ASSET EVALUATION

May 8, 2014 Page 001 Strongsville, Ohio Reserve Study

ITEM	SUB ITEM	Location	Year New	Est. Life	Replace	Target	Reserve	Year	
					Cost	Replace	or Budget	Reviewed	
CLUBHOUSE			1976	50 years					
	Roof	Clubhouse	2009	30 years	\$ 18,000	2039	Reserve	2014	
	Windows/Walls	Clubhouse	2004/2006	40 years	\$ 30,000	2046	Reserve	2014	
	Exterior Siding	Clubhouse	2004	40 years	\$ 18,000	2040	Reserve	2014	
	HVAC Systems (4)	Clubhouse	2004	20 years	\$ 8,000	2024	Reserve	2014	
	Interior Finish	Clubhouse	2004	20 years	\$ 15,000	2024	Reserve	2014	
	Interior Carpet	Clubhouse	2004	15 years	\$ 15,000	2019	Reserve	2014	
	Tables & Chairs	Clubhouse	2010	10 years	\$ 4,000	2020	Reserve	2014	
	Kitchen – Frig	Clubhouse	2006	15 years	\$ 1,300	2021	Reserve	2014	
	Kitchen – Oven	Clubhouse	2006	15 years	\$ 900	2021	Reserve	2014	
	Kitchen – Microwave	Clubhouse	2008	15 years	\$ 300	2021	Reserve	2014	
	Kitchen – Freezer	Clubhouse	2006	15 years	\$ 500	2021	Reserve	2014	
	Kitchen – Countertop	Clubhouse	2006	15 years	\$ 2,000	2021	Reserve	2014	
	Kitchen – Cabinets	Clubhouse	2006	30 years	\$ 6,000	2036	Reserve	2014	
	Lobby – AED Unit	Clubhouse	2009	10 years	\$ 4,000	2019	Reserve	2014	
	Parking Lot	Clubhouse	2004	50 years	\$ 60,000	2054	Reserve	2014	
	Parking Lot Lights	Clubhouse	1976	50 years	\$ 20,000	2026	Reserve	2014	
POOL & DECK			1997	25 years					
	Basin	Pool	1997	25 years	\$230,000	2021-2	Reserve	2014	
	Deck	Pool	1997	25 years	\$ 22,000	2021	Reserve	2014	
	Interior Surface	Pool	2006	15 years	\$ 18,000	2021	Reserve	2014	
	Slide/Water Features	Pool	2010	20 years	\$ 30,000	2030	Reserve	2014	
	Heater	Pool	2014	15 years	\$ 12,000	2029	Reserve	2014	
	Sand Filter	Pool	2006	10 years	\$ 6,000	2016	Reserve	2014	
	Vacuum & Robot	Pool	1997	20 years	\$ 2,600	2017	Reserve	2014	
RECREATION AREA	TENNIS COURTS								
	VersaCourt Surface	Tennis Courts	2009	20 years	\$ 34,000	2029	Reserve	2014	
	VersaCourt Lines	Tennis Courts	2009	10 years	\$ 4,000	2019	Reserve	2014	
	Court Lights	Tennis Courts	1999	20 years	\$ 6,000	2019	Reserve	2014	
	Court Net Posts	Tennis Courts	2009	15 years	\$ 4,000	2024	Reserve	2014	
	Court Rebounders	Tennis Courts	2009	15 years	\$ 6,000	2024	Reserve	2014	
	Court Fence & Door	Tennis Courts	2009	25 years	\$ 18,000	2034	Reserve	2014	

Strongsville, Ohio

ASSET EVALUATION

Reserve Study

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ITEM	SUB ITEM	Location	Year New	Est. Life	Replace	Target	Reserve	Year	
					Cost	Replace	or Budget	Reviewed	
	PLAYGROUND								
	Senior Play Unit	Playground	2008	20 years	\$ 50,000	2028	Reserve	2014	
	Junior Play Unit	Playground	2008	20 years	\$ 35,000	2028	Reserve	2014	
	Senior Swing Unit	Playground	1976	50 years	\$ 20,000	2026	Reserve	2014	
	Junior Swing Unit	Playground	1976	50 years	\$ 18,000	2026	Reserve	2014	
	Timber Retainers	Playground	2008	20 years	\$ 3,000	2028	Reserve	2014	
	BASKETBALL COURT								
	Court Surface	Basketball	1999	25 years	\$ 18,000	2024	Reserve	2014	
	Court Paint/Lines	Basketball	2008	8 years	\$ 3,000	2016	Reserve	2014	
	Backboards	Basketball	1976	50 years	\$ 14,000	2026	Reserve	2014	
	OTHER								
	Playground Lights	Rec Area	1976	50 years	\$ 32,000	2026	Reserve	2014	
GENERAL PROPERTY									
	Masonry Sign - Pool	Clubhouse	1996	50 years	\$ 4,000	2046	Reserve	2014	,
	Masonry Sign	HP Club West	1996	50 years	\$ 8,000	2046	Reserve	2014	,
	Masonry Sign	HP Club East	1996	50 years	\$ 8,000	2046	Reserve	2014	
	Masonry Sign	Saratoga West	1996	50 years	\$ 6,000	2046	Reserve	2014	
	Masonry Sign	Saratoga East	1996	50 years	\$ 6,000	2046	Reserve	2014	
	Sign – Parking Lot	Clubhouse	2009	20 years	\$ 400	2029	Reserve	2014	
	Bridge - Winchester	Winchester Lk	1976	50 years	\$ 6,000	2026	Reserve	2014	
	Bridge - Timberline	Creek	1976	50 years	\$ 4,000	2026	Reserve	2014	
	Bridge - Heritage	Creek	1979	50 years	\$ 6,000	2029	Reserve	2014	
	Sidewalks	Throughout	1976	60 years	\$100,000	2036	Reserve	2014	

Strongsville, Ohio

Reserve Study

YEAR	R	RESERVE FUNDS	PROJECT(S)				
		REQUIRED					
2015	\$	00					
2016	\$	9,000	\$ 6,000 Pool Sand Filter (replace sand); \$ 3,000 Paint Basketball Court Lines				
2017	\$	00					
2018	\$	00					
2019	\$	28,000	\$ 15,000 Replace clubhouse interior carpet; \$ 6,000 Work on Tennis Court lights;				
			\$ 4,000 Paint VersaCourt Tennis Court Lines				
2020	\$	4,000	\$ 4,000 Replace clubhouse tables & chairs				
2021	\$	45,000	\$ 5,000 Replace kitchen equipment; \$ 22,000 Replace Pool Deck; \$ 18,000 Replace Pool Interior				
2022	\$	230,000	\$ 230,000 Balance of Pool replacement (fence + water features included)				
2023	\$	00				İ	
2024	\$	45,000	\$ 15,000 Replace clubhouse interior wallcovering; \$ 4,000 replace tennis court nets and				
			posts; \$ 8,000 Replace HVAC units (4); \$ 18,000 Replace basketball surface				
2025	\$	00					
2026	\$	104,000	\$ 52,000 Parking Lot & Rec Area lights; \$ 14,000 Replace basketball backboards & posts;				
			\$ 20,000 Replace senior swing unit at playground; \$ 18,000 Replace junior swing unit				
2027	\$	00					
2028	\$	85,000	\$ 50,000 Replace senior playground unit; \$ 35,000 Replace junior playground unit				
2029	\$	52.400	\$ 12,000 Replace pool heater; \$ 34,000 Replace VersaCourt tennis court surface; \$ 400				
			Replace clubhouse sign; \$ 6,000 Replace Heritage bridge				
2030	\$	00					
2031	\$	00					
2032	\$	00					
2033	\$	00					
2034	\$	18,000	\$ 18,000 Replace tennis court fence & door				
2035	\$	00					
2036	\$	106,000	\$ 6,000 Replace kitchen cabinets; \$100,000 Replace walkways & sidewalks				
2037	\$	00					
2038	\$	00					
2039	\$	18,000	\$ 18,000 Replace clubhouse roof;				
2040						İ	
2041							
2046	\$	30,000	\$ 30,000 Replace windows in clubhouse; \$ 42,000 Replace masonry entrance signs				