

Daylesford Lake

YEARLY CAPITAL REPLACEMENT SCHEDULE

ITEM	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	
i FACTOR @ 3.5%	1	1.035	1.0712	1.1087	1.1475	1.1877	1.2293	1.2723	1.3168	1.3629	1.4106	1.4600	1.5111	1.5640	1.6187	1.6753	1.7340	1.7947	1.8575	1.9225	1.9898	2.0594	2.1315	2.2061	2.2833	2.3632	2.4460	2.5316	2.6202	2.7119	
SITework																															
PAVED SURFACES																															
2" Cap Asphalt Resurface -Rdwys						\$480,065																					\$955,228				
Asphalt Sealcoating - Roadways	\$57,994										\$81,807					\$97,161						\$115,396									
Asphalt Walkway						\$9,540																					\$18,983				
FENCING																															
Timber Retaining Wall (with segmental block)					\$124,138																										
Wood Split Rail Fence	\$38,576															\$64,629															
Vinyl Split Rail Fence											\$6,524																				
5' High Aluminium Fence											\$25,233																				
5' High Aluminium Fence (Pool)											\$14,524																				
4' Decorative Wood Fence			\$4,207															\$7,048													
6' Vinyl Perimeter Fence																						\$72,051									
10' Tennis Court Fence						\$18,998																					\$37,802				
ILLUMINATION																															
Street Lighting						\$64,848																					\$129,033				
Mailbox Structure Lighting		\$1,294															\$2,167														
RECREATIONAL																															
Pool Resurfacing with Concrete Coping											\$42,318																				
Pool Filter System		\$3,623															\$6,069														
Pool Filter Pump		\$1,009								\$1,329								\$1,750									\$2,304				
Pool Furniture			\$5,892										\$8,311											\$11,723							
Concrete Pool Decking																\$84,660															
Tennis Court Resurface		\$15,008														\$24,293								\$30,907							
Tennis Court Replacement									\$118,513																					\$235,815	

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i FACTOR @ 3.5%	1	1.035	1.0712	1.1087	1.1475	1.1877	1.2293	1.2723	1.3168	1.3629	1.4106	1.4600	1.5111	1.5640	1.6187	1.6753	1.7340	1.7947	1.8575	1.9225	1.9898	2.0594	2.1315	2.2061	2.2833	2.3632	2.4460	2.5316	2.6202	2.7119		
SITWORK																																
MISCELLANEOUS																																
Sign Post				\$13,582															\$22,754													
Lake Aerator		\$7,245															\$12,138															
Storm Sewer Drainage Repairs								\$25,446										\$35,894													\$50,631	
Roof Leader Drainage Repairs (over 5 yrs)					\$34,426	\$35,631	\$36,878	\$38,168	\$39,504																\$68,500	\$70,897	\$73,379	\$75,947	\$78,605			
STRUCTURES																																
Clubhouse Interior																																
Carpet	\$4,192											\$6,120																				
Ceramic Tile (Clubhouse)																\$12,536																
Interior Lighting											\$4,937																					
Clubhouse Furniture						\$5,938																				\$11,816						
Computers/ Office Equipment		\$3,105					\$3,688					\$4,380					\$5,202										\$7,338					
RESIDENTIAL BUILDINGS																																
Exterior																																
Asphalt Roof Shingles - replace (over 3 years)	\$656,133	\$679,098	\$702,866																													
Asphalt Roof Shingles- overlay (over 3 years)																									\$916,315	\$948,386	\$981,579					
Aluminum Leaders (over 3 years)	\$24,155	\$25,000	\$25,875																		\$48,063	\$49,745	\$51,486									
Aluminum Gutters (over 3 years)	\$20,855	\$21,585	\$22,340																		\$41,497	\$42,949	\$44,452									
Stucco (over 3 years)	\$790,833	\$818,513	\$847,160																													
Siding (over 3 years)	\$229,147	\$237,167	\$245,468																													
Wood Trim and Fascia Board	\$176,667	\$182,850	\$189,250																													
Chimney Chase Replacement	\$413,333	\$427,800	\$442,773																													
Chimney Caps (over 3 years)	\$337,333	\$349,140	\$361,360																													
Chimney Caps																															\$743,571	
MECHANICAL/ELECTRICAL																																
H.V.A.C.																																
Furnace																			\$2,145													
Hot Water Heater		\$2,743															\$4,595															
A/C Compressor													\$3,480																	\$5,830		
TOTALS	\$2,749,219	\$2,775,178	\$2,847,191	\$13,582	\$158,564	\$615,020	\$40,565	\$63,614	\$158,017	\$1,329	\$175,342	\$10,500	\$8,311	\$3,480		\$283,278	\$30,171	\$44,691	\$24,900		\$204,955	\$170,923	\$147,504		\$984,815	\$2,174,450	\$1,805,868	\$126,578	\$320,251			