

<b>EAST SHORES OWNERS' ASSOCIATION</b>				
<b>Reserve components chronologically</b>		<b>Estimated</b>	<b>Asset life</b>	<b>Planned</b>
<b>FY2026</b>		<b>cost</b>	<b>when new</b>	<b>replacement</b>
Pool	Pump motor & housing replacement	\$1,200	10	0
Pool	Chlorinator replacement	\$425	10	0
Pool	Replace sand filters (2) \$350 each	\$750	7	0
Pool	Gunite pool re-surfacing	\$30,000	25	0
Pool	Main drain leak major repair	\$5,000	12	0
<b>Next fiscal year</b>		<b>\$37,375</b>		
Clubhouse	Water heater	\$1,200	10	1
Clubhouse	HVAC downstairs	\$9,100	15	1
Structural	Glass doors	\$5,000	25	1
Clubhouse	HVAC upstairs	\$12,600	15	2
Clubhouse	Exterior paint	\$4,250	10	5
North and South Entrances	Fence	\$21,300	25	5
<b>One to five years</b>		<b>\$53,450</b>		
Clubhouse	Deck paint	\$4,250	10	8
Interior	Interior paint	\$4,500	25	10
Interior	Interior furniture/redecorate	\$4,200	25	10
Interior	Appliances	\$2,700	25	10
Interior	Flooring	\$6,700	25	10
Structural	Glass sliding doors	\$9,000	25	10
Structural	Large windows	\$9,000	25	10
Structural	5 small windows	\$27,000	25	10
Structural	Bathroom fixtures	\$3,600	25	10
Structural	Gutters	\$5,000	25	10
Pool	Pool deck resurfacing	\$4,500	10	10
Pool	Pool furniture	\$1,200	10	10
<b>8 - 10 years</b>		<b>\$81,650</b>		
Clubhouse	Roof	\$10,700	25	15
Other	Parking lot resurface	\$31,000	25	15
Clubhouse	Deck replace	\$21,400	20	17
Tennis Court	Tennis court resurface	\$29,500	25	20
Tennis Court	Tennis court lighting	\$3,900	25	22
Tennis Court	Fence and light pole (6) paint	\$4,500	25	22
Structural	Exterior siding	\$25,000	50	25
<b>15 - 25 years</b>		<b>\$126,000</b>		
<b>TOTAL</b>		<b>\$298,475</b>		