

	A	G	H	I	J	K	L	M	N
1	Deferred - Master List Assumption Page								
2			2017	2018	2019	2020	2021	2022	2023-2027
3	Club Entrance								
4	Increased Tree trimming throughout property & golf course from \$20k to \$30k			10,000	10,000	10,000	10,000	10,000	50,000
5									
6	HGRD General								
7	Decreased Ballroom Womens Bathroom from \$40k to \$25k						(15,000)		
8	Move Pro Shop Area bathroom from 2019 to 2020				(5,000)	5,000			
9	Increase Cart Path- Golf Course (concrete) \$7500/yr for 2018, 19 & 20			7,500	7,500	7,500			
10	Increased Palmetto Trimming (includes pinestraw & disposal) from \$25,500 to \$30k		4,500	4,500	4,500	4,500	4,500	4,500	22,500
11	Add Maintain Seawalls (#1, #4 & #7) for 2018-2020			3,000	3,000	3,000			
12	Conservation Easement Maintenance (exotic removal)		(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(6,000)	(30,000)
13	Replace fire sprinkler heads (outdated) - moved from capital		2,600						
14									
15	Restaurant & Ballroom Building								
16	Added Freezer Refrigeration (floor repair) - need quote		5,000						
17	Added Ballroom Divider wheels			5,000					
18									
19	Lake Management								
20	Replace bubblers (\$2500 no owned:2)			5,000					5,000
21	Replace fountains (\$3k we own 4		3,000		3,000		3,000		
22									
23	Pool Area								
24	Added Furniture - replace loungers & chairs with brown		2,000	2,000	2,000				
25	Removed Pool pipe/leak maintenance from subsequent yrs, left in 2018 only		(2,500)		(2,500)	(2,500)	(2,500)	(2,500)	(12,500)
26									
27	Clubhouse								
28	Carpet								
29	Increased Admin area from \$7313 to \$10k			2,687					
30	Increased Pro Shop from \$7113 to \$10k				2,887				
31	Moved Board Room/F&B office from 2018-2019			(4,000)	4,000				
32	Moved Main Lobby from 2020 to 2019				15,000	(15,000)			
33	Ballroom								
34	Moved & Increased Lobby floor & hallway tile from 2024 to 2018 \$5k to \$15k			10,000					(5,000)
35	Lounge								
36	Combined Carpet & Hardwood floor and increased from \$14k to \$17k			7,000			(4,000)		
37									
38	Fitness								
39	Paint (2013 outside/2016 inside)								(4,500)
40	Carpet								(8,000)
41									
42	Tennis								
43	Har-Tru 5th Year Maintenance 2018 (\$25520-8400 already collected)			17,120					25,520
44									
45	Other Recreation								
46	Shuffle Board								
47	Seating - repaint and repair		1,500			(1,500)			

	A	F	G	H	I	J	K	S	T	U	V	W	X	Y	Z	AA	
1	Deferred Maintenance- Master list																
2			Est. Cost	useful life	installed	next due		2017	2018	2019	2020	2021	2022	2023-2027		Life Cycle of 30 Years	
3	Club Entrance																
4	Tree trimming throughout property & golf course		\$ 10,000	1	2013	2014		\$20,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$150,000		\$180,000	
5	Landscape (All Rec Dist facilities)		\$ 100,000	20	2012	2032								\$0		\$95,000	
6	Trees throughout property (replacement)		\$ 2,000	1	2013	2014		\$14,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$10,000		\$36,000	
7	Parking lot traffic signs		\$ 750	5	2012	2017		\$750					\$750	\$750		\$2,850	
8																	
9	HGRD General																
10	Seal Parking lot (clubhouse -main & pro shop)		\$ 13,000	2	2015	2017		\$22,200		\$13,000		\$13,000		\$26,000		\$104,000	
11	Seal Parking lot (club rear, W lot, lot @ Palo Duro)		\$ 7,000	2	2015	2017		\$7,000		\$7,000		\$7,000		\$14,000		\$56,000	
12	Seal Parking lot (fitness area)		\$ 3,000	2	2015	2017		\$0		\$3,000		\$3,000		\$6,000		\$24,000	
13	Seal Parking lot (tennis & shuffle)		\$ 2,000	2	2015	2017		\$2,000		\$2,000		\$2,000		\$4,000		\$16,000	
14	Seal GCM/CLIS building asphalt		\$ 10,000	2	2015	2017		\$10,000		\$10,000		\$10,000		\$20,000		\$80,000	
15	Clean & Seal Stamped Concrete/Pavers		\$ 7,000	3	2020	2023					\$7,000			\$14,000		\$25,667	
16	Restrooms - Update & refurbish																
17	Ballroom Mens Restroom		\$ 25,000	10	2011	2021			\$25,000							\$0	
18	Ballroom Womens Restroom		\$ 25,000	10	2011	2021						\$25,000				\$0	
19	Pool area		\$ 15,000	10	2010	2020					\$15,000					\$0	
20	Admin Bldg (breezeway women 2015/men 2017)		\$ 20,000	10	2015	2025		\$10,000						\$10,000		\$32,000	
21	Pro Shop Area		\$ 5,000	10	2009	2019					\$5,000					\$0	
22	Embarcadero #5 (include paint outside)		\$ 9,000	10	2015	2025								\$9,000		\$14,400	
23	Athenian #17 (include paint outside)		\$ 6,000	10	2015	2025								\$6,000		\$9,600	
24	Bocce/Tennis (include paint outside)		\$ 3,000	10	2018	2028								\$3,000		\$3,900	
25	Cart/Multi Use Path (asphalt Via La Quinta to Kaidon Ln)		\$ 20,000	15	2000	2015		\$6,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$15,000		\$41,333	
26	Bridge		\$ 8,000	25	2011	2036		\$3,000								\$0	
27	Cart Path- Golf Course (concrete)		\$ 5,000	15	2011	2026		\$5,000	\$7,500	\$7,500	\$7,500					\$0	
28	Maintain Seawalls (#1, #4 & #7)		\$ 3,000	1	2018	2019			\$3,000	\$3,000	\$3,000					\$0	
29	Clean Clubhouse Roof - Wet it and forget it		\$ 3,000	1	2011	2012		\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$15,000		\$60,000	
30	Clubhouse Roof Checkup & Cracked Tile Repair		\$ 4,500	1	2013	2014		\$9,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$22,500		\$81,000	
31	Conservation Easement Maintenance (exotic removal)		\$ 13,000	1	2012	2013		\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$35,000		\$247,000	
32	Palmetto Trimming (includes pinestraw & disposal)		\$ 25,500	1	2013	2014		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$150,000		\$459,000	
33	Bulrush Trimming on Lake Banks		\$ 15,000	1	2016	2017										\$0	
34	Diagnose odor issue in restaurant bathrooms		\$ 10,000	1	2017	2018		\$0								\$0	
35	Tint windows in rest/lounge/admin hall/pro shop		\$ 5,500	10	2017	2027		\$5,500								\$0	
36	Aesthetic Clubhouse Facility Improvements		\$ 10,000	1	2017	2018		\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000		\$140,000	
37	Replace fire sprinkler heads (outdated)		\$ 2,600	30	2017	2047		\$2,600									
38																	
39	Restaurant & Ballroom Building																
40	Flat roof over restaurant - maintainance		\$ 3,000	5	2008	2013			\$3,000					\$3,000		\$13,800	
41	Freezer Refrigeration (floor repair)		\$ 15,000					\$5,000									
42	Ballroom Divider		\$ 5,000						\$5,000								
43																	
44	Lake Management																
45	Lake erosion: property		\$ 1,000,000	10	2009	2019		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000		\$2,200,000	
46	Replace bubblers (\$2500 we own 2)		5000	8	2010	2018			\$5,000					\$5,000		\$13,125	
47	Replace fountains (\$3k) we own 4		12000	8	2014	2022		\$3,000		\$3,000		\$3,000		\$6,000		\$25,500	
48																	
49	Pool area																
50	Clean, Repair & Seal all pool area pavers		\$ 7,500	3	2016	2019				\$5,800			\$5,800	\$5,800		\$37,500	
51	Pavers @ pool deck (Replace)		\$ 85,000	30	1999	2029										\$0	
52	Pool Re-Marcite		\$ 30,000	10	2009	2019				\$30,000						\$0	
53	Spa Re-Marcite		\$ 4,000	10	2011	2021						\$4,000				\$0	
54	Furniture - replace loungers & chairs with brown		\$ 15,000	5	2013	2018		\$2,000	\$2,000	\$1,000						\$8,000	
55	Pool pipe/leak maintenance		\$ 2,500	1	2012	2013			\$2,500								
56																	
57	Clubhouse																

	A	F	G	H	I	J	K	S	T	U	V	W	X	Y	Z	AA	
1	Deferred Maintenance- Master list																
2			Est. Cost	useful life	installed	next due		2017	2018	2019	2020	2021	2022	2023-2027		Life Cycle of 30 Years	
58	Exterior																
59	Paint		\$ 40,000	10	2009	2019				\$40,000				\$0		\$88,000	
60	Awnings - refurbish/replace (19 @ \$700)		\$ 13,000	6	2009	2015				\$13,000				\$13,000		\$47,667	
61	Interior (HOA Office, F&B Office, Admin Offices,Lobby, Card Rooms, Activity Rooms,																
62	Supervisors Office, TV Room, Pro Shop, Rest rooms)																
63	Paint		\$ 10,000	5	2013	2018			\$10,000					\$10,000		\$36,000	
64	Carpet/floor																
65	card rooms		\$ 6,073	10	2010	2020					\$6,073			\$0		\$12,753	
66	activities rooms & billiards		\$ 11,500	25	1999	2024								\$11,500		\$14,720	
67	admin area		\$ 7,500	10	2002	2014			\$10,000					\$0		\$20,250	
68	Pro Shop		\$ 7,113	10	2009	2019				\$10,000				\$0		\$15,649	
69	Board Room/F&B office		\$ 2,750	10	2008	2018					\$4,000			\$0		\$6,325	
70	Main Lobby		\$ 15,000	25	2006	2031					\$15,000			\$0		\$15,000	
71																	
72	Ballroom																
73	Carpeting (including mezzanine)		\$ 20,000	7	2015	2022							\$20,000	\$0		\$45,714	
74	Dance Floor - Wood		\$ 25,000	10	2008	2018			\$17,000					\$0		\$57,500	
75	Window Treatments		\$ 12,000	10	2013	2023								\$12,000		\$21,600	
76	Paint		\$ 4,000	7	2013	2020					\$4,000			\$4,000		\$10,286	
77	Lobby floor & hallway tile		\$ 16,000	25	1999	2024			\$15,000					\$0		\$20,480	
78	Restaurant																
79	Carpet replacement		\$ 15,000	7	2014	2021						\$15,000		\$0		\$36,429	
80	Paint		\$ 750	4	2014	2018			\$750				\$750	\$750		\$3,188	
81	Lounge																
82	Paint		\$ 750	4	2014	2018			\$750				\$750	\$750		\$3,188	
83	Hardwood floor		\$ 22,000	10	2008	2018			\$17,000					\$0		\$50,600	
84	Bar - refurbish		\$ 10,000	20	2008	2028								\$0		\$11,500	
85	Recover Rolling Chairs in Card Room C		\$ 3,000	10	2013	2023								\$3,000		\$5,400	
86																	
87	CLIS																
88	Irrigation Pump Repairs		\$ 6,000	1	2017	2018		\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$42,000		\$84,000	
89	Drainage		\$ 3,000	1	2017	2018		\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$21,000		\$42,000	
90	Paint pumphouses		\$ 1,500	10	2015	2025								\$1,500		\$2,400	
91	Replace roof on Mystic pumphouse		\$ 10,000	30	2000	2030								\$0		\$10,333	
92	Replace roof on #18 pumphouse		\$ 10,000	30	2008	2038								\$0		\$7,667	
93	Replace roof on #16 pumphouse		\$ 14,500	30	2008	2038								\$0		\$11,117	
94																	
95	Fitness																
96																	
97	Tennis																
98	Wind screen		\$ 1,000	1	2013	2014		\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$5,000		\$18,000	
99	Nets (6)		\$ 900	2	2014	2016		\$900	\$900		\$900		\$900	\$1,800		\$7,650	
100	Fence repair		\$ 5,000	30	1994	2024						\$5,000		0		\$6,167	
101	Stands - refurbish		\$ 2,000	30	2001	2031								\$0		\$2,000	
102	Har-Tru 5th Year Maintenance		\$ 25,520	6	2018	2024			\$17,120					\$25,520		\$55,293	
103																	
104	Other recreation																
105	Bocce Courts																
106	Resurface of existing courts		\$ 12,000	10	2012	2022							12000	\$0		\$22,800	
107	Pickleball Courts																
108	Court Maintenance		\$ 2,000	2	2016	2018		\$2,000		\$2,000		\$2,000		\$4,000		\$15,000	
109	Shuffle Board																
110	Resurface		\$ 11,000	12	2013	2025								\$11,000		\$16,500	
111	Seating - repaint and repair		\$ 1,500	20	2000	2020		\$1,500						\$0		\$2,325	
112	Overhead shelter - refurbish/repair		\$ 3,000	20	2000	2020					\$3,000			\$0		\$4,650	

	A	F	G	H	I	J	K	S	T	U	V	W	X	Y	Z	AA	
1	Deferred Maintenance- Master list																Life Cycle
2			Est. Cost	useful life	installed	next due		2017	2018	2019	2020	2021	2022	2023-2027		of 30 Years	
113																	
114	TOTAL HGRD DEF MAINT REQUIREMENTS		\$ 1,922,206					\$ 241,950	\$ 291,020	\$ 299,800	\$ 219,973	\$ 238,500	\$ 190,450	\$ 996,870		\$ 5,510,970	
115																	
116	Resident Requested							PY Rollover Cast	\$ 173,817	\$ 83,257	\$ (6,060)	\$ (5,026)	\$ (11,468)	\$ 41,742			
117								FY Collections	\$ 200,460	\$ 210,483	\$ 221,007	\$ 232,058	\$ 243,660	\$ 1,279,217			
118								Total Available	\$ 374,277	\$ 293,740	\$ 214,947	\$ 227,032	\$ 232,192	\$ 1,320,959			
119																	
120								Projected Needs	\$ 291,020	\$ 299,800	\$ 219,973	\$ 238,500	\$ 190,450	\$ 996,870		\$ 2,236,613	
121																	
122								Variance	\$ 83,257	\$ (6,060)	\$ (5,026)	\$ (11,468)	\$ 41,742	\$ 324,089			