

EAST SHORES OWNERS' ASSOCIATION			
Reserve components by category	Estimated	Asset life	Planned
FY2026	cost	when new	replacement
<u>Clubhouse</u>			
Water heater	\$1,200	10	1
HVAC downstairs	\$9,100	15	1
HVAC upstairs	\$12,600	15	2
Roof	\$10,700	25	15
Exterior paint	\$4,250	10	5
Deck paint	\$4,250	10	8
Deck replace	\$21,400	20	17
<i>Interior</i>			
Interior paint	\$4,500	25	10
Interior furniture/redecorate	\$4,200	25	10
Appliances	\$2,700	25	10
Flooring	\$6,700	25	10
<i>Structural</i>			
Doorwalls	\$9,000	25	10
Large windows	\$9,000	25	10
5 small windows	\$27,000	25	10
Glass doors	\$5,000	25	1
Bathroom fixtures	\$3,600	25	10
Exterior siding	\$25,000	50	25
Gutters	\$5,000	25	10
<i>Other</i>			
Parking lot resurface	\$31,000	25	15
<u>Pool</u>			
Pump motor & housing replacement	\$1,200	10	0
Chlorinator replacement	\$425	10	0
Replace sand filters (2) \$350 each	\$750	7	0
Gunite pool re-surfacing	\$30,000	25	0
Main drain leak major repair	\$5,000	12	0
Pool deck resurfacing	\$4,500	10	10
Pool furniture	\$1,200	10	10
<u>Tennis Court</u>			
Tennis court resurface	\$29,500	25	20
Tennis court lighting	\$3,900	25	22
Fence and light pole (6) paint	\$4,500	25	22
<u>North and South Entrances</u>			
Fence	\$21,300	25	5
TOTAL	\$298,475		