366	\$2,545
17.03	FRP Wall System	\$12,480	2007	30	22											
17.04	Wood/Glass Lite Dining Room Service Doors	\$1,300	1985	35	5						\$1,507					\$1,507
17.05	Kitchen Equipment	\$136,500	2004	20	9										\$178,102	\$178,102
17.06	Stainless Steel Counters	\$8,800	2004	30	19											
17.07	Cooler Compressor	\$2,500	2009	10	4					\$2,814						\$2,814
17.08	Metal Employee Lockers	\$1,600	2013	20	18											
17.09	Rubber Floor Mats	\$700	2012	3	0	\$700			\$765			\$836			\$913	\$3,214
17.10	Grease Trap	\$17,000	2013	40	38											
17.11	Small Equipment, Pans & Utensils Replacement Allowance	\$2,000	2014	1	0	\$2,000	\$2,060	\$2,122	\$2,185	\$2,251	\$2,319	\$2,388	\$2,460	\$2,534	\$2,610	\$22,928
17.12	Flatware, Dishes, Glass & Linen Replacement Allowance	\$2,500	2014	1	0	\$2,500	\$2,575	\$2,652	\$2,732	\$2,814	\$2,898	\$2,985	\$3,075	\$3,167	\$3,262	\$28,660
18.00	KITCHEN STORAGE AREA															
18.01	Tile Floor	\$1,820	2014	40	39											
18.02	FRP Wall System	\$3,690	2014	40	39											
18.03	Wood Doors	\$900	2014	40	39											
18.04	Stainless Steel Storage Racks - 5'	\$2,800	2014	15	14											
18.05	4' 1 Bulb Fluorescent Lights	\$350	2013	25	23											
18.06	BRYANT Plus 80 Gas Furnace	\$5,000	1997	15	-3	\$5,000										\$5,000
18.07	STATE 100 Gallon Hot Water Heater	\$4,000	1996	15	-4	\$4,000										\$4,000
18.08	Hot Water Expansion Tank	\$1,000	2013	15	13											
18.09	Fire Control Panel	\$15,000	2000	15	0	\$15,000										\$15,000
18.10	Security System Control Panel	\$15,000	2010	20	15											
18.11	Security Cameras	\$600	2010	10	5						\$696					\$696
18.12	Kitchen Exhaust Fans	\$7,000	2004	20	9										\$9,133	\$9,133
18.13	Air Supply Fans	\$2,500	2004	20	9										\$3,262	\$3,262
UNSCHEDULED EXPENSES RELATED TO EACH YEAR'S PROJECTS			5.00%			\$8,153	\$809	\$545	\$1,862	\$1,441	\$4,070	\$2,034	\$1,897	\$2,347	\$17,951	\$0
INFLATION FACTOR			3.00%			1.00	1.03	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	
TOTAL INFLATED REPAIR/REPLACEMENT EXPENSE						\$171,207	\$16,997	\$11,447	\$39,097	\$30,254	\$85,477	\$42,719	\$39,836	\$49,288	\$376,981	\$822,194

7.00 B		PROJECTED EXPENDITURE SCHEDULE - SECOND TEN YEARS														
COMPONENT		REPLACE/	YEAR	USEFL	RMNG	YR. 11	YR. 12	YR. 13	YR. 14	YR. 15	YR. 16	YR. 17	YR. 18	YR. 19	YR. 20	TOTAL
CODE	DESCRIPTION	REPAIR CST	NEW	LIFE	LIFE	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2nd 10 Yrs
1.00	SITE COMPONENTS															
2.00	PARKING LOT - ASPHALT															
2.01	Asphalt Sealing	\$2,856	2014	5	4					\$4,320					\$5,008	\$9,328
2.02	Asphalt Striping - Inventory in Note	\$400	2014	5	4					\$605					\$701	\$1,306
2.03	Asphalt Repair Allowance - Ongoing w/ Paint Cycles	\$5,291	2014	5	4					\$8,003					\$9,278	\$17,281
2.04	Asphalt Major Repair & Replacement	\$40,488	1993	45	23											
3.00	PARKING LOT - MISCELLANEOUS COMPONENTS															
3.01	Wood Carved "SYC" Entry Sign	\$1,000	2012	25	22											
3.02	Miscellaneous Signage Replacement Allowance	\$1,000	2014	5	4					\$1,513					\$1,754	\$3,266
3.03	Side/Service Entry Walkway - Structure Repair/Deck Replace	\$3,500	2014	25	24											
3.04	Side/Service Entry Walkway - Wood Railing ~ 4'	\$1,400	2014	25	24											
3.05	Wood Post & Rope Railing @ Property Line	\$5,580	1980	50	15						\$8,693					\$8,693
3.06	Wood Railing @ Parking Area ~ 4'	\$1,800	1980	25	-10											
3.07	Wood Fence/Gates @ Trash Area	\$1,400	2015	25	25											
3.08	Backflow Preventer - 2"	\$1,850	2014	35	34											
4.00	EXTERIOR COMPONENTS															
5.00	BUILDING EXTERIORS															
5.01	Roof Re-Coat - Fiberglass/Elastomeric (based on Moreno bid)	\$33,620	2004	25	14					\$50,853						\$50,853
5.02	Built-Up Roof - Main Roof	\$55,440	2004	20	9											
5.03	Flat Roof (Over Entry)	\$5,315	2004	25	14					\$8,039						\$8,039
5.04	Flat Roof (Over Kitchen Extension)	\$1,800	2013	25	23											
5.05	Copper Gutters	\$3,880	2013	50	48											
5.06	Copper Downspouts	\$2,460	1968	50	3											
5.07	Copper Wall Cap Flashing	\$1,100	1999	50	34											
5.08	Metal Gutters	\$390	1968	25	-22											
5.09	Windows Inspection/Repair/Replace Allow. - Inven. in Note	\$5,000	2018	6	3						\$7,790					\$7,790
5.10	Lights - Wall Mount Carriage Fixtures @ Entry	\$400	1999	25	9											
5.11	Lights - 2 Head Motion Sensor @ Rear Kitchen Area	\$175	2013	25	23											
5.12	Lights - 2 Head Motion Sensor @ Main Deck Area	\$700	2013	25	23											
5.13	Lights - Hanging Lantern Fixtures @ Main Deck Area	\$1,000	1960	25	-30											
5.14	Lights - Wall Mount Carriage Fixtures @ S. Deck Side Entry	\$200	1999	25	9											
5.15	Doors - Wood/Glass Main Entry Set	\$4,000	1999	45	29											
5.16	Doors - Wood Side/Service Entry	\$800	2012	45	42											
5.17	Doors - Wood to Kitchen Storage	\$800	2014	45	44											
5.18	Doors - Wood to Race Locker	\$800	2014	45	44											
5.19	Doors - Metal Clad Louvered to Water Heater Closet	\$2,000	2010	45	40											
5.20	Doors - Wood to Kitchen	\$800	2013	45	43											
5.21	Doors - Metal Clad to Kitchen Prep Room	\$1,000	1995	45	25											
5.22	Doors - Sliding Glass to Jr. Room	\$3,000	1995	45	25											
5.23	Doors - Sliding Glass to Dining Room	\$3,000	1995	45	25											
5.24	Doors - Sliding Glass to Bar	\$1,500	1995	45	25											
5.25	Doors - Metal/Glass w/ Full Lite @ South Deck Side Entry	\$1,200	1999	45	29											
5.26	Panic Hardware @ Side/Service Entry	\$600	1995	10	-10	\$806										\$806
5.27	Awnings - Canvas Replace	\$5,970	2008	15	8											
5.28	Awnings - Structure Replace	\$5,970	2008	30	23											
5.29	Wood/Metal Trellis @ North & South Sides	\$11,550	1959	40	-16											
5.30	Metal Sign @ Entry	\$1,500	2008	50	43											
5.31	Wood Sausalito Sign @ Entry	\$500	1999	35	19										\$877	\$877
6.00	DECK AREAS															
6.01	Main Deck - Re-Surface & Major Repairs (w/ coat cycle)	\$56,530	1999	30	14					\$85,507						\$85,507
6.02	Main Deck - Metal/Glass Panel Railing	\$14,700	2010	50	45											
6.03	Main Deck - Metal Gates @ Metal/Glass Panel Railing	\$3,200	2010	25	20											
6.04	Main Deck - Wood Railing @ Northwest Side ~ 4'	\$2,520	1999	30	14					\$3,812						\$3,812
6.05	Main Deck - Wood Lattice Railing Topper ~ 4' (outside kitchen	\$345	2012	25	22											

7.00 B PROJECTED EXPENDITURE SCHEDULE - SECOND TEN YEARS

COMPONENT		REPLACE/REPAIR CST	YEAR NEW	USEFUL LIFE	RMNG LIFE	YR. 11 2025	YR. 12 2026	YR. 13 2027	YR. 14 2028	YR. 15 2029	YR. 16 2030	YR. 17 2031	YR. 18 2032	YR. 19 2033	YR. 20 2034	TOTAL 2nd 10 Yrs
CODE	DESCRIPTION															
6.06	Main Deck - Utility Sink Basin (outside kitchen area)	\$2,000	2013	30	28											
6.07	Main Deck - Outside Bar Top/Back Bar Top	\$5,100	2012	40	37											
6.08	Main Deck - Outside Bar Stainless Steel Sink Basins	\$2,000	1995	40	20											
6.09	Main Deck - Outside Bar Cart	\$500	2011	20	16							\$802				\$802
6.10	Main Deck - Outdoor Bar - Ceiling Mount Heat Lamps	\$5,000	1997	10	-8	\$6,720										\$6,720
6.11	Main Deck - Outdoor Bar Speakers @ Outdoor Bar Area	\$600	2010	10	5						\$935					\$935
6.12	Main Deck - Wood T1-11 Main Deck "Skirt"	\$5,400	2014	20	19										\$9,469	\$9,469
6.13	Main Deck - Flood Light Fixtures @ Wood "Skirt"	\$600	2014	20	19										\$1,052	\$1,052
6.14	Main Deck - Flag Pole Repair/Replacement	\$5,000	2014	20	19										\$8,768	\$8,768
6.15	Main Deck - Outdoor Furniture - Wood	\$6,000	2013	10	8									\$10,215		\$10,215
6.16	Main Deck - Outdoor Furniture - Other	\$16,050	2012	10	7											\$26,528
6.17	Jr. Sailing Deck - Wood Surface Replace/Structure Repairs	\$75,270	1985	30	0											\$26,528
6.18	Jr. Sailing Deck - Wood Railing ~ 4'	\$3,000	1985	30	0											
6.19	Jr. Sailing Deck - Corrugated Plastic Storage Area Roof	\$4,608	2012	35	32											
6.20	Jr. Sailing Deck - Storage Area Structure Repairs	\$2,500	1990	6	-19			\$3,564							\$4,256	\$7,820
6.21	Side Kitchen Deck - Surface Replace/Struct. Repairs	\$3,840	2014	30	29											
6.22	Side Kitchen Deck Wood Railing ~ 4'	\$800	2014	30	29											
7.00	DOCKS, GANGWAYS & BUILDING STRUCTURE															
7.01	Main Dock Major Repair/Replacement	\$37,740	2008	20	13				\$55,422							\$55,422
7.02	Junior Dock Major Repair/Replacement	\$12,900	2009	20	14					\$19,512						\$19,512
7.03	Gangways - Inventory in Note	\$22,550	2000	20	5											
7.04	Plastic Boat Storage Float Dock (currently attached to Jr. dock)	\$9,000	2010	20	15						\$14,022					\$14,022
7.05	Hoist (Crane) - Electric - Jr. Dock	\$5,000	1978	20	-17											
7.06	Hoist (electric) - Jr. Dock	\$2,000	2000	20	5											
7.07	Electric Crane Motors @ Jr. Dock	\$1,400	2014	1	0	\$1,881	\$1,938	\$1,996	\$2,056	\$2,118	\$2,181	\$2,247	\$2,314	\$2,383	\$2,455	\$21,569
7.08	Hoist for Main Gangway (Block & Tackle)	\$1,000	2006	10	1		\$1,384									\$1,384
7.09	Piling/Beam/Structure Invest. & Repair Allowance - Minor	\$5,000	2018	5	3				\$7,343					\$8,512		\$15,855
7.10	Piling/Beam/Structure Invest. & Repair Allowance - Major	\$75,000	2025	15	10	\$100,794										\$100,794
8.00	PAINTING, WATERPROOFING, & SIDING/TRIM REPAIRS															
8.01	Paint Parking Lot Components	\$2,132	2009	6	0			\$3,040						\$3,630		\$6,669
8.02	Paint Building Exteriors	\$9,971	2005	6	-4			\$14,217						\$16,975		\$31,192
8.03	Building Exterior Repair/Replacement Allowance ~5% of Total	\$3,433	2005	6	-4			\$4,894						\$5,844		\$10,738
8.04	Paint/Stain Main Deck Components	\$3,251	2005	6	-4			\$4,634						\$5,534		\$10,168
8.05	Main Deck - Re-Coat & Minor Repairs	\$14,133	2014	6	5		\$19,563						\$23,359			\$42,922
9.00	INTERIOR COMPONENTS															
10.00	ENTRY LOBBY															
10.01	Carpet	\$2,246	2013	8	6					\$3,397						\$3,397
10.02	SYC Area Carpet	\$1,080	2010	8	3		\$1,495								\$1,894	\$3,389
10.03	Paint	\$1,104	2012	5	2			\$1,574					\$1,825			\$3,400
10.04	Paint Wood Trim & Doors	\$272	2012	5	2			\$388					\$450			\$837
10.05	Wood Trim Stain/Vanish	\$812	1999	10	-6	\$1,091										\$1,091
10.06	Furnishings	\$9,000	2012	20	17								\$14,876			\$14,876
10.07	Wood Doors	\$1,500	1999	40	24											
10.08	Brass Panic Exit Hardware @ Front Doors	\$1,500	2013	25	23											
10.09	Hanging Brass Lantern	\$400	1995	30	10	\$538										\$538
10.10	Recessed Ceiling Lights	\$1,800	1999	30	14					\$2,723						\$2,723
10.11	Lighted Exit Sign/Emergency Lights	\$275	1999	20	4											
11.00	OFFICE															
11.01	Carpet	\$630	2013	15	13				\$925							\$925
11.02	Paint	\$425	2012	12	9											
11.03	Trim paint	\$0	2012	12	9											
11.04	Formica Desk/Counter Top	\$300	2011	20	16							\$481				\$481
11.05	Upper Wood Cabinets	\$6,000	2011	30	26											
11.06	Wood Dutch Door	\$600	2013	40	38											

7.00 B PROJECTED EXPENDITURE SCHEDULE - SECOND TEN YEARS																
COMPONENT		REPLACE/	YEAR	USEFUL	RMNG	YR. 11	YR. 12	YR. 13	YR. 14	YR. 15	YR. 16	YR. 17	YR. 18	YR. 19	YR. 20	TOTAL
CODE	DESCRIPTION	REPAIR CST	NEW	LIFE	LIFE	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2nd 10 Yrs
11.07	Recessed Ceiling Lights	\$1,800	1999	30	14					\$2,723						\$2,723
12.00	RESTROOMS															
12.01	Tile - Floors, Walls & Showers	\$21,688	2000	30	15						\$33,788					\$33,788
12.02	Paint	\$1,447	2000	6	-9			\$2,063						\$2,463		\$4,526
12.03	Trim paint	\$34	2000	6	-9			\$48						\$58		\$106
12.04	Wood Trim Stain/Vanish	\$630	2000	6	-9			\$898						\$1,073		\$1,971
12.05	Stainless Steel Toilet Partitions & Doors	\$12,000	2000	20	5											
12.06	Stainless Steel Towel Dispensers	\$800	2000	20	5											
12.07	Stainless Steel Handicap Bars	\$2,000	2000	20	5											
12.08	Toilets	\$1,500	2000	20	5											
12.09	Wall Urinals	\$700	2000	20	5											
12.10	Corian Vanity Tops	\$500	2000	20	5											
12.11	Sinks & Fixtures	\$1,600	2000	20	5											
12.12	Recessed Ceiling Lights	\$3,200	2000	20	5											
12.13	Exhaust Fans	\$400	2000	20	5											
12.14	Smoke Detectors	\$40	2000	20	5											
13.00	DINING ROOM & BAR															
13.01	Carpet	\$9,599	2013	12	10	\$12,900										\$12,900
13.02	SYC Area Carpet	\$1,080	2006	15	6											
13.03	Paint	\$1,526	2010	6	1				\$2,241						\$2,676	\$4,917
13.04	Paint Wood Trim & Doors	\$1,396	2010	6	1				\$2,050						\$2,448	\$4,498
13.05	Trophy Case/Entertainment Center Stain/Vanish	\$1,044	1999	10	-6	\$1,403										\$1,403
13.06	Stain/Varnish Hardwood Flooring	\$10,250	2013	5	3				\$15,052					\$17,450		\$32,502
13.07	Fire Place	\$25,000	2016	0	0											
13.08	SAMSUNG 60" Flat Screen TV	\$1,000	2007	8	0							\$1,605				\$1,605
13.09	Stereo Speakers	\$1,600	2006	16	7											
13.10	Acoustical Ceiling Tiles - Fixed	\$23,486	1996	30	11		\$32,510									\$32,510
13.11	Acoustical Ceiling Tiles - Suspended	\$21,600	1996	30	11		\$29,899									\$29,899
13.12	Hardwood Flooring	\$5,894	2016	40	1											
13.13	Wood Wainscoting	\$9,225	1996	30	11		\$12,770									\$12,770
13.14	Wood Trim & Wainscoting Stain/Vanish	\$1,292	2014	5	4					\$1,954					\$2,265	\$4,218
13.15	Wood Paneled Folding Door	\$10,000	1999	30	14					\$15,126						\$15,126
13.16	Furnishings	\$47,290	2009	15	9											
13.17	Recessed Ceiling Lights	\$6,000	1996	30	11		\$8,305									\$8,305
13.18	Small Ceiling Spot	\$225	2014	30	29											
13.19	Ceiling Mount Light Track	\$200	2014	30	29											
13.20	Track lights	\$300	2014	30	29											
13.21	Ceiling Speakers	\$2,100	2009	30	24											
13.22	Ceiling Fans	\$1,200	1996	30	11		\$1,661									\$1,661
13.23	4' 2 Bulb Fluorescent Lights	\$175	2013	30	28											
13.24	Lighted Exit Sign/Emergency Lights	\$1,100	1995	30	10	\$1,478										\$1,478
14.00	DINING SERVICE ROOM															
14.01	Vinyl Flooring	\$1,176	1994	30	9											
14.02	Paint	\$441	2003	10	-2	\$593										\$593
14.03	Wood Portable Cabinets	\$3,750	2009	25	19										\$6,576	\$6,576
14.04	Formica Counter Top	\$100	2009	25	19										\$175	\$175
14.05	2 Glass Door Refrigerator	\$2,500	2009	20	14					\$3,781						\$3,781
14.06	Commercial Floor Model Freezer	\$2,000	2013	20	18									\$3,405		\$3,405
14.07	2 Drawer Warmer Oven	\$3,500	2009	20	14					\$5,294						\$5,294
14.08	Steel Bar Screen Door	\$600	2003	40	28											
15.00	BAR & LIQUOR ROOM															
15.01	Elastomeric Floor Paint	\$1,436	2013	5	3				\$2,108					\$2,444		\$4,552
15.02	Stainless Steel Sink Counter	\$6,800	2010	30	25											
15.03	Stainless Steel Sinks	\$1,200	2010	30	25											

7.00 B PROJECTED EXPENDITURE SCHEDULE - SECOND TEN YEARS																
COMPONENT		REPLACE/REPAIR CST	YEAR NEW	USEFUL LIFE	RMNG LIFE	YR. 11 2025	YR. 12 2026	YR. 13 2027	YR. 14 2028	YR. 15 2029	YR. 16 2030	YR. 17 2031	YR. 18 2032	YR. 19 2033	YR. 20 2034	TOTAL 2nd 10 Yrs
CODE	DESCRIPTION															
15.04	3 Door Stainless Undercounter Refrigerators	\$7,000	2010	20	15						\$10,906					\$10,906
15.05	Formica Counter Top	\$280	2010	20	15						\$436					\$436
15.06	Wood Bar Top Refinish/Varnish	\$750	2012	3	0			\$1,069			\$1,168			\$1,277		\$3,515
15.07	Beer & Soft Drink Cooler Units, Piping, Draw/Guns	\$10,000	2010	15	10	\$13,439										\$13,439
15.08	Touch Screen Point of Sale Computers	\$3,000	2012	5	2			\$4,277					\$4,959			\$9,236
15.09	Ice Maker	\$3,000	2013	15	13				\$4,406							\$4,406
15.10	FRP Wall System	\$4,680	2013	40	38											
15.11	Stainless Steel Liquor Racks - 6'	\$4,250	2013	20	18									\$7,235		\$7,235
15.12	4' 2 Bulb Fluorescent Lights	\$350	2013	30	28											
16.00	CLUB CLOTHING ROOM															
16.01	Wood Flooring	\$2,670	2013	50	48											
16.02	Refinish Wood Flooring	\$1,335	2013	15	13				\$1,960							\$1,960
16.03	Ceiling Fan/Light	\$400	1990	30	5											
16.04	Point of Sale Computer	\$1,500	2013	5	3				\$2,203					\$2,554		\$4,756
17.00	KITCHEN															
17.01	Vinyl Flooring	\$5,040	2004	15	4										\$8,838	\$8,838
17.02	Paint	\$1,047	2014	5	4					\$1,584					\$1,836	\$3,420
17.03	FRP Wall System	\$12,480	2007	30	22											
17.04	Wood/Glass Lite Dining Room Service Doors	\$1,300	1985	35	5											
17.05	Kitchen Equipment	\$136,500	2004	20	9											
17.06	Stainless Steel Counters	\$8,800	2004	30	19										\$15,431	\$15,431
17.07	Cooler Compressor	\$2,500	2009	10	4					\$3,781						\$3,781
17.08	Metal Employee Lockers	\$1,600	2013	20	18									\$2,724		\$2,724
17.09	Rubber Floor Mats	\$700	2012	3	0			\$998			\$1,091			\$1,192		\$3,280
17.10	Grease Trap	\$17,000	2013	40	38											
17.11	Small Equipment, Pans & Utensils Replacement Allowance	\$2,000	2014	1	0	\$2,688	\$2,768	\$2,852	\$2,937	\$3,025	\$3,116	\$3,209	\$3,306	\$3,405	\$3,507	\$30,813
17.12	Flatware, Dishes, Glass & Linen Replacement Allowance	\$2,500	2014	1	0	\$3,360	\$3,461	\$3,564	\$3,671	\$3,781	\$3,895	\$4,012	\$4,132	\$4,256	\$4,384	\$38,516
18.00	KITCHEN STORAGE AREA															
18.01	Tile Floor	\$1,820	2014	40	39											
18.02	FRP Wall System	\$3,690	2014	40	39											
18.03	Wood Doors	\$900	2014	40	39											
18.04	Stainless Steel Storage Racks - 5'	\$2,800	2014	15	14					\$4,235						\$4,235
18.05	4' 1 Bulb Fluorescent Lights	\$350	2013	25	23											
18.06	BRYANT Plus 80 Gas Furnace	\$5,000	1997	15	-3						\$7,790					\$7,790
18.07	STATE 100 Gallon Hot Water Heater	\$4,000	1996	15	-4						\$6,232					\$6,232
18.08	Hot Water Expansion Tank	\$1,000	2013	15	13				\$1,469							\$1,469
18.09	Fire Control Panel	\$15,000	2000	15	0						\$23,370					\$23,370
18.10	Security System Control Panel	\$15,000	2010	20	15						\$23,370					\$23,370
18.11	Security Cameras	\$600	2010	10	5						\$935					\$935
18.12	Kitchen Exhaust Fans	\$7,000	2004	20	9											
18.13	Air Supply Fans	\$2,500	2004	20	9											
UNSCHEDULED EXPENSES RELATED TO EACH YEAR'S PROJECTS			5.00%			\$7,385	\$5,788	\$2,504	\$5,192	\$11,784	\$7,486	\$618	\$4,087	\$5,344	\$4,469	\$0
INFLATION FACTOR			3.00%			1.34	1.38	1.43	1.47	1.51	1.56	1.60	1.65	1.70	1.75	
TOTAL INFLATED REPAIR/REPLACEMENT EXPENSE						\$155,075	\$121,543	\$52,582	\$109,036	\$247,470	\$157,203	\$12,974	\$85,835	\$112,228	\$93,859	\$1,093,146

7.00 C PROJECTED EXPENDITURE SCHEDULE - THIRD TEN YEARS																
COMPONENT		REPLACE/	YEAR	USEFL	RMNG	YR. 21	YR. 22	YR. 23	YR. 24	YR. 25	YR. 26	YR. 27	YR. 28	YR. 29	YR. 30	TOTAL
CODE	DESCRIPTION	REPAIR CST	NEW	LIFE	LIFE	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	3rd 10 Yrs
1.00	SITE COMPONENTS															
2.00	PARKING LOT - ASPHALT															
2.01	Asphalt Sealing	\$2,856	2014	5	4					\$5,806					\$6,730	\$12,536
2.02	Asphalt Striping - Inventory in Note	\$400	2014	5	4					\$813					\$943	\$1,756
2.03	Asphalt Repair Allowance - Ongoing w/ Paint Cycles	\$5,291	2014	5	4					\$10,756					\$12,469	\$23,224
2.04	Asphalt Major Repair & Replacement	\$40,488	1993	45	23				\$79,907							\$79,907
3.00	PARKING LOT - MISCELLANEOUS COMPONENTS															
3.01	Wood Carved "SYC" Entry Sign	\$1,000	2012	25	22			\$1,916								\$1,916
3.02	Miscellaneous Signage Replacement Allowance	\$1,000	2014	5	4					\$2,033					\$2,357	\$4,389
3.03	Side/Service Entry Walkway - Structure Repair/Deck Replace	\$3,500	2014	25	24					\$7,115						\$7,115
3.04	Side/Service Entry Walkway - Wood Railing ~ 4'	\$1,400	2014	25	24					\$2,846						\$2,846
3.05	Wood Post & Rope Railing @ Property Line	\$5,580	1980	50	15											
3.06	Wood Railing @ Parking Area ~ 4'	\$1,800	1980	25	-10						\$3,769					\$3,769
3.07	Wood Fence/Gates @ Trash Area	\$1,400	2015	25	25						\$2,931					\$2,931
3.08	Backflow Preventer - 2"	\$1,850	2014	35	34											
4.00	EXTERIOR COMPONENTS															
5.00	BUILDING EXTERIORS															
5.01	Roof Re-Coat - Fiberglass/Elastomeric (based on Moreno bid)	\$33,620	2004	25	14											
5.02	Built-Up Roof - Main Roof	\$55,440	2004	20	9										\$130,648	\$130,648
5.03	Flat Roof (Over Entry)	\$5,315	2004	25	14											
5.04	Flat Roof (Over Kitchen Extension)	\$1,800	2013	25	23				\$3,552							\$3,552
5.05	Copper Gutters	\$3,880	2013	50	48											
5.06	Copper Downspouts	\$2,460	1968	50	3											
5.07	Copper Wall Cap Flashing	\$1,100	1999	50	34											
5.08	Metal Gutters	\$390	1968	25	-22						\$817					\$817
5.09	Windows Inspection/Repair/Replace Allow. - Inven. in Note	\$5,000	2018	6	3		\$9,301							\$11,106		\$20,408
5.10	Lights - Wall Mount Carriage Fixtures @ Entry	\$400	1999	25	9											
5.11	Lights - 2 Head Motion Sensor @ Rear Kitchen Area	\$175	2013	25	23				\$345							\$345
5.12	Lights - 2 Head Motion Sensor @ Main Deck Area	\$700	2013	25	23				\$1,382							\$1,382
5.13	Lights - Hanging Lantern Fixtures @ Main Deck Area	\$1,000	1960	25	-30						\$2,094					\$2,094
5.14	Lights - Wall Mount Carriage Fixtures @ S. Deck Side Entry	\$200	1999	25	9											
5.15	Doors - Wood/Glass Main Entry Set	\$4,000	1999	45	29										\$9,426	\$9,426
5.16	Doors - Wood Side/Service Entry	\$800	2012	45	42											
5.17	Doors - Wood to Kitchen Storage	\$800	2014	45	44											
5.18	Doors - Wood to Race Locker	\$800	2014	45	44											
5.19	Doors - Metal Clad Louvered to Water Heater Closet	\$2,000	2010	45	40											
5.20	Doors - Wood to Kitchen	\$800	2013	45	43											
5.21	Doors - Metal Clad to Kitchen Prep Room	\$1,000	1995	45	25						\$2,094					\$2,094
5.22	Doors - Sliding Glass to Jr. Room	\$3,000	1995	45	25						\$6,281					\$6,281
5.23	Doors - Sliding Glass to Dining Room	\$3,000	1995	45	25						\$6,281					\$6,281
5.24	Doors - Sliding Glass to Bar	\$1,500	1995	45	25						\$3,141					\$3,141
5.25	Doors - Metal/Glass w/ Full Lite @ South Deck Side Entry	\$1,200	1999	45	29										\$2,828	\$2,828
5.26	Panic Hardware @ Side/Service Entry	\$600	1995	10	-10	\$1,084										\$1,084
5.27	Awnings - Canvas Replace	\$5,970	2008	15	8				\$11,782							\$11,782
5.28	Awnings - Structure Replace	\$5,970	2008	30	23				\$11,782							\$11,782
5.29	Wood/Metal Trellis @ North & South Sides	\$11,550	1959	40	-16											
5.30	Metal Sign @ Entry	\$1,500	2008	50	43											
5.31	Wood Sausalito Sign @ Entry	\$500	1999	35	19											
6.00	DECK AREAS															
6.01	Main Deck - Re-Surface & Major Repairs (w/ coat cycle)	\$56,530	1999	30	14											
6.02	Main Deck - Metal/Glass Panel Railing	\$14,700	2010	50	45											
6.03	Main Deck - Metal Gates @ Metal/Glass Panel Railing	\$3,200	2010	25	20	\$5,780										\$5,780
6.04	Main Deck - Wood Railing @ Northwest Side ~ 4'	\$2,520	1999	30	14											
6.05	Main Deck - Wood Lattice Railing Topper ~ 4' (outside kitchen	\$345	2012	25	22			\$661								\$661

7.00 C PROJECTED EXPENDITURE SCHEDULE - THIRD TEN YEARS

COMPONENT		REPLACE/	YEAR	USEFUL	RMNG	YR. 21	YR. 22	YR. 23	YR. 24	YR. 25	YR. 26	YR. 27	YR. 28	YR. 29	YR. 30	TOTAL
CODE	DESCRIPTION	REPAIR CST	NEW	LIFE	LIFE	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	3rd 10 Yrs
6.06	Main Deck - Utility Sink Basin (outside kitchen area)	\$2,000	2013	30	28									\$4,576		\$4,576
6.07	Main Deck - Outside Bar Top/Back Bar Top	\$5,100	2012	40	37											
6.08	Main Deck - Outside Bar Stainless Steel Sink Basins	\$2,000	1995	40	20	\$3,612										\$3,612
6.09	Main Deck - Outside Bar Cart	\$500	2011	20	16											
6.10	Main Deck - Outdoor Bar - Ceiling Mount Heat Lamps	\$5,000	1997	10	-8	\$9,031										\$9,031
6.11	Main Deck - Outdoor Bar Speakers @ Outdoor Bar Area	\$600	2010	10	5						\$1,256					\$1,256
6.12	Main Deck - Wood T1-11 Main Deck "Skirt"	\$5,400	2014	20	19											
6.13	Main Deck - Flood Light Fixtures @ Wood "Skirt"	\$600	2014	20	19											
6.14	Main Deck - Flag Pole Repair/Replacement	\$5,000	2014	20	19											
6.15	Main Deck - Outdoor Furniture - Wood	\$6,000	2013	10	8									\$13,728		\$13,728
6.16	Main Deck - Outdoor Furniture - Other	\$16,050	2012	10	7											\$35,652
6.17	Jr. Sailing Deck - Wood Surface Replace/Structure Repairs	\$75,270	1985	30	0								\$35,652			\$35,652
6.18	Jr. Sailing Deck - Wood Railing ~ 4'	\$3,000	1985	30	0											
6.19	Jr. Sailing Deck - Corrugated Plastic Storage Area Roof	\$4,608	2012	35	32											
6.20	Jr. Sailing Deck - Storage Area Structure Repairs	\$2,500	1990	6	-19					\$5,082						\$5,082
6.21	Side Kitchen Deck - Surface Replace/Struct. Repairs	\$3,840	2014	30	29										\$9,049	\$9,049
6.22	Side Kitchen Deck Wood Railing ~ 4'	\$800	2014	30	29										\$1,885	\$1,885
7.00	DOCKS, GANGWAYS & BUILDING STRUCTURE															
7.01	Main Dock Major Repair/Replacement	\$37,740	2008	20	13											
7.02	Junior Dock Major Repair/Replacement	\$12,900	2009	20	14											
7.03	Gangways - Inventory in Note	\$22,550	2000	20	5						\$47,215					\$47,215
7.04	Plastic Boat Storage Float Dock (currently attached to Jr. dock)	\$9,000	2010	20	15											
7.05	Hoist (Crane) - Electric - Jr. Dock	\$5,000	1978	20	-17	\$9,031										\$9,031
7.06	Hoist (electric) - Jr. Dock	\$2,000	2000	20	5						\$4,188					\$4,188
7.07	Electric Crane Motors @ Jr. Dock	\$1,400	2014	1	0	\$2,529	\$2,604	\$2,683	\$2,763	\$2,846	\$2,931	\$3,019	\$3,110	\$3,203	\$3,299	\$28,987
7.08	Hoist for Main Gangway (Block & Tackle)	\$1,000	2006	10	1		\$1,860									\$1,860
7.09	Piling/Beam/Structure Invest. & Repair Allowance - Minor	\$5,000	2018	5	3				\$9,868					\$11,440		\$21,308
7.10	Piling/Beam/Structure Invest. & Repair Allowance - Major	\$75,000	2025	15	10						\$157,033					\$157,033
8.00	PAINTING, WATERPROOFING, & SIDING/TRIM REPAIRS															
8.01	Paint Parking Lot Components	\$2,132	2009	6	0					\$4,334						\$4,334
8.02	Paint Building Exteriors	\$9,971	2005	6	-4					\$20,269						\$20,269
8.03	Building Exterior Repair/Replacement Allowance ~5% of Total	\$3,433	2005	6	-4					\$6,978						\$6,978
8.04	Paint/Stain Main Deck Components	\$3,251	2005	6	-4					\$6,608						\$6,608
8.05	Main Deck - Re-Coat & Minor Repairs	\$14,133	2014	6	5				\$27,892						\$33,304	\$61,196
9.00	INTERIOR COMPONENTS															
10.00	ENTRY LOBBY															
10.01	Carpet	\$2,246	2013	8	6				\$4,303							\$4,303
10.02	SYC Area Carpet	\$1,080	2010	8	3								\$2,399			\$2,399
10.03	Paint	\$1,104	2012	5	2				\$2,116				\$2,453			\$4,569
10.04	Paint Wood Trim & Doors	\$272	2012	5	2				\$521				\$604			\$1,125
10.05	Wood Trim Stain/Vanish	\$812	1999	10	-6	\$1,467										\$1,467
10.06	Furnishings	\$9,000	2012	20	17											
10.07	Wood Doors	\$1,500	1999	40	24					\$3,049						\$3,049
10.08	Brass Panic Exit Hardware @ Front Doors	\$1,500	2013	25	23				\$2,960							\$2,960
10.09	Hanging Brass Lantern	\$400	1995	30	10											
10.10	Recessed Ceiling Lights	\$1,800	1999	30	14											
10.11	Lighted Exit Sign/Emergency Lights	\$275	1999	20	4					\$559						\$559
11.00	OFFICE															
11.01	Carpet	\$630	2013	15	13									\$1,441		\$1,441
11.02	Paint	\$425	2012	12	9		\$791									\$791
11.03	Trim paint	\$0	2012	12	9		\$0									
11.04	Formica Desk/Counter Top	\$300	2011	20	16											
11.05	Upper Wood Cabinets	\$6,000	2011	30	26							\$12,940				\$12,940
11.06	Wood Dutch Door	\$600	2013	40	38											

7.00 C PROJECTED EXPENDITURE SCHEDULE - THIRD TEN YEARS

COMPONENT		REPLACE/	YEAR	USEFL	RMNG	YR. 21	YR. 22	YR. 23	YR. 24	YR. 25	YR. 26	YR. 27	YR. 28	YR. 29	YR. 30	TOTAL
CODE	DESCRIPTION	REPAIR CST	NEW	LIFE	LIFE	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	3rd 10 Yrs
11.07	Recessed Ceiling Lights	\$1,800	1999	30	14											
12.00	RESTROOMS															
12.01	Tile - Floors, Walls & Showers	\$21,688	2000	30	15											
12.02	Paint	\$1,447	2000	6	-9					\$2,941						\$2,941
12.03	Trim paint	\$34	2000	6	-9					\$69						\$69
12.04	Wood Trim Stain/Vanish	\$630	2000	6	-9					\$1,281						\$1,281
12.05	Stainless Steel Toilet Partitions & Doors	\$12,000	2000	20	5						\$25,125					\$25,125
12.06	Stainless Steel Towel Dispensers	\$800	2000	20	5						\$1,675					\$1,675
12.07	Stainless Steel Handicap Bars	\$2,000	2000	20	5						\$4,188					\$4,188
12.08	Toilets	\$1,500	2000	20	5						\$3,141					\$3,141
12.09	Wall Urinals	\$700	2000	20	5						\$1,466					\$1,466
12.10	Corian Vanity Tops	\$500	2000	20	5						\$1,047					\$1,047
12.11	Sinks & Fixtures	\$1,600	2000	20	5						\$3,350					\$3,350
12.12	Recessed Ceiling Lights	\$3,200	2000	20	5						\$6,700					\$6,700
12.13	Exhaust Fans	\$400	2000	20	5						\$838					\$838
12.14	Smoke Detectors	\$40	2000	20	5						\$84					\$84
13.00	DINING ROOM & BAR															
13.01	Carpet	\$9,599	2013	12	10			\$18,392								\$18,392
13.02	SYC Area Carpet	\$1,080	2006	15	6		\$2,009									\$2,009
13.03	Paint	\$1,526	2010	6	1						\$3,195					\$3,195
13.04	Paint Wood Trim & Doors	\$1,396	2010	6	1						\$2,923					\$2,923
13.05	Trophy Case/Entertainment Center Stain/Vanish	\$1,044	1999	10	-6	\$1,886										\$1,886
13.06	Stain/Varnish Hardwood Flooring	\$10,250	2013	5	3				\$20,229					\$23,451		\$43,681
13.07	Fire Place	\$25,000	2016	0	0											
13.08	SAMSUNG 60" Flat Screen TV	\$1,000	2007	8	0					\$2,033						\$2,033
13.09	Stereo Speakers	\$1,600	2006	16	7				\$3,158							\$3,158
13.10	Acoustical Ceiling Tiles - Fixed	\$23,486	1996	30	11											
13.11	Acoustical Ceiling Tiles - Suspended	\$21,600	1996	30	11											
13.12	Hardwood Flooring	\$5,894	2016	40	1											
13.13	Wood Wainscoting	\$9,225	1996	30	11											
13.14	Wood Trim & Wainscoting Stain/Vanish	\$1,292	2014	5	4					\$2,625					\$3,044	\$5,669
13.15	Wood Paneled Folding Door	\$10,000	1999	30	14											
13.16	Furnishings	\$47,290	2009	15	9					\$96,131						\$96,131
13.17	Recessed Ceiling Lights	\$6,000	1996	30	11											
13.18	Small Ceiling Spot	\$225	2014	30	29										\$530	\$530
13.19	Ceiling Mount Light Track	\$200	2014	30	29										\$471	\$471
13.20	Track lights	\$300	2014	30	29										\$707	\$707
13.21	Ceiling Speakers	\$2,100	2009	30	24					\$4,269						\$4,269
13.22	Ceiling Fans	\$1,200	1996	30	11											
13.23	4' 2 Bulb Fluorescent Lights	\$175	2013	30	28									\$400		\$400
13.24	Lighted Exit Sign/Emergency Lights	\$1,100	1995	30	10											
14.00	DINING SERVICE ROOM															
14.01	Vinyl Flooring	\$1,176	1994	30	9											
14.02	Paint	\$441	2003	10	-2	\$796										\$796
14.03	Wood Portable Cabinets	\$3,750	2009	25	19											
14.04	Formica Counter Top	\$100	2009	25	19											
14.05	2 Glass Door Refrigerator	\$2,500	2009	20	14											
14.06	Commercial Floor Model Freezer	\$2,000	2013	20	18											
14.07	2 Drawer Warmer Oven	\$3,500	2009	20	14											
14.08	Steel Bar Screen Door	\$600	2003	40	28									\$1,373		\$1,373
15.00	BAR & LIQUOR ROOM															
15.01	Elastomeric Floor Paint	\$1,436	2013	5	3				\$2,833					\$3,284		\$6,117
15.02	Stainless Steel Sink Counter	\$6,800	2010	30	25						\$14,238					\$14,238
15.03	Stainless Steel Sinks	\$1,200	2010	30	25						\$2,513					\$2,513

7.00 C PROJECTED EXPENDITURE SCHEDULE - THIRD TEN YEARS

COMPONENT		REPLACE/REPAIR CST	YEAR NEW	USEFUL LIFE	RMNG LIFE	YR. 21 2035	YR. 22 2036	YR. 23 2037	YR. 24 2038	YR. 25 2039	YR. 26 2040	YR. 27 2041	YR. 28 2042	YR. 29 2043	YR. 30 2044	TOTAL 3rd 10 Yrs
CODE	DESCRIPTION															
15.04	3 Door Stainless Undercounter Refrigerators	\$7,000	2010	20	15											
15.05	Formica Counter Top	\$280	2010	20	15											
15.06	Wood Bar Top Refinish/Varnish	\$750	2012	3	0		\$1,395			\$1,525			\$1,666			\$4,586
15.07	Beer & Soft Drink Cooler Units, Piping, Draw/Guns	\$10,000	2010	15	10						\$20,938					\$20,938
15.08	Touch Screen Point of Sale Computers	\$3,000	2012	5	2			\$5,748					\$6,664			\$12,412
15.09	Ice Maker	\$3,000	2013	15	13									\$6,864		\$6,864
15.10	FRP Wall System	\$4,680	2013	40	38											
15.11	Stainless Steel Liquor Racks - 6'	\$4,250	2013	20	18											
15.12	4' 2 Bulb Fluorescent Lights	\$350	2013	30	28									\$801		\$801
16.00	CLUB CLOTHING ROOM															
16.01	Wood Flooring	\$2,670	2013	50	48											
16.02	Refinish Wood Flooring	\$1,335	2013	15	13									\$3,054		\$3,054
16.03	Ceiling Fan/Light	\$400	1990	30	5											
16.04	Point of Sale Computer	\$1,500	2013	5	3				\$2,960					\$3,432		\$6,392
17.00	KITCHEN															
17.01	Vinyl Flooring	\$5,040	2004	15	4											
17.02	Paint	\$1,047	2014	5	4					\$2,128					\$2,467	\$4,596
17.03	FRP Wall System	\$12,480	2007	30	22			\$23,913								\$23,913
17.04	Wood/Glass Lite Dining Room Service Doors	\$1,300	1985	35	5											
17.05	Kitchen Equipment	\$136,500	2004	20	9										\$321,671	\$321,671
17.06	Stainless Steel Counters	\$8,800	2004	30	19											
17.07	Cooler Compressor	\$2,500	2009	10	4					\$5,082						\$5,082
17.08	Metal Employee Lockers	\$1,600	2013	20	18											
17.09	Rubber Floor Mats	\$700	2012	3	0		\$1,302			\$1,423			\$1,555			\$4,280
17.10	Grease Trap	\$17,000	2013	40	38											
17.11	Small Equipment, Pans & Utensils Replacement Allowance	\$2,000	2014	1	0	\$3,612	\$3,721	\$3,832	\$3,947	\$4,066	\$4,188	\$4,313	\$4,443	\$4,576	\$4,713	\$41,410
17.12	Flatware, Dishes, Glass & Linen Replacement Allowance	\$2,500	2014	1	0	\$4,515	\$4,651	\$4,790	\$4,934	\$5,082	\$5,234	\$5,391	\$5,553	\$5,720	\$5,891	\$51,763
18.00	KITCHEN STORAGE AREA															
18.01	Tile Floor	\$1,820	2014	40	39											
18.02	FRP Wall System	\$3,690	2014	40	39											
18.03	Wood Doors	\$900	2014	40	39											
18.04	Stainless Steel Storage Racks - 5'	\$2,800	2014	15	14										\$6,598	\$6,598
18.05	4' 1 Bulb Fluorescent Lights	\$350	2013	25	23				\$691							\$691
18.06	BRYANT Plus 80 Gas Furnace	\$5,000	1997	15	-3											
18.07	STATE 100 Gallon Hot Water Heater	\$4,000	1996	15	-4											
18.08	Hot Water Expansion Tank	\$1,000	2013	15	13									\$2,288		\$2,288
18.09	Fire Control Panel	\$15,000	2000	15	0											
18.10	Security System Control Panel	\$15,000	2010	20	15											
18.11	Security Cameras	\$600	2010	10	5					\$1,256						\$1,256
18.12	Kitchen Exhaust Fans	\$7,000	2004	20	9										\$16,496	\$16,496
18.13	Air Supply Fans	\$2,500	2004	20	9										\$5,891	\$5,891

UNSCHEDULED EXPENSES RELATED TO EACH YEAR'S PROJECTS	5.00%	\$2,167	\$1,382	\$3,444	\$9,549	\$10,387	\$17,106	\$1,283	\$3,760	\$4,482	\$29,071	\$0
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INFLATION FACTOR	3.00%	1.81	1.86	1.92	1.97	2.03	2.09	2.16	2.22	2.29	2.36	
TOTAL INFLATED REPAIR/REPLACEMENT EXPENSE		\$45,508	\$29,016	\$72,319	\$200,535	\$218,134	\$359,234	\$26,947	\$78,965	\$94,112	\$610,490	\$1,652,629

8.00 PROCEDURES & METHODOLOGIES

TIME SCOPE OF STUDY

The time frame covered by this analysis is from 2015 through 2044. These are the beginning and ending points for all repairs and replacements included in the 30 Year Funding Plan included in this study.

COMPONENT SCOPE & METHODOLOGY

The components included in this analysis were identified by age, quantity, and type. Upon completion of the component list and the Reserve Fund Requirement Analysis, the report was presented to the Property's Owner(s)/Manager(s) for review, adjustment and approval. The following sources were used, when applicable, to make determinations:

- Original plans and specifications as available and relevant
- Information from original contractors, current contractors and vendors as available and relevant
- Property maintenance staff as available and relevant
- Property management as available and relevant
- Property Owner as available and relevant

While gathering this information there were assumptions made regarding existing conditions, future conditions and additional circumstances that may occur that would affect the cost of repairs. Based on micro and macro variables some of these assumptions may come true and others may not; therefore, the cost of repairs and life of certain components could vary substantially. Life expectancies of all components were based on industry standard experiences, and on the components being in reasonable and ordinary condition.

All component conditions were based on visual inspection. There was no disassembly of components or demolition involved. This report does not address any factory or product defects or any damage due to improper maintenance, system design, or installation. It's also assumed all components will receive appropriate and reasonable maintenance for their remaining life.

Only components that met the following criteria were included in this report:

The component maintenance is the responsibility of the Owner(s).

The component is not covered by the Property's Annual Operating Budget.

The component's useful life is greater than one year, except in the case of variable ongoing repair of a major component

The component has an identifiable, standardized expected life and replacement cost.

Inclusion in the Funding plan requires the component's remaining estimated useful life is less than 30 years.

The Reserve Study includes a 30 year component expenditure projection from which a Funding Plan was developed which proposes a "schedule of the date and amount of any change in regular or special assessments that would be needed to sufficiently fund the Reserve Funding Plan." The premise of this replacement cost projection is to ensure a positive cash balance in the Reserve Fund Account that will enable the Property to fulfill its "obligation for the repair and replacement of all major components with an expected remaining life of 30 years or less." The cost projections in this report are inflated based on an "assumed long-term inflation rate" based on a 30 year average and adjusted for local economies. The Funding Plan in this report includes an "assumed long-term interest rate" which is based on a 30 year average and adjusted for local, current economies. Both rates were reviewed in the Preliminary Draft and approved by Owner(s)/Manager(s). Both rates will be adjusted manually in future updates.

9.00

COMPONENT DATA

CODE #	COMPONENT NAME	YEAR NEW	EXPECT. LIFE	CONDITION DESCRIPTION	INCLUDE NOTES	ITEM QUAN.	UM	UNIT COST	TOTAL COST
1.00	SITE COMPONENTS								
2.00	PARKING LOT - ASPHALT								
2.01	Asphalt Sealing	2014	5	PROPOSED		6748	S.F.	\$0.42	\$2,856
2.02	Asphalt Striping - Inventory in Note	2014	5	PROPOSED	Yes	1	L.S.	\$400.00	\$400
2.03	Asphalt Repair Allowance - Ongoing w/ Paint Cycles	2014	5	AS NEEDED		1	L.S.	\$5,291.00	\$5,291
2.04	Asphalt Major Repair & Replacement	1993	45	FAIR		6748	S.F.	\$6.00	\$40,488
3.00	PARKING LOT - MISCELLANEOUS COMPONENTS								
3.01	Wood Carved "SYC" Entry Sign	2012	25	GOOD		1	EA	\$1,000.00	\$1,000
3.02	Miscellaneous Signage Replacement Allowance	2014	5	AS NEEDED	Yes	1	L.S.	\$1,000.00	\$1,000
3.03	Side/Service Entry Walkway - Structure Repair/Deck Replace	2014	25	IN PROGRESS		70	S.F.	\$50.00	\$3,500
3.04	Side/Service Entry Walkway - Wood Railing ~ 4'	2014	25	To Determine		35	L.F.	\$40.00	\$1,400
3.05	Wood Post & Rope Railing @ Property Line	1980	50	FAIR		93	L.F.	\$60.00	\$5,580
3.06	Wood Railing @ Parking Area ~ 4'	1980	25	FAIR		45	L.F.	\$40.00	\$1,800
3.07	Wood Fence/Gates @ Trash Area	2015	25	FAIR		28	L.F.	\$50.00	\$1,400
3.08	Backflow Preventer - 2"	2014	35	FAIR		1	EA	\$1,850.00	\$1,850
4.00	EXTERIOR COMPONENTS								
5.00	BUILDING EXTERIORS								
5.01	Roof Re-Coat - Fiberglass/Elastomeric (based on Moreno bid)	2004	25	FAIR		5544	L.S.	\$6.06	\$33,620
5.02	Built-Up Roof - Main Roof	2004	20	FAIR		5544	S.F.	\$10.00	\$55,440
5.03	Flat Roof (Over Entry)	2004	25	FAIR		532	S.F.	\$10.00	\$5,315
5.04	Flat Roof (Over Kitchen Extension)	2013	25	GOOD/FAIR		180	S.F.	\$10.00	\$1,800
5.05	Copper Gutters	2013	50	FAIR		194	L.F.	\$20.00	\$3,880
5.06	Copper Downspouts	1968	50	FAIR		123	L.F.	\$20.00	\$2,460
5.07	Copper Wall Cap Flashing	1999	50	FAIR		55	L.F.	\$20.00	\$1,100
5.08	Metal Gutters	1968	25	GOOD/FAIR		39	L.F.	\$10.00	\$390
5.09	Windows Inspection/Repair/Replace Allow. - Inven. in Note	2018	6	AS NEEDED	Yes	1	L.S.	\$5,000.00	\$5,000
5.10	Lights - Wall Mount Carriage Fixtures @ Entry	1999	25	GOOD/FAIR		2	EA	\$200.00	\$400
5.11	Lights - 2 Head Motion Sensor @ Rear Kitchen Area	2013	25	GOOD/FAIR		1	EA	\$175.00	\$175
5.12	Lights - 2 Head Motion Sensor @ Main Deck Area	2013	25	FAIR		4	EA	\$175.00	\$700
5.13	Lights - Hanging Lantern Fixtures @ Main Deck Area	1960	25	FAIR		4	EA	\$250.00	\$1,000
5.14	Lights - Wall Mount Carriage Fixtures @ S. Deck Side Entry	1999	25	GOOD/FAIR		1	EA	\$200.00	\$200
5.15	Doors - Wood/Glass Main Entry Set	1999	45	GOOD/FAIR		1	EA	\$4,000.00	\$4,000
5.16	Doors - Wood Side/Service Entry	2012	45	FAIR		1	EA	\$800.00	\$800
5.17	Doors - Wood to Kitchen Storage	2014	45	GOOD/FAIR		1	EA	\$800.00	\$800
5.18	Doors - Wood to Race Locker	2014	45	FAIR		1	EA	\$800.00	\$800
5.19	Doors - Metal Clad Louvered to Water Heater Closet	2010	45	FAIR		2	EA	\$1,000.00	\$2,000

9.00

COMPONENT DATA

CODE #	COMPONENT NAME	YEAR NEW	EXPECT. LIFE	CONDITION DESCRIPTION	INCLUDE NOTES	ITEM QUAN.	UM	UNIT COST	TOTAL COST
5.20	Doors - Wood to Kitchen	2013	45	GOOD/FAIR		1	EA	\$800.00	\$800
5.21	Doors - Metal Clad to Kitchen Prep Room	1995	45	FAIR		1	EA	\$1,000.00	\$1,000
5.22	Doors - Sliding Glass to Jr. Room	1995	45	FAIR		2	EA	\$1,500.00	\$3,000
5.23	Doors - Sliding Glass to Dining Room	1995	45	FAIR		2	EA	\$1,500.00	\$3,000
5.24	Doors - Sliding Glass to Bar	1995	45	FAIR		1	EA	\$1,500.00	\$1,500
5.25	Doors - Metal/Glass w/ Full Lite @ South Deck Side Entry	1999	45	GOOD/FAIR		1	EA	\$1,200.00	\$1,200
5.26	Panic Hardware @ Side /Service Entry	1995	10	AS NEEDED		1	EA	\$600.00	\$600
5.27	Awnings - Canvas Replace	2008	15	FAIR		597	S.F.	\$10.00	\$5,970
5.28	Awnings - Structure Replace	2008	30	FAIR		597	S.F.	\$10.00	\$5,970
5.29	Wood/Metal Trellis @ North & South Sides	1959	40	FAIR/POOR		330	S.F.	\$35.00	\$11,550
5.30	Metal Sign @ Entry	2008	50	FAIR		1	EA	\$1,500.00	\$1,500
5.31	Wood Sausalito Sign @ Entry	1999	35	AS NEEDED		1	EA	\$500.00	\$500
6.00	DECK AREAS								
6.01	Main Deck - Re-Surface & Major Repairs (w/ coat cycle)	1999	30	FAIR		2827	S.F.	\$20.00	\$56,530
6.02	Main Deck - Metal/Glass Panel Railing	2010	50	GOOD/FAIR		196	L.F.	\$75.00	\$14,700
6.03	Main Deck - Metal Gates @ Metal/Glass Panel Railing	2010	25	GOOD/FAIR		4	EA	\$800.00	\$3,200
6.04	Main Deck - Wood Railing @ Northwest Side ~ 4'	1999	30	FAIR		63	L.F.	\$40.00	\$2,520
6.05	Main Deck - Wood Lattice Railing Topper ~ 4' (outside kitchen)	2012	25	FAIR		23	L.F.	\$15.00	\$345
6.06	Main Deck - Utility Sink Basin (outside kitchen area)	2013	30	GOOD/FAIR		1	EA	\$2,000.00	\$2,000
6.07	Main Deck - Outside Bar Top/Back Bar Top	2012	40	GOOD		34	L.F.	\$150.00	\$5,100
6.08	Main Deck - Outside Bar Stainless Steel Sink Basins	1995	40	FAIR		2	EA	\$1,000.00	\$2,000
6.09	Main Deck - Outside Bar Cart	2011	20	AS NEEDED		1	EA	\$500.00	\$500
6.10	Main Deck - Outdoor Bar - Ceiling Mount Heat Lamps	1997	10	FAIR		5	EA	\$1,000.00	\$5,000
6.11	Main Deck - Outdoor Bar Speakers @ Outdoor Bar Area	2010	10	FAIR		2	EA	\$300.00	\$600
6.12	Main Deck - Wood T1-11 Main Deck "Skirt"	2014	20	IN PROGRESS		675	S.F.	\$8.00	\$5,400
6.13	Main Deck - Flood Light Fixtures @ Wood "Skirt"	2014	20	FAIR		3	EA	\$200.00	\$600
6.14	Main Deck - Flag Pole Repair/Replacement	2014	20	GOOD		1	L.S.	\$5,000.00	\$5,000
6.15	Main Deck - Outdoor Furniture - Wood	2013	10	GOOD/FAIR	Yes	1	L.S.	\$6,000.00	\$6,000
6.16	Main Deck - Outdoor Furniture - Other	2012	10	FAIR	Yes	1	L.S.	\$16,050	\$16,050
6.17	Jr. Sailing Deck - Wood Surface Replace/Structure Repairs	1985	30	FAIR		1255	S.F.	\$60.00	\$75,270
6.18	Jr. Sailing Deck - Wood Railing ~ 4'	1985	30	FAIR		75	L.F.	\$40.00	\$3,000
6.19	Jr. Sailing Deck - Corrugated Plastic Storage Area Roof	2012	35	FAIR		576	S.F.	\$8.00	\$4,608
6.20	Jr. Sailing Deck - Storage Area Structure Repairs	1990	6	AS NEEDED		1	L.S.	\$2,500.00	\$2,500
6.21	Side Kitchen Deck - Surface Replace/Struct. Repairs	2014	30	PROPOSED		48	S.F.	\$80.00	\$3,840
6.22	Side Kitchen Deck Wood Railing ~ 4'	2014	30	PROPOSED		20	L.F.	\$40.00	\$800
7.00	DOCKS, GANGWAYS & BUILDING STRUCTURE								

9.00

COMPONENT DATA

CODE #	COMPONENT NAME	YEAR NEW	EXPECT. LIFE	CONDITION DESCRIPTION	INCLUDE NOTES	ITEM QUAN.	UM	UNIT COST	TOTAL COST
7.01	Main Dock Major Repair/Replacement	2008	20	FAIR		1258	S.F.	\$30.00	\$37,740
7.02	Junior Dock Major Repair/Replacement	2009	20	FAIR/POOR		430	S.F.	\$30.00	\$12,900
7.03	Gangways - Inventory in Note	2000	20	FAIR	Yes	1	L.S.	\$22,550.00	\$22,550
7.04	Plastic Boat Storage Float Dock (currently attached to Jr. dock)	2010	20	FAIR		450	S.F.	\$20.00	\$9,000
7.05	Hoist (Crane) - Electric - Jr. Dock	1978	20	FAIR		1	EA	\$5,000.00	\$5,000
7.06	Hoist (electric) - Jr. Dock	2000	20	FAIR		1	EA	\$2,000.00	\$2,000
7.07	Electric Crane Motors @ Jr. Dock	2014	1	AS NEEDED		2	EA	\$700.00	\$1,400
7.08	Hoist for Main Gangway (Block & Tackle)	2006	10	FAIR		1	EA	\$1,000.00	\$1,000
7.09	Piling/Beam/Structure Invest. & Repair Allowance - Minor	2018	5	FAIR	Yes	1	L.S.	\$5,000.00	\$5,000
7.10	Piling/Beam/Structure Invest. & Repair Allowance - Major	2025	15	FAIR	Yes	1	L.S.	\$75,000.00	\$75,000
8.00	PAINTING, WATERPROOFING, & SIDING/TRIM REPAIRS								
8.01	Paint Parking Lot Components	2009	6	FAIR/POOR	Yes	1	L.S.	\$2,132.00	\$2,132
8.02	Paint Building Exteriors	2005	6	FAIR	Yes	1	L.S.	\$9,971.25	\$9,971
8.03	Building Exterior Repair/Replacement Allowance ~5% of Total	2005	6	FAIR	Yes	1	L.S.	\$3,432.80	\$3,433
8.04	Paint/Stain Main Deck Components	2005	6	FAIR	Yes	1	L.S.	\$3,250.50	\$3,251
8.05	Main Deck - Re-Coat & Minor Repairs	2014	6	FAIR		2827	S.F.	\$5.00	\$14,133
9.00	INTERIOR COMPONENTS								
10.00	ENTRY LOBBY								
10.01	Carpet	2013	8	GOOD		374	SF	\$6.00	\$2,246
10.02	SYC Area Carpet	2010	8	FAIR	Yes	72	SF	\$15.00	\$1,080
10.03	Paint	2012	5	GOOD/FAIR		1104	SF	\$1.00	\$1,104
10.04	Paint Wood Trim & Doors	2012	5	GOOD/FAIR		136	LF	\$2.00	\$272
10.05	Wood Trim Stain/Vanish	1999	10	FAIR/POOR		232	LF	\$3.50	\$812
10.06	Furnishings	2012	20	FAIR/POOR	Yes	1	LS	\$9,000.00	\$9,000
10.07	Wood Doors	1999	40	GOOD/FAIR		3	EA	\$500.00	\$1,500
10.08	Brass Panic Exit Hardware @ Front Doors	2013	25	GOOD/FAIR		2	EA	\$750.00	\$1,500
10.09	Hanging Brass Lantern	1995	30	GOOD/FAIR		1	EA	\$400.00	\$400
10.10	Recessed Ceiling Lights	1999	30	FAIR		9	EA	\$200.00	\$1,800
10.11	Lighted Exit Sign/Emergency Lights	1999	20	FAIR		1	EA	\$275.00	\$275
11.00	OFFICE								
11.01	Carpet	2013	15	GOOD		105	SF	\$6.00	\$630
11.02	Paint	2012	12	GOOD		425	SF	\$1.00	\$425
11.03	Trim paint	2012	12	GOOD		0		\$2.00	\$0
11.04	Formica Desk/Counter Top	2011	20	GOOD/FAIR		60	SF	\$5.00	\$300
11.05	Upper Wood Cabinets	2011	30	GOOD/FAIR		20	LF	\$300.00	\$6,000
11.06	Wood Dutch Door	2013	40	GOOD/FAIR		1	EA	\$600.00	\$600

9.00

COMPONENT DATA

CODE #	COMPONENT NAME	YEAR NEW	EXPECT. LIFE	CONDITION DESCRIPTION	INCLUDE NOTES	ITEM QUAN.	UM	UNIT COST	TOTAL COST
11.07	Recessed Ceiling Lights	1999	30	GOOD/FAIR		9	EA	\$200.00	\$1,800
12.00	RESTROOMS								
12.01	Tile - Floors, Walls & Showers	2000	30	GOOD/FAIR		868	SF	\$25.00	\$21,688
12.02	Paint	2000	6	GOOD/FAIR		965	SF	\$1.50	\$1,447
12.03	Trim paint	2000	6	GOOD/FAIR		17	LF	\$2.00	\$34
12.04	Wood Trim Stain/Vanish	2000	6	GOOD/FAIR		180	LF	\$3.50	\$630
12.05	Stainless Steel Toilet Partitions & Doors	2000	20	GOOD/FAIR		6	EA	\$2,000.00	\$12,000
12.06	Stainless Steel Towel Dispensers	2000	20	GOOD/FAIR		2	EA	\$400.00	\$800
12.07	Stainless Steel Handicap Bars	2000	20	GOOD/FAIR		1	LS	\$2,000.00	\$2,000
12.08	Toilets	2000	20	GOOD/FAIR		6	EA	\$250.00	\$1,500
12.09	Wall Urinals	2000	20	GOOD/FAIR		2	EA	\$350.00	\$700
12.10	Corian Vanity Tops	2000	20	GOOD/FAIR		20	EA	\$25.00	\$500
12.11	Sinks & Fixtures	2000	20	GOOD/FAIR		4	EA	\$400.00	\$1,600
12.12	Recessed Ceiling Lights	2000	20	GOOD/FAIR		16	EA	\$200.00	\$3,200
12.13	Exhaust Fans	2000	20	GOOD/FAIR		2	EA	\$200.00	\$400
12.14	Smoke Detectors	2000	20	GOOD/FAIR		2	EA	\$20.00	\$40
13.00	DINING ROOM & BAR								
13.01	Carpet	2013	12	GOOD		1600	SF	\$6.00	\$9,599
13.02	SYC Area Carpet	2006	15	GOOD/FAIR		72	SF	\$15.00	\$1,080
13.03	Paint	2010	6	FAIR/POOR		1526	SF	\$1.00	\$1,526
13.04	Paint Wood Trim & Doors	2010	6	FAIR/POOR		698	SF	\$2.00	\$1,396
13.05	Trophy Case/Entertainment Center Stain/Vanish	1999	10	FAIR/POOR		261	SF	\$4.00	\$1,044
13.06	Stain/Varnish Hardwood Flooring	2013	5	POOR		513		\$20.00	\$10,250
13.07	Fire Place	2016	0	PROPOSED	Yes	1	LS	\$25,000.00	\$25,000
13.08	SAMSUNG 60" Flat Screen TV	2007	8	FAIR		1	EA	\$1,000.00	\$1,000
13.09	Stereo Speakers	2006	16	GOOD/FAIR		4	EA	\$400.00	\$1,600
13.10	Acoustical Ceiling Tiles - Fixed	1996	30	FAIR		1566	SF	\$15.00	\$23,486
13.11	Acoustical Ceiling Tiles - Suspended	1996	30	FAIR		864	SF	\$25.00	\$21,600
13.12	Hardwood Flooring	2016	40	POOR	Yes	513	SF	\$11.50	\$5,894
13.13	Wood Wainscoting	1996	30	POOR	Yes	369	SF	\$25.00	\$9,225
13.14	Wood Trim & Wainscoting Stain/Vanish	2014	5	POOR		369	SF	\$3.50	\$1,292
13.15	Wood Paneled Folding Door	1999	30	GOOD/FAIR		25	LF	\$400.00	\$10,000
13.16	Furnishings	2009	15	FAIR	Yes	1	LS	\$47,290.00	\$47,290
13.17	Recessed Ceiling Lights	1996	30	FAIR		30	EA	\$200.00	\$6,000
13.18	Small Ceiling Spot	2014	30	GOOD		3	EA	\$75.00	\$225
13.19	Ceiling Mount Light Track	2014	30	GOOD		1	EA	\$200.00	\$200

9.00

COMPONENT DATA

CODE #	COMPONENT NAME	YEAR NEW	EXPECT. LIFE	CONDITION DESCRIPTION	INCLUDE NOTES	ITEM QUAN.	UM	UNIT COST	TOTAL COST
13.20	Track lights	2014	30	GOOD		4	EA	\$75.00	\$300
13.21	Ceiling Speakers	2009	30	GOOD/FAIR		14	EA	\$150.00	\$2,100
13.22	Ceiling Fans	1996	30	FAIR		3	EA	\$400.00	\$1,200
13.23	4' 2 Bulb Fluorescent Lights	2013	30	GOOD		1	EA	\$175.00	\$175
13.24	Lighted Exit Sign/Emergency Lights	1995	30	FAIR		4	EA	\$275.00	\$1,100
14.00	DINING SERVICE ROOM								
14.01	Vinyl Flooring	1994	30	FAIR		147	SF	\$8.00	\$1,176
14.02	Paint	2003	10	FAIR/POOR		441	SF	\$1.00	\$441
14.03	Wood Portable Cabinets	2009	25	GOOD/FAIR		15	LF	\$250.00	\$3,750
14.04	Formica Counter Top	2009	25	GOOD/FAIR		10	SF	\$10.00	\$100
14.05	2 Glass Door Refrigerator	2009	20	GOOD/FAIR		1	EA	\$2,500.00	\$2,500
14.06	Commercial Floor Model Freezer	2013	20	GOOD		1	EA	\$2,000.00	\$2,000
14.07	2 Drawer Warmer Oven	2009	20	FAIR		1	EA	\$3,500.00	\$3,500
14.08	Steel Bar Screen Door	2003	40	GOOD/FAIR		1	EA	\$600.00	\$600
15.00	BAR & LIQUOR ROOM								
15.01	Elastomeric Floor Paint	2013	5	GOOD		239	SF	\$6.00	\$1,436
15.02	Stainless Steel Sink Counter	2010	30	GOOD/FAIR		17	LF	\$400.00	\$6,800
15.03	Stainless Steel Sinks	2010	30	GOOD/FAIR		3	EA	\$400.00	\$1,200
15.04	3 Door Stainless Undercounter Refrigerators	2010	20	GOOD/FAIR		2	EA	\$3,500.00	\$7,000
15.05	Formica Counter Top	2010	20	GOOD/FAIR		28	SF	\$10.00	\$280
15.06	Wood Bar Top Refinish/Varnish	2012	3	GOOD/FAIR		50	SF	\$15.00	\$750
15.07	Beer & Soft Drink Cooler Units, Piping, Draw/Guns	2010	15	GOOD/FAIR		2	EA	\$5,000.00	\$10,000
15.08	Touch Screen Point of Sale Computers	2012	5	GOOD/FAIR		2	EA	\$1,500.00	\$3,000
15.09	Ice Maker	2013	15	GOOD		1	EA	\$3,000.00	\$3,000
15.10	FRP Wall System	2013	40	GOOD		312	SF	\$15.00	\$4,680
15.11	Stainless Steel Liquor Racks - 6'	2013	20	GOOD		5	EA	\$850.00	\$4,250
15.12	4' 2 Bulb Fluorescent Lights	2013	30	GOOD		2	EA	\$175.00	\$350
16.00	CLUB CLOTHING ROOM								
16.01	Wood Flooring	2013	50	GOOD		134	SF	\$20.00	\$2,670
16.02	Refinish Wood Flooring	2013	15	GOOD		134	SF	\$10.00	\$1,335
16.03	Ceiling Fan/Light	1990	30	FAIR		1	EA	\$400.00	\$400
16.04	Point of Sale Computer	2013	5	GOOD		1	EA	\$1,500.00	\$1,500
17.00	KITCHEN								
17.01	Vinyl Flooring	2004	15	FAIR	Yes	420	SF	\$12.00	\$5,040
17.02	Paint	2014	5	GOOD		698	SF	\$1.50	\$1,047
17.03	FRP Wall System	2007	30	GOOD/FAIR		832	SF	\$15.00	\$12,480

9.00

COMPONENT DATA

CODE #	COMPONENT NAME	YEAR NEW	EXPECT. LIFE	CONDITION DESCRIPTION	INCLUDE NOTES	ITEM QUAN.	UM	UNIT COST	TOTAL COST
17.04	Wood/Glass Lite Dining Room Service Doors	1985	35	FAIR		2	EA	\$650.00	\$1,300
17.05	Kitchen Equipment	2004	20	FAIR	Yes	1	LS	\$136,500.00	\$136,500
17.06	Stainless Steel Counters	2004	30	FAIR		22	LF	\$400.00	\$8,800
17.07	Cooler Compressor	2009	10	FAIR		1	EA	\$2,500.00	\$2,500
17.08	Metal Employee Lockers	2013	20	GOOD		16	EA	\$100.00	\$1,600
17.09	Rubber Floor Mats	2012	3	GOOD/FAIR		7	EA	\$100.00	\$700
17.10	Grease Trap	2013	40	GOOD		1	LS	\$17,000.00	\$17,000
17.11	Small Equipment, Pans & Utensils Replacement Allowance	2014	1	AS NEEDED		1	LS	\$2,000.00	\$2,000
17.12	Flatware, Dishes, Glass & Linen Replacement Allowance	2014	1	AS NEEDED		1	LS	\$2,500.00	\$2,500
18.00	KITCHEN STORAGE AREA								
18.01	Tile Floor	2014	40	GOOD		91	SF	\$20.00	\$1,820
18.02	FRP Wall System	2014	40	GOOD		246	SF	\$15.00	\$3,690
18.03	Wood Doors	2014	40	GOOD		2	EA	\$450.00	\$900
18.04	Stainless Steel Storage Racks - 5'	2014	15	GOOD		4	EA	\$700.00	\$2,800
18.05	4' 1 Bulb Fluorescent Lights	2013	25	GOOD		2	EA	\$175.00	\$350
18.06	BRYANT Plus 80 Gas Furnace	1997	15	FAIR/POOR		1	EA	\$5,000.00	\$5,000
18.07	STATE 100 Gallon Hot Water Heater	1996	15	FAIR/POOR		1	EA	\$4,000.00	\$4,000
18.08	Hot Water Expansion Tank	2013	15	GOOD		1	EA	\$1,000.00	\$1,000
18.09	Fire Control Panel	2000	15	FAIR/POOR		1	EA	\$15,000.00	\$15,000
18.10	Security System Control Panel	2010	20	GOOD		1	EA	\$15,000.00	\$15,000
18.11	Security Cameras	2010	10	GOOD/FAIR		3	EA	\$200.00	\$600
18.12	Kitchen Exhaust Fans	2004	20	GOOD		2	EA	\$3,500.00	\$7,000
18.13	Air Supply Fans	2004	20	GOOD		1	EA	\$2,500.00	\$2,500

GENERAL NOTES:

1. Where component replacement dates were unavailable, assumptions were made based on the visual condition of the component and its statistical life expectancy.
2. The use of a 0 year life expectancy in this report indicates a project and expenditure intended to occur only one time in the year shown as year new.
3. Component inspections, measurements and subsequent condition evaluations contained within this report were based on visual identification from readily accessible area's only. No destructive or intrusive testing was performed during this inspection.
4. AS APPLICABLE to this property, the Owner(s) may want to seek appropriate expert inspection, testing, and opinions for the following component areas. These may include, but are not restricted to:
 - A) Defective construction and component installation
 - B) Dry rot damage
 - C) Pest infestation
 - D) Mold infestation
 - E) Moisture penetration
 - F) Roof inspection and repair
 - G) Balcony, deck and stair structural condition
 - H) Siding and trim condition
 - I) Window and door installation
5. Units of Measurement abbreviations:
 - L.F. = Linear Feet
 - S.F. = Square Feet
 - S.Y. = Square Yard
 - EA = Each
 - L.S. = Lump Sum
6. Condition Description Rating Guidelines:
 - GOOD = In first 10% of its Expected Life, and visually in NEW condition.
 - GOOD/FAIR = Between 10% and 35% of its Expected Life, visually still LIKE new, but not brand new.
 - FAIR = Between 35% and 65% of its Expected Life, perfectly "operational", but visually showing some deterioration.
 - FAIR/POOR = Between 65% and 90% of its Expected Life, still functional, but visual deterioration easily found and the need for repair and/or replacement should be monitored closely.
 - POOR = In final 10% of its Life, is visibly failing, and/or a potential safety hazard -- replace ASAP.
 - AS NEEDED = Component is either a budget allowance of funds for ongoing repair/replacement in the future; or a component that should be replaced whenever it is warranted
 - PROPOSED = The replacement date for this component has been proposed in the future by the Board of Directors and/or representative.
 - IN PROGRESS = The component is currently being investigated, repaired and/or replaced; and the next Reserve Study Update will incorporate the final details.

Please continue to following page(s) for specific component related inventories and notes:

SPECIFIC NOTES:**MAIN HEADING:** 2.00 PARKING LOT - ASPHALT**SUB HEADING:** 2.01 ASPHALT STRIPING

548	L.F. of White Striping	\$0.51	\$278.95
61	L.F. of Blue Striping	\$0.51	\$31.05
6	Parking Designations	\$15.00	\$90.00
			<u>\$400.00</u>

MAIN HEADING: 3.00 PARKING LOT - MISCELLANEOUS COMPONENTS**SUB HEADING:** 3.02 MISCELLANEOUS SIGNAGE REPLACEMENT ALLOWANCE

- 3 Handicap Parking Signs
- 1 Private No Fishing Sign
- 2 Private No Parking Sign

MAIN HEADING: 5.00 BUILDING EXTERIORS**SUB HEADING:** 5.09 WINDOW INSPECTION//REPAIR/REPLACE ALLOWANCE

The following inventory identifies the total quantity of windows found at the building exteriors. As window systems do not have a standard life expectancy or cost of replacement at the time of failure, property wide one time replacement has not been included. Instead the line item included is intended to provide funds for inspection, repair and replacement over time. We recommend the the association hire a specialist to inspect the windows as issues arise and complete preventative maintenance, repair and replacement as advised to maintain the system's integrity. The reserve study will be adjusted as the property evolves and information is known.

- 2 ~ 1' x 1' - opening (managers office) - newer
- 1 ~ 4' x 3' - opening (kitchen addition) - newer
- 2 ~ 3' x 3' - opening (kitchen prep. room)
- 1 ~ 4' x 7' - fixed (jr. room)
- 4 ~ 3.5' x 3.5' - fixed (jr. room)
- 1 ~ 1' x 9' - fixed (jr. room)
- 2 ~ 3' x 9' - fixed (jr. room)
- 3 ~ 3.5' x 9' - fixed (jr. room)
- 2 ~ 3.5' x 1.5' - fixed upper arched (jr. room)
- 1 ~ 3.5' x 2.5' - fixed upper (jr. room)
- 6 ~ 3.5' x 9' - fixed (dining room)
- 10 ~ 3.5' x 1.5' - fixed arched (dining room)
- 3 ~ 3.5' x 2.5' - fixed (dining room)
- 2 ~ 3.5' x 2.5' - opening upper louvered (dining room)
- 10 ~ 3.5' x 3.5' - fixed (dining room)

- 2 ~ 3.5' x 3.5' - fixed (bar)
- 10 ~ 3.5' x 9' - fixed (bar)
- 4 ~ 3.5' x 1.5' - fixed upper arched (bar)
- 1 ~ 3.5' x 2.5' - fixed upper (bar)
- 1 ~ 3.5' x 2.5' - fixed upper (bar) - newer
- 6 ~ 2.5' x 6.5' - fixed (bar)
- 2 ~ 3.5' x 1.5' - fixed upper arched (bar storage)
- 1 ~ 3.5' x 2.5' - fixed upper (bar storage)
- 2 ~ 3.5' x 1.5' - fixed upper arched (ship store)
- 1 ~ 3.5' x 2.5' - fixed upper (ship store)
- 1 ~ 3.5' x 1.5' - fixed upper arched (women's restroom)
- 1 ~ 3.5' x 2.5' - fixed upper louvered (women's restroom)
- 4 ~ 3' x 6' - fixed (entry area)

MAIN HEADING: 6.00 DECK AREAS

SUB HEADING: 6.15 MAIN DECK - OUTDOOR FURNITURE - WOOD

3	Wood Round Tables (Tall)	\$800.00	\$2,400.00
6	Wood Bar Stools	\$600.00	\$3,600.00
			<u>\$6,000.00</u>

MAIN HEADING: 6.00 DECK AREAS

SUB HEADING: 6.16 MAIN DECK - OUTDOOR FURNITURE - OTHER

40	Metal/Vinyl Chairs	\$150.00	\$6,000.00
11	Metal/Plastic Round Tables	\$300.00	\$3,300.00
11	Metal/Vinyl Bar Stools	\$250.00	\$2,750.00
10	Umbrellas	\$400.00	\$4,000.00
			<u>\$16,050.00</u>

MAIN HEADING: 7.00 DOCKS, GANGWAYS & BUILDING STRUCTURE

SUB HEADING: 7.03 GANGWAYS

28	L.F. of ~ 2.5' Wide (South Side)	\$250.00	\$7,000.00
31	L.F. of ~ 3.5' Wide (Main Dock)	\$250.00	\$7,750.00
26	L.F. of ~ 5.5' Wide (Jr. Dock)	\$300.00	\$7,800.00
			<u>\$22,550.00</u>

MAIN HEADING: 7.00 DOCKS, GANGWAYS & BUILDING STRUCTURE

SUB HEADING: 7.08 & 7.09 - PILING/BEAM/STRUCTURE INVESTIGATION & REPAIRS
MAJOR & MINOR

The under structure of the facility, including the pilings appear to be in fair to good condition. It should be noted, however, that the pilings are re-cycled from an earlier construction project and our visual observation could not determine actual integrity. There appears to be some dry rot activity at the south end of this decking that we suggest be investigated by an appropriate expert.

As noted later in Note # 13.08, the stone structure under the fireplace is putting a load on the floor that is causing some sagging. This also should be further investigated to determine its impact on the building under structure and pilings.

MAIN HEADING: 8.00 PAINTING, WATERPROOFING, & SIDING/TRIM REPAIRS

SUB HEADING: 8.01 PAINT PARKING LOT COMPONENTS

1	Wood Carved "SYC" Entry Sign	\$500.00	\$500.00
640	S.F. of Wood Railing ~ 4'	\$1.50	\$960.00
196	S.F. of Post & Rope Railing @ Property Line	\$1.50	\$294.00
252	S.F. of Wood Fence/Gates @ Trash Area	\$1.50	\$378.00
			<u>\$2,132.00</u>

MAIN HEADING: 8.00 PAINTING, WATERPROOFING, & SIDING/TRIM REPAIRS

SUB HEADING: 8.02 PAINT BUILDING EXTERIORS

1165	S.F. of Overhang	\$1.50	\$1,746.75
597	S.F. of Metal Gutters	\$1.50	\$895.50
190	S.F. of Wood Fascia	\$1.50	\$285.00
925	S.F. of Wood Trim	\$2.00	\$1,850.00
1354	S.F. of Wood Board Siding	\$1.50	\$2,031.00
1120	S.F. of Wood Shingle Siding	\$1.50	\$1,680.00
192	S.F. of Wood T1-11 Siding	\$1.50	\$288.00
2	S.F. of Wood Entry Posts	\$1.50	\$3.00
96	S.F. of Metal Clad Chiller Paint	\$1.50	\$144.00
330	S.F. of Wood/Metal Trellis @ North & South Si	\$1.50	\$495.00
196	S.F. of Exterior Doors	\$1.50	\$294.00
37	S.F. of Stain Entry Door	\$7.00	\$259.00
			<u>\$9,971.25</u>

10.00**COMPONENT NOTES****MAIN HEADING:** 8.00 PAINTING, WATERPROOFING, & SIDING/TRIM REPAIRS**SUB HEADING:** 8.03 BUILDING EXTERIOR REPAIR/REPLACEMENT ALLOWANCE
~ 5% OF TOTAL

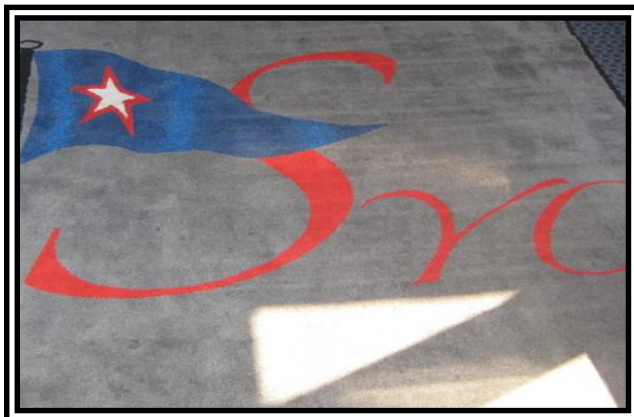
1165	S.F. of Overhang/Eves	\$8.00	\$9,316.00
190	L.F. of Wood Fascia	\$15.00	\$2,850.00
925	L.F. of Wood Trim	\$12.00	\$11,100.00
1354	S.F. of Wood Board Siding	\$15.00	\$20,310.00
1120	S.F. of Wood Shingle Siding	\$18.00	\$20,160.00
192	S.F. of Wood T1-11 Siding	\$10.00	\$1,920.00
2	Wood Entry Posts	\$1,500.00	\$3,000.00
			<u>\$68,656.00</u>

MAIN HEADING: 8.00 PAINTING, WATERPROOFING, & SIDING/TRIM REPAIRS**SUB HEADING:** 8.04 PAINT/STAIN MAIN DECK COMPONENTS

120	S.F. of Metal Gates @ Metal/Glass Panel Railin	\$1.50	\$180.00
504	S.F. of Wood Railing @ Northwest Side	\$1.50	\$756.00
184	S.F. of Wood Lattice Railing Topper (outside ki	\$1.50	\$276.00
102	S.F. of Stain Outside Bar Top/Back Bar Top	\$7.00	\$714.00
48	S.F. of Wood Side Deck Surface (outside kitche	\$1.50	\$72.00
160	S.F. of Wood Railing @ Side Deck (outside kitc	\$1.50	\$240.00
675	Paint Wood T1-11 Main Deck "Skirt"	\$1.50	\$1,012.50
			<u>\$3,250.50</u>

MAIN HEADING: 10.00 ENTRY LOBBY**SUB HEADING:** 10.02 SYC AREA CARPET

The wear and tear on this area carpet at the entry lobby is greater than for the one located in the dining room; therefore the useful lives are different.



10.00**COMPONENT NOTES****MAIN HEADING:** 10.00 ENTRY LOBBY**SUB HEADING:** 10.06 FURNISHINGS

4 Leather Upholstered Chairs	\$1,500.00	\$6,000.00
1 3 Cushion Leather Couch	\$3,000.00	\$3,000.00
		<u>\$9,000.00</u>

The leather upholstery on the chairs are shown significant wear will need to be redone sooner than the couch.

**MAIN HEADING:** 13.00 DINING ROOM & BAR**SUB HEADING:** 13.08 FIREPLACE

The Fireplace is currently resting upon a heavy concrete and stone structure that is causing deflection of the flooring. The preliminary plan is to remove this stone structure, repair the floor and replace with a new fireplace. The extent of damage and the cost of this project are unknown at this time. The figure of \$25,000 is a budgetary figure only and may not reflect actual cost when the extent of the project is known.



MAIN HEADING: 13.08 DINING ROOM & BAR

SUB HEADING: 13.13 HARDWOOD FLOORING

The existing hardwood flooring is original, has been sanded and refinished a number of time so the wood is worn down and cannot be refinished again. The estimate to replace this flooring is approximately \$10,000.



MAIN HEADING: 13.00 DINING ROOM & BAR

SUB HEADING: 13.14 WOOD WAINSCOTING

The wood wainscoting lining one was of the dining room and into the bar is original and has suffered significant wear and tear over time. The chair rub rail is not located properly so as to stop damage from chairs and other things that might bang the wall. If the wood wainscoting is to be repaired and maintained a rub rail should either be mounted lower or the piece of material should be 1" X 12" rather than the current 1" X 4". If the wainscoting is to be removed, the material and condition of the wall behind it is unknown, therefore the cost figure shown here is a budgetary figure only and may not reflect actual cost when the extent of the project is known.

Picture to be added

MAIN HEADING: 13.00 DINING ROOM & BAR

SUB HEADING: 13.16 FURNISHINGS

3 3' Square Dining Tables	\$250.00	\$750.00
8 4' Round Dining Tables	\$350.00	\$2,800.00
6 3' Round Dining Tables	\$250.00	\$1,500.00
66 Wood/Vinyl Captains Chairs	\$300.00	\$19,800.00
4 3' Bar Tall Tables on Wood Pedestals	\$400.00	\$1,600.00
2 5' Bar Tables on Wood Pedestals	\$350.00	\$700.00
22 Wood/Vinyl Captains Style Tall Bar Stools	\$350.00	\$7,700.00
16 Wood/Vinyl Captains Chairs	\$300.00	\$4,800.00
220 Square Feet of Drapery	\$12.00	\$2,640.00
1 Misc. Art Allowance	\$1,000.00	\$1,000.00
10 Wall Mount Half Hulls	\$400.00	\$4,000.00
		<u>\$47,290.00</u>

MAIN HEADING: 17.00 KITCHEN**SUB HEADING:** 17.01 VINYL FLOORING

The vinyl flooring in the kitchen is at the end of its useful life and should be replaced. Because of the need to disconnect and move all kitchen equipment, the chef and the board should determine if any equipment should be replaced at the same time.

As can be seen in the picture below there are cracks and gaps where the flooring butts up to base boards. Additionally, current health code requires that such flooring be wrapped up the wall to a certain distance. While more expensive, tile seems to be a preferred material to use in commercial kitchens.



MAIN HEADING: 17.00 KITCHEN

SUB HEADING: 17.05 KITCHEN EQUIPMENT

1	Dishwashing System	\$10,000.00	\$10,000.00
1	Stainless Steel Wall Mount Sink	\$1,000.00	\$1,000.00
50	Sq. Ft. Stainless Steel Wall Panel	\$50.00	\$2,500.00
1	WARING Professional Griddle	\$6,500.00	\$6,500.00
1	PITCO Deep Fryer	\$4,500.00	\$4,500.00
1	WELLS Gas Grill	\$5,000.00	\$5,000.00
2	WOLF 6 Burner Stove/Oven	\$8,500.00	\$17,000.00
1	Stainless Steel Exhaust Hood	\$3,000.00	\$3,000.00
1	Haylon Fire System	\$10,000.00	\$10,000.00
1	5 Bin Cooling Table	\$8,000.00	\$8,000.00
1	3 Bin Heat Table	\$6,500.00	\$6,500.00
1	TRUE 2 Glass Door Refrigerator	\$3,500.00	\$3,500.00
1	TRAULSEN 1 Door Freezer	\$2,500.00	\$2,500.00
1	HOBART Meat Slicer	\$3,000.00	\$3,000.00
1	MANOOWOC Ice Make	\$2,500.00	\$2,500.00
1	MANOOWOC Ice Storage Cabinet	\$1,000.00	\$1,000.00
1	Walk In Cooler	\$50,000.00	\$50,000.00
			<u>\$136,500.00</u>

STEPS FOR DETERMINING PERCENT FUNDED:

Step 1: Calculate for each component a required contribution on a "straight-line" funding methodology.

(total component cost divided by the life expectancy of the component)

Step 2: Calculate the required dollars in Reserves for each component.

(required annual contribution multiplied by the component's life in service)

Step 3: Total the required dollars for each component to arrive at "required dollars in bank".

Step 4: Divide actual dollars in bank by required dollars in bank to arrive at percent funded calculation.

This report includes, but is not limited to*, reserve calculations made using the formula described in section 5570(b)(4) ((old 1365.2.5(b)(4)) of the Davis-Stirling Act:

(4) For the purpose of the report and summary, the amount of reserves needed to be accumulated for a component at a given time shall be computed as the current cost of replacement or repair multiplied by the number of years the component has been in service divided by the useful life of the component. **This shall not be construed to require the board to fund reserves in accordance with this calculation.**

* The future funding levels developed in the Funding Plan of this Reserve Study are derived through cash flow funding calculations.

Code #	Component Description	2014 End Req'd in Bank	Year New	Useful Life	Rmng. (2015)	Total Cost	Annual Allocation	2015 End Req'd in Bank
1.00	SITE COMPONENTS							
2.00	PARKING LOT - ASPHALT							
2.01	Asphalt Sealing	\$0	2014	5	4	\$2,856	\$571	\$571
2.02	Asphalt Striping - Inventory in Note	\$0	2014	5	4	\$400	\$80	\$80
2.03	Asphalt Repair Allowance - Ongoing w/ Paint Cycles	\$0	2014	5	4	\$5,291	\$1,058	\$1,058
2.04	Asphalt Major Repair & Replacement	\$18,894	1993	45	23	\$40,488	\$900	\$19,794
3.00	PARKING LOT - MISCELLANEOUS COMPONENTS							
3.01	Wood Carved "SYC" Entry Sign	\$80	2012	25	22	\$1,000	\$40	\$120
3.02	Miscellaneous Signage Replacement Allowance	\$0	2014	5	4	\$1,000	\$200	\$200
3.03	Side/Service Entry Walkway - Structure Repair/Deck Replace	\$0	2014	25	24	\$3,500	\$140	\$140
3.04	Side/Service Entry Walkway - Wood Railing ~ 4'	\$0	2014	25	24	\$1,400	\$56	\$56
3.05	Wood Post & Rope Railing @ Property Line	\$3,794	1980	50	15	\$5,580	\$112	\$3,906
3.06	Wood Railing @ Parking Area ~ 4'	\$1,800	1980	25	-10	\$1,800	\$72	\$0
3.07	Wood Fence/Gates @ Trash Area	\$1,344	2015	25	25	\$1,400	\$56	\$0
3.08	Backflow Preventer - 2"	\$0	2014	35	34	\$1,850	\$53	\$53
4.00	EXTERIOR COMPONENTS							
5.00	BUILDING EXTERIORS							
5.01	Roof Re-Coat - Fiberglass/Elastomeric (based on Moreno bid)	\$13,448	2004	25	14	\$33,620	\$1,345	\$14,793
5.02	Built-Up Roof - Main Roof	\$27,720	2004	20	9	\$55,440	\$2,772	\$30,492
5.03	Flat Roof (Over Entry)	\$2,126	2004	25	14	\$5,315	\$213	\$2,339
5.04	Flat Roof (Over Kitchen Extension)	\$72	2013	25	23	\$1,800	\$72	\$144
5.05	Copper Gutters	\$78	2013	50	48	\$3,880	\$78	\$155
5.06	Copper Downspouts	\$2,263	1968	50	3	\$2,460	\$49	\$2,312
5.07	Copper Wall Cap Flashing	\$330	1999	50	34	\$1,100	\$22	\$352
5.08	Metal Gutters	\$390	1968	25	-22	\$390	\$16	\$0
5.09	Windows Inspection/Repair/Replace Allow. - Inven. in Note	\$1,667	2018	6	3	\$5,000	\$833	\$2,500
5.10	Lights - Wall Mount Carriage Fixtures @ Entry	\$240	1999	25	9	\$400	\$16	\$256
5.11	Lights - 2 Head Motion Sensor @ Rear Kitchen Area	\$7	2013	25	23	\$175	\$7	\$14
5.12	Lights - 2 Head Motion Sensor @ Main Deck Area	\$28	2013	25	23	\$700	\$28	\$56
5.13	Lights - Hanging Lantern Fixtures @ Main Deck Area	\$1,000	1960	25	-30	\$1,000	\$40	\$0
5.14	Lights - Wall Mount Carriage Fixtures @ S. Deck Side Entry	\$120	1999	25	9	\$200	\$8	\$128
5.15	Doors - Wood/Glass Main Entry Set	\$1,333	1999	45	29	\$4,000	\$89	\$1,422
5.16	Doors - Wood Side/Service Entry	\$36	2012	45	42	\$800	\$18	\$53
5.17	Doors - Wood to Kitchen Storage	\$0	2014	45	44	\$800	\$18	\$18
5.18	Doors - Wood to Race Locker	\$0	2014	45	44	\$800	\$18	\$18
5.19	Doors - Metal Clad Louvered to Water Heater Closet	\$178	2010	45	40	\$2,000	\$44	\$222
5.20	Doors - Wood to Kitchen	\$18	2013	45	43	\$800	\$18	\$36
5.21	Doors - Metal Clad to Kitchen Prep Room	\$422	1995	45	25	\$1,000	\$22	\$444
5.22	Doors - Sliding Glass to Jr. Room	\$1,267	1995	45	25	\$3,000	\$67	\$1,333
5.23	Doors - Sliding Glass to Dining Room	\$1,267	1995	45	25	\$3,000	\$67	\$1,333
5.24	Doors - Sliding Glass to Bar	\$633	1995	45	25	\$1,500	\$33	\$667
5.25	Doors - Metal/Glass w/ Full Lite @ South Deck Side Entry	\$400	1999	45	29	\$1,200	\$27	\$427
5.26	Panic Hardware @ Side /Service Entry	\$600	1995	10	-10	\$600	\$60	\$0

5.27	Awnings - Canvas Replace	\$2,388	2008	15	8	\$5,970	\$398	\$2,786
5.28	Awnings - Structure Replace	\$1,194	2008	30	23	\$5,970	\$199	\$1,393
5.29	Wood/Metal Trellis @ North & South Sides	\$11,550	1959	40	-16	\$11,550	\$289	\$0
5.30	Metal Sign @ Entry	\$180	2008	50	43	\$1,500	\$30	\$210
5.31	Wood Sausalito Sign @ Entry	\$214	1999	35	19	\$500	\$14	\$229
6.00	DECK AREAS							
6.01	Main Deck - Re-Surface & Major Repairs (w/ coat cycle)	\$28,265	1999	30	14	\$56,530	\$1,884	\$30,149
6.02	Main Deck - Metal/Glass Panel Railing	\$1,176	2010	50	45	\$14,700	\$294	\$1,470
6.03	Main Deck - Metal Gates @ Metal/Glass Panel Railing	\$512	2010	25	20	\$3,200	\$128	\$640
6.04	Main Deck - Wood Railing @ Northwest Side ~ 4'	\$1,260	1999	30	14	\$2,520	\$84	\$1,344
6.05	Main Deck - Wood Lattice Railing Topper ~ 4' (outside kitchen)	\$28	2012	25	22	\$345	\$14	\$41
6.06	Main Deck - Utility Sink Basin (outside kitchen area)	\$67	2013	30	28	\$2,000	\$67	\$133
6.07	Main Deck - Outside Bar Top/Back Bar Top	\$255	2012	40	37	\$5,100	\$128	\$383
6.08	Main Deck - Outside Bar Stainless Steel Sink Basins	\$950	1995	40	20	\$2,000	\$50	\$1,000
6.09	Main Deck - Outside Bar Cart	\$75	2011	20	16	\$500	\$25	\$100
6.10	Main Deck - Outdoor Bar - Ceiling Mount Heat Lamps	\$5,000	1997	10	-8	\$5,000	\$500	\$0
6.11	Main Deck - Outdoor Bar Speakers @ Outdoor Bar Area	\$240	2010	10	5	\$600	\$60	\$300
6.12	Main Deck - Wood T1-11 Main Deck "Skirt"	\$0	2014	20	19	\$5,400	\$270	\$270
6.13	Main Deck - Flood Light Fixtures @ Wood "Skirt"	\$0	2014	20	19	\$600	\$30	\$30
6.14	Main Deck - Flag Pole Repair/Replacement	\$0	2014	20	19	\$5,000	\$250	\$250
6.15	Main Deck - Outdoor Furniture - Wood	\$600	2013	10	8	\$6,000	\$600	\$1,200
6.16	Main Deck - Outdoor Furniture - Other	\$3,210	2012	10	7	\$16,050	\$1,605	\$4,815
6.17	Jr. Sailing Deck - Wood Surface Replace/Structure Repairs	\$72,761	1985	30	0	\$75,270	\$2,509	\$0
6.18	Jr. Sailing Deck - Wood Railing ~ 4'	\$2,900	1985	30	0	\$3,000	\$100	\$0
6.19	Jr. Sailing Deck - Corrugated Plastic Storage Area Roof	\$263	2012	35	32	\$4,608	\$132	\$395
6.20	Jr. Sailing Deck - Storage Area Structure Repairs	\$2,500	1990	6	-19	\$2,500	\$417	\$0
6.21	Side Kitchen Deck - Surface Replace/Struct. Repairs	\$0	2014	30	29	\$3,840	\$128	\$128
6.22	Side Kitchen Deck Wood Railing ~ 4'	\$0	2014	30	29	\$800	\$27	\$27
7.00	DOCKS, GANGWAYS & BUILDING STRUCTURE							
7.01	Main Dock Major Repair/Replacement	\$11,322	2008	20	13	\$37,740	\$1,887	\$13,209
7.02	Junior Dock Major Repair/Replacement	\$3,225	2009	20	14	\$12,900	\$645	\$3,870
7.03	Gangways - Inventory in Note	\$15,785	2000	20	5	\$22,550	\$1,128	\$16,913
7.04	Plastic Boat Storage Float Dock (currently attached to Jr. dock)	\$1,800	2010	20	15	\$9,000	\$450	\$2,250
7.05	Hoist (Crane) - Electric - Jr. Dock	\$5,000	1978	20	-17	\$5,000	\$250	\$0
7.06	Hoist (electric) - Jr. Dock	\$1,400	2000	20	5	\$2,000	\$100	\$1,500
7.07	Electric Crane Motors @ Jr. Dock	\$1,400	2014	1	0	\$1,400	\$1,400	\$1,400
7.08	Hoist for Main Gangway (Block & Tackle)	\$800	2006	10	1	\$1,000	\$100	\$900
7.09	Piling/Beam/Structure Invest. & Repair Allowance - Minor	\$1,000	2018	5	3	\$5,000	\$1,000	\$2,000
7.10	Piling/Beam/Structure Invest. & Repair Allowance - Major	\$20,000	2025	15	10	\$75,000	\$5,000	\$25,000
8.00	PAINTING, WATERPROOFING, & SIDING/TRIM REPAIRS							
8.01	Paint Parking Lot Components	\$1,777	2009	6	0	\$2,132	\$355	\$0
8.02	Paint Building Exteriors	\$9,971	2005	6	-4	\$9,971	\$1,662	\$0
8.03	Building Exterior Repair/Replacement Allowance ~5% of Total	\$3,433	2005	6	-4	\$3,433	\$572	\$0
8.04	Paint/Stain Main Deck Components	\$3,251	2005	6	-4	\$3,251	\$542	\$0
8.05	Main Deck - Re-Coat & Minor Repairs	\$0	2014	6	5	\$14,133	\$2,355	\$2,355
9.00	INTERIOR COMPONENTS							
10.00	ENTRY LOBBY							
10.01	Carpet	\$281	2013	8	6	\$2,246	\$281	\$561
10.02	SYC Area Carpet	\$540	2010	8	3	\$1,080	\$135	\$675
10.03	Paint	\$442	2012	5	2	\$1,104	\$221	\$663
10.04	Paint Wood Trim & Doors	\$109	2012	5	2	\$272	\$54	\$163
10.05	Wood Trim Stain/Vanish	\$812	1999	10	-6	\$812	\$81	\$0
10.06	Furnishings	\$900	2012	20	17	\$9,000	\$450	\$1,350
10.07	Wood Doors	\$563	1999	40	24	\$1,500	\$38	\$600
10.08	Brass Panic Exit Hardware @ Front Doors	\$60	2013	25	23	\$1,500	\$60	\$120
10.09	Hanging Brass Lantern	\$253	1995	30	10	\$400	\$13	\$267
10.10	Recessed Ceiling Lights	\$900	1999	30	14	\$1,800	\$60	\$960
10.11	Lighted Exit Sign/Emergency Lights	\$206	1999	20	4	\$275	\$14	\$220
11.00	OFFICE							
11.01	Carpet	\$42	2013	15	13	\$630	\$42	\$84
11.02	Paint	\$71	2012	12	9	\$425	\$35	\$106
11.03	Trim paint	\$0	2012	12	9	\$0	\$0	\$0

11.04	Formica Desk/Counter Top	\$45	2011	20	16	\$300	\$15	\$60
11.05	Upper Wood Cabinets	\$600	2011	30	26	\$6,000	\$200	\$800
11.06	Wood Dutch Door	\$15	2013	40	38	\$600	\$15	\$30
11.07	Recessed Ceiling Lights	\$900	1999	30	14	\$1,800	\$60	\$960
12.00	RESTROOMS							
12.01	Tile - Floors, Walls & Showers	\$10,121	2000	30	15	\$21,688	\$723	\$10,844
12.02	Paint	\$1,447	2000	6	-9	\$1,447	\$241	\$0
12.03	Trim paint	\$34	2000	6	-9	\$34	\$6	\$0
12.04	Wood Trim Stain/Vanish	\$630	2000	6	-9	\$630	\$105	\$0
12.05	Stainless Steel Toilet Partitions & Doors	\$8,400	2000	20	5	\$12,000	\$600	\$9,000
12.06	Stainless Steel Towel Dispensers	\$560	2000	20	5	\$800	\$40	\$600
12.07	Stainless Steel Handicap Bars	\$1,400	2000	20	5	\$2,000	\$100	\$1,500
12.08	Toilets	\$1,050	2000	20	5	\$1,500	\$75	\$1,125
12.09	Wall Urinals	\$490	2000	20	5	\$700	\$35	\$525
12.10	Corian Vanity Tops	\$350	2000	20	5	\$500	\$25	\$375
12.11	Sinks & Fixtures	\$1,120	2000	20	5	\$1,600	\$80	\$1,200
12.12	Recessed Ceiling Lights	\$2,240	2000	20	5	\$3,200	\$160	\$2,400
12.13	Exhaust Fans	\$280	2000	20	5	\$400	\$20	\$300
12.14	Smoke Detectors	\$28	2000	20	5	\$40	\$2	\$30
13.00	DINING ROOM & BAR							
13.01	Carpet	\$800	2013	12	10	\$9,599	\$800	\$1,600
13.02	SYC Area Carpet	\$576	2006	15	6	\$1,080	\$72	\$648
13.03	Paint	\$1,017	2010	6	1	\$1,526	\$254	\$1,272
13.04	Paint Wood Trim & Doors	\$931	2010	6	1	\$1,396	\$233	\$1,163
13.05	Trophy Case/Entertainment Center Stain/Vanish	\$1,044	1999	10	-6	\$1,044	\$104	\$0
13.06	Stain/Varnish Hardwood Flooring	\$2,050	2013	5	3	\$10,250	\$2,050	\$4,100
13.07	Fire Place	\$0	2016	0	0	\$25,000	\$0	\$0
13.08	SAMSUNG 60" Flat Screen TV	\$875	2007	8	0	\$1,000	\$125	\$0
13.09	Stereo Speakers	\$800	2006	16	7	\$1,600	\$100	\$900
13.10	Acoustical Ceiling Tiles - Fixed	\$14,092	1996	30	11	\$23,486	\$783	\$14,875
13.11	Acoustical Ceiling Tiles - Suspended	\$12,960	1996	30	11	\$21,600	\$720	\$13,680
13.12	Hardwood Flooring	\$5,599	2016	40	1	\$5,894	\$147	\$5,746
13.13	Wood Wainscoting	\$5,535	1996	30	11	\$9,225	\$308	\$5,843
13.14	Wood Trim & Wainscoting Stain/Vanish	\$0	2014	5	4	\$1,292	\$258	\$258
13.15	Wood Paneled Folding Door	\$5,000	1999	30	14	\$10,000	\$333	\$5,333
13.16	Furnishings	\$15,763	2009	15	9	\$47,290	\$3,153	\$18,916
13.17	Recessed Ceiling Lights	\$3,600	1996	30	11	\$6,000	\$200	\$3,800
13.18	Small Ceiling Spot	\$0	2014	30	29	\$225	\$8	\$8
13.19	Ceiling Mount Light Track	\$0	2014	30	29	\$200	\$7	\$7
13.20	Track lights	\$0	2014	30	29	\$300	\$10	\$10
13.21	Ceiling Speakers	\$350	2009	30	24	\$2,100	\$70	\$420
13.22	Ceiling Fans	\$720	1996	30	11	\$1,200	\$40	\$760
13.23	4' 2 Bulb Fluorescent Lights	\$6	2013	30	28	\$175	\$6	\$12
13.24	Lighted Exit Sign/Emergency Lights	\$697	1995	30	10	\$1,100	\$37	\$733
14.00	DINING SERVICE ROOM							
14.01	Vinyl Flooring	\$784	1994	30	9	\$1,176	\$39	\$823
14.02	Paint	\$441	2003	10	-2	\$441	\$44	\$0
14.03	Wood Portable Cabinets	\$750	2009	25	19	\$3,750	\$150	\$900
14.04	Formica Counter Top	\$20	2009	25	19	\$100	\$4	\$24
14.05	2 Glass Door Refrigerator	\$625	2009	20	14	\$2,500	\$125	\$750
14.06	Commercial Floor Model Freezer	\$100	2013	20	18	\$2,000	\$100	\$200
14.07	2 Drawer Warmer Oven	\$875	2009	20	14	\$3,500	\$175	\$1,050
14.08	Steel Bar Screen Door	\$165	2003	40	28	\$600	\$15	\$180
15.00	BAR & LIQUOR ROOM							
15.01	Elastomeric Floor Paint	\$287	2013	5	3	\$1,436	\$287	\$574
15.02	Stainless Steel Sink Counter	\$907	2010	30	25	\$6,800	\$227	\$1,133
15.03	Stainless Steel Sinks	\$160	2010	30	25	\$1,200	\$40	\$200
15.04	3 Door Stainless Undercounter Refrigerators	\$1,400	2010	20	15	\$7,000	\$350	\$1,750
15.05	Formica Counter Top	\$56	2010	20	15	\$280	\$14	\$70
15.06	Wood Bar Top Refinish/Varnish	\$500	2012	3	0	\$750	\$250	\$0
15.07	Beer & Soft Drink Cooler Units, Piping, Draw/Guns	\$2,667	2010	15	10	\$10,000	\$667	\$3,333
15.08	Touch Screen Point of Sale Computers	\$1,200	2012	5	2	\$3,000	\$600	\$1,800

TRADE: Financial Information
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CITY, STATE: Sausalito , CA 94966
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TRADE: Component Replacement Dates
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