

Ocean Pines Association

Ocean Pines, MD



CAPITAL RESERVE STUDY & FINANCIAL ANALYSIS

Executive Summary

General Reserves Final Report

2021



Executive Summary

General Reserves Final Report

Date: 11/23/2021

DMA Project #2103013

Prepared for: Ocean Pines Association

Managed by: Ocean Pines Association

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Welcome to NAVIGATOR™ - DMA's Interactive Reserve Study

Thank you for retaining DMA Reserves Inc. to prepare this Capital Reserve Analysis and Report. This project will be completed in NAVIGATOR™, DMA's proprietary software, which is the premier reserve analysis program in the industry. We are currently developing an enhanced web version which will provide clients with secure online access to their studies in late 2021. With DMA's online NAVIGATOR™ Portal, you will be able to update information in your study and also perform your own 'what if' scenarios.

To give you the maximum value of this tool, DMA conducts live working sessions with management and community leaders in an online format, included in our project fee, or in an in-person format for a small additional cost stated in our proposal. During these sessions all aspects of the analysis are open to discussion, correction, and modification in real time along with real-time alternate funding scenarios. This tool will give you greater power, knowledge and control over your community's capital budgets.

You should review your reserve expenditures and funding plan at least annually as part of the annual budgeting process, but also at any time that significant changes are made or anticipated to be made to the reserve account. At any time, you may contact DMA to adjust the study based on any actual capital component replacements that you have made or expect to make, and to make corresponding adjustments to the funding contribution (additional fee). As part of these adjustments, DMA will update all of our component cost and useful life estimates, as well as the current inflation rate and your current interest or income rates.

DMA recommends that this analysis be updated every five (5) years at a minimum. The five-year update will include a site visit to re-inspect the components, evaluate their condition and their remaining life, add any new observed components and delete any that have been removed. We will also update the unit costs, inflation, interest and threshold factors and revise the funding model.

It is important that you keep a record of each reserve expenditure made by the community. We recommend that you keep copies of all purchase orders, invoices, work contracts, specifications, warranty information, etc. that can provide accurate information on your replacement history, costs and future replacement expectations for each component. Periodic updating of this report with recorded reserve expenditures and dates will create an actual history of your community's reserve activity, which is the best predictor of future needs.

Thank you again for the opportunity to provide you with this analysis.



Douglas L. Greene, RS, NCARB
President, DMA Reserves, Inc.

CONTENTS OF THIS REPORT

Section	Page
Purpose of the Reserve Study	1
Governing Statutes	2
Personnel and Project Information	3
Reserve Study Updates	5
Community Synopsis	10
Reserve Study History	11
DMA Cash Flow Funding Plan	12
DMA Assessment Allocation Model	15
The Physical Analysis	16
The Financial Analysis	22
Standards, Limitations, Conditions, Disclosure and Restrictions	26
Reserve Expenditures by Year (First 5 years)	28
Summary Schedule of Components	41

ADDITIONAL SEPARATE FILES PROVIDED

Detailed Schedule of Components

- includes detail information about quantities, locations, lifecycle projections, client historical cost data, comments from DMA staff and estimated replacement costs for all components. All cost projections are in current values.

Expenditures by Year for Entire Study Period

- includes budgeted expenditures per year in total and by component. All costs are in future values based on the inflation rate used in the study.

Photographic Record

- digital folder of all photographs taken on site (provided with the Final Report).

Ocean Pines Association

Purpose of the Reserve Study

Your community contains infrastructure and amenities (capital assets) that are owned in common by all property or unit owners. Your owners' association is responsible for replacing these assets when they wear out or become unusable. A capital reserve account is a savings account designed specifically to accumulate funds for eventual replacement of your commonly owned assets when they reach the end of their useful lives. Funds in this dedicated account can be accumulated over a period of many years without being taxed, however they can only be used for the repair or replacement of capital assets. They cannot, for example, be returned to the operating account without the Association paying a penalty. Each capital asset is referred to in this study as a *component* of your Capital Reserves. All components eventually need to be replaced in full or in part, although they may normally function for 10, 20, 30 years, or longer. Regular operating and maintenance budgets do not cover the funding required for these needs. This capital reserve study looks at various ways to adequately fund your reserves.

A reserve study is a funding plan - not a maintenance schedule. This study is a general predictor for replacement of components however it is not a *required* maintenance or replacement schedule. Specific decisions about replacement of each component should be made by Management and the Board based on this information *and* on a periodic assessment of the actual condition of each component.

A reserve study is also not an engineering study. A reserve study is geared toward evaluating when a component needs to be replaced and how much it will cost to replace. It is not an in-depth engineering assessment of the component's functional operation, defects or design. Our company is staffed with construction professionals – architects, engineers and designers who understand the general nature of all of the components listed, however in-depth assessments of specific components is outside the scope of the reserve analysis. Where clients have specific questions or concerns about the condition, operation or suitability of specific components to their purpose, they should retain the services of specialized consultants who can provide such assessments. DMA may recommend such additional studies for specific components when our observations warrant.

Ocean Pines Association

Governing Statutes

Maryland

Updated on: 9/1/2013

Councils of unit owners have the power to adopt and amend budgets for revenue, expenditures, and reserves and collect assessments for common expenses from unit owners. Section 11-109. The level of reserves is required to be included in the annual budget; however, there is not a required level of reserve funding. Section 11-109.2. Resale certificate must contain the current operating budget of the condominium including details concerning the reserve fund for repair and replacement and its intended use, or a statement that there is no reserve fund. Section 11-1350

Ocean Pines Association

Personnel and Project Information

This study was prepared under the direct supervision of Douglas Greene, NCARB, RS, a Reserve Specialist certified by the Community Association Institute, a registered Architect in the states of Virginia, Maryland and North Carolina and a member of the National Council of Architectural Registration Boards (NCARB). Mr. Greene holds a Bachelor of Architecture degree from Kent State University

DMA was awarded the contract on 3/25/2021

DMA conducted site visits at the property on 4/12/2021, 4/14/2021, 4/15/2021 and 4/16/2021.

Photographs were taken at the site and a digital folder will be provided with the Final Report at the completion of the project. In addition to the on-site review of components, DMA also reviewed the following information provided by the client:

Budget.pdf

bulkhead contracts 2017-present.pdf

Bulkhead Markup from Linda Martin.pdf

bulkheads 2021.xlsx

Capital Expenditures by Year Changes.xlsx

changes to reserve study.xlsx

Chesapeake Paving 2019.pdf

Contact Information.xlsx

DMA bulkhead changes.xlsx

Fixed Asset - 16-17.zip

FW_ Ocean Pines Association_ Request for Additional Information.msg

Ocean Pines Additions Template-2018-19.xlsx

Ocean Pines Association FS - FINAL.pdf

OPA FA Additions 2020-2021.xlsx

OPA FA Additions Template 2017-18.xlsx

OPA FA Additions Template-2020 - Updated - Copy.xlsx

OSBT-MIDBLK-e1574312390955.jpg

progator.pdf

reserve study 2021 - OPA Additions.xlsx

Revised Asset List 4-14-21.xlsx

Personnel and Project Information

Road condition report.pdf
Thumbs.db

Reserve Study Updates

Bulkheads Initial Draft Report**Published on: Tuesday, May 18, 2021**

This is the first draft of your reserve study. This Executive Analysis includes a 30-year cash flow funding plan, which is based on the projected reserve expenditures in the Schedule of Components, included at the back of the report. This report also includes a 5-year projected expenditure plan. There are two supplemental reports provided in addition to this report - a Component Detail report for all components and a projected annual expenditure plan for all 30 years. This is a preliminary analysis for initial review. It includes an assumption about future inflation and also makes assumptions about future escalation or reduction of the annual contribution. See "The Physical Analysis" and "The Financial Analysis" discussions to understand all of the workings of this study.

The assumptions and decisions that we have preliminarily made need to be discussed, and corrections, revisions and adjustments made prior to the final determination of the reserve plan for this community. The next step is to conduct the working session with you, as described in the proposal and contract. During the working session, all aspects of the analysis will be reviewed and alternate funding and/or expenditure scenarios can be explored, in order to develop the plan that works for you. Contact DMA to set up this session.

Ocean Pines Association

Reserve Study Updates**Roads and Bridges****Published on: Tuesday, May 25, 2021**

This is the first draft of the Level II Roads and Bridges reserve study. DMA viewed all roads and bridges on site. Generally, most roads are in good condition, however we did see a significant amount of road cuts for utility work in most roads, most notably in cul-de-sacs. Generally, the pavement cuts had been filled, however some were backfilled only with gravel at the time of our visit. We have assigned the condition to all roads based on your Road Condition Evaluation Report. Roads listed in poor condition, and noted by your consultant to "pave" are included in the study for paving in 2021 - 2022. Roads in fair condition and noted by your consultant to "pave" are included for paving in 2022 - 2023. We have established a general estimated useful life for secondary roads at 24 - 25 years. Generally, for roads that are near or at this age and are listed in good to excellent condition, have had their estimated useful lives extended to anywhere from 26 years to 30 years. Even with these extensions, the study indicates that significant paving throughout the community should be expected over the next 18 years. We recommend that the community develop a strategic plan for road paving as opposed to planning reactively on an annual basis as is being done now. A strategic plan will require that the community create a planned funding stream for road replacement.

The study acknowledges that no funding has been budgeted for roads in the current fiscal year. This includes the diversion of tax proceeds from the Casino to other priority projects this year. The road reserve fund has a low balance, and no strategic funding plan has been in place to accumulate monies for road replacements. Accordingly, the study recommends a transfer to road reserves in the amount of \$1,050,000 in 2022 (\$325,000 from Casino and \$725,000 from assessments). This amount is increased by 8% each year through 2028 to fund the first projected wave of road repaving. In 2029, we are able to reduce the total transfer to reserves to \$850,000 (\$325,000 from Casino and \$525,000 from assessments), and this increases at a smaller rate of 3.1% each year for the next decade of paving projects to 2038. Following that, we project that the transfer to reserves could be lowered potentially to \$500,000 and then increased steadily over time at the 3.1% annual rate, which is close to the annual construction inflation rate.

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Reserve Study Updates

General Reserves**Published on: Friday, July 2, 2021**

This is the first draft of the 2021 update of the general reserve study. It is being provided in our new data-base software system, which is the basis for an online portal system to which you will have access to the study software and will be able to update information and perform what-if scenarios on your own. This come online in 2022. DMA has significantly reduced the number of components in this study from the previous study by (1) removing all individual components with a current replacement value less than \$5,000, (2) removing components that have been eliminated or replaced by newer components, and (3) combining related components into groups or assemblies where all would be replaced at one time or where a periodic partial replacement allowance would be more useful than tracking each component individually. Examples of this include commercial kitchen equipment, furniture and furnishings, computer equipment and POS (point of sale) equipment. The \$5,000 minimum carries over from the Board direction in the 2018 update of our original 2015 study. Also, the 2018 final study was issued with no minimum account balance threshold, at the direction of the Board. This is called a baseline study. We have continued that approach with this draft and have not established a minimum threshold, however we kept the final year balance above \$1,000,0000.

The assumptions and decisions that we have preliminarily made need to be discussed, and corrections, revisions and adjustments made prior to the final determination of the reserve plan for this community. The next step is to conduct the working session with you, as described in the proposal and contract. During the working session, all aspects of the analysis will be reviewed and alternate funding and/or expenditure scenarios can be explored, in order to develop the plan that works for you. Contact DMA to set up this session.

Reserve Study Updates

General Reserves Draft 8-15-2021**Published on: Tuesday, August 24, 2021**

This is the first draft of the 2021 update of the general reserve study. It is being provided in our new data-base software system, which is the basis for an online portal system to which you will have access to the study software and will be able to update information and perform what-if scenarios on your own. This come online in 2022. DMA has significantly reduced the number of components in this study from the previous study by (1) removing all individual components with a current replacement value less than \$5,000, (2) removing components that have been eliminated or replaced by newer components, and (3) combining related components into groups or assemblies where all would be replaced at one time or where a periodic partial replacement allowance would be more useful than tracking each component individually. Examples of this include commercial kitchen equipment, furniture and furnishings, computer equipment and POS (point of sale) equipment. The \$5,000 minimum carries over from the Board direction in the 2018 update of our original 2015 study. Also, the 2018 final study was issued with no minimum account balance threshold, at the direction of the Board. This is called a baseline study. We have continued that approach with this draft and have not established a minimum threshold, however we kept the final year balance above \$1,000,0000.

The assumptions and decisions that we have preliminarily made need to be discussed, and corrections, revisions and adjustments made prior to the final determination of the reserve plan for this community. The next step is to conduct the working session with you, as described in the proposal and contract. During the working session, all aspects of the analysis will be reviewed and alternate funding and/or expenditure scenarios can be explored, in order to develop the plan that works for you. Contact DMA to set up this session.

Revision 9-13-2021**Published on: Wednesday, September 15, 2021**

This revised draft includes corrections and changes from department heads at Ocean Pines, and provided to DMA for inclusion in the report. Changes made to existing components are noted in the component comments. Some components have been removed and some additional components have been added. Components have been re-numbered to account for those types of changes. Additional changes can be made if necessary, during the working session.

Working Session Draft**Published on: Thursday, September 23, 2021**

This revised draft includes corrections and changes from department heads at Ocean Pines, and provided to DMA for inclusion in the report. Changes made to existing components are noted in the component comments. Some components have been removed and some additional components have been added. Components have been re-numbered to account for those types of changes. Additional changes can be made if necessary, during the working session.

Ocean Pines Association

Reserve Study Updates**Bulkheads Revision 10-13-2021****Published on: Thursday, October 14, 2021**

This draft includes revisions to replacement dates for some bulkheads, as directed by Ocean Pines. All revised components are shown in red in the Schedule of Components. The funding plan has been re-calculated with an annual increase in the reserve transfer (funding level) of 17.5% through 2028 to fund the large scope of projected bulkhead replacements in these years.

Beginning in 2029 the funding requirement is significantly reduced and the annual increase is also reduced to a level consistent with inflation.

General Reserves Final Report**Published on: Tuesday, November 23, 2021**

DMA conducted an online working session with the Ocean Pines Budget and Finance Committee on Wednesday, November 10th, 2021. We reviewed the General Reserves Study and discussed the process in developing the current update from the past studies, form input provided by Ocean Pines, and from my site visits to the community in April. This study reflects some significant changes at the community since the previous update, and also reflects a significant reduction in the number of components, primarily due to the removal of lower cost components (with a current replacement cost of < \$5,000.) and the removal of some obsolete information from previous OPA asset lists. These changes had little effect on the total replacement value of reserves or on the recommended funding plan which recommends the same annual increase in reserve funding as did the 2018 update (3.8% per year).

In 2022, DMA will update our inflation projection, which will be impacted somewhat by the current inflation bubble in the second half of 2021. You may wish to re-run this analysis prior to your next budget update to see if this impacts the reserve funding plan.

Ocean Pines Association

Community Synopsis

Association Name:	Ocean Pines Association
Community Location / Address:	239 Ocean Parkway Ocean Pines, MD 21811
Community Size (Number of Units):	8452
Unit Types:	Master Association
Year(s) constructed:	1978
Year converted:	N/A
Management:	Ocean Pines Association
Represented by:	Linda Martin
Telephone:	(410) 641-7425
E-mail:	lmartin@oceanpines.org
Study Level:	Capital Reserve Study, Level II

Financial Summary

Fiscal Year: 5/1/2021 to 4/30/2022 Current Fiscal Year Name: 2021 All Values are for Study Year: 2021 Study Period: 30 Years

	Reserve Account Starting Balance	Avg Earnings Rate	Budgeted Contribution
Ocean Pines Association	\$3,939,264	0.50%	\$1,647,559

Financial Information Source: Financial Statements together with Independent Auditors' Report for the Years Ended April 30, 2020 and 2019; Budget Comparison - 2020 - 2021 and 2021 - 2022.

Ocean Pines Association

Reserve Study History

Previous Study

This Analysis

Study Date:	9/5/2018	Study Date:	11/23/2021
Prepared by:	DMA Reserves Inc.	Prepared by:	DMA Reserves, Inc.
Analysis Method:	Cash Flow	Analysis Method:	Cash Flow
Total Number of Components Included:	2588	Total Number of Components Included:	915
Est. Single Replacement Value of All Components:	\$39,046,877	Est. Single Replacement Value of All Components:	\$38,243,912
Study Date Balance of Reserve Account:	\$4,587,806	Study Date Balance of Reserve Account:	\$3,939,264
Study Period (Years):	30	Study Period (Years):	30
Did the analysis incorporate an inflation projection?	Yes	Did the analysis incorporate an inflation projection?	Yes
If "yes," what inflation factor was used?	3.00%	If "yes," what inflation factor was used?	3.08%
Is Investment Income from Reserves put back into the Account?	Yes	Is Investment Income from Reserves put back into the Account?	Yes
Recommended transfer to Reserves – Second Year:	\$1,740,726	Recommended transfer to Reserves – Second Year:	\$1,710,166
Initial Transfer Change Rate (+/-)	3.80%	Initial Transfer Change Rate (+/-)	3.80%

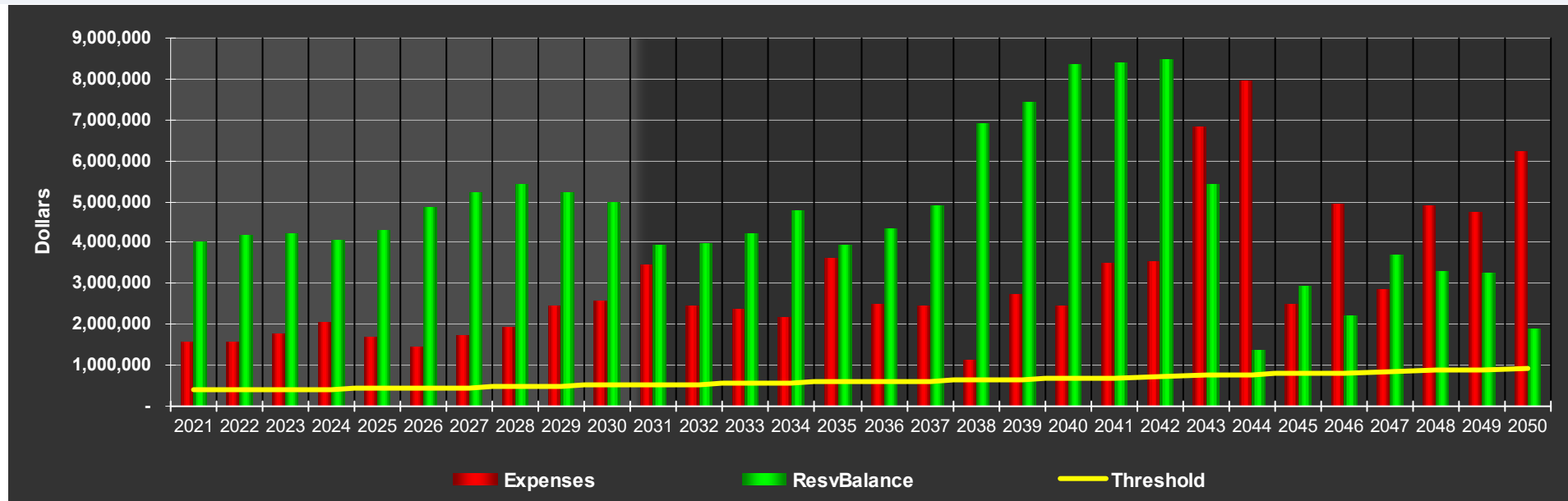
Comments

DMA has significantly reduced the number of components in this study from the previous study by (1) removing all individual components with a current replacement value less than \$5,000, (2) removing components that have been eliminated or replaced by newer components, and (3) combining related components into groups or assemblies where all would be replaced at one time or where a periodic partial replacement allowance would be more useful than tracking each component individually. Examples of this include commercial kitchen equipment, furniture and furnishings, computer equipment and POS (point of sale) equipment.

Ocean Pines Association

DMA Cash Flow Funding Plan

NAVIGATOR™

Cash Flow Summary

Years:	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Beginning Balance	\$3,939,264	\$4,036,066	\$4,187,613	\$4,229,229	\$4,051,418	\$4,295,315	\$4,843,853	\$5,209,900	\$5,440,406	\$5,234,101
Transfer To Reserve	\$1,647,559	\$1,710,166	\$1,775,152	\$1,842,608	\$1,912,627	\$1,985,307	\$2,060,749	\$2,139,057	\$2,220,341	\$2,304,714
Investment Income	\$19,696	\$20,180	\$20,938	\$21,146	\$20,257	\$21,477	\$24,219	\$26,049	\$27,202	\$26,171
Projected Expenditures	-\$1,570,453	-\$1,578,799	-\$1,754,474	-\$2,041,565	-\$1,688,987	-\$1,458,246	-\$1,718,921	-\$1,934,600	-\$2,453,848	-\$2,566,120
EOY Reserve Balance	\$4,036,066	\$4,187,613	\$4,229,229	\$4,051,418	\$4,295,315	\$4,843,853	\$5,209,900	\$5,440,406	\$5,234,101	\$4,998,866
Threshold	\$382,439	\$394,218	\$406,360	\$418,876	\$431,777	\$445,076	\$458,785	\$472,915	\$487,481	\$502,495
Transfer Change +/- (%)	0.00%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%
Investment Income Rate	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%

Projected Expenditures: The inflation rate for future expenditures is compounded annually at: 3.08% Transfer Change: The % increase/decrease of the Reserve Transfer from previous year.

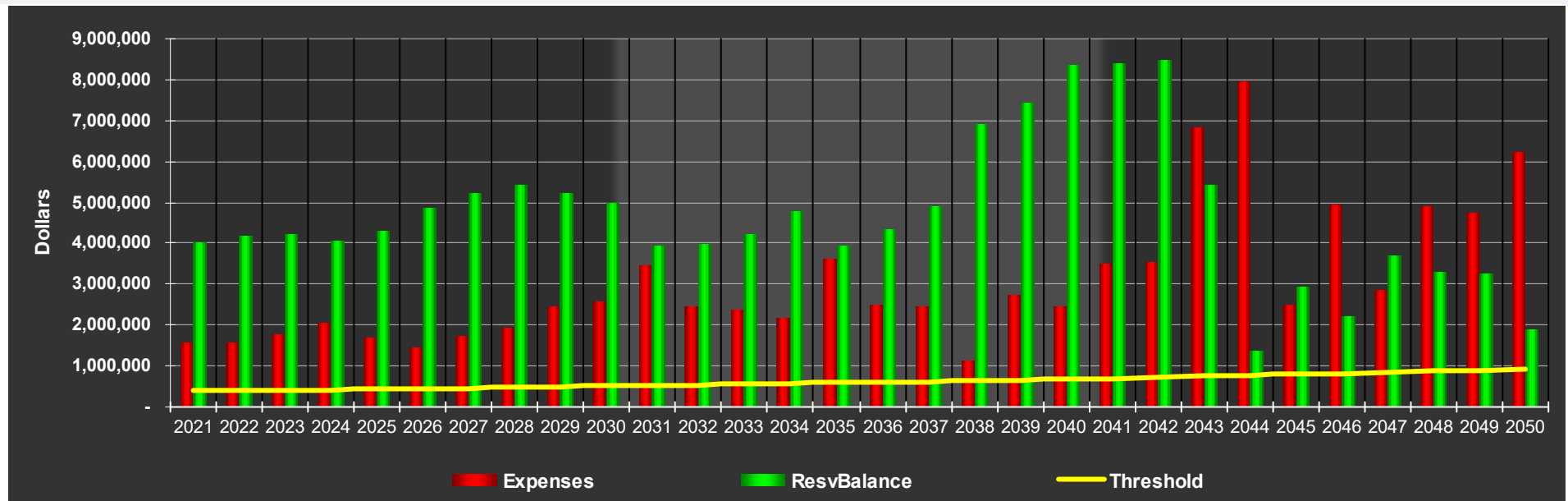
Reserve Balance: All annual reserve account balances are end of year balances after deposits and expenditures. Deposits are not shown on this graph.

Threshold: A percentage of the total one-time replacement cost of all components, indexed to inflation in future years. Current setting: 1.00%

Ocean Pines Association

DMA Cash Flow Funding Plan

NAVIGATOR™



Cash Flow Summary

Years:	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Beginning Balance	\$4,998,866	\$3,953,691	\$3,985,909	\$4,217,192	\$4,762,051	\$3,949,514	\$4,343,476	\$4,902,034	\$6,895,684	\$7,432,368
Transfer To Reserve	\$2,392,293	\$2,483,200	\$2,577,562	\$2,675,509	\$2,777,178	\$2,882,711	\$2,992,254	\$3,105,960	\$3,223,986	\$3,346,497
Investment Income	\$24,994	\$19,768	\$19,930	\$21,086	\$23,810	\$19,748	\$21,717	\$24,510	\$34,478	\$37,162
Projected Expenditures	-\$3,462,462	-\$2,470,750	-\$2,366,209	-\$2,151,736	-\$3,613,525	-\$2,508,497	-\$2,455,413	-\$1,136,820	-\$2,721,780	-\$2,443,862
EOY Reserve Balance	\$3,953,691	\$3,985,909	\$4,217,192	\$4,762,051	\$3,949,514	\$4,343,476	\$4,902,034	\$6,895,684	\$7,432,368	\$8,372,165
Threshold	\$517,972	\$533,926	\$550,371	\$567,322	\$584,796	\$602,807	\$621,374	\$640,512	\$660,240	\$680,575
Transfer Change +/- (%)	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%
Investment Income Rate	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%

Projected Expenditures: The inflation rate for future expenditures is compounded annually at: 3.08% Transfer Change: The % increase/decrease of the Reserve Transfer from previous year.

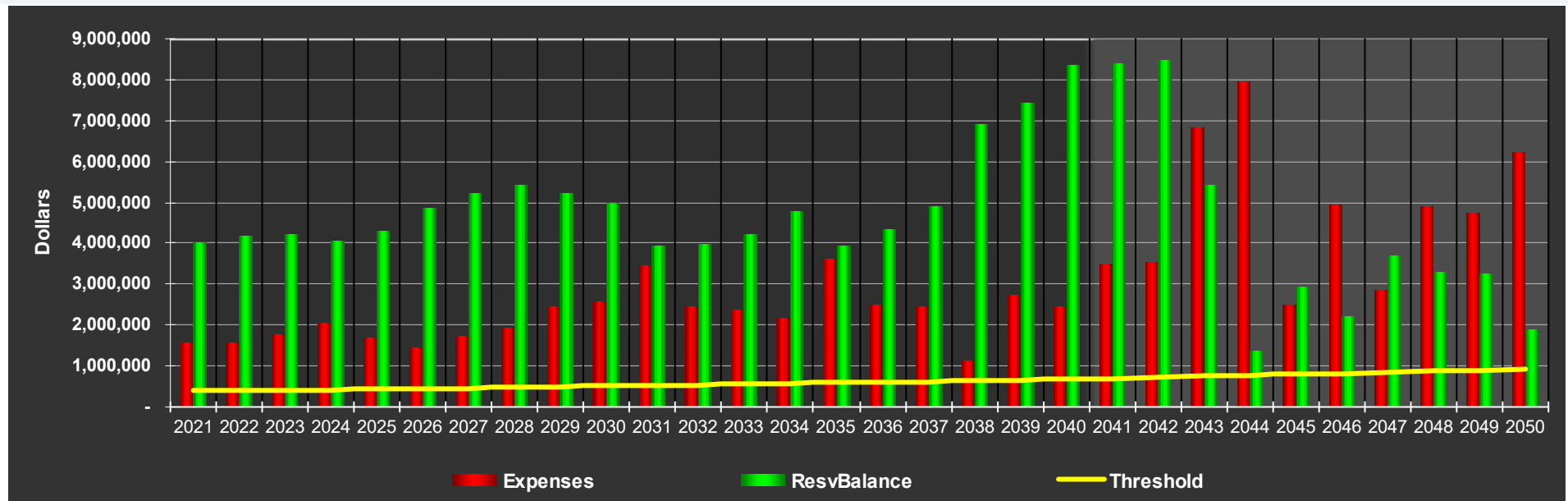
Reserve Balance: All annual reserve account balances are end of year balances after deposits and expenditures. Deposits are not shown on this graph.

Threshold: A percentage of the total one-time replacement cost of all components, indexed to inflation in future years. Current setting: 1.00%

Ocean Pines Association

DMA Cash Flow Funding Plan

NAVIGATOR™



Cash Flow Summary

Years:	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Beginning Balance	\$8,372,165	\$8,385,464	\$8,480,908	\$5,436,086	\$1,376,198	\$2,927,476	\$2,202,197	\$3,687,694	\$3,295,303	\$3,243,497
Transfer To Reserve	\$3,473,664	\$3,605,663	\$3,742,678	\$3,884,900	\$4,032,526	\$4,185,762	\$4,344,821	\$4,509,924	\$4,681,301	\$4,859,190
Investment Income	\$41,861	\$41,927	\$42,405	\$27,180	\$6,881	\$14,637	\$11,011	\$18,438	\$16,477	\$16,217
Projected Expenditures	-\$3,502,226	-\$3,552,146	-\$6,829,905	-\$7,971,968	-\$2,488,129	-\$4,925,678	-\$2,870,335	-\$4,920,753	-\$4,749,584	-\$6,232,827
EOY Reserve Balance	\$8,385,464	\$8,480,908	\$5,436,086	\$1,376,198	\$2,927,476	\$2,202,197	\$3,687,694	\$3,295,303	\$3,243,497	\$1,886,077
Threshold	\$701,537	\$723,144	\$745,417	\$768,376	\$792,042	\$816,437	\$841,583	\$867,504	\$894,223	\$921,765
Transfer Change +/- (%)	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%
Investment Income Rate	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%

Projected Expenditures: The inflation rate for future expenditures is compounded annually at: 3.08% Transfer Change: The % increase/decrease of the Reserve Transfer from previous year.

Reserve Balance: All annual reserve account balances are end of year balances after deposits and expenditures. Deposits are not shown on this graph.

Threshold: A percentage of the total one-time replacement cost of all components, indexed to inflation in future years. Current setting: 1.00%

Ocean Pines Association

DMA Assessment Allocation Model

<u>Yearly Change</u>	<u>Year</u>	<u>Operating *</u>	<u>Reserve</u>	<u>Special</u>	<u>TOTAL</u>	<u>Reserves as a % of Total</u>	<u>Annual Increase</u>
	2021	\$5,060,980	\$1,647,559	\$0	\$6,708,539	24.56%	0.00%
	2022	\$5,146,004	\$1,710,166	\$0	\$6,856,170	24.94%	2.20%
	2023	\$5,232,457	\$1,775,152	\$0	\$7,007,609	25.33%	2.21%
	2024	\$5,320,363	\$1,842,608	\$0	\$7,162,971	25.72%	2.22%
	2025	\$5,409,745	\$1,912,627	\$0	\$7,322,372	26.12%	2.23%

* In the model above, the annual reserve budget numbers are as recommended in this analysis. The operating budget number is increased annually at the consumer price index and does not reflect any actual budget planning that will be undertaken as part of the association's annual budgeting process. The purpose of this analysis is to show the potential impact of the reserve recommendation on a hypothetical overall budget. The current consumer price index used in this model is 1.68%.

Average Annual Assessment per Unit

No Units	Unit Type		Alloc %	Year	Operating *	Reserve	Special	TOTAL
8452	Mixed Use-Res and Comm	Units	100.0%	2021	\$599	\$195	\$0	\$794
				2022	\$609	\$202	\$0	\$811
				2023	\$619	\$210	\$0	\$829
				2024	\$629	\$218	\$0	\$847
				2025	\$640	\$226	\$0	\$866

Average Monthly Assessment per Unit

No Units	Unit Type		Alloc %	Year	Operating *	Reserve	Special	TOTAL
8452	Mixed Use-Res and Comm	Units	100.0%	2021	\$50	\$16	\$0	\$66
				2022	\$51	\$17	\$0	\$68
				2023	\$52	\$18	\$0	\$69
				2024	\$52	\$18	\$0	\$71
				2025	\$53	\$19	\$0	\$72

Note: The total budget shown above includes only assessment income. An additional \$6,315,641 income is derived from various operations (excluding additional capital funding). This table is for information only to show the reserve budget as a percentage of the overall assessment budget. Use OPA budget documents for a full budget analysis

Ocean Pines Association

The Physical Analysis**RESERVE COMPONENTS DEFINED**

In this study a Reserve Component is defined as a specific project to replace, refurbish or significantly repair a specific capital asset in a specific location in the community, property or facility. Capital assets may include all types of property improvements which are owned by the owners Association, or for which the Association is required by the Declaration to provide maintenance. Examples would include any private roads, parking lots, sidewalks, paved trails, lakes, dams, swimming pools, tennis courts, playgrounds, clubhouses, etc., that make up the common area or shared amenities of the community. Other capital assets may include clubhouse or pool furniture, maintenance equipment and vehicles, or other miscellaneous assets like pumps, motors, generators, etc.

In condominiums, cooperatives and some HOA's capital assets can include certain exterior components of individual units or buildings containing units, as identified in the governing documents. Some capital assets may also be classified as limited common elements of individual homes or lots, such as driveways, patios, decks, siding and roofing. A limited common element may be owned by one unit-owner but maintained by the association, or used only by a limited group of owners and maintained by the association.

In large condominium buildings capital assets will include interior common areas – lobbies, halls, elevators, party rooms, etc., and common building equipment such as boilers, chillers, water pumps, generators, trash compactor and the like.

This study will also include any components related to hidden capital assets (within a structure or underground) which cannot be viewed or quantified by visual observation when we feel that replacement or significant capital repair activities will be required over the life of the asset. Such components may be listed as an “allowance” for costs related to potential repair or partial replacement projects.

This study may also include components with estimated useful lives and remaining lives that exceed the default 30-year study period. The cash flow financial analysis can be adjusted at any time (including during working sessions) to capture long-life components and examine their impact on reserve funding. DMA studies can be published with a study period of any time frame from 20 years to 50 years at the request of the client.

NAVIGATOR™ uses two descriptors to define individual components – a component name and a component location. These descriptors can be used interchangeably to identify the capital asset. In some cases, a specific project such as “mill and resurface asphalt” will be the component name and “Center Street” will be both the asset name and the asset location. In other cases, the asset, such as “split-system heat pump” will be the component name (meaning replacement of the split-system heat pump), and “Clubhouse” will be the location. Use of the asset name as the component name will always mean complete replacement of that asset unless otherwise noted.

MINIMUM CRITERIA FOR RESERVE COMPONENTS

DMA reserve studies do not set minimum criteria for reserve components. We prefer to leave the decision to include components up to the Reserve Specialist first, and then up to review by the client. We believe that arbitrary limits can potentially leave out components that may have significant impacts on association budgets and thus, diminish the effectiveness of the reserve analysis to predict funding needs. We can include minimum criteria upon request by the client. The two typical minimum limits are:

- ❖ Minimum dollar value (current dollars). For example, a client may ask that we not include any components with replacement costs less than \$1,000, \$5,000, etc.
- ❖ Minimum estimated useful life (EUL). For example, a client may ask that we not include any components with an EUL of less than 3 years.

Ocean Pines Association

The Physical Analysis

Keep in mind that all assets that an association owns and that need replacement, will be replaced with association funds – either from the reserve account or the operating account. DMA puts as many assets as possible in the reserve account so that they can be tracked over time in the reserve analysis. The operating account typically does not have this capability.

COMPONENT ASSEMBLIES AND RELATED COMPONENTS

Related components that may, of necessity, be replaced at the same time may be grouped into Assemblies. The Assembly is then the line-item component in our main Schedule of Components. Any sub-component included in an assembly can be pulled out of that assembly and listed separately if it is replaced individually.

Similarly, small components that may be too insignificant to track in the reserve study but which may likely be replaced as a group, will be combined into an assembly and put in the Schedule of Components as such. An example would be furniture which may be replaced as a group in a renovation or refurbishment project.

OPTIONAL COMPONENTS

In order to include all projected major expenditures involving capital assets, DMA may include components that may not typically qualify for tax exemption under IRS rulings for Associations filing Form 1120 or 1120H. It is incumbent upon the Association to determine the tax implications of comingling exempt capital expenditure funds from excluded or nonexempt designated funds in their bank and investment accounts. The Association should consult their attorney or accountant on this matter. Some of these items include:

- ❖ Painting, wall coverings and other cosmetic work.
- ❖ Landscape Improvements and replacement of any landscaping (trees, shrubbery, etc.).
- ❖ Irrigation system maintenance.
- ❖ Asphalt seal coating and striping.
- ❖ Cleaning and power washing activities.

You may request that any of these components be removed from the reserve account, in which case they will be funded from your operating account or a separate non-tax-exempt account.

EXCLUSIONS

Some capital assets are not included as reserve components. Components that you do not see in this report are generally related to one of the categories below or are not owned by the association:

- ❖ Permanent Improvements: This group includes components that if properly maintained will have a useful life equal to the property as a whole. The end of the useful life of the property would occur when it would be necessary that all of the infrastructure would need to be demolished and cleared or the area and infrastructure completely evacuated and reconditioned to return the property to a safe and useful state. A typical example would be entire building structures.
- ❖ Masonry, Stone, Concrete: Generally, masonry, stone and concrete building cladding and flatwork would be considered to have an unlimited useful life and their replacement is not envisioned. However, repairs such as mortar tuck pointing, patching and replacing sections of broken or damaged masonry, stone and concrete is a reality and a component line item for this is often included in the reserve funding study.

Ocean Pines Association

The Physical Analysis

- ❖ Unit or Home Owner Modifications: Components that are part of a Unit in a condominium, or a private home in an HOA are not included unless they are specifically defined in the Declaration or Bylaws as a Common Area or Limited Common Area. On occasion unit or home owners will modify components that are considered common or limited common elements. The cost of these modifications are typically not included as part of the capital reserves.
- ❖ Incidental or Maintenance Items: Some components are small enough, or may require repair or replacement on a recurring short-term basis. These items and actions are typically funded from the operating account as annual maintenance items.
- ❖ Capital Improvements: These include development or purchase of any new asset to be placed in service for the first time. These are not capital *reserve* components. After the asset has been placed in service, the money set aside for repair and replacement can then be included in the capital reserve study.

COMPONENT QUANTITIES AND MEASUREMENT

The Schedule of Components provides the total quantity or measurement of each asset for which a reserve component is identified. This is stated as the amount, size, number or extent of each component based on defined units of measure. Typical units of measure include:

- ❖ SF = area measurement defined in square feet
- ❖ SY = area measurement defined in square yards
- ❖ SQ = area measurement defined by "square" (100 square feet)
- ❖ LF = length measurement defined by linear feet
- ❖ CY = volume measurement defined by cubic yards
- ❖ EA = quantity measurement defined by number of individual units, "each".
- ❖ PR = quantity measurement defined by number of paired units, "pair".
- ❖ LS = allowance measurement for components with indeterminant or combined quantities of different individual units "lump sum"

All components are viewed on site unless otherwise specified herein. The components are documented with a photo of the component or of a typical component or group of components where there are a large number of repetitive component elements. Quantities for each component are developed either by on-site measurement, measurement from scale engineering and architectural drawings when available, measurement on scaled photos or measurement by satellite mapping. In the case of on-site measurements of building envelope components for multiple buildings (i.e., roofs, siding, trim, doors, windows, gutters, etc.) it would take an extraordinary amount of time and money to identify and measure each and every component on each and every unit. In that case quantities may be arrived at by measuring a single model or a single unit of similar character and multiplying those quantities by the number of similar units. This methodology has resulted in acceptably accurate results as far as quantities are concerned for the reserve study budget analyses.

If this study is an update of a previous study, the quantities used are as determined in the previous study unless otherwise noted. In cases where a recent historic cost estimate or bid exists the bid amount may be used as a "lump sum" in lieu of a unit quantity estimate.

COMPONENT IN-SERVICE DATE, ESTIMATED LIFE AND REPLACEMENT SCHEDULE

The following component information is included in the Summary Schedule of Components in this report and/or in the Detailed Schedule of Components, provided as a separate file:

Ocean Pines Association

The Physical Analysis

- ❖ In Service Date: This identifies either the known year or our estimate of the year that each component was placed in service (built, installed, replaced, etc.).
- ❖ Estimated Useful Life (EUL): This is the expected working life of the component in years, based on the actuarial or industry standard life, combined with our observation of the condition and use of the component in this setting. Our EUL for a component in one setting may be different for the same or similar component in another setting. The terminology “expected” is important in that some components are subject to partial failures and replacements even though a portion or majority of the component may have a much longer service life. An example is concrete sidewalks. Concrete may last in serviceable condition for 100 years, but outside factors can affect sidewalks and require replacement of specific locations in a shorter time frame. In some cases, the same portion may be replaced multiple times within the total life span. Some components may be a group of like entities such as doors. In this case some doors may be more susceptible to replacement than others based on use and exposure. The EUL sets a minimum estimated life before we expect some replacement activity even though many of the doors in the group may last much longer.

Our sources for these EUL's include R. S. Means Cost Data, Fannie Mae Property Condition Assessment tables, and American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) Equipment Life Expectancy tables. These are industry averages based on nationwide experience in many different locations, conditions and building types. Since reserve studies are budget planning tools, these are reasonable approaches to guiding that planning, however, the Analyst performing your study may adjust some EUL's based on (a) what he/she observes about the component condition on site, (b) what your history has been with each component, if known, and (c) other potential impacts on the component due to location, exposure, usage, etc. Other factors will also affect the actual service life that you get from a component. Some components fail completely, i.e., they no longer work; others fail gradually through aging. For those components, the decision to replace may be guided by the amount of maintenance the component is requiring, obsolescence of the component, better technology and cost savings from new components, and relative appearance or operating condition that impacts the perception of your property or facility by owners / users. Remember that reserve studies are not prescriptive maintenance plans for your property. The final decision to replace a component rests with the Board of Directors based on its actual condition, relative priorities, and other maintenance options.

- ❖ Next Replacement Year: This number is computed by adding the Estimated Useful Life (EUL) to the In-Service Date.
- ❖ Remaining Useful Life: This number is computed by subtracting the Study Year (the year the analysis is being conducted) from the Next Replacement Year.
- ❖ Percent Replaced: In its simplest form, this number tells the analysis to either fund for the full replacement amount or to fund for a partial replacement amount at each occasion. Again, with the sidewalk example, the analysis may be told to fund for 5% of the total component quantity replacement at each interval. For a shingle roof, it would likely be for 100% of the component at each replacement interval.

This number can also be used to assist in “what if” scenarios. If an association is trying to decide if they want to replace a component, remove it, or do something else; the percent of replacement could be set at zero (0%) in order to remove the component from the funding plan, while still recognizing its existence in the community.

Ocean Pines Association

The Physical Analysis

- ❖ Replacement Interval (only shown in the Detailed Schedule of Components): This is the number of years after the first projected replacement event in the study, that we expect to have another. For a component with a predictable estimated life, such as shingle roofs, the replacement interval may be the same as the estimated useful life (EUL). If the EUL is 30 years the subsequent replacement interval will also be 30 years. For our concrete sidewalk example in the previous section, however, you may replace 5% of it after an EUL of 15 years, and then another 5% every 5 years thereafter, as the entire walkway component gradually ages. These numbers are often affected by outside forces that impact the component, and can also be affected by the manner in which the association maintains the community. One association may elect to replace portions of a component every 5 years or more often, and another association may not elect to do any work for 15 years at a time. These are all decisions that can be made in DMA's working session with the Association.
- ❖ Client Responsibility (only shown in the Detailed Schedule of Components): Generally, this will always be 100%. In some situations, however, the responsibility for maintenance of certain components may be shared with another entity, such as another association, or another property owner. In these cases, the % listed will be the percentage of responsibility applicable to this account only.

REPLACEMENT COST

The replacement cost for each component in the Schedule of Components is the product of a source cost and other component descriptors discussed above.

- ❖ Unit Cost: This is the source cost for the replacement of one unit of measure for each component. This will always be expressed in current dollars (See our discussion below on cost estimating.)
- ❖ Replacement Cost: This number is derived from multiplying the Quantity in units x the Unit Cost x the Percent Replaced x the Client Responsibility.

DMA uses three sources of costing for components in this study. Our standard source for computing component replacement costs is from cost data published by R. S. Means Company, a division of The Gordian Group, including *Facility Construction*, *Facility Maintenance and Repair*, *Commercial Construction*, and *Residential Construction*. Our second source is actual recent replacement costs for specific components provided by the association from your General Ledger or from actual contracts or invoices. Our third source is from local contractors and suppliers, and from manufacturers of specific products. All source unit costs are indexed (cost weighted) by geographic area based on R. S. Means national cost indexing system.

All DMA estimated costs are "turn-key" costs, meaning that they include both materials and labor costs as well as indirect costs such as project staging, demolition or removal of the old components, overhead and profit, and permitting (for construction projects). They typically do not include soft costs such as engineering, design, specifications and inspections. Those can be provided as separate line-item costs when they represent material expenditures.

COST ASSEMBLY BY THE RESERVE SPECIALIST

The Reserve Specialist (RS) in charge of your project will select the most appropriate costs for the components that they see on your property or in your facility. In some cases, the RS will need to additionally assemble costs from our data base to fully address the needs of a replacement project – such as equipment replacement that requires architectural alterations, complex roof replacement projects, or underground utility replacement projects. The RS will also determine the percentage of replacement per occurrence for each component. Replacement occurrences for long-life components or component groups may be better projected as partial replacements on a recurring basis.

YOUR ACTUAL COSTS WILL VARY

DMA's cost estimating meets industry standards for this work and we use the best information available to develop our cost data base. Many factors affect the actual cost of project at a point in time however, and you should expect your cost experience to vary somewhat from the estimates. Factors to remember include:

Ocean Pines Association

The Physical Analysis

- ❖ Actual cost growth for a particular product or labor market vs. projected inflation rates. Most costs grow in leaps and spurts, even though they average out over time to a measurable rate. Your experience at a point in time may be on one side or the other of a cost increase.
- ❖ Competition and local market factors at the time of your replacement may put temporary upward or downward pressures on the cost of a particular item or labor rate.
- ❖ Your replacement project may include other work within the scope that is not identified or anticipated in the component replacement cost.
- ❖ Component replacement estimates are made for the most similar product, material or labor cost to what we observe on your property. It may not be an exact match for your component.
- ❖ The community may elect to upgrade or downgrade the material or product selected for replacement vs. the existing component on which the estimate was based.

Because DMA's analyses are interactive, you can track your actual costs on our Schedule of Components and report back changes at any time and request an updated analysis based on this information.

OBSERVATIONS AND ASSESSMENT OF COMPONENT CONDITION

DMA enters observations, information and condition assessments of components in our database when we develop the Schedule of Components. This information is included in the Detailed Schedule of Components, which is issued as a separate document along with this report. In future updates this information can be updated to reflect changes in the condition or the component itself, including information provided by the client.

A photographic record of components is also provided in a companion folder to the final report. It contains photo documentation of our field observations. These photos are also linked to individual components in our database for ease of access in working sessions and in later reviews and updates.

The observations and opinions expressed in this report are based on our general professional knowledge of construction and our knowledge of the typical replacement experience of many communities and other entities with the same component types. Our projections are not architectural or engineering recommendations for specific projects. The Board of Directors should seek professional or industry assistance for each specific replacement project, based on the conditions in existence at the time of replacement and as the need for replacement or repair becomes imminent.

Ocean Pines Association

The Financial Analysis

This reserve study provides (1) a financial assessment of your current reserve fund vs. the estimated funding need, and (2) a recommended funding plan to adequately fund the reserve account going forward. To accomplish this analysis, we first have to identify six parameters:

Parameters:

- ❖ **Fiscal Year:** To determine the beginning point of the study, we first have to identify the fiscal year that the association is using. The fiscal year is identified with a start date and an end date. The most common fiscal year is the calendar year with a start date of January 1st and an end date of December 31st. For some associations, the fiscal year begins on another month, such June 1st, (ending on May 31st).
- ❖ **Study Year:** This study identifies the first year of calculations, which includes the current value of the reserve components. It is normally the calendar year that includes the starting date of the association's fiscal year. However, a fiscal year which is not the calendar year may be defined as the year that includes the end date. For example, a fiscal year starting June 1st, 2020 and ending May 31st, 2021 is typically identified as FY 2021. In the DMA reserve study, the study year will be defined as year 2021. In studies that are completed close to the end of the fiscal year, DMA may elect to move ahead to the upcoming fiscal year to be the study year.
- ❖ **Reserve Account Starting Balance:** This is the total of all funds in cash and investment accounts for an identified capital reserve account, as defined in the association balance sheet for the period ending at the end of the previous fiscal year. Accounting methods and balance sheet vary. If the reserve account balance is not easily discernable from the balance sheet, then it is the association's responsibility to provide DMA with this value as of that date. If the study year is moved ahead to the upcoming fiscal year, the reserve account balance for that date needs to be estimated. Note: a balance sheet may include other factors that affect the reserve account balance used in the study. These can include outstanding loans from the reserve account to the operating account, any payables due from the reserve account that are not included in the funding plan, non-collected funds due to the reserve account or prepaid assessments already in the reserve account, among others. It is the association's responsibility to adjust the starting balance of the reserve account to reflect any of these factors that may be material. In the case of new communities, unbuilt communities or communities without existing reserve accounts, this starting balance may be \$0.00.
- ❖ **Average Earnings Rate:** This is the average of the rates of return on interest or income from reserve funds on deposit in banks and in investment accounts. This is the net income to the reserve account from these deposits, exclusive of taxes. If the association advises DMA that this income is not paid back into the reserve account, then the earnings rate in this study will be 0.00%.
- ❖ **Budgeted Contribution:** This is the cash contribution or transfer of assessment funds to the reserve account in the association's budget for the fiscal year corresponding to the study year. In the case of new communities, unbuilt communities or communities without existing reserve accounts, there may be no budgeted contribution, in which case this study will recommend the initial contribution.
- ❖ **Inflation Rate:** This study includes a projected inflation rate for the study period. While this is only a projection, it is also important to understand how significantly inflation impacts replacement costs projected to occur 5, 10, 20 or more years from now. At an inflation rate of just 3.00% a project that costs \$10,000 in the current year will cost over \$18,000 in 20 years. DMA uses a focused construction inflation index provided by R.S. Means – the same company that provides us with construction cost data. This is an historical record of actual construction costs and can be focused on residential or non-residential construction as opposed to the more general consumer or producer price indices generated by the U. S. Government. We use the most current index available and we use that projection for all years in the study. As the inflation rate changes over time, we can update with one click, which will update all of the information in the analysis immediately.

Ocean Pines Association

The Financial Analysis**CURRENT FUNDING STATUS – PERCENT FUNDED AND FUNDING DEFICIT**

To assess your current funding level DMA calculates the percent funded for each component in the study at a point in time – generally at the beginning of the fiscal year corresponding with Year 1 of the study (study year). We use an inflation-adjusted method for calculating the relative replacement value of each component (the amount of money that should be available to replace the component if it were fully funded) and compare the total value for all components to the actual total balance of the reserve account. This is called the percent funded.

Note: the term “fully funded” does not mean that the total replacement cost of every component is always available at any time. It means that the funding level is sufficient such that the total replacement cost will be funded at the time that the component is projected to be replaced. The funding deficit (or surplus) is the difference between the combined inflation-adjusted replacement values of all components and the actual reserve account balance.

Some states require that reserve studies provide this information, and the Community Associations Institute requires that reserve studies provide a statement on the relative health of the reserve account. This information should meet both requirements, but we do not use this to project a long-term funding solution for your reserve account.

DMA’S INTERACTIVE CASH FLOW FUNDING PLAN

There are four funding models used to create funding plans for reserve accounts including:

- ❖ Full Funding Model – (Also called the Component Method.) This is the most conservative funding model. It funds each component as its own line-item budget. The goal of this model is to attain and maintain the reserves at or near 100%. For example, if an association has a component with a 10-year life and a \$10,000 replacement cost, it should have \$3,000 set aside for its replacement after three years. In this case, \$3,000 equals full funding.
- ❖ Baseline Funding Model – (Also called a Minimum Funded Model.) The goal of this model is to keep the reserve cash balance above zero. This means that at no time during the funding period will the projected *reserve balance* drop below zero dollars. This is the least conservative model. An association using this model must understand that even a minor reduction in a component’s remaining useful life can result in a deficit in the reserve cash balance. Associations can implement this model more safely by conducting annual reserve updates that include field observations.
- ❖ Threshold Funding Model – (Also called the Cash Flow Method.) This model is based on the Baseline Funding concept. However, in this model a minimum cash reserve balance is established at some predetermined dollar amount. This minimum balance becomes the “threshold” above which the reserve account should remain in every year of the study. Associations should take into consideration that depending on the mix of common area major components this model may be more or less conservative than the fully funded model.
- ❖ Statutory Funding Model – This model is based on local statutes. To use it, associations set aside a specific minimum dollar amount of reserves as required by statutes.

Ocean Pines Association

The Financial Analysis

DMA's NAVIGATOR™ uses the Threshold Funding Model to calculate your recommended reserve funding plan. This model includes our Reserve Navigator graph which shows the entire study period, which typically is 30 years. Note that DMA can revise this study period to a minimum of 20 years or up to 50 years. Different study periods can be looked at in the live working session.

The Reserve Navigator graph shows the projected total reserve expenditures in each year (red bars), the end-or-year reserve account balance (green bars) and the minimum threshold balance (yellow line) over the entire reserve study period. The table below the graph shows the beginning and end reserve balances in each year, the contribution or transfer to reserves in each year, the interest income in each year (if any) and the total expenditures in each year. Expenditures are adjusted for inflation. Ten year periods are shown on each page, and the graph is repeated on each subsequent page with the tabular period highlighted.

The goal of the Cash Flow funding plan is to keep your account above a minimum balance over the life of the study while ensuring that all components are fully funded when they are scheduled to be replaced. We can set that minimum balance to zero dollars (\$0.00), and convert this to a baseline funding model but we strongly recommend against using that model for your funding plan. We set the minimum account balance, or "threshold", at a level above zero, in order to provide a buffer for the variations in actual expenditures that will inevitably occur over the life of the study. We generate that number from a percentage of the total estimated one-time replacement costs of all components in current dollars. The percentage amount is entered into the study as a bottom limit for the cash flow in the account. We then index this amount to the projected rate of inflation so that it increases every year in proportion to the relative value of the dollar. Note: The threshold amount is an arbitrary number. It is not set by any law or any accounting standard. We can look at different threshold amounts in the working session and evaluate what would be most appropriate for your association and the expenditure projections. Ultimately, you the client can establish the threshold amount.

Reserve Account Transfer Change Rate

As inflation decreases the value of the dollar over time, it is logical to introduce a transfer change rate to the reserve contribution so that it grows in relation to the growth in actual costs over time. If we did not do this - if we kept the contribution constant - owners today would have to contribute a much larger amount in order to offset the declining value of the same contributions made in the future. The change rate provides parity for present and future owners.

In communities that are underfunded, it may be necessary to use a change rate that is greater than the inflation rate in order to gradually increase your contributions to an acceptable level. The Reserve Account Transfer Change Rate is expressed as a percentage (%). We can adjust this rate as a constant over the entire study period, or manually adjust it from year to year, to help us design the appropriate funding plan.

Specific Project Funding, Special Assessments and Commercial Loans

In some instances, it will be necessary for an association to fund a specific single project or one or more years of total reserve expenses with additional funds. This may be due to a history of underfunding the reserves, or it may be due to an unexpected significant expense in a given year. This additional funding can come from two sources – a special assessment and a commercial loan. DMA studies can include either or both options as appropriate to the needs and resources of the community and its members. We can evaluate both options, and also a combination option, in the working session. A funding solution that includes one or more of these options can become part of the published reserve funding plan.

Ocean Pines Association

The Financial Analysis

Assessment Allocation Model

This reserve analysis also includes an Assessment Allocation Model. It is important to keep the reserve account funding in perspective with your overall assessment needs. Usually, the reserve budget is smaller than your operating budget and this model puts your reserve account in context of your overall budget. Keep in mind that this is only an example model. DMA does not have any responsibility for your overall budget or your operating budget, and this model makes a specific assumption about the growth of your operating budget over the next few years which may vary from your actual budget. This model shows percentage of your overall budget allotted to reserves and shows how the recommended reserve funding plan in this study might affect your overall budget in the next several years.

Standards, Limitations, Conditions, Disclosure and Restrictions

STUDY STANDARDS

This study was conducted in accordance with the Community Associations Institute National Reserve Study Standards. A summary of the standards is contained in our information article entitled "National Standards" which is included in the Appendix.

The data and analysis information that forms a part of this report contains proprietary programming and program coding that is not available for distribution to outside parties. Copies of the data and analysis have been made available in Adobe's Portable Document Format and included as part of this report. Upon request, component information can also be provided in Excel format for easier viewing and navigating through the data.

STUDY LIMITATIONS AND CONDITIONS

- 1 No destructive testing, lab analysis or other investigative methods were used to determine the condition of the components. Due to these limitations, as set forth in the reserve study guidelines that we subscribe to, the limited visual observations that were made are not sufficient to be considered a qualified architectural or engineering assessment of the state or condition of the components.
- 2 All common areas on the property were observed unless access was limited or not made available to us at the time of the inspection. The observations and opinions expressed herein with regard to the useful life of the components are based on our general professional knowledge of construction and our knowledge of the typical replacement experience of many communities and other entities with the same component types.
- 3 The inventory included taking field measurements, measurements from aerial and satellite imagery, digitized measurement over photo imagery and takeoffs and measurements from design and as-built drawings as there were deemed to be reliable. In the case of a Level II Update the quantities provided by the Client from previous studies was utilized when it was deemed to be reliable and accurate. In the case of a Level III Update all inventory data from previous studies provided by the Client was deemed accurate and reliable.
- 4 Our projections of remaining useful life are not architectural or engineering recommendations for executing specific projects. As the end of the remaining useful life approaches, as set forth in this study, the association should seek professional architectural, engineering, contractor, service providers or qualified product manufacturer or supplier assistance, as appropriate, and as to the need for and the scheduling of each specific replacement project. Particularly those of any significant magnitude.
- 5 An asset can be made up of several components that need to be maintained, repaired and replaced. Other elements of the asset may be considered permanent with respect to the asset. The schedule of components provided herein, is based upon information received from the client regarding the common elements and/or assets that the client is responsible for. It is the client's responsibility to verify that the schedule of components is complete.
- 6 Financial information including the present fund balance, interest from funds on deposit, and recent capital expenditures, were provided by the Client and are deemed reliable and complete by DMA Reserves, Inc.
- 7 Information provided by the Association about prior reserve replacement projects is considered to be reliable and complete. No inspection by DMA Reserves, Inc. should be interpreted as a project audit or quality inspection.
- 8 Industry Life Expectancy is based on printed product literature, product or material warranties, industry standards literature, and on the opinions of manufacturers, installers, or maintenance contractors based on their experience with these products and materials.
- 9 Unit prices are based on published unit price standards such as R. S. Means "Residential Cost Data", Facilities Maintenance and Repair Cost Data, and "Facilities Construction Cost Data", latest editions, and on pricing obtained from contractors, installers, or manufacturers. All prices are given in present dollars unless noted otherwise. Prices listed are not guaranteed as exact quotes for work included.

Ocean Pines Association

Standards, Limitations, Conditions, Disclosure and Restrictions

- 10 This analysis incorporates assumptions about the future rate of inflation, and the future interest income on your account deposits. If significant changes occur in either of these rates, this calculation should be re-run with current information.
- 11 The results of this analysis are predicated on your contributing the recommended amount in each previous year and on expenses occurring generally as predicted. This Reserve Study can be updated as a Level III study every year up to 4 years from the original study date, and should be updated with a Level II study or replaced with a new Level I study every 3 to 5 years, which may depend on statutory requirements, to correct for normal variations.
- 12 DMA's Capital Replacement Reserve Studies are designed to be used as planning tools. They are a reflection of information provided by the Client and our analytical inputs, and are assembled for the Client's use. This reserve study should not be used for the purpose of performing an audit, quality/forensic analysis, or for background checks of historical records.

DISCLOSURE

DMA does not have any financial interest in this community or facility, its management company or any vendor mentioned or used in this study beyond this work. This study represents all facts known to DMA at the time of its preparation that if purposefully omitted would cause a distortion of the Client's situation regarding its capital reserve plan.

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Ocean Pines Association

Reserve Expenditures by Year (First 5 years)

Year 2021

Line #	Component	Location	Replacement Cost *
1.02.01	Heat Pump #1 - Police Dept.	Admin. Building	\$5,005.00
1.02.02	Heat Pump #2 - Offices	Admin. Building	\$5,618.00
1.02.03	Heat Pump #3 - Offices	Admin. Building	\$5,618.00
1.02.04	Heat Pump #4 - Offices	Admin. Building	\$3,819.00
1.02.05	Heat Pump #5 - Offices	Admin. Building	\$5,005.00
1.03.05	Countertops	Admin. Building	\$5,000.00
1.03.06	Casework and Counter - Front Office	Admin. Building	\$25,000.00
1.04.06	Zebra #2 Printer - Membership	Admin. Building	\$6,379.00
1.05.07	Computers and Electronics Package - Police	Police Department	\$27,905.00
1.05.10	Computers and Electronics - Police Department	Police Department	\$13,815.00
2.01.02	Light Poles and Lights - Main Parking Lot	Beach Club	\$9,957.00
2.04.03	Hood System	Beach Club	\$25,061.00
3.06.35	(4) Smithco Mow-N-Go Trailer & Mount Kit	Golf Maintenance	\$6,346.00
3.06.77	TurfBreeze 59" Direct Drive Fan with 5hp Motor	Golf Maintenance	\$8,128.00
3.06.78	Groundsmaster 4300-D Rough Mower	Golf Maintenance	\$66,732.00
3.07.16	Bunker Renovation 2006	Golf Course	\$30,091.00
3.07.21	Golf Course Irrigation Phase I	Golf Course	\$600,000.00
4.03.01	Asphalt basketball surface	Robin Hood Park	\$5,832.00
4.03.03	Large Play structure	Robin Hood Park	\$42,950.00
4.08.12	Pickleball Court Construction	MMP - Platform Tennis	\$148,517.00
4.08.15	Alum pole w single light fixture head	MMP - Platform Tennis	\$41,849.00
4.08.28	Ball Machine	MMP - Tennis Courts	\$5,174.00
4.08.43	Fence Replacement (1870 lineal feet of railing, rail ends, posts)	MMP - Tennis Courts	\$8,390.00
4.09.08	Pavilion Roof	Swim and Racquet Marina	\$5,004.00

Ocean Pines Association

Reserve Expenditures by Year (First 5 years)**Year 2021**

Line #	Component	Location	Replacement Cost *
4.11.11	Basketball goals	Whitehorse Park	\$15,234.00
5.04.03	(1) Hp Designjet 7830 36inch Multifunction Printer	DPW F,FandE	\$6,041.00
5.05.13	Snow Plow & Install	DPW Equipment	\$7,852.00
5.06.13	2011 Spreader	DPW Major Equipment	\$20,449.00
5.06.14	2001 Dump Truck	DPW Major Equipment	\$48,779.00
5.06.15	Dump Body For Dump Truck	DPW Major Equipment	\$11,854.00
5.06.18	2012 F-250	DPW Major Equipment	\$32,589.00
5.06.19	2012 F-250	DPW Major Equipment	\$32,589.00
5.08.02	Wood Buffer Fence	North Gate	\$10,956.00
5.09.09	Clubhouse Road Bridge Repair	Roads	\$100,000.00
5.09.10	North Entrance Bridge Repair	Roads	\$10,000.00
6.01.13	Pool Pump & Motor - MI	Mumford Landing Pool	\$6,098.00
6.02.09	Y.C. Pool Chaise Lounge; Chairs; Tables/Umbre	Yacht Club Pool	\$8,871.00
6.03.10	S & R Asphalt Sealcoating	Swim and Racquet Club Pool	\$5,783.00
6.05.09	Pool Furniture	Beach Club Pool	\$31,886.00
6.05.10	5 HP Water Pump	Beach Club Pool	\$5,971.00
6.06.01	Guard Chairs	Unassigned in Asset List	\$14,338.00
6.06.02	Pool Pumps; Pump Selection Panel; Strainer Basket	Unassigned in Asset List	\$25,597.00
6.06.20	Pool Furniture Repair - Replacement Allowance	Unassigned in Asset List	\$17,654.00
7.01.02	Bollard lighting	Carrollton Lane	\$6,897.00
7.06.23	Split ductless system, 1.5 ton - Side Entrance	Yacht Club	\$2,204.00
7.07.14	Commercial Kitchen Equipment	Yacht Club	\$41,616.00
Total Expenditures for Year 2021			\$1,570,453.00

* Cost after first year includes an inflation factor of 3.08%

Ocean Pines Association

Reserve Expenditures by Year (First 5 years)

Year 2022

Line #	Component	Location	Replacement Cost *
1.05.05	Radio Equipment -Police	Police Department	\$65,431.06
2.04.01	Ansul Kitchen Fire Suppression	Beach Club	\$29,392.23
2.04.06	Beach Club Security Cameras	Beach Club	\$5,150.91
2.05.01	Walk In Freezer/Cooler 9X	Beach Club	\$26,595.67
2.05.04	Kitchen and Bar Equipment	Beach Club	\$13,183.93
2.05.06	Restaurant and Bar F. F. & E.	Beach Club	\$11,850.08
3.05.07	(40) Folding Bag Stands & Dividers	Golf Pro Shop and Related	\$16,870.07
3.05.20	Software - IBS Golf System	Golf Pro Shop and Related	\$37,266.51
3.06.26	Fire Sprinkler System Alterations	Golf Maintenance	\$7,782.54
3.06.27	Otterbine Fountain-Install,Wire,Parts,Time	Golf Maintenance	\$14,102.37
3.06.33	(6) Jd220E Hybrid Mowers & Smithco Trailers	Golf Maintenance	\$35,242.02
3.06.43	Jd 2020A Progator Hd Utility Vehicle	Golf Maintenance	\$25,646.30
3.06.48	John Deere Tri Plex Greens Mower	Golf Maintenance	\$51,534.85
3.06.50	Jacobson AR522 Rough Mower	Golf Maintenance	\$36,764.51
3.06.52	John Deere Triplex Mower	Golf Maintenance	\$17,105.10
3.06.53	John Deere 2500 E-Cut	Golf Maintenance	\$22,806.45
3.07.04	Golf Course Bridges	Golf Course	\$36,663.49
3.07.17	Bunker Renovation 2007	Golf Course	\$49,097.00
3.07.22	Golf Course Irrigation Phase 2	Golf Course	\$629,818.80
3.07.28	Golf Course Irrigation - Controller Repairs	Golf Course	\$7,575.35
3.07.29	Golf Course Irrigation - Sprinkler Rotor Replacement	Golf Course	\$12,138.70
3.07.47	Tree Removal Allowance	Golf Course	\$10,837.83
4.02.01	Asphalt basketball surface	Bainbridge Park	\$6,813.59
4.02.02	Playground landscaped area	Bainbridge Park	\$14,991.96

Ocean Pines Association

Reserve Expenditures by Year (First 5 years)

Year 2022

Line #	Component	Location	Replacement Cost *
4.02.03	Split-rail fence	Bainbridge Park	\$6,794.00
4.02.05	Gravel road and auto parking area	Bainbridge Park	\$21,762.25
4.03.02	Gravel auto parking area	Robin Hood Park	\$7,099.12
4.08.03	Infield Replace-Ballfield	MMP - Baseball field	\$20,937.61
4.08.25	Backboard-Bakko Fiberglass	MMP - Tennis Courts	\$7,861.91
4.08.33	Court Pac 4Ft Split Tandem Motorized Roller	MMP - Tennis Courts	\$8,316.49
4.11.07	Gravel Parking Lot	Whitehorse Park	\$18,595.63
4.11.16	White Horse Park Parking Asphalt Proj	White Horse Park	\$22,961.07
4.12.22	(35) Banquet Tables	Community Center	\$12,940.66
5.06.03	Dump Trailer	DPW Major Equipment	\$5,962.15
5.06.06	2008 Ford F-250Sd	DPW Major Equipment	\$33,416.47
5.06.21	2013 Chev Silverado 2500	DPW Major Equipment	\$34,639.00
5.06.23	2013 Silverado 2500 4Wd Ext Cab Truck	DPW Major Equipment	\$32,986.63
5.07.01	2010 Ford Ranger	DPW - ARC	\$18,599.76
6.01.11	Chlorination System	Mumford Landing Pool	\$3,234.65
6.01.12	Aluminum Doors with Louvers	Mumford Landing Pool	\$10,324.49
6.01.23	Coverstar Max Mesh Cover	Mumford Landing Pool	\$12,772.64
6.03.12	S&R Roof	Swim and Racquet Club Pool	\$34,568.91
6.03.28	Triton Sand Filters	Swim and Racquet Club Pool	\$7,244.46
6.04.30	Concrete Pad Outside of Shell	Sports Core Pool Complex	\$23,517.70
6.06.12	(1) Aqua Trek 7 Tread Ladder	Unassigned in Asset List	\$5,246.77
6.06.20	Pool Furniture Repair - Replacement Allowance	Unassigned in Asset List	\$18,198.00
7.01.01	Wood-Sail Sign	Carrolton Lane	\$13,372.57
7.01.05	Seal and stripe asphalt	Parking Lot	\$12,785.01

Ocean Pines Association

Reserve Expenditures by Year (First 5 years)			
Year 2022			
Line #	Component	Location	Replacement Cost *
Total Expenditures for Year 2022			\$1,578,799.27

* Cost after first year includes an inflation factor of 3.08%

Ocean Pines Association

Reserve Expenditures by Year (First 5 years)**Year 2023**

Line #	Component	Location	Replacement Cost *
1.03.10	Commercial Carpet - Offices	Admin. Building	\$19,479.70
1.04.07	Postage Machine - Dm400C - Finance	Admin. Building	\$6,253.10
1.05.01	4-35 Orion Provice Mobile - Police	Police Department	\$18,704.04
1.05.03	Precision Solar Controls Speed Awareness - Police	Police Department	\$12,082.24
1.05.10	Computers and Electronics - Police Department	Police Department	\$14,679.00
1.06.05	Police Package Installed On 2016 F150	Police Department	\$6,827.94
3.05.10	(76)2017 Yamaha Quietech Efi Gas Golf Carts	Golf Pro Shop and Related	\$448,568.72
3.05.19	Signs - Driving Range	Golf Pro Shop and Related	\$10,788.06
3.06.05	Groundsmaster 3505D Mower W/ Mulching Kit	Golf Maintenance	\$36,122.40
3.06.06	Golf Lift-6000 Lbs	Golf Maintenance	\$11,620.03
3.06.07	Textron Spraytek	Golf Maintenance	\$49,211.94
3.06.08	Well 2H Pump Replacement	Golf Maintenance	\$24,250.55
3.06.44	John Deere 1435 Diesel Front Mt. Mower	Golf Maintenance	\$27,435.01
3.06.45	John Deere Progorator 2020A Utility Vehicle 2Wd	Golf Maintenance	\$26,560.53
3.06.81	Textron Utility Vehicles	Golf Maintenance	\$30,601.40
3.06.82	Textron Utility Vehicles	Golf Maintenance	\$30,601.40
3.07.18	Bunker Renovation 2008	Golf Course	\$31,876.46
3.07.23	Golf Course Irrigation Phase 3	Golf Course	\$659,842.71
4.08.42	Tennis Courts Renovation	MMP - Tennis Courts	\$153,240.76
5.05.08	Cushman Turf Truckster	DPW Equipment	\$28,237.23
5.06.05	03Ft 20Ft Roughneck Boat	DPW Major Equipment	\$14,446.41
6.02.09	Y.C. Pool Chaise Lounge; Chairs; Tables/Umbre	Yacht Club Pool	\$9,426.00
6.03.29	1.5 HP Pump with strainer	Swim and Racquet Club Pool	\$3,826.24
6.03.42	S&R Club Pool-Coverstar Max Mesh Cover	Swim and Racquet Club Pool	\$11,291.70

Ocean Pines Association

Reserve Expenditures by Year (First 5 years)**Year 2023**

Line #	Component	Location	Replacement Cost *
6.05.04	Skimmers	Beach Club Pool	\$8,464.26
6.05.12	Smart Mesh Pool Cover	Beach Club Pool	\$10,510.73
6.05.13	Pool Furniture	Beach Club Pool	\$22,530.28
6.05.19	(1) Handicap Chair For Beach Club - MI300 Sr Smith ADA Lift	Beach Club Pool	\$8,236.88
6.06.20	Pool Furniture Repair - Replacement Allowance	Unassigned in Asset List	\$18,758.00
Total Expenditures for Year 2023			\$1,754,473.72

* Cost after first year includes an inflation factor of 3.08%

Ocean Pines Association

Reserve Expenditures by Year (First 5 years)

Year 2024

Line #	Component	Location	Replacement Cost *
1.01.06	Sidewalk Replacement	Admin. Building	\$6,861.90
1.04.09	Software - Finance	Admin. Building	\$34,874.66
1.04.10	Computers 2016 - General Manager	Admin. Building	\$30,112.40
1.05.06	(6) Law Radios - Police	Police Department	\$32,367.57
1.06.01	2015 Ford Explorer-White W/ Equip-Police	Police Department	\$45,172.43
1.06.02	2005 Ford Sport Trac - Police	Police Department	\$25,580.15
2.01.03	Pool Ramp At Beach Club	Beach Club	\$21,191.38
2.01.04	Boardwalk - Beach side	Beach Club	\$62,056.10
2.02.06	Total Eclipse Awning	Beach Club	\$37,731.13
2.03.06	Floor Project	Beach Club	\$95,365.61
2.05.06	Restaurant and Bar F. F. & E.	Beach Club	\$12,591.00
3.06.13	Cushman Heavy Utility Vehicle Core Harvester	Golf Maintenance	\$39,400.33
3.06.18	2014 F-250 Truck	Golf Maintenance	\$41,582.12
3.06.41	Ds-300 Sprayer	Golf Maintenance	\$59,873.22
3.06.46	(4) John Deere 260SI Greensmowerrs	Golf Maintenance	\$39,064.08
3.06.84	Club Car Carryall Turf - Gas	Golf Maintenance	\$10,514.64
3.07.19	Bunker Renovation 2009	Golf Course	\$20,533.12
3.07.24	Golf Course Irrigation Phase 4	Golf Course	\$699,880.81
3.07.47	Tree Removal Allowance	Golf Course	\$11,516.00
4.08.30	Courts 11 & 12 Resurfacing	MMP - Tennis Courts	\$14,813.60
4.08.47	Replacement Doors & Windows	MMP - Pro Shop	\$23,902.19
4.08.49	Siding Renovations	MMP - Pro Shop	\$21,035.85
4.1.02	Fixed Dock bridge	Mumford Boat Ramp	\$12,901.25
4.11.01	Benches - various types	Whitehorse Park	\$17,228.68

Ocean Pines Association

Reserve Expenditures by Year (First 5 years)

Year 2024

Line #	Component	Location	Replacement Cost *
4.11.06	Dis Microphone Systems	Community Center	\$9,132.40
4.11.08	Outdoor Lighting Display	Community Center	\$7,175.15
4.12.02	Community Center Parking Lot	Community Center	\$35,905.31
4.12.03	Community Hall Parking Lot	Community Center	\$14,315.25
4.12.14	Carpet	Community Center	\$6,254.02
4.12.15	Carpeted Wall Covering	Community Center	\$25,678.73
4.12.25	Heat Pump #1	Community Center	\$14,885.88
4.12.26	Heat Pump #2	Community Center	\$13,556.22
4.12.27	Heat Pump #3	Community Center	\$14,885.88
4.12.28	Heat Pump #4	Community Center	\$14,885.88
4.12.35	Mobile Stage Sections-Stage & Riser Steps	Community Center	\$15,996.49
5.02.13	Public Works A/C Unit	DPW Main Building	\$5,163.13
5.05.01	Car Life-Ammco Mdl AI 7	DPW Equipment	\$9,138.98
5.05.17	2014 Utility Trailer & Diamond Rd. Clipper	DPW Equipment	\$5,503.76
5.06.24	2014 TE90 Snowdogg Snow Plow	DPW Major Equipment	\$22,397.28
5.06.25	2014 F-150 Truck	DPW Major Equipment	\$29,177.03
5.06.26	2014 F-250 Truck	DPW Major Equipment	\$34,316.07
5.06.27	2014 F-150 Truck	DPW Major Equipment	\$28,495.77
5.06.28	2015 F450XI 4X4 Utility Truck	DPW Major Equipment	\$69,888.41
5.06.29	2015 F550XI-4X4 Dump Truck & Tarp	DPW Major Equipment	\$74,684.62
6.01.06	Gas Water Heater, 40 Gallons	Mumford Landing Pool	\$18,012.89
6.01.07	Brick Paver Area	Mumford Landing Pool	\$9,090.78
6.01.08	Concrete Walkway	Mumford Landing Pool	\$5,722.81
6.02.08	Swimming Pool cover	Yacht Club Pool	\$8,418.28

Ocean Pines Association

Reserve Expenditures by Year (First 5 years)**Year 2024**

Line #	Component	Location	Replacement Cost *
6.04.24	Sports Core Pool Sidewalks	Sports Core Pool Complex	\$22,539.67
6.06.03	Pool Heater W/ Electronic Ignition	Unassigned in Asset List	\$4,209.14
6.06.04	40 Vega 38inch Round Folding Tables	Unassigned in Asset List	\$5,489.52
6.06.20	Pool Furniture Repair - Replacement Allowance	Unassigned in Asset List	\$19,336.00
7.03.07	Tiki Bar Draft System-Equip/Intstallation	Yacht Club and Tiki Bar	\$28,868.17
7.07.08	Outdoor Umbrellas	Site-Wide	\$6,710.75
7.07.14	Commercial Kitchen Equipment	Yacht Club	\$45,581.00
Total Expenditures for Year 2024			\$2,041,565.49

* Cost after first year includes an inflation factor of 3.08%

Ocean Pines Association

Reserve Expenditures by Year (First 5 years)

Year 2025

Line #	Component	Location	Replacement Cost *
1.03.01	Wood strip flooring - Lobby, Rest Rooms	Admin. Building	\$5,927.30
1.03.02	VCT Floor - File and Computer Rooms	Admin. Building	\$3,102.52
1.03.03	Interior LED fixtures	Admin. Building	\$15,738.39
1.03.04	Kitchen cabinets, hardwood, maximum	Admin. Building	\$11,290.10
1.03.07	Main Restroom Fixtures	Admin. Building	\$20,274.75
1.03.08	Lay-in Ceilings and Light Fixtures	Admin. Building	\$43,626.06
1.04.01	Finance Department Furniture	Admin. Building	\$74,013.35
1.04.02	Furniture - General Manager Offices	Admin. Building	\$37,736.02
1.04.03	Photographs & Framing - Finance	Admin. Building	\$6,555.03
1.04.08	(2) Zxp Series 7 Printer - Membership	Admin. Building	\$6,647.61
1.04.12	Video Surveillance System	Admin. Building	\$54,630.52
1.04.13	Computers 2017 - General Manager	Admin. Building	\$210,922.70
1.05.02	Emergency Equip & Pkg - Police	Police Department	\$12,828.94
1.05.10	Computers and Electronics - Police Department	Police Department	\$15,597.00
1.05.11	L3 Insight Thermal Mono	Police Department	\$18,016.74
1.06.03	2016 Ford Police Interceptor-White & Equip	Police Department	\$40,949.18
2.03.01	Dumbwaiter	Beach Club	\$38,946.32
2.05.04	Kitchen and Bar Equipment	Beach Club	\$14,440.00
3.05.06	Driving Range - Poles & Golf Barrier Netting	Golf Pro Shop and Related	\$43,626.06
3.05.09	Driving Range Golf Netting (100Ft X 30 Ft)	Golf Pro Shop and Related	\$12,390.88
3.06.16	#60306 Redexim Speedeseeder	Golf Maintenance	\$11,137.68
3.06.31	Buffalo Turbine Blower	Golf Maintenance	\$10,233.34
3.06.47	(1) Groundsmaster 3500-D Diesel Mulching Kit	Golf Maintenance	\$41,289.01
3.06.80	Greens Walking Mower	Golf Maintenance	\$19,373.80

Ocean Pines Association

Reserve Expenditures by Year (First 5 years)

Year 2025

Line #	Component	Location	Replacement Cost *
3.06.83	John Deere Gator	Golf Maintenance	\$17,341.59
3.07.28	Golf Course Irrigation - Controller Repairs	Golf Course	\$8,297.00
3.07.29	Golf Course Irrigation - Sprinkler Rotor Replacement	Golf Course	\$13,295.00
3.07.44	Driving Range Project	Golf Course	\$25,788.84
3.07.46	Fountain @ Hole #7	Golf Course	\$8,165.00
4.07.02	Large Play structure	Somerset Park	\$48,490.96
4.07.03	Small Play structure	Somerset Park	\$24,245.48
4.08.10	Mac Baseball Scoreboard 5X8Ft W/ Clock	MMP - Baseball field	\$8,300.48
4.08.19	Refurbish (4) Platform Cts @ Manklin Meadows	MMP - Platform Tennis	\$18,676.08
4.08.21	Resurfacing (2) Platform Courts	MMP - Platform Tennis	\$6,991.96
4.09.07	Mill and Overlay Asphalt - 1 1/2	Swim and Racquet Club Pool	\$61,482.48
4.11.03	10 Station Fitness Center	Whitehorse Park	\$10,572.05
4.11.04	Lightpole with 2 floodlights, 20Ft tall	Whitehorse Park	\$30,186.33
4.11.23	Bocce Ball Court	Whitehorse Park	\$10,286.41
4.12.06	Telephone System	Community Center	\$31,516.30
4.12.31	Community Ctr - 12X20 Shed	Community Center	\$5,815.53
5.05.09	Graptex Fc8000 W/ Stand Sign Machine	DPW Equipment	\$9,793.03
5.05.10	2010 Zc Mx401 Bush Master Mini Ex Cutter	DPW Equipment	\$6,560.67
5.06.07	2010 Jd305 Loader	DPW Major Equipment	\$5,217.15
5.06.08	2008 Jd60D Compact Excavator	DPW Major Equipment	\$92,481.69
5.06.09	2010 Jd Compact Tractor	DPW Major Equipment	\$18,970.75
5.06.11	2011 Ford F-250Sd Truck	DPW Major Equipment	\$32,920.79
5.06.12	2011 Ford F-250Sd Truck	DPW Major Equipment	\$32,920.79
5.06.30	Toro Dingo 525 Wide Track W/ Bucket	DPW Major Equipment	\$45,598.44

Ocean Pines Association

Reserve Expenditures by Year (First 5 years)**Year 2025**

Line #	Component	Location	Replacement Cost *
6.02.09	Y.C. Pool Chaise Lounge; Chairs; Tables/Umbre	Yacht Club Pool	\$10,015.00
6.03.02	Light Fixtures - 2 lamps each pole	Swim and Racquet Club Pool	\$13,642.95
6.03.09	Stainless work table with sink	Swim and Racquet Club Pool	\$7,756.30
6.03.40	Concrete Pad around Pool	Swim and Racquet Club Pool	\$18,206.41
6.04.11	Walkway At Sports Core	Sports Core Pool Complex	\$17,871.09
6.04.12	10 x 12 Storage Shed	Sports Core Pool Complex	\$17,871.09
6.04.25	Rinnai R94LS Tankless Heaters	Sports Core Pool Complex	\$9,168.69
6.04.27	Resurface Pool Well	Sports Core Pool Complex	\$34,644.79
6.04.37	(2) Professional Aqua Treadmills	Sports Core Pool Complex	\$6,845.19
6.06.11	New Kitchen	Unassigned in Asset List	\$12,459.75
6.06.20	Pool Furniture Repair - Replacement Allowance	Unassigned in Asset List	\$19,932.00
7.01.17	New Marina Walkway	Boardwalk	\$50,170.93
7.01.18	Marina Walkway Renovations	Boardwalk	\$69,256.84
7.06.22	Alarm System Installation	Yacht Club	\$41,827.55
7.07.04	Vertical/Horizontal Baby Changing Station	Yacht Club	\$5,814.40
7.07.05	Chariot 20inch Deluxe Floor Scrubber	Yacht Club	\$10,295.44
Total Expenditures for Year 2025			\$1,688,986.52

* Cost after first year includes an inflation factor of 3.08%

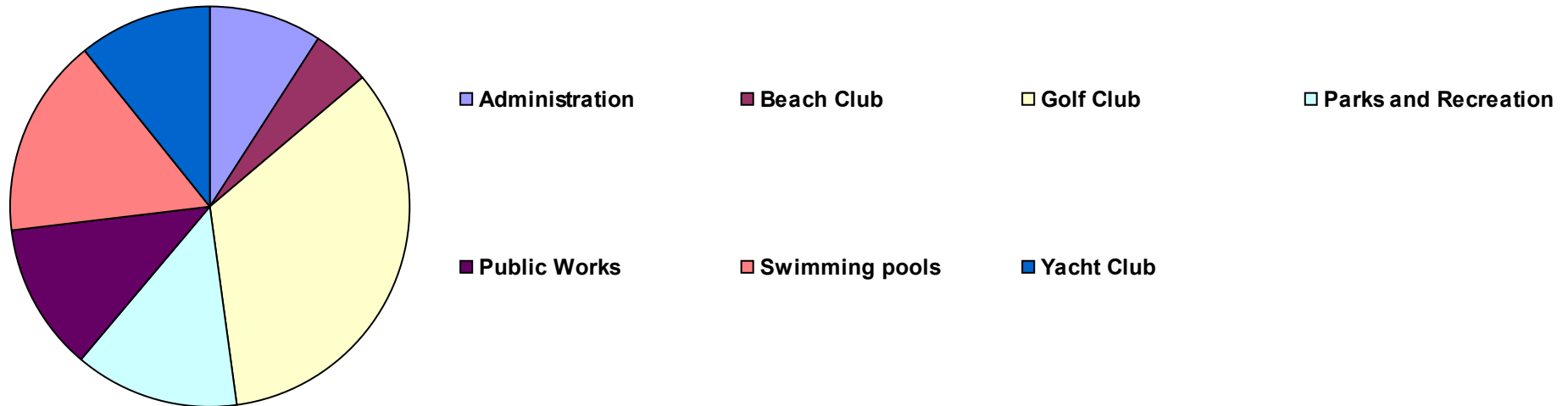
Ocean Pines Association

Summary Schedule of Components

Total Replacement Cost by Section

Section	Section Name	Number of Components	Replacement Costs	% of Replacement Costs
1.00	Administration	76	\$8,543,435	9.27%
2.00	Beach Club	40	\$4,269,422	4.63%
3.00	Golf Club	174	\$31,308,975	33.98%
4.00	Parks and Recreation	185	\$12,196,229	13.24%
5.00	Public Works	146	\$10,929,948	11.86%
6.00	Swimming pools	177	\$14,803,645	16.07%
7.00	Yacht Club	117	\$10,088,966	10.95%
Totals		915	\$92,140,619	

Replacement Costs are the projected inflation adjusted costs of ALL components within the timeframe of this analysis.

Replacement Costs Proportions

Ocean Pines Association

Summary Schedule of Components

Component Summary

Red typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
1 - Administration										
1.01 - Exterior										
1.01.01	Aluminum windows - fixed / awning Admin. Building	620	SF	100%	1985	50	14	2035	\$48.83	\$30,275.00
1.01.02	Storefront window wall Admin. Building	154	SF	100%	1985	50	14	2035	\$48.83	\$7,520.00
1.01.03	Admin - Parking Lot Admin. Building	1	EA	100%	2003	25	7	2028	\$21,297.05	\$21,297.00
1.01.04	Dimensional Asphalt Shingle Roof Admin. Building	109	SQ	100%	2020	25	24	2045	\$44,485.20	\$44,485.00
1.01.05	Pr Aluminum storefront entrance doors Admin. Building	2	PR	100%	2008	20	7	2028	\$8,930.62	\$17,861.00
1.01.06	Sidewalk Replacement Admin. Building	1	LS	33%	2009	15	3	2024	\$18,985.64	\$6,265.00
1.01.07	Siding Replacement Admin. Building	1	LS	100%	2020	40	39	2060	\$74,487.67	\$74,488.00
1.01.08	Concrete HC Ramp and Steps - Police Dept. Admin. Building	1	LS	100%	2020	50	49	2070	\$15,358.92	\$15,359.00
1.02 - Building Systems										
1.02.01	Heat Pump #1 - Police Dept. Admin. Building	1	LS	100%	2021	15	15	2036	\$5,005.00	\$5,005.00
1.02.02	Heat Pump #2 - Offices Admin. Building	1	LS	100%	2006	15	0	2021	\$5,618.00	\$5,618.00

Ocean Pines Association

Summary Schedule of Components

Component Summary

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1.02 - Building Systems										
1.02.03	Heat Pump #3 - Offices Admin. Building	1	LS	100%	2006	15	0	2021	\$5,618.00	\$5,618.00
1.02.04	Heat Pump #4 - Offices Admin. Building	1	LS	100%	2006	15	0	2021	\$3,819.00	\$3,819.00
1.02.05	Heat Pump #5 - Offices Admin. Building	1	LS	100%	2006	15	0	2021	\$5,005.00	\$5,005.00
1.02.06	Emergency Generator - gas Admin. Building	1	EA	100%	2009	40	28	2049	\$32,001.50	\$32,002.00
1.02.07	Electric Service Panels Admin. Building	1	LS	100%	2006	50	35	2056	\$5,510.00	\$5,510.00
1.02.08	Allowance - underslab plumbing repairs Admin. Building	1	LS	100%	2007	20	6	2027	\$9,141.79	\$9,142.00
1.02.09	Generator 100KW - Police Dept Admin. Building	1	LS	100%	2020	40	39	2060	\$43,670.87	\$43,671.00
1.02.10	New Fire Alarm System Admin. Building	0	LS	100%	2020	20	19	2040	\$16,392.81	\$16,393.00
1.02.11	Door Access Control Admin. Building	1	LS	100%	2020	15	14	2035	\$22,768.31	\$22,768.00
1.03 - Interiors										
1.03.01	Wood strip flooring - Lobby, Rest Rooms Admin. Building	500	SF	100%	1985	40	4	2025	\$10.50	\$5,250.00
1.03.02	VCT Floor - File and Computer Rooms Admin. Building	875	SF	100%	1985	40	4	2025	\$3.14	\$2,748.00

Ocean Pines Association

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1.03 - Interiors										
1.03.03	Interior LED fixtures Admin. Building	14	EA	100%	1985	40	4	2025	\$995.70	\$13,940.00
1.03.04	Kitchen cabinets, hardwood, maximum Admin. Building	1	LF	100%	1985	40	4	2025	\$10,000.00	\$10,000.00
1.03.05	Countertops Admin. Building	1	LF	100%	2021	40	40	2061	\$5,000.00	\$5,000.00
1.03.06	Casework and Counter - Front Office Admin. Building	34	LF	100%	2021	40	40	2061	\$25,000.00	\$25,000.00
1.03.07	Main Restroom Fixtures Admin. Building	1	LS	100%	1985	40	4	2025	\$17,958.00	\$17,958.00
1.03.08	Lay-in Ceilings and Light Fixtures Admin. Building	1	LS	100%	1985	40	4	2025	\$38,641.00	\$38,641.00
1.03.09	Admin Renovations Admin. Building	1	EA	100%	2011	28	18	2039	\$22,839.01	\$22,839.00
1.03.10	Commercial Carpet - Offices Admin. Building	410	SY	100%	2011	12	2	2023	\$18,332.66	\$18,333.00
1.04 - Furniture And Technology - Administration										
1.04.01	Finance Department Furniture Admin. Building	1	EA	100%	1985	40	4	2025	\$65,555.66	\$65,556.00
1.04.02	Furniture - General Manager Offices Admin. Building	1	LS	100%	1985	40	4	2025	\$33,424.00	\$33,424.00
1.04.03	Photographs & Framing - Finance Admin. Building	1	EA	100%	1985	40	4	2025	\$5,806.39	\$5,806.00

Ocean Pines Association

Summary Schedule of Components

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1.04 - Furniture And Technology - Administration										
1.04.04	Assessment/Membership Admin. Building	1	EA	100%	2000	39	18	2039	\$7,332.93	\$7,333.00
1.04.05	Assessment-Membership (Finance) Admin. Building	1	EA	100%	2000	39	18	2039	\$7,332.93	\$7,333.00
1.04.06	Zebra #2 Printer - Membership Admin. Building	1	EA	100%	2011	10	0	2021	\$6,378.77	\$6,379.00
1.04.07	Postage Machine - Dm400C - Finance Admin. Building	1	EA	100%	2013	10	2	2023	\$5,885.09	\$5,885.00
1.04.08	(2) Zxp Series 7 Printer - Membership Admin. Building	2	EA	100%	2015	10	4	2025	\$2,944.21	\$5,888.00
1.04.09	Software - Finance Admin. Building	1	LS	100%	2016	8	3	2024	\$31,841.00	\$31,841.00
1.04.10	Computers 2016 - General Manager Admin. Building	1	LS	100%	2016	8	3	2024	\$27,493.00	\$27,493.00
1.04.11	Ricoh Mpc6004 Copier - Finance Admin. Building	1	EA	100%	2017	10	6	2027	\$12,009.31	\$12,009.00
1.04.12	Video Surveillance System Admin. Building	1	LS	100%	2017	8	4	2025	\$48,388.00	\$48,388.00
1.04.13	Computers 2017 - General Manager Admin. Building	1	LS	100%	2017	8	4	2025	\$186,821.00	\$186,821.00
1.04.14	Video Surveillance - Administration Admin. Building	1	LS	100%	2018	10	7	2028	\$11,897.13	\$11,897.00

Ocean Pines Association

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1.04 - Furniture And Technology - Administration										
1.04.15	Furniture - Administration Admin. Building	1	LS	100%	2019	20	18	2039	\$11,643.38	\$11,643.00
1.04.16	Software License - Northstar Admin. Building	1	LS	100%	2019	8	6	2027	\$198,244.49	\$198,244.00
1.04.17	Access Control - Administration Admin. Building	1	LS	100%	2020	15	14	2035	\$14,343.58	\$14,344.00
1.04.18	Project Mgmt Services-NorthStar 2019 Admin. Building	1	LS	100%	2019	8	6	2027	\$19,564.75	\$19,565.00
1.04.19	NorthStar Software Consultation 2019 Admin. Building	1	LS	100%	2019	8	6	2027	\$113,212.27	\$113,212.00
1.04.20	NorthStar Software Consultation 2020 Admin. Building	1	LS	100%	2020	8	7	2028	\$51,151.39	\$51,151.00
1.04.21	NorthStar Project Management 2020 Admin. Building	1	LS	100%	2020	8	7	2028	\$65,056.88	\$65,057.00
1.05 - Furniture And Technology - Police Department										
1.05.01	4-35 Orion Provice Mobile - Police Police Department	1	EA	100%	2003	20	2	2023	\$17,602.63	\$17,603.00
1.05.02	Emergency Equip & Pkg - Police Police Department	2	EA	100%	2005	20	4	2025	\$5,681.61	\$11,363.00
1.05.03	Precision Solar Controls Speed Awareness - Police Police Department	1	EA	100%	2005	18	2	2023	\$11,371.09	\$11,371.00

Ocean Pines Association

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1.05 - Furniture And Technology - Police Department										
1.05.04	Livescan And Mugshot Equipment - Police Police Department	1	EA	100%	2020	6	5	2026	\$27,525.74	\$27,526.00
1.05.05	Radio Equipment -Police Police Department	1	EA	100%	2012	10	1	2022	\$63,476.00	\$63,476.00
1.05.06	(6) Law Radios - Police Police Department	1	EA	100%	2016	8	3	2024	\$29,552.06	\$29,552.00
1.05.07	Computers and Electronics Package - Police Police Department	1	EA	100%	2016	5	0	2021	\$27,904.51	\$27,905.00
1.05.08	Professional Services 2016 - Renovation Police Department	1	LS	100%	2016	40	35	2056	\$18,606.00	\$18,606.00
1.05.09	Firearms - Police Police Department	1	LS	100%	2016	10	5	2026	\$18,656.00	\$18,656.00
1.05.10	Computers and Electronics - Police Department Police Department	1	LS	20%	2021	2	2	2023	\$69,076.00	\$13,815.00
1.05.11	L3 Insight Thermal Mono Police Department	1	LS	100%	2017	8	4	2025	\$15,957.65	\$15,958.00
1.05.12	Solar Powered Radar Display Police Department	1	LS	100%	2018	10	7	2028	\$6,871.40	\$6,871.00
1.05.13	Mobile Data terminal Laptop Police Department	1	LS	100%	2019	8	6	2027	\$7,543.91	\$7,544.00
1.05.14	CVSA III Computer Voice Str Police Department	1	LS	100%	2020	8	7	2028	\$7,215.60	\$7,216.00

Ocean Pines Association

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1.05 - Furniture And Technology - Police Department										
1.05.15	Police Furniture for New Building Police Department	1	LS	100%	2020	20	19	2040	\$59,220.49	\$59,220.00
1.05.16	Security Cameras for New Police Station Police Department	1	LS	100%	2020	12	11	2032	\$9,122.58	\$9,123.00
1.06 - Vehicles										
1.06.01	2015 Ford Explorer-White W/ Equip-Police Police Department	1	EA	100%	2014	10	3	2024	\$41,243.34	\$41,243.00
1.06.02	2005 Ford Sport Trac - Police Police Department	1	LS	100%	2014	10	3	2024	\$23,354.87	\$23,355.00
1.06.03	2016 Ford Police Interceptor-White & Equip Police Department	1	EA	100%	2015	10	4	2025	\$36,269.75	\$36,270.00
1.06.04	2016 F150 4Wd Supercab Truck-White - Police Police Department	1	EA	100%	2016	10	5	2026	\$30,139.36	\$30,139.00
1.06.05	Police Package Installed On 2016 F150 Police Department	1	EA	100%	2016	7	2	2023	\$6,426.46	\$6,426.00
1.06.06	2017 Ford Police Interceptor Police Department	1	EA	100%	2017	10	6	2027	\$30,490.34	\$30,490.00
1.06.07	New Police Vehicle Equipment Site-Wide	1	LS	100%	2017	10	6	2027	\$7,723.26	\$7,723.00
1.06.08	2018 Ford Police Interceptor Site-Wide	1	EA	100%	2018	10	7	2028	\$34,251.95	\$34,252.00

Ocean Pines Association

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1.06 - Vehicles										
1.06.09	2018 Ford Police Interceptor Site-Wide	1	EA	100%	2018	10	7	2028	\$34,251.95	\$34,252.00
1.06.10	2020 Chevy Tahoe Police Site-Wide	1	EA	100%	2020	10	9	2030	\$36,354.25	\$36,354.00
2 - Beach Club										
2.01 - Exterior Site										
2.01.01	Concrete Wheel Stops - Main Parking Lot Beach Club	239	EA	100%	1981	45	5	2026	\$89.88	\$21,481.00
2.01.02	Light Poles and Lights - Main Parking Lot Beach Club	5	EA	100%	1981	40	0	2021	\$1,991.38	\$9,957.00
2.01.03	Pool Ramp At Beach Club Beach Club	1	LS	100%	1999	25	3	2024	\$19,348.27	\$19,348.00
2.01.04	Boardwalk - Beach side Beach Club	1	LS	100%	1999	25	3	2024	\$56,658.47	\$56,658.00
2.01.05	Resurface Bayside Parking Lot Beach Club	1900	SY	100%	2010	30	19	2040	\$8.75	\$16,625.00
2.02 - Building Exterior										
2.02.01	Cedar Shakes siding Beach Club	4635	SF	100%	1978	50	7	2028	\$12.82	\$59,421.00
2.02.02	Terrace Deck Structure Beach Club	3913	SF	100%	2006	35	20	2041	\$9.80	\$38,347.00

Ocean Pines Association

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2.02 - Building Exterior										
2.02.03	Terrace Deck Decking Beach Club	3913	SF	100%	2006	26	11	2032	\$5.01	\$19,604.00
2.02.04	Terrace Deck Railing Beach Club	370	LF	100%	2006	20	5	2026	\$39.67	\$14,678.00
2.02.05	Exterior timber stairs (4 locations) Beach Club	40	Risers	100%	2006	40	25	2046	\$239.22	\$9,569.00
2.02.06	Total Eclipse Awning Beach Club	1	LS	100%	2012	12	3	2024	\$34,449.41	\$34,449.00
2.02.07	(4) Metal Envoy Doors Beach Club	1	LS	100%	2018	16	13	2034	\$8,011.81	\$8,012.00
2.02.08	Metal Standing Seam Roof Beach Club	4880	SF	100%	2019	50	48	2069	\$80,959.03	\$80,959.00
2.02.09	Windows, Shutters, Exterior Doors Beach Club	1	LS	100%	2019	16	14	2035	\$92,633.96	\$92,634.00
2.02.10	ADA Handicapped Entrance and Panel Beach Club	1	LS	100%	2020	20	19	2040	\$4,973.61	\$4,974.00
2.03 - Building Interior										
2.03.01	Dumbwaiter Beach Club	1	LS	100%	1990	35	4	2025	\$34,495.51	\$34,496.00
2.03.02	Beach Club Bar Counter Top Renov. Beach Club	1	LS	100%	2008	20	7	2028	\$8,934.57	\$8,935.00
2.03.03	Beach Club Bar Project Beach Club	1	LS	100%	2008	20	7	2028	\$35,486.52	\$35,487.00

Ocean Pines Association

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2.03 - Building Interior										
2.03.04	Beach Club Bar Project Beach Club	1	LS	100%	2008	39	26	2047	\$35,486.52	\$35,487.00
2.03.05	Beach Club Bar Counter Top Renov. Beach Club	1	LS	100%	2008	20	7	2028	\$8,934.57	\$8,935.00
2.03.06	Floor Project Beach Club	1	LS	100%	2009	15	3	2024	\$87,070.08	\$87,070.00
2.03.07	Bathroom Renovations Beach Club	1	LS	100%	2018	30	27	2048	\$468,069.52	\$468,070.00
2.04 - Building Systems										
2.04.01	Ansul Kitchen Fire Suppression Beach Club	1	EA	100%	1987	35	1	2022	\$28,514.10	\$28,514.00
2.04.02	Sprinkler System Beach Club	1	LS	100%	1991	42	12	2033	\$99,227.93	\$99,228.00
2.04.03	Hood System Beach Club	1	LS	100%	2001	20	0	2021	\$25,061.36	\$25,061.00
2.04.04	Sprinklers-Outdoor Area Beach Club	1	LS	100%	2005	36	20	2041	\$4,295.00	\$4,295.00
2.04.05	Electric Panels Beach Club	3	EA	100%	2007	50	36	2057	\$2,997.93	\$8,994.00
2.04.06	Beach Club Security Cameras Beach Club	1	LS	100%	2010	12	1	2022	\$4,997.43	\$4,997.00
2.04.07	(2) Carrier 5 Ton Heat Pumps Beach Club	1	LS	100%	2014	15	8	2029	\$25,848.06	\$25,848.00

Ocean Pines Association

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2.04 - Building Systems										
2.04.08	Sprinkler System-Replace Dry Valve Beach Club	1	LS	100%	2016	15	10	2031	\$7,720.24	\$7,720.00
2.04.09	Sprinkler System - Upgrade NFPA13 Beach Club	1	LS	100%	2018	30	27	2048	\$63,076.22	\$63,076.00
2.04.10	Water heater, LP gas fired Beach Club	1	EA	100%	2018	30	27	2048	\$6,270.11	\$6,270.00
2.04.11	Access control, card type, computerized card key system Beach Club	1	LS	100%	2018	30	27	2048	\$5,860.68	\$5,861.00
2.05 - Furniture, Fixtures And Equipment										
2.05.01	Walk In Freezer/Cooler 9X Beach Club	1	LS	100%	1992	30	1	2022	\$25,801.37	\$25,801.00
2.05.02	Walk In Box Beach Club	1	LS	100%	2007	20	6	2027	\$16,755.86	\$16,756.00
2.05.03	AED Cabinet Beach Club	1	EA	100%	2014	30	23	2044	\$9,490.72	\$9,491.00
2.05.04	Kitchen and Bar Equipment Beach Club	1	LS	10%	2016	6	1	2022	\$127,900.00	\$12,790.00
2.05.05	POS Equipment Beach Club	1	LS	100%	2020	14	13	2034	\$122,047.00	\$122,047.00
2.05.06	Restaurant and Bar F. F. & E. Beach Club	1	LS	25%	2017	5	1	2022	\$45,985.00	\$11,496.00

Ocean Pines Association

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2.05 - Furniture, Fixtures And Equipment										
2.05.07	POS Upgrade Beach Club	1	LS	100%	2020	8	7	2028	\$27,796.55	\$27,797.00
3 - Golf Club										
3.01 - Site Improvements										
3.01.01	Asphalt Pavement Resurface Golf Club	9300	SY	100%	2008	25	12	2033	\$8.75	\$81,375.00
3.01.02	Asphalt Pavement Resurface Golf Maintenance	4200	SY	100%	2008	25	12	2033	\$9.58	\$40,236.00
3.01.03	Asphalt Pavement Sealer Golf Club	9300	SY	100%	2020	8	7	2028	\$22,524.01	\$22,524.00
3.01.04	Paver Patio and Firepit Golf Club	1	LS	100%	2020	30	29	2050	\$17,902.93	\$17,903.00
3.01.05	Clubhouse Fencing Golf Club	1	LS	100%	2020	25	24	2045	\$5,832.00	\$5,832.00
3.02 - Clubhouse Exterior										
3.02.01	Shingled roof, med. wt. full-dimensional asphalt shingles Golf Club	107	SQ	100%	2020	25	24	2045	\$322.56	\$34,514.00
3.02.02	Exterior Facade Golf Club	1	LS	100%	2020	40	39	2060	\$37,798.00	\$37,798.00
3.02.03	Vinyl Picture Windows Golf Club	1	LS	100%	2020	40	39	2060	\$9,765.00	\$9,765.00

Ocean Pines Association

Summary Schedule of Components

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3.02 - Clubhouse Exterior										
3.02.04	Aluminum Storefront Entrance Doors Golf Club	1	LS	100%	2020	40	39	2060	\$24,919.00	\$24,919.00
3.02.05	Exterior Steel Doors and Frames Golf Club	1	LS	100%	2020	25	24	2045	\$5,959.00	\$5,959.00
3.02.06	Railing System, Composite with balusters - 42 Golf Club	150	LF	100%	2020	30	29	2050	\$65.57	\$9,836.00
3.02.07	Retractable Awnings Golf Club	4	EA	100%	2020	15	14	2035	\$10,307.48	\$41,230.00
3.03 - Clubhouse Equipment and Systems										
3.03.01	Heat Pumps Golf Club	1	LS	100%	2020	10	9	2030	\$36,669.00	\$36,669.00
3.03.02	Exhaust Hood System Clubhouse Grille	1	LS	100%	2020	30	29	2050	\$18,624.00	\$18,624.00
3.03.03	Fire Alarm System Golf Club	1	LS	100%	2020	25	24	2045	\$18,528.63	\$18,529.00
3.04 - Clubhouse Interior and Grille										
3.04.01	New 6-Product Beverage dispenser Clubhouse Grille	1	EA	100%	2017	20	16	2037	\$7,084.92	\$7,085.00
3.04.02	(1) New Yamaha Gas Advent Clubhouse Grille	1	EA	100%	2017	10	6	2027	\$15,622.43	\$15,622.00
3.04.03	1-2019 Yamaha UMAX 2A Clubhouse Grille	1	EA	100%	2019	10	8	2029	\$15,256.05	\$15,256.00

Ocean Pines Association

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3.04 - Clubhouse Interior and Grille										
3.04.04	Clubhouse Furniture Clubhouse Grille	1	LS	100%	2020	15	14	2035	\$21,436.52	\$21,437.00
3.04.05	Walk-in Cooler Clubhouse Grille	1	LS	100%	2020	30	29	2050	\$8,126.83	\$8,127.00
3.04.06	Clubhouse Grill Furnishing (outdoor chairs, storage ottomans, art work) Clubhouse Grille	1	LS	100%	2020	20	19	2040	\$7,083.66	\$7,084.00
3.04.07	Island Bar Clubhouse Grille	1	LS	100%	2020	30	29	2050	\$6,532.18	\$6,532.00
3.04.08	New POS System Golf Club	1	LS	100%	2020	8	7	2028	\$11,854.20	\$11,854.00
3.05 - Golf Pro Shop And Related										
3.05.01	Driving Range Shed Roof Golf Pro Shop and Related	1	LS	100%	2006	20	5	2026	\$6,200.73	\$6,201.00
3.05.02	Tee Monument Golf Pro Shop and Related	1	LS	100%	2008	22	9	2030	\$7,562.67	\$7,563.00
3.05.03	Teak Benches W/ Laser Logo Golf Pro Shop and Related	1	LS	100%	2008	20	7	2028	\$27,363.07	\$27,363.00
3.05.04	Starter Shack 8 X 16 Gazebo Golf Pro Shop and Related	1	LS	100%	2009	30	18	2039	\$5,734.79	\$5,735.00
3.05.05	Range Ball Building Golf Pro Shop and Related	1	LS	100%	2010	40	29	2050	\$38,177.45	\$38,177.00

Ocean Pines Association

Summary Schedule of Components

Component Summary

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3.05 - Golf Pro Shop And Related										
3.05.06	Driving Range - Poles & Golf Barrier Netting Golf Pro Shop and Related	1	LS	100%	2010	15	4	2025	\$38,641.10	\$38,641.00
3.05.07	(40) Folding Bag Stands & Dividers Golf Pro Shop and Related	1	LS	100%	2010	12	1	2022	\$16,365.93	\$16,366.00
3.05.08	Golf Bag Drop Structure Golf Pro Shop and Related	1	LS	100%	2011	15	5	2026	\$14,921.22	\$14,921.00
3.05.09	Driving Range Golf Netting (100Ft X 30 Ft) Golf Pro Shop and Related	1	LS	100%	2015	10	4	2025	\$10,975.11	\$10,975.00
3.05.10	(76)2017 Yamaha Quietech Efi Gas Golf Carts Golf Pro Shop and Related	1	LS	100%	2016	7	2	2023	\$422,163.38	\$422,163.00
3.05.11	(1) New 2019 Yamaha UMAX Golf Pro Shop and Related	0	EA	100%	2018	10	7	2028	\$13,928.21	\$13,928.00
3.05.12	Ice Machines for Golf Op & Maint Golf Pro Shop and Related	1	LS	100%	2019	20	18	2039	\$6,629.18	\$6,629.00
3.05.13	Steel roofing - Cart Barn Golf Pro Shop and Related	5500	SF	100%	2020	30	29	2050	\$6.15	\$33,825.00
3.05.14	Steel Siding Cart Barn Golf Pro Shop and Related	3700	SF	100%	2020	30	29	2050	\$7.63	\$28,231.00
3.05.15	Coiling Doors - Cart Barn Golf Pro Shop and Related	2	LS	100%	2020	20	19	2040	\$2,647.70	\$5,295.00
3.05.16	Golf Pro Shop - Display Shelves Golf Pro Shop and Related	1	LS	100%	2020	20	19	2040	\$50,931.83	\$50,932.00

Ocean Pines Association

Summary Schedule of Components

Component Summary

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3.05 - Golf Pro Shop And Related										
3.05.17	Installation of New AV System Golf Pro Shop and Related	1	LS	100%	2020	12	11	2032	\$33,906.10	\$33,906.00
3.05.18	Golf Simulator - Hardware and Software Golf Pro Shop and Related	1	LS	100%	2020	8	7	2028	\$26,491.56	\$26,492.00
3.05.19	Signs - Driving Range Golf Pro Shop and Related	1	LS	100%	2008	15	2	2023	\$10,153.32	\$10,153.00
3.05.20	Software - IBS Golf System Golf Pro Shop and Related	1	LS	100%	2008	14	1	2022	\$36,152.78	\$36,153.00
3.06 - Golf Maintenance										
3.06.01	Rapidcore 1600 Aerifier Golf Maintenance	1	EA	100%	2001	29	9	2030	\$20,371.23	\$20,371.00
3.06.02	Renovate Pump And Well St Golf Maintenance	1	LS	100%	1987	40	6	2027	\$123,570.71	\$123,571.00
3.06.03	Golf Maint Bldg Golf Maintenance	1	LS	100%	1992	60	31	2052	\$98,663.09	\$98,663.00
3.06.04	Greenhouse Golf Maintenance	1	LS	100%	1993	40	12	2033	\$26,159.41	\$26,159.00
3.06.05	Groundsmaster 3505D Mower W/ Mulching Kit Golf Maintenance	1	EA	100%	2013	10	2	2023	\$33,996.06	\$33,996.00
3.06.06	Golf Lift-6000 Lbs Golf Maintenance	1	LS	100%	1993	30	2	2023	\$10,936.31	\$10,936.00
3.06.07	Textron Spraytek Golf Maintenance	1	EA	100%	2013	10	2	2023	\$46,315.27	\$46,315.00

Ocean Pines Association

Summary Schedule of Components

Component Summary

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3.06 - Golf Maintenance										
3.06.08	Well 2H Pump Replacement Golf Maintenance	1	LS	100%	1998	25	2	2023	\$22,822.64	\$22,823.00
3.06.09	Safety Storage Unit Golf Maintenance	1	LS	100%	1999	30	8	2029	\$27,249.17	\$27,249.00
3.06.10	Kubota Tractor Golf Maintenance	1	LS	100%	2003	23	5	2026	\$28,839.51	\$28,840.00
3.06.11	Agrimetal Bw360 Leaf Blower Golf Maintenance	1	LS	100%	2003	35	17	2038	\$6,831.64	\$6,832.00
3.06.12	Verti-Core Aerifier Golf Maintenance	1	LS	100%	2003	35	17	2038	\$25,584.18	\$25,584.00
3.06.13	Cushman Heavy Utility Vehicle Core Harvester Golf Maintenance	1	LS	100%	2004	20	3	2024	\$35,972.61	\$35,973.00
3.06.14	Kubota Tractor L3830 Golf Maintenance	1	LS	100%	2005	22	6	2027	\$28,989.87	\$28,990.00
3.06.15	Bldg Renovation Golf Maintenance	1	LS	100%	2005	25	9	2030	\$27,625.74	\$27,626.00
3.06.16	#60306 Redexim Speedeseeder Golf Maintenance	1	LS	100%	2005	20	4	2025	\$9,865.16	\$9,865.00
3.06.17	Verti-Core Aerifier Golf Maintenance	1	LS	100%	2005	25	9	2030	\$28,524.40	\$28,524.00
3.06.18	2014 F-250 Truck Golf Maintenance	1	EA	100%	2014	10	3	2024	\$37,965.05	\$37,965.00

Ocean Pines Association

Summary Schedule of Components

Component Summary

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3.06 - Golf Maintenance										
3.06.19	Roof 1/3 Golf Maint Bldg Golf Maintenance	1	LS	100%	2006	20	5	2026	\$26,574.53	\$26,575.00
3.06.20	Bathroom Renovations Golf Maintenance	1	LS	100%	2006	25	10	2031	\$21,800.10	\$21,800.00
3.06.21	Garage Addition Golf Maintenance	1	LS	100%	2006	40	25	2046	\$83,238.63	\$83,239.00
3.06.22	Wash Pad Golf Maintenance	1	LS	100%	2006	40	25	2046	\$42,156.60	\$42,157.00
3.06.23	Roofing Covering-Golf Maint Garage Golf Maintenance	1	LS	100%	2006	20	5	2026	\$29,748.72	\$29,749.00
3.06.24	Fertilizer Storage Bldg Golf Maintenance	1	LS	100%	2007	25	11	2032	\$48,766.07	\$48,766.00
3.06.25	Garage Golf Maintenance	1	LS	100%	2007	40	26	2047	\$18,263.99	\$18,264.00
3.06.26	Fire Sprinkler System Alterations Golf Maintenance	1	LS	100%	2007	15	1	2022	\$7,550.08	\$7,550.00
3.06.27	Otterbine Fountain-Install,Wire,Parts,Time Golf Maintenance	1	LS	100%	2007	15	1	2022	\$13,681.43	\$13,681.00
3.06.28	Sr80 Soil Reliever Aerifier Golf Maintenance	1	LS	100%	2007	25	11	2032	\$37,916.48	\$37,916.00
3.06.29	Emergency Irrigation Drive Golf Maintenance	1	LS	100%	2008	20	7	2028	\$14,502.74	\$14,503.00

Ocean Pines Association

Summary Schedule of Components

Component Summary

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3.06 - Golf Maintenance										
3.06.30	Aerifier Verti Quake 2516 Golf Maintenance	1	LS	100%	2010	20	9	2030	\$18,903.14	\$18,903.00
3.06.31	Buffalo Turbine Blower Golf Maintenance	1	LS	100%	2010	15	4	2025	\$9,063.70	\$9,064.00
3.06.32	Procore 648 Aerifier Golf Maintenance	1	LS	100%	2011	15	5	2026	\$29,939.50	\$29,940.00
3.06.33	(6) Jd220E Hybrid Mowers & Smithco Trailers Golf Maintenance	1	LS	50%	2012	10	1	2022	\$68,377.47	\$34,189.00
3.06.34	Vtp System -Well #2; Pumpstation #16 Golf Maintenance	1	LS	100%	2013	25	17	2038	\$23,754.68	\$23,755.00
3.06.35	(4) Smithco Mow-N-Go Trailer & Mount Kit Golf Maintenance	1	LS	100%	2014	7	0	2021	\$6,346.30	\$6,346.00
3.06.36	(3)Reelmaster 3550-D Fairway Mowers/Attachments Golf Maintenance	1	LS	100%	2016	10	5	2026	\$96,517.78	\$96,518.00
3.06.37	(15) 3550-D Edge Series Golf Maintenance	1	LS	100%	2016	10	5	2026	\$39,853.48	\$39,853.00
3.06.38	(3) Roller Brush Kit Golf Maintenance	1	LS	100%	2016	10	5	2026	\$10,066.24	\$10,066.00
3.06.39	(15) 18In Flex Glass Basket Golf Maintenance	1	LS	100%	2016	10	5	2026	\$5,855.96	\$5,856.00
3.06.40	John Deere 8500G Fairway Sprayer, Spray System Golf Maintenance	1	LS	100%	2016	10	5	2026	\$77,961.54	\$77,962.00

Ocean Pines Association

Summary Schedule of Components

Component Summary

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3.06 - Golf Maintenance										
3.06.41	Ds-300 Sprayer Golf Maintenance	1	LS	100%	2009	15	3	2024	\$54,665.44	\$54,665.00
3.06.42	New Holland T4020 Tractor Golf Maintenance	1	LS	100%	2009	21	9	2030	\$70,111.59	\$70,112.00
3.06.43	Jd 2020A Progator Hd Utility Vehicle Golf Maintenance	1	LS	100%	2012	10	1	2022	\$24,879.58	\$24,880.00
3.06.44	John Deere 1435 Diesel Front Mt. Mower Golf Maintenance	1	LS	100%	2013	10	2	2023	\$25,819.95	\$25,820.00
3.06.45	John Deere Progator 2020A Utility Vehicle 2Wd Golf Maintenance	1	LS	100%	2013	10	2	2023	\$24,997.28	\$24,997.00
3.06.46	(4) John Deere 260SI Greensmowerrs Golf Maintenance	1	LS	100%	2014	10	3	2024	\$35,666.16	\$35,666.00
3.06.47	(1) Groundsmaster 3500-D Diesel Mulching Kit Golf Maintenance	1	LS	100%	2014	11	4	2025	\$36,571.13	\$36,571.00
3.06.48	John Deere Tri Plex Greens Mower Golf Maintenance	2	EA	100%	2017	5	1	2022	\$24,997.28	\$49,995.00
3.06.49	Jacobson Truckster LX Golf Maintenance	1	EA	100%	2017	10	6	2027	\$17,756.91	\$17,757.00
3.06.50	Jacobson AR522 Rough Mower Golf Maintenance	1	EA	100%	2017	5	1	2022	\$35,666.16	\$35,666.00
3.06.51	Ford Truck F250 (106) Golf Maintenance	1	EA	100%	2017	10	6	2027	\$11,853.71	\$11,854.00

Ocean Pines Association

Summary Schedule of Components

Component Summary

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3.06 - Golf Maintenance										
3.06.52	John Deere Triplex Mower Golf Maintenance	1	EA	100%	2017	5	1	2022	\$16,593.79	\$16,594.00
3.06.53	John Deere 2500 E-Cut Golf Maintenance	1	EA	100%	2017	5	1	2022	\$22,125.41	\$22,125.00
3.06.54	John Deere 1200A Bunker Golf Maintenance	1	EA	100%	2017	15	11	2032	\$16,531.83	\$16,532.00
3.06.55	John Deere 4x2 TX Turf Gas Golf Maintenance	1	EA	100%	2018	10	7	2028	\$8,956.07	\$8,956.00
3.06.56	TurfBreeze 59" Direct Driver Golf Maintenance	2	EA	100%	2018	10	7	2028	\$3,737.11	\$7,474.00
3.06.57	2018 Ventrac 4500Z Golf Maintenance	1	EA	100%	2018	10	7	2028	\$37,725.69	\$37,726.00
3.06.58	TopKat Plus Fuel System Golf Maintenance	1	LS	100%	2018	20	17	2038	\$13,369.81	\$13,370.00
3.06.59	2018 John Deere 1200H Golf Maintenance	1	EA	100%	2018	10	7	2028	\$18,623.82	\$18,624.00
3.06.60	NVM14-2 Night Vision Monitor Golf Maintenance	3	EA	100%	2019	10	8	2029	\$2,135.47	\$6,406.00
3.06.61	Honda Hot Power Washer Golf Maintenance	1	EA	100%	2019	10	8	2029	\$8,414.48	\$8,414.00
3.06.62	SW48A Tip Sweeper Golf Maintenance	1	EA	100%	2019	10	8	2029	\$11,225.97	\$11,226.00

Ocean Pines Association

Summary Schedule of Components

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3.06 - Golf Maintenance										
3.06.63	Buffalo Turgine Cyclone Golf Maintenance	1	EA	100%	2019	10	8	2029	\$8,803.51	\$8,804.00
3.06.64	Bernhard 3000MC Spin Golf Maintenance	1	EA	100%	2019	10	8	2029	\$43,796.73	\$43,797.00
3.06.65	Bernhard 3000MC Angler Golf Maintenance	1	EA	100%	2019	10	8	2029	\$17,938.21	\$17,938.00
3.06.66	GreensPro 1260 11HP with Trailer Golf Maintenance	1	EA	100%	2019	15	13	2034	\$15,677.66	\$15,678.00
3.06.67	Toro Greenspro 1260 with Trailer Golf Maintenance	1	EA	100%	2019	15	13	2034	\$15,677.66	\$15,678.00
3.06.68	2019 John Deere TH 6x4 Golf Maintenance	1	EA	100%	2019	15	13	2034	\$10,352.24	\$10,352.00
3.06.69	New Holland Boomer 35, 4x4 Golf Maintenance	1	EA	100%	2019	15	13	2034	\$15,294.95	\$15,295.00
3.06.70	Used John Deere 2030A Golf Maintenance	1	EA	100%	2019	10	8	2029	\$33,061.78	\$33,062.00
3.06.71	Video Surviellance Cameras Golf Maintenance	2	LS	100%	2019	8	6	2027	\$5,015.25	\$10,030.00
3.06.72	Hydro Grass Screen w.Cart Golf Maintenance	1	EA	100%	2020	15	14	2035	\$14,021.97	\$14,022.00
3.06.73	Oil-Water Clarifier Tank 1000 Golf Maintenance	1	EA	100%	2020	25	24	2045	\$14,021.97	\$14,022.00

Ocean Pines Association

Summary Schedule of Components

Component Summary

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3.06 - Golf Maintenance										
3.06.74	Treatment Skid with Filter Golf Maintenance	1	EA	100%	2020	15	14	2035	\$14,023.00	\$14,023.00
3.06.75	Ventrac MK960, Wide Area Golf Maintenance	1	EA	100%	2020	15	14	2035	\$8,074.26	\$8,074.00
3.06.76	2018 Greens King IV Mower Gas Plus Golf Maintenance	1	EA	100%	2020	10	9	2030	\$26,492.59	\$26,493.00
3.06.77	TurfBreeze 59" Direct Drive Fan with 5hp Motor Golf Maintenance	2	EA	100%	2021	10	10	2031	\$4,064.00	\$8,128.00
3.06.78	Groundsmaster 4300-D Rough Mower Golf Maintenance	1	EA	100%	2021	5	5	2026	\$66,732.00	\$66,732.00
3.06.79	Tee - Green Top Dresser Golf Maintenance	1	EA	100%	2019	10	8	2029	\$31,190.26	\$31,190.00
3.06.80	Greens Walking Mower Golf Maintenance	3	EA	100%	2020	5	4	2025	\$5,719.95	\$17,160.00
3.06.81	Textron Utility Vehicles Golf Maintenance	2	EA	100%	2003	20	2	2023	\$14,400.00	\$28,800.00
3.06.82	Textron Utility Vehicles Golf Maintenance	2	EA	100%	2008	15	2	2023	\$14,400.00	\$28,800.00
3.06.83	John Deere Gator Golf Maintenance	1	EA	100%	2005	20	4	2025	\$15,360.00	\$15,360.00
3.06.84	Club Car Carryall Turf - Gas Golf Maintenance	1	EA	100%	2008	16	3	2024	\$9,600.00	\$9,600.00

Ocean Pines Association

Summary Schedule of Components

Component Summary

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3.07 - Golf Course										
3.07.01	Golf Course Restrooms Golf Course	1	LS	100%	1992	60	31	2052	\$86,558.94	\$86,559.00
3.07.02	Pumphouses-Golf Course Golf Course	1	LS	100%	1992	60	31	2052	\$13,300.91	\$13,301.00
3.07.03	Practice Green Golf Course	1	LS	100%	1993	50	22	2043	\$60,638.61	\$60,639.00
3.07.04	Golf Course Bridges Golf Course	1	LS	100%	1997	25	1	2022	\$35,568.20	\$35,568.00
3.07.05	Gabion Project Golf Course	1	LS	100%	1999	40	18	2039	\$31,849.61	\$31,850.00
3.07.06	Gabion Project Golf Course	1	LS	100%	2001	40	20	2041	\$7,594.86	\$7,595.00
3.07.07	(4) Keystone Tee Monument Golf Course	1	LS	100%	2009	25	13	2034	\$12,775.87	\$12,776.00
3.07.08	Golf Tee Signs Golf Course	1	LS	100%	2012	20	11	2032	\$45,118.06	\$45,118.00
3.07.09	Golf Greens Project Phase 1-9 Golf Course	1	LS	100%	2012	30	21	2042	\$669,681.72	\$669,682.00
3.07.10	Greens Project Phase 10-18 Golf Course	1	LS	100%	2013	30	22	2043	\$591,703.26	\$591,703.00
3.07.11	Bulkhead #16 Golf Course	1	LS	100%	2003	40	22	2043	\$8,733.29	\$8,733.00

Ocean Pines Association

Summary Schedule of Components

Component Summary

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3.07 - Golf Course										
3.07.12	Bulkhead #11 Golf Course	1	LS	100%	2004	40	23	2044	\$24,669.03	\$24,669.00
3.07.13	Bulkhead - Practice Green Golf Course	1	LS	100%	2005	40	24	2045	\$40,546.00	\$40,546.00
3.07.14	Bulkhead #18 Golf Course	1	LS	100%	2006	40	25	2046	\$26,353.07	\$26,353.00
3.07.15	Bulkhead #9 Golf Course	1	LS	100%	2009	40	28	2049	\$91,760.41	\$91,760.00
3.07.16	Bunker Renovation 2006 Golf Course	1	LS	100%	2006	15	0	2021	\$30,091.00	\$30,091.00
3.07.17	Bunker Renovation 2007 Golf Course	1	LS	100%	2007	15	1	2022	\$47,629.58	\$47,630.00
3.07.18	Bunker Renovation 2008 Golf Course	1	LS	100%	2008	15	2	2023	\$30,000.00	\$30,000.00
3.07.19	Bunker Renovation 2009 Golf Course	1	LS	100%	2009	15	3	2024	\$18,746.85	\$18,747.00
3.07.20	Bunker Renovation 2011 Golf Course	1	LS	100%	2011	15	5	2026	\$23,335.52	\$23,336.00
3.07.21	Golf Course Irrigation Phase I Golf Course	1	LS	100%	2005	16	0	2021	\$600,000.00	\$600,000.00
3.07.22	Golf Course Irrigation Phase 2 Golf Course	1	LS	100%	2006	16	1	2022	\$611,000.00	\$611,000.00

Ocean Pines Association

Summary Schedule of Components

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3.07 - Golf Course										
3.07.23	Golf Course Irrigation Phase 3 Golf Course	1	LS	100%	2007	16	2	2023	\$621,000.00	\$621,000.00
3.07.24	Golf Course Irrigation Phase 4 Golf Course	1	LS	100%	2008	16	3	2024	\$639,000.00	\$639,000.00
3.07.25	Golf Course Irrigation 2009 Golf Course	1	LS	100%	2009	20	8	2029	\$40,147.83	\$40,148.00
3.07.26	Golf Course Irrigation 2011 Golf Course	1	LS	100%	2011	20	10	2031	\$24,542.66	\$24,543.00
3.07.27	Golf Course Irrigation 2011 Golf Course	1	LS	100%	2011	20	10	2031	\$24,542.66	\$24,543.00
3.07.28	Golf Course Irrigation - Controller Repairs Golf Course	1	LS	100%	2019	3	1	2022	\$7,349.40	\$7,349.00
3.07.29	Golf Course Irrigation - Sprinkler Rotor Replacement Golf Course	1	LS	100%	2019	3	1	2022	\$5,887.93	\$11,776.00
3.07.30	Drainage Project Holes 3, 2, 19 Golf Course	1	LS	100%	2007	40	26	2047	\$263,082.10	\$263,082.00
3.07.31	Drainage Project Holes 4, 2 Golf Course	1	LS	100%	2008	40	27	2048	\$451,029.83	\$451,030.00
3.07.32	#9 Irrigation Pump - Motor & Well Golf Course	1	LS	100%	2011	25	15	2036	\$16,787.00	\$16,787.00
3.07.33	Drainage Project Holes 5, 6 Golf Course	1	LS	100%	2009	40	28	2049	\$550,424.75	\$550,425.00

Ocean Pines Association

Summary Schedule of Components

Component Summary

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3.07 - Golf Course										
3.07.34	Drainage Project Holes I, R Golf Course	1	LS	100%	2010	40	29	2050	\$632,423.82	\$632,424.00
3.07.35	Golf Drainage Project Golf Course	1	LS	100%	2012	40	31	2052	\$106,163.29	\$106,163.00
3.07.36	Golf Drainage Project Golf Course	1	LS	100%	2013	40	32	2053	\$130,309.33	\$130,309.00
3.07.37	Cart Paths Golf Course	1	LS	100%	2020	8	7	2028	\$60,048.22	\$60,048.00
3.07.38	Golf Course Bridges Golf Course	1	LS	100%	2001	25	5	2026	\$162,665.79	\$162,666.00
3.07.39	Golf Course Restrooms - Floors Golf Course	1	LS	100%	2015	15	9	2030	\$6,885.45	\$6,885.00
3.07.40	Golf Course Restrooms - Entry Doors Golf Course	1	LS	100%	2019	25	23	2044	\$8,400.81	\$8,401.00
3.07.41	Pump Station #18 Golf Course	1	LS	100%	2003	25	7	2028	\$24,941.13	\$24,941.00
3.07.42	Pump Station #16 Golf Course	1	LS	100%	2004	40	23	2044	\$59,683.97	\$59,684.00
3.07.43	Vertical Turbine Pump System Golf Course	1	LS	100%	2019	15	13	2034	\$12,602.27	\$12,602.00
3.07.44	Driving Range Project Golf Course	1	LS	100%	2010	15	4	2025	\$22,841.71	\$22,842.00

Ocean Pines Association

Summary Schedule of Components

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3.07 - Golf Course										
3.07.45	Driving Range Dura Deck Mats Golf Course	1	LS	100%	2020	10	9	2030	\$10,668.78	\$10,669.00
3.07.46	Fountain @ Hole #7 Golf Course	1	LS	100%	2010	15	4	2025	\$7,231.85	\$7,232.00
3.07.47	Tree Removal Allowance Golf Course	1	LS	100%	2020	2	1	2022	\$10,514.16	\$10,514.00
4 - Parks and Recreation										
4.00.01	2016 Kbar Hot Pressure Trailer Mounted Honda/Cat,4/4000 Community Center	1	LS	100%	2016	12	7	2028	\$8,963.52	\$8,964.00
4.01 - Huntington Park										
4.01.01	Gravel auto parking area Huntington Park	1840	SY	100%	2005	22	6	2027	\$7.28	\$13,395.00
4.01.02	Playground Equipment Huntington Park	1	LS	100%	2006	25	10	2031	\$42,815.79	\$42,816.00
4.01.03	Benches/Playground Equipment Huntington Park	1	LS	100%	2016	25	20	2041	\$31,019.25	\$31,019.00
4.01.04	Benches/Playground Equipment Installation Huntington Park	1	LS	100%	2016	25	20	2041	\$10,855.87	\$10,856.00
4.01.05	Irrigation System Huntington Park	1	LS	100%	2016	25	20	2041	\$30,938.00	\$30,938.00
4.02 - Bainbridge Park										

Ocean Pines Association

Summary Schedule of Components

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4.02 - Bainbridge Park										
4.02.01	Asphalt basketball surface Bainbridge Park	170	SY	100%	1987	35	1	2022	\$38.88	\$6,610.00
4.02.02	Playground landscaped area Bainbridge Park	3600	SF	100%	1987	35	1	2022	\$4.04	\$14,544.00
4.02.03	Split-rail fence Bainbridge Park	300	LF	100%	1987	35	1	2022	\$21.97	\$6,591.00
4.02.04	Timber Retaining Wall Bainbridge Park	480	SF	100%	1987	50	16	2037	\$78.48	\$37,670.00
4.02.05	Gravel road and auto parking area Bainbridge Park	2900	SY	100%	1987	35	1	2022	\$7.28	\$21,112.00
4.02.06	Play Equipment Bainbridge Park	1	LS	0%	2017	20	16	2037	\$23,232.84	\$23,233.00
4.03 - Robin Hood Park										
4.03.01	Asphalt basketball surface Robin Hood Park	150	SY	100%	2021	30	30	2051	\$38.88	\$5,832.00
4.03.02	Gravel auto parking area Robin Hood Park	946	SY	100%	1987	35	1	2022	\$7.28	\$6,887.00
4.03.03	Large Play structure Robin Hood Park	1	EA	100%	2005	16	0	2021	\$42,950.36	\$42,950.00
4.04 - Wood Duck Park										
4.04.01	No Reserve Components Wood Duck Park	0	LS	100%	1978	100	57	2078	\$0.00	\$0.00
4.05 - Ternes Landing Park										

Ocean Pines Association

Summary Schedule of Components

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4.05 - Ternes Landing Park										
4.05.01	Octagonal gazebo, wood w/ cedar roof Ternes Landing Park	120	SF	100%	2017	20	16	2037	\$49.77	\$5,972.00
4.06 - Pintail Park										
4.06.01	Benches - various types Pintail Park	8	EA	100%	2000	35	14	2035	\$1,310.85	\$10,487.00
4.06.02	Wood picnic tables Pintail Park	7	EA	100%	2000	35	14	2035	\$1,215.79	\$8,511.00
4.06.03	Octagonal gazebo, wood w/ cedar roof Pintail Park	120	SF	100%	2000	50	29	2050	\$49.77	\$5,972.00
4.07 - Somerset Park										
4.07.01	Soccer Field Irrigation Somerset Park	1	LS	100%	2003	27	9	2030	\$45,804.34	\$45,804.00
4.07.02	Large Play structure Somerset Park	1	EA	100%	2005	20	4	2025	\$42,950.36	\$42,950.00
4.07.03	Small Play structure Somerset Park	1	EA	100%	2005	20	4	2025	\$21,475.15	\$21,475.00
4.07.04	Split-rail fence Somerset Park	307	LF	100%	2005	25	9	2030	\$21.97	\$6,745.00
4.07.05	Gravel auto parking area Somerset Park	1721	SY	100%	2005	25	9	2030	\$7.28	\$12,529.00
4.07.06	Soccer Field - Bermuda Grass Somerset Park	1	LS	100%	2012	30	21	2042	\$5,236.43	\$5,236.00

4.08 - Manklin Meadows Park (MMP)

Ocean Pines Association

Summary Schedule of Components

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4.08 - Manklin Meadows Park (MMP)										
4.08.01	Resurface asphalt parking lot Manklin Meadows	1520	SF	100%	2009	25	13	2034	\$8.75	\$13,300.00
4.08.02	Manklin Meadows Tennis Court Parking Lot Manklin Meadows	1	LS	100%	2020	20	19	2040	\$5,563.23	\$5,563.00
4.08.03	Infield Replace-Ballfield MMP - Baseball field	1	LS	100%	1998	24	1	2022	\$20,311.74	\$20,312.00
4.08.04	Aluminum 5 row bleachers (15Ft width) MMP - Baseball field	6	EA	100%	2011	25	15	2036	\$5,101.26	\$30,608.00
4.08.05	Dugout Replacement MMP - Baseball field	1	LS	100%	2011	25	15	2036	\$13,711.65	\$13,712.00
4.08.06	Outfield chain link fence, 8Ft height MMP - Baseball field	465	LF	100%	2011	40	30	2051	\$54.11	\$25,161.00
4.08.07	Bleacher chain link fence, 8Ft height MMP - Baseball field	154	LF	100%	2011	40	30	2051	\$54.11	\$8,333.00
4.08.08	Ballfield Fencing MMP - Baseball field	1	LS	100%	2011	25	15	2036	\$7,014.24	\$7,014.00
4.08.09	Ballfield Irrigation System MMP - Baseball field	1	LS	100%	2011	20	10	2031	\$22,479.58	\$22,480.00
4.08.10	Mac Baseball Scoreboard 5X8Ft W/ Clock MMP - Baseball field	1	LS	100%	2013	12	4	2025	\$7,352.21	\$7,352.00
4.08.11	Manklin Ballfield Lighting Project MMP - Baseball field	1	LS	100%	2014	15	8	2029	\$146,567.00	\$146,567.00

Ocean Pines Association

Summary Schedule of Components

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4.08 - Manklin Meadows Park (MMP)										
4.08.12	Pickleball Court Construction MMP - Platform Tennis	1	LS	100%	2006	15	0	2021	\$148,517.31	\$148,517.00
4.08.13	Aluminum fence framing - All Courts MMP - Platform Tennis	720	LF	100%	2006	30	15	2036	\$60.48	\$43,546.00
4.08.14	Alum pole w single light fixture head MMP - Platform Tennis	24	EA	100%	2006	30	15	2036	\$790.83	\$18,980.00
4.08.15	Alum pole w single light fixture head MMP - Platform Tennis	24	EA	100%	2006	15	0	2021	\$1,743.72	\$41,849.00
4.08.16	Tennis Shack Windows (casement) MMP - Platform Tennis	12	EA	100%	2009	50	38	2059	\$775.12	\$9,301.00
4.08.17	Repaving Paddleball Court #3 MMP - Platform Tennis	1	LS	100%	2011	15	5	2026	\$7,965.62	\$7,966.00
4.08.18	Platform Tennis Project MMP - Platform Tennis	1	LS	100%	2017	15	11	2032	\$103,285.65	\$103,286.00
4.08.19	Refurbish (4) Platform Cts @ Manklin Meadows MMP - Platform Tennis	1	LS	100%	2018	7	4	2025	\$16,542.46	\$16,542.00
4.08.20	Two New Paddleball Courts MMP - Platform Tennis	1	LS	100%	2018	25	22	2043	\$122,835.19	\$122,835.00
4.08.21	Resurfacing (2) Platform Courts MMP - Platform Tennis	1	LS	100%	2018	7	4	2025	\$6,192.93	\$6,193.00
4.08.22	Community Gardens Fences Manklin Meadows	1	LS	100%	2006	25	10	2031	\$32,470.00	\$32,470.00

Ocean Pines Association

Summary Schedule of Components

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4.08 - Manklin Meadows Park (MMP)										
4.08.23	Platform Tennis Court Fence Replacement MMP - Platform Tennis	1	LS	100%	2020	15	14	2035	\$7,112.52	\$7,113.00
4.08.24	2 Tennis Courts (Balfour) MMP - Tennis Courts	1	LS	100%	1997	35	11	2032	\$115,316.28	\$115,316.00
4.08.25	Backboard-Bakko Fiberglas MMP - Tennis Courts	1	LS	100%	1998	24	1	2022	\$7,626.96	\$7,627.00
4.08.26	Design Costs MMP - Tennis Courts	1	LS	100%	1999	39	17	2038	\$36,631.93	\$36,632.00
4.08.27	Gazebo W/ Screen MMP - Tennis Courts	1	LS	100%	1999	30	8	2029	\$5,683.08	\$5,683.00
4.08.28	Ball Machine MMP - Tennis Courts	1	LS	100%	2006	15	0	2021	\$5,174.31	\$5,174.00
4.08.29	Sidewalk Replacement MMP - Tennis Courts	1	LS	100%	2020	12	11	2032	\$29,034.54	\$29,035.00
4.08.30	Courts 11 & 12 Resurfacing MMP - Tennis Courts	1	LS	100%	2009	15	3	2024	\$13,525.45	\$13,525.00
4.08.31	Tennis Court Lighting MMP - Tennis Courts	1	LS	100%	2009	20	8	2029	\$25,174.25	\$25,174.00
4.08.32	Tennis Court Lighting MMP - Tennis Courts	1	LS	100%	2010	19	8	2029	\$11,810.56	\$11,811.00
4.08.33	Court Pac 4Ft Split Tandem Motorized Roller MMP - Tennis Courts	1	LS	100%	2012	10	1	2022	\$8,067.82	\$8,068.00

Ocean Pines Association

Summary Schedule of Components

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4.08 - Manklin Meadows Park (MMP)										
4.08.34	Fencing MMP - Tennis Courts	1	LS	100%	2012	15	6	2027	\$16,937.30	\$16,937.00
4.08.35	Tennis Drainage Project MMP - Tennis Courts	1	LS	100%	2012	25	16	2037	\$31,896.11	\$31,896.00
4.08.36	Tennis Court Pavers MMP - Tennis Courts	1	LS	100%	2012	15	6	2027	\$9,226.07	\$9,226.00
4.08.37	Racquet Project MMP - Tennis Courts	1	LS	100%	2016	15	10	2031	\$22,866.13	\$22,866.00
4.08.38	Installation Of New High Speeds Sprinkler Heads On (8) Tennis Courts MMP - Tennis Courts	1	LS	100%	2016	12	7	2028	\$7,831.08	\$7,831.00
4.08.39	Tennis Courts - (2) 24X24X8 Storage Bldg MMP - Tennis Courts	1	LS	100%	2016	15	10	2031	\$28,218.43	\$28,218.00
4.08.40	Gazebo 16Ft-Mm MMP - Tennis Courts	1	LS	100%	2004	30	13	2034	\$10,195.31	\$10,195.00
4.08.41	Pro Open Nesh Vinyl Windscreem MMP - Tennis Courts	1	LS	100%	2019	7	5	2026	\$10,376.42	\$10,376.00
4.08.42	Tennis Courts Renovation MMP - Tennis Courts	1	LS	100%	2013	10	2	2023	\$144,220.00	\$144,220.00
4.08.43	Fence Replacement (1870 lineal feet of railing, rail ends, posts) MMP - Tennis Courts	0	LS	100%	2021	15	15	2036	\$8,390.00	\$8,390.00

Ocean Pines Association

Summary Schedule of Components

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4.08 - Manklin Meadows Park (MMP)										
4.08.44	Pickleball Courts Square Corners On (2)Existing Courts MMP - Pickleball	1	LS	100%	2016	20	15	2036	\$13,912.67	\$13,913.00
4.08.45	Pickleball Vinyl Coated Chain Link Fence MMP - Pickleball	1	LS	100%	2018	25	22	2043	\$4,849.96	\$4,850.00
4.08.46	Tennis Pro Shop MMP - Pro Shop	1	LS	100%	1990	60	29	2050	\$57,293.60	\$57,294.00
4.08.47	Replacement Doors & Windows MMP - Pro Shop	1	LS	100%	2009	15	3	2024	\$21,823.32	\$21,823.00
4.08.48	Dimensional Asphalt Shingle Roof MMP - Pro Shop	21	SQ	100%	2009	25	13	2034	\$322.56	\$6,774.00
4.08.49	Siding Renovations MMP - Pro Shop	1	LS	100%	2009	15	3	2024	\$19,206.13	\$19,206.00
4.08.50	Concrete sidewalks MMP - Pro Shop	660	SF	100%	2009	25	13	2034	\$9.50	\$6,270.00
4.08.51	Casework - cabinets and counters MMP - Pro Shop	26	LF	100%	2009	40	28	2049	\$590.83	\$15,362.00
4.08.52	Sewage Pump System Replacement MMP - Pro Shop	1	LS	100%	2017	15	11	2032	\$16,507.50	\$16,508.00
4.08.53	Video Security Cameras MMP - Pro Shop	1	LS	100%	2020	10	9	2030	\$7,988.70	\$7,989.00
4.08.54	Dog Park MMP - Dog Park	1	LS	100%	2012	40	31	2052	\$44,820.23	\$44,820.00

Ocean Pines Association

Summary Schedule of Components

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4.08 - Manklin Meadows Park (MMP)										
4.08.55	Wood framed storage building MMP - Dog Park	520	SF	100%	2012	35	26	2047	\$21.23	\$11,040.00
4.08.56	Gravel auto parking area MMP - Dog Park	2555	SY	100%	2012	25	16	2037	\$7.28	\$18,600.00
4.08.57	Playground Equipment MMP - Playground Area	1	LS	100%	2017	20	16	2037	\$254,119.00	\$254,119.00
4.09 - Swim and Racquet Club Park										
4.09.01	Tennis court asphalt Swim and Racquet Tennis	1422	SY	100%	1984	43	6	2027	\$38.88	\$55,287.00
4.09.02	Tennis court fence, chain link, 10 foot, vinyl coated Swim and Racquet Tennis	450	LF	100%	1984	43	6	2027	\$32.99	\$14,846.00
4.09.03	Swim & Raquet Club - Bulkhead Swim and Racquet Marina	1	LS	100%	1990	45	14	2035	\$356,905.00	\$356,905.00
4.09.04	Treated piles, barge driven, CCA treated Swim and Racquet Marina	48	EA	100%	1990	40	9	2030	\$1,605.60	\$77,069.00
4.09.05	Basketball court asphalt Swim and Racquet Basketball	210	SY	100%	1990	50	19	2040	\$38.88	\$8,165.00
4.09.06	Pavilion Superstructure Swim and Racquet Marina	800	SF	100%	1990	50	19	2040	\$36.19	\$28,952.00
4.09.07	Mill and Overlay Asphalt - 1 1/2 Swim and Racquet Club Pool	4615	SY	100%	1990	35	4	2025	\$11.80	\$54,457.00

Ocean Pines Association

Summary Schedule of Components

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4.09 - Swim and Racquet Club Park										
4.09.08	Pavilion Roof Swim and Racquet Marina	11	SQ	100%	2021	20	20	2041	\$454.93	\$5,004.00
4.09.09	Replace Boardwalk Structure Swim and Racquet Marina	1830	GSF	100%	2006	40	25	2046	\$84.84	\$155,257.00
4.09.10	Finger Piers At S&R Marina Swim and Racquet Marina	1	LS	100%	2011	15	5	2026	\$5,973.60	\$5,974.00
4.09.11	Tennis court sealer - 2 color Swim and Racquet Tennis	1422	SY	100%	2019	8	6	2027	\$16,638.66	\$16,639.00
4.09.12	Replace Boardwalk Decking Swim and Racquet Marina	1830	SF	100%	2020	15	14	2035	\$5.71	\$10,449.00
4.1 - Mumford Landing Boat Ramp										
4.1.01	Wood floating dock system Mumford Boat Ramp	400	SF	100%	1999	35	13	2034	\$91.31	\$36,524.00
4.1.02	Fixed Dock bridge Mumford Boat Ramp	320	SF	100%	1999	25	3	2024	\$36.81	\$11,779.00
4.1.03	Dock access ramp Mumford Boat Ramp	50	LF	100%	1999	35	13	2034	\$264.25	\$13,212.00
4.1.04	Concrete Boat Ramp Mumford Boat Ramp	1400	SF	100%	1999	40	18	2039	\$16.88	\$23,632.00
4.11 - Whitehorse Park										
4.11.01	Benches - various types Whitehorse Park	12	EA	100%	1989	35	3	2024	\$1,310.85	\$15,730.00

Ocean Pines Association

Summary Schedule of Components

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4.11 - Whitehorse Park										
4.11.02	Pavilion Structure White Horse Park	1	LS	100%	1989	40	8	2029	\$106,012.00	\$106,012.00
4.11.03	10 Station Fitness Center Whitehorse Park	1	LS	100%	1990	35	4	2025	\$9,363.89	\$9,364.00
4.11.04	Lightpole with 2 floodlights, 20Ft tall Whitehorse Park	4	EA	100%	1990	35	4	2025	\$6,684.26	\$26,737.00
4.11.05	Fitness Trail Wh Park White Horse Park	1	LS	100%	1990	36	5	2026	\$35,066.19	\$35,066.00
4.11.06	Dis Microphone Systems Community Center	1	LS	100%	2012	12	3	2024	\$8,338.06	\$8,338.00
4.11.07	Gravel Parking Lot Whitehorse Park	1	LS	42%	1990	32	1	2022	\$18,040.00	\$18,040.00
4.11.08	Outdoor Lighting Display Community Center	1	LS	100%	2014	10	3	2024	\$6,550.85	\$6,551.00
4.11.09	Asphalt basketball court Whitehorse Park	745	SY	100%	1995	40	14	2035	\$38.88	\$28,966.00
4.11.10	Basketball Courts-Whp White Horse Park	1	LS	100%	1995	35	9	2030	\$43,588.34	\$43,588.00
4.11.11	Basketball goals Whitehorse Park	4	EA	100%	1995	26	0	2021	\$3,808.51	\$15,234.00
4.11.12	Donated Storage Barn White Horse Park	1	LS	100%	2000	39	18	2039	\$6,355.59	\$6,356.00

Ocean Pines Association

Summary Schedule of Components

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4.11 - Whitehorse Park										
4.11.13	12X24 Shed-Whp White Horse Park	1	LS	100%	2004	25	8	2029	\$5,820.57	\$5,821.00
4.11.14	Pavilion Roof Replacement White Horse Park	1	LS	100%	2008	18	5	2026	\$17,118.70	\$17,119.00
4.11.15	Whp Lights Whitehorse Park	1	LS	100%	2008	18	5	2026	\$5,315.38	\$5,315.00
4.11.16	White Horse Park Parking Asphalt Proj White Horse Park	1	LS	100%	2008	14	1	2022	\$22,274.96	\$22,275.00
4.11.17	Asphalt surface car parking lots/driveway Whitehorse Park	6475	SY	100%	2009	25	13	2034	\$8.75	\$56,656.00
4.11.18	Skatepark Construction White Horse Park	1	LS	100%	2009	19	7	2028	\$200,197.27	\$200,197.00
4.11.19	Aluminum 5 row bleachers (10Ft width) Whitehorse Park	1	EA	100%	2011	30	20	2041	\$5,101.26	\$5,101.00
4.11.20	Walkway Lighting - White Horse Park White Horse Park	1	LS	100%	2011	15	5	2026	\$6,003.13	\$6,003.00
4.11.21	Boat Ramp Project Whitehorse Boat Ramp	1	LS	100%	2015	40	34	2055	\$316,648.89	\$316,649.00
4.11.22	Gravel driveway and parking area Whitehorse Boat Ramp	6340	SY	100%	2015	25	19	2040	\$7.28	\$46,155.00
4.11.23	Bocce Ball Court Whitehorse Park	1	LS	100%	2010	15	4	2025	\$9,110.63	\$9,111.00

Ocean Pines Association

Summary Schedule of Components

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4.11 - Whitehorse Park										
4.11.24	Trailer parking area dividers - 4x4 timbers Whitehorse Boat Ramp	660	LF	100%	2015	25	19	2040	\$9.35	\$6,171.00
4.11.25	Concrete automotive boat launch ramps Whitehorse Boat Ramp	360	SF	100%	2015	40	34	2055	\$42.08	\$15,149.00
4.11.26	Aluminum floating pier assembly Whitehorse Boat Ramp	240	SF	100%	2015	35	29	2050	\$91.31	\$21,914.00
4.11.27	Aluminum pier bridge assembly (16Ft x 6Ft) Whitehorse Boat Ramp	96	SF	100%	2015	35	29	2050	\$264.25	\$25,368.00
4.11.28	Concrete pier walkway assembly (27Ft x 6Ft) Whitehorse Boat Ramp	162	SF	100%	2015	40	34	2055	\$52.60	\$8,521.00
4.11.29	Timber pier walkway Whitehorse Boat Ramp	111	SF	100%	2015	25	19	2040	\$36.81	\$4,086.00
4.11.30	Boardwalk/dock area Whitehorse Boat Ramp	632	SF	100%	2015	25	19	2040	\$36.81	\$23,264.00
4.11.31	Boardwalk/dock pilings Whitehorse Boat Ramp	1100	LF	100%	2015	35	29	2050	\$33.59	\$36,949.00
4.11.32	Restrooms White Horse Park	1	LS	100%	2016	40	35	2056	\$159,220.00	\$159,220.00
4.11.33	Split-rail fence (4Ft height) Whitehorse Park	650	LF	100%	2017	27	23	2044	\$21.97	\$14,280.00
4.11.34	Skate Park Litghts White Horse Park	1	LS	100%	2018	25	22	2043	\$12,959.30	\$12,959.00

Ocean Pines Association

Summary Schedule of Components

Component Summary

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4.11 - Whitehorse Park										
4.11.35	Playground Equipment Phase I White Horse Park	1	LS	100%	2019	20	18	2039	\$46,172.93	\$46,173.00
4.11.36	Concession Trailer White Horse Park	1	LS	100%	2019	8	6	2027	\$10,924.21	\$10,924.00
4.11.37	Audio Equipment White Horse Park	1	LS	100%	2019	10	8	2029	\$17,651.17	\$17,651.00
4.11.38	Craft Shop Whitehorse Park	1	LS	100%	2019	40	38	2059	\$210,283.20	\$210,283.00
4.11.39	Playgournd Equipment Phase II White Horse Park	1	LS	100%	2020	20	19	2040	\$107,703.14	\$107,703.00
4.11.40	Replace Surveillance Cameras and Intercom White Horse Park	1	LS	100%	2020	8	7	2028	\$5,244.71	\$5,245.00
4.12 - Community Center										
4.12.01	Community Center Walkway Community Center	1	LS	100%	2009	17	5	2026	\$16,325.21	\$16,325.00
4.12.02	Community Center Parking Lot Community Center	1	LS	100%	2009	15	3	2024	\$32,781.91	\$32,782.00
4.12.03	Community Hall Parking Lot Community Center	1	LS	100%	2009	15	3	2024	\$13,070.06	\$13,070.00
4.12.04	New Community Center - Kitchen Equipment Community Center	1	LS	100%	2009	25	13	2034	\$50,011.39	\$50,011.00
4.12.05	Sign Community Center	1	LS	100%	2009	20	8	2029	\$5,415.66	\$5,416.00

Ocean Pines Association

Summary Schedule of Components

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4.12 - Community Center										
4.12.06	Telephone System Community Center	1	LS	100%	2017	8	4	2025	\$27,914.56	\$27,915.00
4.12.07	26 GA Durarib Roof Sheeting Community Center	16512	SF	100%	2009	20	8	2029	\$2.39	\$39,464.00
4.12.08	26 GA Wall Sheeting GRAY Community Center	3206	SF	100%	2009	20	8	2029	\$7.87	\$25,231.00
4.12.09	Vinyl Siding - Certainteed Cedar Shakes Community Center	2847	SF	100%	2009	40	28	2049	\$10.68	\$30,406.00
4.12.10	Stone Veneer, including marquee Community Center	1690	SF	100%	2009	35	23	2044	\$47.29	\$79,920.00
4.12.11	Exterior Metal Pr. Doors, Frame, Hardware Community Center	1	PR	100%	2009	25	13	2034	\$5,008.00	\$5,008.00
4.12.12	Metal Frame Windows Community Center	448	SF	100%	2009	50	38	2059	\$48.83	\$21,876.00
4.12.13	Ceramic Tile Floor Community Center	530	SF	100%	2009	50	38	2059	\$29.44	\$15,603.00
4.12.14	Carpet Community Center	92	SY	100%	2009	15	3	2024	\$62.06	\$5,710.00
4.12.15	Carpeted Wall Covering Community Center	510	SY	100%	2009	15	3	2024	\$45.97	\$23,445.00
4.12.16	Acoustic Tile Replacement Community Center	8175	SF	100%	2009	30	18	2039	\$2.45	\$20,029.00

Ocean Pines Association

Summary Schedule of Components

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4.12 - Community Center										
4.12.17	Suspended Ceiling Replacement Community Center	8175	SF	100%	2009	30	18	2039	\$4.07	\$33,272.00
4.12.18	2Ftx4Ft Suspended from ceiling Fluor. Lights Community Center	35	EA	100%	2009	40	28	2049	\$221.97	\$7,769.00
4.12.19	2Ftx4Ft Ceiling Fluor. Lights Community Center	68	EA	100%	2009	40	28	2049	\$222.01	\$15,097.00
4.12.20	Boiler - Weil-McLain, Input 305KBTU/H Community Center	1	EA	100%	2009	20	8	2029	\$13,029.37	\$13,029.00
4.12.21	Boiler - Weil-McLain, Input 305KBTU/H Community Center	1	EA	100%	2009	20	8	2029	\$13,029.37	\$13,029.00
4.12.22	(35) Banquet Tables Community Center	1	LS	100%	2009	13	1	2022	\$12,554.32	\$12,554.00
4.12.23	Entrance Doors Community Center	1	LS	100%	2009	25	13	2034	\$15,255.00	\$15,255.00
4.12.24	Toilet Room Fixtures Community Center	1	LS	100%	2009	25	13	2034	\$17,490.00	\$17,490.00
4.12.25	Heat Pump #1 Community Center	1	LS	100%	2009	15	3	2024	\$13,591.00	\$13,591.00
4.12.26	Heat Pump #2 Community Center	1	LS	100%	2009	15	3	2024	\$12,377.00	\$12,377.00
4.12.27	Heat Pump #3 Community Center	1	LS	100%	2009	15	3	2024	\$13,591.00	\$13,591.00

Ocean Pines Association

Summary Schedule of Components

Component Summary

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4.12 - Community Center										
4.12.28	Heat Pump #4 Community Center	1	LS	100%	2009	15	3	2024	\$13,591.00	\$13,591.00
4.12.29	Electric Panelboards A - C Community Center	1	LS	100%	2009	50	38	2059	\$17,325.00	\$17,325.00
4.12.30	Vinyl Composition Tile Community Center	1	LS	100%	2009	25	13	2034	\$14,026.00	\$14,026.00
4.12.31	Community Ctr - 12X20 Shed Community Center	1	LS	100%	2010	15	4	2025	\$5,150.54	\$5,151.00
4.12.32	Community Center - Door Replacement Community Center	1	LS	100%	2011	15	5	2026	\$5,612.66	\$5,613.00
4.12.33	Community Center Handicap Railing Community Center	1	LS	100%	2012	15	6	2027	\$5,859.81	\$5,860.00
4.12.34	Security Cameras For Community Ctr Community Center	1	LS	100%	2020	10	9	2030	\$5,387.17	\$5,387.00
4.12.35	Mobile Stage Sections-Stage & Riser Steps Community Center	1	LS	100%	2014	10	3	2024	\$14,605.44	\$14,605.00
4.12.36	Comm Ctr-Assateague Rm-Vinyl Flooring & Insta Community Center	1	LS	100%	2015	15	9	2030	\$20,336.79	\$20,337.00
4.12.37	Community Center-Gym Floor-1St Draw Community Center	1	LS	100%	2016	15	10	2031	\$48,408.55	\$48,409.00
4.12.38	Community Center-Gym Floor-2Nd Draw Community Center	1	LS	100%	2017	15	11	2032	\$40,258.11	\$40,258.00

Ocean Pines Association

Summary Schedule of Components

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4.12 - Community Center										
4.12.39	(2) 10T Package A/C-Community Hall Community Center	1	LS	100%	2018	15	12	2033	\$12,484.48	\$12,484.00
4.12.40	FireLite Fire Alarm Control Panel Community Center	1	EA	100%	2019	10	8	2029	\$5,842.07	\$5,842.00
4.12.41	Floor Replacement for East Room Community Center	1	LS	100%	2019	12	10	2031	\$7,352.55	\$7,353.00
4.12.42	Pickleball Flooring Community Center	1	LS	100%	2019	10	8	2029	\$17,842.53	\$17,843.00
4.13 - Water Features										
4.13.01	Rip Rap Project South Gate Pond	1	LS	100%	1998	43	20	2041	\$14,891.63	\$14,892.00
4.13.02	Fishing Piers @ South Gate Pond South Gate Pond	1	LS	100%	2003	30	12	2033	\$14,891.63	\$14,892.00
4.13.03	Trail South Gate Pond	1	LS	0%	2016	50	45	2066	\$2,583.71	\$2,584.00
4.14 - Rt 90 Trail										
4.14.01	Rt 90 Trail Rt. 90 Trail	1	LS	100%	2003	25	7	2028	\$22,011.79	\$22,012.00
5 - Public Works										
5.01 - DPW Site										
5.01.01	Chain Link Fence, 10-feet high DPW Site	645	LF	100%	1997	35	11	2032	\$32.99	\$21,279.00

Ocean Pines Association

Summary Schedule of Components

Component Summary

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5.01 - DPW Site										
5.01.02	Chain Link Gates DPW Site	40	LF	100%	1997	30	6	2027	\$343.01	\$13,720.00
5.01.03	Chain link Fence DPW Site	1150	LF	100%	1997	35	11	2032	\$25.76	\$29,624.00
5.01.04	Generac GeneratorGuardian Elite DPW Site	1	EA	100%	2009	25	13	2034	\$27,280.82	\$27,281.00
5.01.05	Resurface Asphalt drive and lot DPW Site	3220	SY	100%	2011	20	10	2031	\$10.67	\$34,357.00
5.01.06	LED Parking Lot Lights DPW Site	1	LS	100%	2020	25	24	2045	\$5,154.00	\$5,154.00
5.01.07	Deisel Tank, Horizontal Cylinder Fuel Station	1	EA	100%	1991	40	10	2031	\$67,519.46	\$67,519.00
5.01.08	Gasoline Tank, Horizontal Cylinder Fuel Station	1	EA	100%	1991	40	10	2031	\$67,519.46	\$67,519.00
5.01.09	Gas Tank Enclosure-Pwb Fuel Station	1	LS	100%	2018	15	12	2033	\$6,848.49	\$6,848.00
5.01.10	Npwb Fueling Sys W/Petrob Fuel Station	1	LS	100%	2018	15	12	2033	\$27,616.97	\$27,617.00
5.01.11	Npwb Fueling Sys W/Petrob Fuel Station	1	LS	100%	2018	15	12	2033	\$41,842.80	\$41,843.00
5.01.12	Npwb Fueling Sys W/ Petrob Fuel Station	1	LS	100%	2018	15	12	2033	\$14,225.89	\$14,226.00

Ocean Pines Association

Summary Schedule of Components

Component Summary

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5.01 - DPW Site										
5.01.13	(2) Gas Dispensers/Hdwr. Fuel Station	1	LS	100%	2018	15	12	2033	\$11,924.62	\$11,925.00
5.01.14	Fuel Mngt System - Gasboy Topkat Fuel Station	1	LS	100%	2018	15	12	2033	\$12,918.32	\$12,918.00
5.02 - DPW Main Building										
5.02.01	Metal Roof Area DPW Main Building	10000	SF	100%	1991	40	10	2031	\$6.15	\$61,500.00
5.02.02	Skylights, 10Ft x 3Ft each, Qty = 8 DPW Main Building	240	SF	100%	1991	40	10	2031	\$22.12	\$5,309.00
5.02.03	Exterior Metal Wall Panels DPW Main Building	6242	SF	100%	1991	40	10	2031	\$7.63	\$47,626.00
5.02.04	Garage Bay Door DPW Main Building	6	EA	100%	1991	35	5	2026	\$4,266.56	\$25,599.00
5.02.05	Suspended ceiling system - replace DPW Main Building	3300	SF	100%	1991	37	7	2028	\$4.07	\$13,431.00
5.02.06	Office Kitchen Cabinets DPW Main Building	16	LF	100%	1991	40	10	2031	\$590.83	\$9,453.00
5.02.07	Exhaust Fans, 36inch Blades, Belt-Driven DPW Main Building	3	EA	100%	1991	40	10	2031	\$2,169.43	\$6,508.00
5.02.08	Electric Panels DPW Main Building	3	EA	100%	1991	50	20	2041	\$2,754.97	\$8,265.00
5.02.09	Ice Machine DPW Main Building	1	EA	100%	2004	30	13	2034	\$6,728.63	\$6,729.00

Ocean Pines Association

Summary Schedule of Components

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5.02 - DPW Main Building										
5.02.10	Re-Roof & Gutter-Public Wks Bldg DPW Main Building	1	LS	100%	2005	25	9	2030	\$5,982.37	\$5,982.00
5.02.11	Office Renovation DPW Main Building	1	LS	100%	2006	39	24	2045	\$6,009.53	\$6,010.00
5.02.12	Vinyl Composition Tile Floor DPW Main Building	3000	SF	100%	2007	25	11	2032	\$3.14	\$9,420.00
5.02.13	Public Works A/C Unit DPW Main Building	1	LS	100%	2009	15	3	2024	\$4,713.56	\$4,714.00
5.02.14	REZNOR Ceiling mtd Propane Heaters DPW Main Building	6	EA	100%	2010	20	9	2030	\$885.07	\$5,310.00
5.02.15	Lockers DPW Main Building	36	EA	100%	2012	25	16	2037	\$360.58	\$12,981.00
5.02.16	Ceiling Fans in Shop Area, 60inch diameter DPW Main Building	8	EA	100%	2012	40	31	2052	\$1,728.22	\$13,826.00
5.02.17	Public Works Bathroom Renovation DPW Main Building	1	LS	100%	2012	28	19	2040	\$6,016.75	\$6,017.00
5.02.18	Kitchen Renovations DPW Main Building	1	LS	100%	2013	15	7	2028	\$16,386.96	\$16,387.00
5.02.19	Painted Drywall in Office Area DPW Main Building	5520	SF	100%	2017	10	6	2027	\$1.09	\$6,017.00
5.02.20	(3) Galv. Hollow Doors-18ga with Half Glass Kits DPW Main Building	1	LS	100%	2020	30	29	2050	\$5,000.00	\$5,000.00

Ocean Pines Association

Summary Schedule of Components

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5.03 - DPW Pole Building										
5.03.01	Metal Roof Area DPW Pole Building	4370	SF	100%	1991	40	10	2031	\$6.15	\$26,876.00
5.03.02	Exterior Metal Wall Panels DPW Pole Building	3530	SF	100%	1991	40	10	2031	\$7.63	\$26,934.00
5.03.03	Building Structure DPW Pole Building	3780	SF	100%	1991	80	50	2071	\$21.23	\$80,249.00
5.03.04	Pole Building DPW Pole Building	1	LS	100%	2016	15	10	2031	\$66,875.16	\$66,875.00
5.04 - DPW Furniture, Fixtures And Equipment										
5.04.01	20 Republic Lockers-Pwb DPW F,FandE	1	EA	100%	1991	45	15	2036	\$6,330.95	\$6,331.00
5.04.02	Chairs/Tables DPW F,FandE	1	EA	100%	2007	25	11	2032	\$7,104.70	\$7,105.00
5.04.03	(1) Hp Designjet 7830 36inch Multifunction Printer DPW F,FandE	1	EA	100%	2016	5	0	2021	\$6,041.20	\$6,041.00
5.04.04	Gas Pump System and setup DPW F,FandE	1	LS	100%	2017	15	11	2032	\$33,572.57	\$33,573.00
5.04.05	(1) Ricoh IMC 4500 Copier DPW F,FandE	1	EA	100%	2019	10	8	2029	\$8,537.50	\$8,538.00
5.05 - DPW Maintenance And Operations Equipment										
5.05.01	Car Life-Ammco Mdl Al 7 DPW Equipment	1	EA	100%	1994	30	3	2024	\$8,344.22	\$8,344.00

Ocean Pines Association

Summary Schedule of Components

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5.05 - DPW Maintenance And Operations Equipment										
5.05.02	Utility Locator DPW Equipment	1	EA	100%	1998	35	12	2033	\$7,121.59	\$7,122.00
5.05.03	P.Max 900 Plasma Welder DPW Equipment	1	EA	100%	2002	26	7	2028	\$8,776.77	\$8,777.00
5.05.04	Vermeer Stump Cutter DPW Equipment	1	EA	100%	2006	25	10	2031	\$42,703.79	\$42,704.00
5.05.05	13-Directional Signs DPW Equipment	1	EA	100%	2006	20	5	2026	\$25,910.17	\$25,910.00
5.05.06	Re-Draw Comm Map,Existing Signs,Etc. DPW Equipment	1	EA	100%	2007	23	9	2030	\$5,392.89	\$5,393.00
5.05.07	Root Grapple Loader DPW Equipment	1	EA	100%	2007	25	11	2032	\$5,579.50	\$5,580.00
5.05.08	Cushman Turf Truckster DPW Equipment	1	EA	100%	2008	15	2	2023	\$26,574.53	\$26,575.00
5.05.09	Graphtex Fc8000 W/ Stand Sign Machine DPW Equipment	1	EA	100%	2010	15	4	2025	\$8,674.44	\$8,674.00
5.05.10	2010 Zc Mx401 Bush Master Mini Ex Cutter DPW Equipment	1	EA	100%	2010	15	4	2025	\$5,810.96	\$5,811.00
5.05.11	Vacuum Leaf Loader & Leaf Box DPW Equipment	1	EA	100%	2010	20	9	2030	\$46,207.66	\$46,208.00
5.05.12	Snowdogg TE 80 Snow Plow DPW Equipment	1	EA	100%	2011	15	5	2026	\$7,717.48	\$7,717.00

Ocean Pines Association

Summary Schedule of Components

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5.05 - DPW Maintenance And Operations Equipment										
5.05.13	Snow Plow & Install DPW Equipment	1	EA	100%	2011	10	0	2021	\$7,852.02	\$7,852.00
5.05.14	Honda 50Hp Outboard Motor DPW Equipment	1	LS	100%	2011	15	5	2026	\$9,719.75	\$9,720.00
5.05.15	Hotsy 120V Pressure Washer DPW Equipment	1	EA	100%	2012	15	6	2027	\$5,140.92	\$5,141.00
5.05.16	Sand Infield Pro 3040 Trike DPW Equipment	1	EA	100%	2013	20	12	2033	\$21,099.00	\$21,099.00
5.05.17	2014 Utility Trailer & Diamond Rd. Clipper DPW Equipment	1	EA	0%	2014	10	3	2024	\$5,025.19	\$5,025.00
5.05.18	2013 Vermeer Brush Chipper DPW Equipment	1	EA	100%	2014	15	8	2029	\$68,406.68	\$68,407.00
5.05.19	Redexim Overseeder DPW Equipment	1	EA	100%	2014	15	8	2029	\$9,519.43	\$9,519.00
5.05.20	Sewer Machine-Model 747 DPW Equipment	1	EA	100%	2014	15	8	2029	\$72,107.83	\$72,108.00
5.05.21	Verti-Drain Carrier Aerator DPW Equipment	1	EA	100%	2015	15	9	2030	\$13,630.95	\$13,631.00
5.05.22	Snow Dogg Hd75 & Installation DPW Equipment	1	EA	100%	2015	15	9	2030	\$6,908.25	\$6,908.00
5.05.23	2016 8000 Series 48inch Mower W/Hopper 23Hp Kohler Engine-Model 74312 DPW Equipment	1	EA	100%	2016	15	10	2031	\$13,929.80	\$13,930.00

Ocean Pines Association

Summary Schedule of Components

Component Summary

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5.05 - DPW Maintenance And Operations Equipment										
5.05.24	2016 Bushmaster Mx401 Cutter DPW Equipment	1	EA	100%	2016	10	5	2026	\$7,207.16	\$7,207.00
5.05.25	2016 EX90 Snowdogg Snow Plow DPW Equipment	1	EA	100%	2016	10	5	2026	\$13,955.94	\$13,956.00
5.05.26	(1) Alamo Cutter Mower DPW Equipment	1	EA	100%	2019	12	10	2031	\$6,856.35	\$6,856.00
5.05.27	2017 -Cev Silverado 2500 Hd Truck, Summit White DPW Equipment	1	EA	100%	2017	10	6	2027	\$41,380.46	\$41,380.00
5.05.28	Snowdogg SHPE 4000 Poly Spreader DPW Equipment	1	EA	100%	2017	10	6	2027	\$7,687.86	\$7,688.00
5.05.29	Snowdogg SHPE 4000 Poly Spreader DPW Equipment	1	EA	100%	2017	10	6	2027	\$7,687.86	\$7,688.00
5.05.30	Goods RD 10x42 Snow Plow DPW Equipment	1	EA	100%	2017	10	6	2027	\$13,275.91	\$13,276.00
5.05.31	2011 Bush Master Brush Cutter DPW Equipment	1	LS	100%	2017	10	6	2027	\$7,191.12	\$7,191.00
5.05.32	(2) New Toro Professional DPW Equipment	2	EA	100%	2018	10	7	2028	\$9,657.04	\$19,314.00
5.05.33	(2) New Ventrac Kubota Mower DPW Equipment	2	EA	100%	2018	10	7	2028	\$35,784.63	\$71,569.00
5.05.34	Power Tilt Standard Duty DPW Equipment	1	EA	100%	2018	10	7	2028	\$7,906.76	\$7,907.00

Ocean Pines Association

Summary Schedule of Components

Component Summary

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5.05 - DPW Maintenance And Operations Equipment										
5.05.35	2020 Toro Prof Zero Turn Mower DPW Equipment	1	EA	100%	2020	10	9	2030	\$11,584.13	\$11,584.00
5.05.36	2020 Toro Prof Zero Turn Mower DPW Equipment	1	EA	100%	2020	10	9	2030	\$9,517.38	\$9,517.00
5.05.37	Jacobson Turf Cat 72inch Front Deck Mower DPW Equipment	1	EA	100%	2017	10	6	2027	\$36,571.13	\$36,571.00
5.06 - DPW Major Equipment And Vehicles										
5.06.01	Leaf Collector DPW Major Equipment	1	EA	100%	2010	25	14	2035	\$26,978.14	\$26,978.00
5.06.02	Ts100 Tractor Versa DPW Major Equipment	1	EA	100%	2019	22	20	2041	\$104,527.63	\$104,528.00
5.06.03	Dump Trailer DPW Major Equipment	1	EA	100%	2001	21	1	2022	\$5,784.24	\$5,784.00
5.06.04	Vehicle Lift DPW Major Equipment	1	EA	100%	2002	25	6	2027	\$9,720.83	\$9,721.00
5.06.05	03Ft 20Ft Roughneck Boat DPW Major Equipment	1	LS	100%	2003	20	2	2023	\$13,595.92	\$13,596.00
5.06.06	2008 Ford F-250Sd DPW Major Equipment	1	EA	100%	2007	15	1	2022	\$32,417.94	\$32,418.00
5.06.07	2010 Jd305 Loader DPW Major Equipment	1	EA	100%	2010	15	4	2025	\$4,620.77	\$4,621.00
5.06.08	2008 Jd60D Compact Excavator DPW Major Equipment	1	EA	100%	2010	15	4	2025	\$81,913.57	\$81,914.00

Ocean Pines Association

Summary Schedule of Components

Component Summary

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5.06 - DPW Major Equipment And Vehicles										
5.06.09	2010 Jd Compact Tractor DPW Major Equipment	1	EA	100%	2010	15	4	2025	\$16,802.78	\$16,803.00
5.06.10	2010 Down 2 Earth Trailer DPW Major Equipment	1	EA	100%	2010	20	9	2030	\$6,862.45	\$6,862.00
5.06.11	2011 Ford F-250Sd Truck DPW Major Equipment	1	EA	100%	2010	15	4	2025	\$29,158.71	\$29,159.00
5.06.12	2011 Ford F-250Sd Truck DPW Major Equipment	1	EA	100%	2010	15	4	2025	\$29,158.71	\$29,159.00
5.06.13	2011 Spreader DPW Major Equipment	1	EA	100%	2011	10	0	2021	\$20,448.61	\$20,449.00
5.06.14	2001 Dump Truck DPW Major Equipment	1	LS	100%	2001	20	0	2021	\$48,779.12	\$48,779.00
5.06.15	Dump Body For Dump Truck DPW Major Equipment	1	LS	100%	2001	20	0	2021	\$11,853.71	\$11,854.00
5.06.16	New Holland Backhoe DPW Major Equipment	1	EA	100%	2011	17	7	2028	\$107,572.37	\$107,572.00
5.06.17	2012 International Dump Truck DPW Major Equipment	1	EA	100%	2011	17	7	2028	\$144,015.28	\$144,015.00
5.06.18	2012 F-250 DPW Major Equipment	1	EA	100%	2011	10	0	2021	\$32,589.13	\$32,589.00
5.06.19	2012 F-250 DPW Major Equipment	1	EA	100%	2011	10	0	2021	\$32,589.13	\$32,589.00

Ocean Pines Association

Summary Schedule of Components

Component Summary

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5.06 - DPW Major Equipment And Vehicles										
5.06.20	2012 Roller Dbl Drum 1.5 Ton DPW Major Equipment	1	EA	100%	2012	15	6	2027	\$19,024.02	\$19,024.00
5.06.21	2013 Chev Silverado 2500 DPW Major Equipment	1	EA	100%	2012	10	1	2022	\$33,603.75	\$33,604.00
5.06.22	2012 Kioti-60Hp Tractor W/ Attachments DPW Major Equipment	1	EA	100%	2012	15	6	2027	\$45,008.27	\$45,008.00
5.06.23	2013 Silverado 2500 4Wd Ext Cab Truck DPW Major Equipment	1	EA	100%	2012	10	1	2022	\$32,000.51	\$32,001.00
5.06.24	2014 TE90 Snowdogg Snow Plow DPW Major Equipment	1	EA	100%	2014	10	3	2024	\$20,448.61	\$20,449.00
5.06.25	2014 F-150 Truck DPW Major Equipment	1	LS	100%	2014	10	3	2024	\$26,638.67	\$26,639.00
5.06.26	2014 F-250 Truck DPW Major Equipment	1	EA	100%	2014	10	3	2024	\$31,331.11	\$31,331.00
5.06.27	2014 F-150 Truck DPW Major Equipment	1	EA	100%	2014	10	3	2024	\$26,016.73	\$26,017.00
5.06.28	2015 F450XI 4X4 Utility Truck DPW Major Equipment	1	EA	100%	2014	10	3	2024	\$63,809.43	\$63,809.00
5.06.29	2015 F550XI-4X4 Dump Truck & Tarp DPW Major Equipment	1	EA	100%	2014	10	3	2024	\$68,187.91	\$68,188.00
5.06.30	Toro Dingo 525 Wide Track W/ Bucket DPW Major Equipment	1	EA	100%	2015	10	4	2025	\$40,388.37	\$40,388.00

Ocean Pines Association

Summary Schedule of Components

Component Summary

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5.06 - DPW Major Equipment And Vehicles										
5.06.31	2015 Takeuchi TB 2600 Excavator DPW Major Equipment	1	EA	100%	2015	15	9	2030	\$79,960.06	\$79,960.00
5.06.32	Kruger Trailer/Body DPW Major Equipment	1	EA	100%	2015	20	14	2035	\$8,574.66	\$8,575.00
5.06.33	(1) 2016 TI2054 Takeuchi Track Loader DPW Major Equipment	1	EA	100%	2016	15	10	2031	\$77,522.41	\$77,522.00
5.06.34	2016 T4 Man-Mlt6 Multi-Purpose Loader DPW Major Equipment	1	EA	100%	2016	15	10	2031	\$93,802.09	\$93,802.00
5.06.35	2016 F550 Dump Truck Superduty-Oxford White DPW Major Equipment	1	EA	100%	2016	10	5	2026	\$68,506.31	\$68,506.00
5.06.36	2017 F-250 SRW White Truck DPW Major Equipment	1	EA	100%	2017	10	6	2027	\$31,626.54	\$31,627.00
5.06.37	2018 Ford Escape SE 4WD DPW Major Equipment	1	EA	100%	2018	10	7	2028	\$25,378.40	\$25,378.00
5.07 - ARC										
5.07.01	2010 Ford Ranger DPW - ARC	1	LS	100%	2010	12	1	2022	\$18,043.69	\$18,044.00
5.08 - Community and Neighborhood Signs										
5.08.01	Sign Island pavers - reset North Gate	1050	SF	100%	1991	50	20	2041	\$7.01	\$7,360.00
5.08.02	Wood Buffer Fence North Gate	260	LF	100%	1991	30	0	2021	\$42.14	\$10,956.00

Ocean Pines Association

Summary Schedule of Components

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5.08 - Community and Neighborhood Signs										
5.08.03	Brick Piers North Gate	96	VLF	100%	1991	50	20	2041	\$101.91	\$9,783.00
5.08.04	Community Information Sign North Gate	1	EA	100%	1991	45	15	2036	\$9,352.04	\$9,352.00
5.08.05	Reader Board Signs Ocean Parkway	9	EA	100%	1991	45	15	2036	\$6,837.89	\$61,541.00
5.08.06	Entrance Sign Wood Duck Isle I	2	EA	100%	1991	45	15	2036	\$2,805.62	\$5,611.00
5.08.07	Entrance Sign Wood Duck Isle 2	2	EA	100%	1991	45	15	2036	\$2,805.62	\$5,611.00
5.08.08	Entrance Sign Terns Landing	1	EA	100%	1991	45	15	2036	\$5,611.23	\$5,611.00
5.08.09	Entrance Sign Pintail Island	2	EA	100%	1991	45	15	2036	\$2,630.26	\$5,261.00
5.08.10	Entrance Sign Teal Bay	2	EA	100%	1991	45	15	2036	\$3,331.66	\$6,663.00
5.08.11	O.P Map/Electric Boxes Roads	1	EA	100%	1994	35	8	2029	\$6,034.55	\$6,035.00
5.08.12	North Gate Sign North Gate	1	LS	100%	2009	20	8	2029	\$14,085.88	\$14,086.00
5.08.13	South Gate Sign South Gate	1	LS	100%	2010	20	9	2030	\$20,401.03	\$20,401.00

Ocean Pines Association

Summary Schedule of Components

Component Summary

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5.08 - Community and Neighborhood Signs										
5.08.14	South Gate Sign - Installation Of Wall South Gate	1	LS	100%	2010	20	9	2030	\$6,431.02	\$6,431.00
5.08.15	New Marquees Roads	1	LS	100%	2013	20	12	2033	\$34,817.59	\$34,818.00
5.09 - Road Improvements										
5.09.01	Intersection Improvement Roads	1	LS	100%	1984	60	23	2044	\$29,725.91	\$29,726.00
5.09.02	Fencing-Storage Area Roads	1	LS	100%	1997	35	11	2032	\$14,352.98	\$14,353.00
5.09.03	Whp Entrance Project Roads	1	LS	100%	1998	60	37	2058	\$10,577.68	\$10,578.00
5.09.04	Crash Rails/Pile Caps Roads	1	LS	100%	2007	25	11	2032	\$22,851.63	\$22,852.00
5.09.05	Irrigation & Landscape For North Gate Entranc Roads	1	LS	100%	2008	25	12	2033	\$32,150.71	\$32,151.00
5.09.06	Walkway Over Bridges Roads	1	LS	100%	2008	20	7	2028	\$9,549.09	\$9,549.00
5.09.07	(2) N-Side Fire Station Signals Roads	1	LS	100%	2009	20	8	2029	\$11,670.31	\$11,670.00
5.09.08	Drain Pipe Replacement Roads	1	LS	100%	2016	25	20	2041	\$43,565.22	\$43,565.00
5.09.09	Clubhouse Road Bridge Repair Roads	1	LS	100%	2017	4	0	2021	\$100,000.00	\$100,000.00

Ocean Pines Association

Summary Schedule of Components

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5.09 - Road Improvements										
5.09.10	North Entrance Bridge Repair Roads	1	LS	100%	1978	43	0	2021	\$10,000.00	\$10,000.00
5.1 - Waterways										
5.1.01	(5) Red & White C Line Buoys Waterways	1	LS	100%	2015	12	6	2027	\$5,847.36	\$5,847.00
5.1.02	HO-PAC Plate Compactor Site-Wide	1	LS	100%	2018	10	7	2028	\$6,899.27	\$6,899.00
5.1.03	Aerating Fountain with 3HP-North Gate Pond North Gate Pond	1	EA	100%	2020	15	14	2035	\$9,457.59	\$9,458.00
6 - Swimming pools										
6.01 - Mumford Landing Pool										
6.01.01	Mumford Pool Mumford Landing Pool	1	LS	100%	1999	60	38	2059	\$379,247.33	\$379,247.00
6.01.02	Mumford-Planning Costs Mumford Landing Pool	1	LS	100%	1999	60	38	2059	\$424,187.24	\$424,187.00
6.01.03	Life Guard Towers Mumford Landing Pool	2	EA	100%	1999	40	18	2039	\$4,729.05	\$9,458.00
6.01.04	Gable Roof Shingled, Pitch = 10:12 Mumford Landing Pool	24	SQ	100%	2009	30	18	2039	\$322.56	\$7,741.00
6.01.05	Vinyl Siding Area, including dormers Mumford Landing Pool	3420	SF	100%	1999	50	28	2049	\$6.87	\$23,495.00

Ocean Pines Association

Summary Schedule of Components

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6.01 - Mumford Landing Pool										
6.01.06	Gas Water Heater, 40 Gallons Mumford Landing Pool	2	EA	100%	1999	25	3	2024	\$8,222.99	\$16,446.00
6.01.07	Brick Paver Area Mumford Landing Pool	1184	SF	100%	1999	25	3	2024	\$7.01	\$8,300.00
6.01.08	Concrete Walkway Mumford Landing Pool	550	SF	100%	1999	25	3	2024	\$9.50	\$5,225.00
6.01.09	Toilet Room Fixtures Mumford Landing Pool	1	LS	100%	1999	30	8	2029	\$33,032.00	\$33,032.00
6.01.10	Hi Rate Sand Filters Mumford Landing Pool	2	EA	100%	2004	25	8	2029	\$3,513.90	\$7,028.00
6.01.11	Chlorination System Mumford Landing Pool	1	EA	100%	2004	18	1	2022	\$3,138.47	\$3,138.00
6.01.12	Aluminum Doors with Louvers Mumford Landing Pool	2	EA	100%	2005	17	1	2022	\$5,008.00	\$10,016.00
6.01.13	Pool Pump & Motor - MI Mumford Landing Pool	1	LS	100%	2006	15	0	2021	\$6,098.44	\$6,098.00
6.01.14	Columbia Windows-Mumford Ldg Pool Hse Mumford Landing Pool	1	LS	100%	2008	25	12	2033	\$48,124.91	\$48,125.00
6.01.15	Replace Storefront Entrances Mumford Landing Pool	2	PR	100%	2008	40	27	2048	\$6,147.00	\$12,294.00
6.01.16	I-Lift Comm. Handicap Mumford Landing Pool	1	EA	0%	2013	25	17	2038	\$3,866.98	\$3,867.00

Ocean Pines Association

Summary Schedule of Components

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6.01 - Mumford Landing Pool										
6.01.17	Mumford-Kiddie Pool Mumford Landing Pool	1	LS	100%	2014	15	8	2029	\$9,968.48	\$9,968.00
6.01.18	Timber Pergolas Mumford Landing Pool	200	SF	100%	2015	50	44	2065	\$38.65	\$7,730.00
6.01.19	Waterline Tile Mumford Landing Pool	275	LF	100%	2015	20	14	2035	\$28.61	\$7,868.00
6.01.20	Concrete Coping Tiles Mumford Landing Pool	275	LF	100%	2015	20	14	2035	\$63.30	\$17,408.00
6.01.21	Underwater Lights Mumford Landing Pool	5	EA	100%	2015	20	14	2035	\$1,567.17	\$7,836.00
6.01.22	Skimmers Mumford Landing Pool	6	EA	100%	2015	20	14	2035	\$1,327.59	\$7,966.00
6.01.23	Coverstar Max Mesh Cover Mumford Landing Pool	1	LS	100%	2015	7	1	2022	\$12,391.47	\$12,391.00
6.01.24	Mumford Landing Pool Project Mumford Landing Pool	1	LS	100%	2016	15	10	2031	\$146,251.53	\$146,252.00
6.01.25	Mumford Pool Fence Mumford Landing Pool	1	LS	100%	2016	15	10	2031	\$20,414.77	\$20,415.00
6.01.26	Parking Lot- Paving Contract Mumford Landing Pool	1	LS	100%	2016	15	10	2031	\$31,877.43	\$31,877.00
6.01.27	Resurface Pool Well Mumford Landing Pool	3807	SF	100%	2017	10	6	2027	\$16,561.70	\$16,562.00

Ocean Pines Association

Summary Schedule of Components

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6.01 - Mumford Landing Pool										
6.01.28	Pool Repairs Site-Wide	1	LS	100%	2019	10	8	2029	\$23,198.44	\$23,198.00
6.01.29	Rubaroc Surfacing for Pool Deck Site-Wide	1	LS	5%	2020	10	9	2030	\$16,391.78	\$16,392.00
6.01.30	Umbrella Replacement Site-Wide	1	LS	100%	2020	8	7	2028	\$6,808.43	\$6,808.00
6.01.31	Re-Strapping of Pool Furniture Site-Wide	1	EA	100%	2020	7	6	2027	\$11,468.68	\$11,469.00
6.02 - Yacht Club Pool										
6.02.01	New Bathhouse Yacht Club Pool	1	LS	0%	2006	60	45	2066	\$203,969.18	\$203,969.00
6.02.02	Swimming Pool - Original Construction Yacht Club Pool	1	LS	100%	2014	60	53	2074	\$541,996.05	\$541,996.00
6.02.03	Swimming pool, structure Yacht Club Pool	2796	SSF	100%	2014	40	33	2054	\$157.29	\$439,783.00
6.02.04	Swimming pool, whitecoat Yacht Club Pool	2796	SF	100%	2014	20	13	2034	\$5.33	\$14,903.00
6.02.05	Swimming pool, waterline tile Yacht Club Pool	239	LF	100%	2014	20	13	2034	\$28.61	\$6,838.00
6.02.06	Swimming pool, coping Yacht Club Pool	250	LF	100%	2014	20	13	2034	\$63.30	\$15,825.00
6.02.07	Swimming Pool skimmers Yacht Club Pool	8	EA	100%	2014	20	13	2034	\$1,402.81	\$11,222.00

Ocean Pines Association

Summary Schedule of Components

Component Summary

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6.02 - Yacht Club Pool										
6.02.08	Swimming Pool cover Yacht Club Pool	3150	SF	100%	2014	10	3	2024	\$2.44	\$7,686.00
6.02.09	Y.C. Pool Chaise Lounge; Chairs; Tables/Umbre Yacht Club Pool	1	LS	10%	2021	2	2	2023	\$88,713.68	\$8,871.00
6.02.10	Asphalt shingle roof - Bath house Yacht Club Pool	20	SQ	100%	2014	20	13	2034	\$322.56	\$6,451.00
6.02.11	Cement Fiber siding and PVC trim - Bath House Yacht Club Pool	1800	SF	100%	2014	50	43	2064	\$5.96	\$10,728.00
6.02.12	Single metal doors and frames Yacht Club Pool	9	EA	100%	2014	50	43	2064	\$1,303.68	\$11,733.00
6.02.13	Filter pump & Strainer (10 hp) Nidec Yacht Club Pool	1	EA	100%	2014	15	8	2029	\$9,596.16	\$9,596.00
6.02.14	Swimming pool filters Yacht Club Pool	4	EA	100%	2014	15	8	2029	\$4,623.54	\$18,494.00
6.02.15	Piping Manifold Yacht Club Pool	70	LF	100%	2014	40	33	2054	\$86.97	\$6,088.00
6.02.16	Instant water heaters (Rinnai) Yacht Club Pool	2	EA	100%	2014	20	13	2034	\$2,634.30	\$5,269.00
6.02.17	Toilet Room Fixtures Yacht Club Pool	1	LS	100%	2014	25	18	2039	\$18,138.00	\$18,138.00
6.02.18	Epoxy Floor Yacht Club Pool	1	LS	100%	2016	15	10	2031	\$4,970.86	\$4,971.00

Ocean Pines Association

Summary Schedule of Components

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6.02 - Yacht Club Pool										
6.02.19	Swim & Racquet Club-Sidewalk Repairs Yacht Club Pool	1	SF	5%	2017	25	21	2042	\$10,482.43	\$10,482.00
6.02.20	Rubaroc Surfacing for Pool Deck Yacht Club Pool	1	LS	5%	2020	10	9	2030	\$16,391.78	\$16,392.00
6.03 - Swim and Racquet Club										
6.03.01	Light Poles, 20 ft tall Swim and Racquet Club Pool	4	EA	100%	1990	40	9	2030	\$1,055.17	\$4,221.00
6.03.02	Light Fixtures - 2 lamps each pole Swim and Racquet Club Pool	8	EA	100%	1990	35	4	2025	\$1,510.46	\$12,084.00
6.03.03	Replace Pool Well Swim and Racquet Club Pool	3613	SF	100%	1990	60	29	2050	\$157.29	\$568,289.00
6.03.04	Cedar Shakes, Exterior Swim and Racquet Club Pool	2425	SF	100%	1990	40	9	2030	\$12.82	\$31,088.00
6.03.05	Wood Deck and Ramp Structure Swim and Racquet Club Pool	1744	SF	100%	1990	40	9	2030	\$9.80	\$17,091.00
6.03.06	Wood Deck and Ramp Decking Swim and Racquet Club Pool	1744	SF	100%	1990	37	6	2027	\$30.89	\$53,872.00
6.03.07	Ceiling Fans in common room Swim and Racquet Club Pool	3	EA	100%	1990	40	9	2030	\$612.37	\$1,837.00
6.03.08	Wooden railing around deck and ramp Swim and Racquet Club Pool	233	LF	100%	1990	37	6	2027	\$39.67	\$9,243.00
6.03.09	Stainless work table with sink Swim and Racquet Club Pool	10	LF	100%	1990	35	4	2025	\$687.04	\$6,870.00

Ocean Pines Association

Summary Schedule of Components

Component Summary

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6.03 - Swim and Racquet Club										
6.03.10	S & R Asphalt Sealcoating Swim and Racquet Club Pool	4590	SY	100%	1996	25	0	2021	\$1.26	\$5,783.00
6.03.11	S & R Parking - Paving Swim and Racquet Club Pool	4590	SY	100%	1996	35	10	2031	\$10.67	\$48,975.00
6.03.12	S&R Roof Swim and Racquet Club Pool	1	LS	100%	2000	22	1	2022	\$33,536.35	\$33,536.00
6.03.13	S&R Restrooms Swim and Racquet Club Pool	1	LS	100%	2002	30	11	2032	\$70,391.49	\$70,391.00
6.03.14	Quarry Tile Floors Swim and Racquet Club Pool	1800	SF	100%	2002	50	31	2052	\$31.10	\$55,980.00
6.03.15	Quarry Tile Walls Swim and Racquet Club Pool	1260	SF	100%	2002	50	31	2052	\$20.79	\$26,195.00
6.03.16	Toilets Swim and Racquet Club Pool	6	EA	100%	2002	30	11	2032	\$663.24	\$3,979.00
6.03.17	Urinals Swim and Racquet Club Pool	3	EA	100%	2002	30	11	2032	\$1,121.39	\$3,364.00
6.03.18	Lavatories (in counters) Swim and Racquet Club Pool	6	EA	100%	2002	30	11	2032	\$507.61	\$3,046.00
6.03.19	Lavatory counters Swim and Racquet Club Pool	24	LF	100%	2002	50	31	2052	\$124.32	\$2,984.00
6.03.20	Shower fixtures Swim and Racquet Club Pool	7	EA	100%	2002	30	11	2032	\$586.92	\$4,108.00

Ocean Pines Association

Summary Schedule of Components

Component Summary

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6.03 - Swim and Racquet Club										
6.03.21	Shower Stalls Swim and Racquet Club Pool	3	EA	100%	2002	25	6	2027	\$1,070.24	\$3,211.00
6.03.22	Changing Stalls Swim and Racquet Club Pool	9	EA	100%	2002	25	6	2027	\$1,070.24	\$9,632.00
6.03.23	Suspended Fluorescent Light fixtures Swim and Racquet Club Pool	10	EA	100%	2002	40	21	2042	\$163.81	\$1,638.00
6.03.24	10 HP Water Pumps Swim and Racquet Club Pool	2	EA	100%	2019	15	13	2034	\$9,596.16	\$19,192.00
6.03.25	Pool Pump House - S&R Swim and Racquet Club Pool	1	LS	100%	2007	39	25	2046	\$74,255.67	\$74,256.00
6.03.26	S&Rac New Pool Pump Room Swim and Racquet Club Pool	1	LS	100%	2007	39	25	2046	\$14,447.08	\$14,447.00
6.03.27	7.5 HP Pump with strainer Swim and Racquet Club Pool	1	EA	100%	2007	20	6	2027	\$3,148.80	\$3,149.00
6.03.28	Triton Sand Filters Swim and Racquet Club Pool	2	EA	100%	2007	15	1	2022	\$3,513.90	\$7,028.00
6.03.29	1.5 HP Pump with strainer Swim and Racquet Club Pool	1	EA	100%	2015	8	2	2023	\$3,600.98	\$3,601.00
6.03.30	Replace Storefront Entrances Swim and Racquet Club Pool	2	PR	100%	2008	40	27	2048	\$5,429.57	\$10,859.00
6.03.31	S&R Pool/Deck Renovation Swim and Racquet Club Pool	1	LS	100%	2010	25	14	2035	\$645,255.64	\$645,256.00

Ocean Pines Association

Summary Schedule of Components

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6.03 - Swim and Racquet Club										
6.03.32	Resurface Pool Well Swim and Racquet Club Pool	3613	SF	100%	2012	17	8	2029	\$7.96	\$28,759.00
6.03.33	Waterline Tile Swim and Racquet Club Pool	246	LF	100%	2012	20	11	2032	\$28.61	\$7,038.00
6.03.34	Tiled Lane Markers Swim and Racquet Club Pool	480	LF	100%	2012	20	11	2032	\$28.61	\$13,733.00
6.03.35	Skimmers Swim and Racquet Club Pool	6	EA	100%	2012	20	11	2032	\$1,327.59	\$7,966.00
6.03.36	Handicap Chair Lift Swim and Racquet Club Pool	1	EA	100%	2012	25	16	2037	\$3,438.84	\$3,439.00
6.03.37	Fencing For S&R Baby Pool Swim and Racquet Club Pool	1	LS	100%	2012	15	6	2027	\$10,597.51	\$10,598.00
6.03.38	S&Racquet Handicap Ramp-Railings Swim and Racquet Club Pool	1	LS	100%	2014	15	8	2029	\$9,740.95	\$9,741.00
6.03.39	Aluminum Fence, 6 feet tall Swim and Racquet Club Pool	384	LF	100%	2015	30	24	2045	\$60.48	\$23,224.00
6.03.40	Concrete Pad around Pool Swim and Racquet Club Pool	8347	SF	20%	2015	10	4	2025	\$9.66	\$16,126.00
6.03.41	Swim & Racquet Project Swim and Racquet Club Pool	1	LS	100%	2015	15	9	2030	\$122,307.33	\$122,307.00
6.03.42	S&R Club Pool-Coverstar Max Mesh Cover Swim and Racquet Club Pool	1	LS	100%	2016	7	2	2023	\$10,627.33	\$10,627.00

Ocean Pines Association

Summary Schedule of Components

Component Summary

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6.03 - Swim and Racquet Club										
6.03.43	S&R Pool - Splash Pad Swim and Racquet Club Pool	1	LS	100%	2017	15	11	2032	\$40,949.51	\$40,950.00
6.04 - Sports Core Indoor Pool Complex										
6.04.01	Replace Pool Well Sports Core Pool Complex	3855	SF	100%	1993	50	22	2043	\$157.29	\$606,353.00
6.04.02	Underwater Lights Sports Core Pool Complex	7	EA	100%	2013	20	12	2033	\$1,567.17	\$10,970.00
6.04.03	Life Guard Chairs Sports Core Pool Complex	2	EA	100%	1993	40	12	2033	\$4,729.05	\$9,458.00
6.04.04	Vinyl Siding Sports Core Pool Complex	1235	SF	100%	1993	50	22	2043	\$6.87	\$8,484.00
6.04.05	Vinyl soffit 220Ft x 3Ft Sports Core Pool Complex	660	SF	100%	1993	50	22	2043	\$10.07	\$6,646.00
6.04.06	Brick Veneer Sports Core Pool Complex	635	SF	100%	1993	40	12	2033	\$14.64	\$9,296.00
6.04.07	Tiled floors in offices and corridor Sports Core Pool Complex	400	SF	100%	1993	50	22	2043	\$29.44	\$11,776.00
6.04.08	Vinyl Beaded Ceiling Sports Core Pool Complex	1628	SF	100%	1993	50	22	2043	\$10.07	\$16,394.00
6.04.09	Toilet Room Fixtures Sports Core Pool Complex	1	LS	100%	1993	40	12	2033	\$24,769.00	\$24,769.00
6.04.10	Casement Windows, 2Ftx2Ft Sports Core Pool Complex	28	EA	100%	1993	50	22	2043	\$775.12	\$21,703.00

Ocean Pines Association

Summary Schedule of Components

Component Summary

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6.04 - Sports Core Indoor Pool Complex										
6.04.11	Walkway At Sports Core Sports Core Pool Complex	1	LS	100%	2000	25	4	2025	\$15,829.10	\$15,829.00
6.04.12	10 x 12 Storage Shed Sports Core Pool Complex	1	EA	100%	2000	25	4	2025	\$15,829.10	\$15,829.00
6.04.13	Parking Lot Lights Sports Core Pool Complex	4	EA	100%	2003	25	7	2028	\$2,565.00	\$10,260.00
6.04.14	Hi Rate Sand Filters Sports Core Pool Complex	3	EA	100%	2004	25	8	2029	\$3,513.90	\$10,542.00
6.04.15	Buried Propane tanks Sports Core Pool Complex	4	EA	100%	2007	40	26	2047	\$16,433.86	\$65,735.00
6.04.16	Suspended Light Fixtures Sports Core Pool Complex	15	EA	100%	2007	40	26	2047	\$1,175.56	\$17,633.00
6.04.17	Kalwall shell wall system Sports Core Pool Complex	14300	SF	100%	2007	50	36	2057	\$86.61	\$1,238,523.00
6.04.18	Kalwall Retractable Roof Panels Sports Core Pool Complex	1920	SF	100%	2007	25	11	2032	\$170.51	\$327,379.00
6.04.19	Double Sliding Glass Doors, 8FtW x 7FtH Sports Core Pool Complex	17	EA	100%	2007	50	36	2057	\$2,585.11	\$43,947.00
6.04.20	Main Switchgear Sports Core Pool Complex	1	EA	100%	2007	50	36	2057	\$6,454.03	\$6,454.00
6.04.21	Faux Columns Sports Core Pool Complex	25	EA	100%	2008	25	12	2033	\$608.47	\$15,212.00

Ocean Pines Association

Summary Schedule of Components

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6.04 - Sports Core Indoor Pool Complex										
6.04.22	Replace Storefront Entrance Door Sports Core Pool Complex	1	PR	100%	2008	50	37	2058	\$5,429.57	\$5,430.00
6.04.23	Sports Core Fencing Sports Core Pool Complex	1	LS	100%	2008	20	7	2028	\$59,882.84	\$59,883.00
6.04.24	Sports Core Pool Sidewalks Sports Core Pool Complex	1	LS	100%	2009	15	3	2024	\$20,578.97	\$20,579.00
6.04.25	Rinnai R94LS Tankless Heaters Sports Core Pool Complex	2	EA	100%	2010	15	4	2025	\$4,060.64	\$8,121.00
6.04.26	Fujitsu Split Mini Heat Pumps Sports Core Pool Complex	3	EA	100%	2014	15	8	2029	\$4,012.20	\$12,037.00
6.04.27	Resurface Pool Well Sports Core Pool Complex	3855	SF	100%	2015	10	4	2025	\$7.96	\$30,686.00
6.04.28	Waterline Tile Sports Core Pool Complex	292	LF	100%	2015	20	14	2035	\$28.61	\$8,354.00
6.04.29	Tiled Lane Markers Sports Core Pool Complex	340	LF	100%	2015	20	14	2035	\$28.61	\$9,727.00
6.04.30	Concrete Pad Outside of Shell Sports Core Pool Complex	9447	SF	25%	2016	6	1	2022	\$9.66	\$22,815.00
6.04.31	Vortex Full Tube Slide with Stairs Sports Core Pool Complex	1	LS	100%	2016	15	10	2031	\$22,734.50	\$22,734.00
6.04.32	Skimmers, Coping Sports Core Pool Complex	1	LS	100%	2016	15	10	2031	\$148,771.23	\$148,771.00

Ocean Pines Association

Summary Schedule of Components

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6.04 - Sports Core Indoor Pool Complex										
6.04.33	(2) 10Hp Eq Series Pumps Sports Core Pool Complex	1	LS	100%	2016	15	10	2031	\$70,274.09	\$70,274.00
6.04.34	Handicap Chair lift Sports Core Pool Complex	1	EA	100%	2016	25	20	2041	\$7,313.43	\$7,313.00
6.04.35	Interior Renovations Sports Core Pool Complex	1	LS	100%	2016	20	15	2036	\$65,401.00	\$65,401.00
6.04.36	(10) New Diamon Aqua Jump Sports Core Pool Complex	1	LS	100%	2017	12	8	2029	\$8,655.89	\$8,656.00
6.04.37	(2) Professional Aqua Treadmills Sports Core Pool Complex	1	LS	100%	2017	8	4	2025	\$6,062.67	\$6,063.00
6.04.38	Sports Core Epoxy Floor Sports Core Pool Complex	1	LS	100%	2018	10	7	2028	\$14,942.16	\$14,942.00
6.04.39	AAON Dehumidification System Sports Core Pool Complex	1	LS	100%	2019	12	10	2031	\$113,994.52	\$113,995.00
6.04.40	Sports Core Pool - Re-Coat Sports Core Pool Complex	1	LS	100%	2019	8	6	2027	\$61,285.99	\$61,286.00
6.04.41	Parking Lot paving Sports Core Pool Complex	1	LS	100%	2019	25	23	2044	\$56,507.30	\$56,507.00
6.04.42	Sports Core Pool Deck Surface Sports Core Pool Complex	1	LS	100%	2019	10	8	2029	\$63,038.70	\$63,039.00
6.04.43	Roof Shingles Sports Core Pool Complex	35	SQ	100%	2020	25	24	2045	\$17,291.67	\$17,292.00

6.05 - Beach Club Pool

Ocean Pines Association

Summary Schedule of Components

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6.05 - Beach Club Pool										
6.05.01	Replace Pool Well Beach Club Pool	1456	SF	100%	1990	60	29	2050	\$148.77	\$216,609.00
6.05.02	Exterior Stucco Beach Club Pool	410	SF	100%	1990	50	19	2040	\$12.90	\$5,289.00
6.05.03	Pool Fence Beach Club Pool	1	LS	100%	2003	30	12	2033	\$24,451.00	\$24,451.00
6.05.04	Skimmers Beach Club Pool	6	EA	100%	2003	20	2	2023	\$1,327.59	\$7,966.00
6.05.05	Aquatech Hi Rate Sand Filters Beach Club Pool	1	LS	100%	2004	25	8	2029	\$8,419.19	\$8,419.00
6.05.06	Pumphouse - replace Beach Club Pool	1	LS	100%	2005	50	34	2055	\$37,542.39	\$37,542.00
6.05.07	Pool Pump & Motor - Bc Beach Club Pool	1	LS	100%	2006	20	5	2026	\$6,098.44	\$6,098.00
6.05.08	Beach Club Pool Deck Beach Club Pool	1	LS	100%	2015	30	24	2045	\$138,760.96	\$138,761.00
6.05.09	Pool Furniture Beach Club Pool	1	LS	0%	2011	10	0	2021	\$31,885.96	\$31,886.00
6.05.10	5 HP Water Pump Beach Club Pool	1	LS	100%	2011	10	0	2021	\$5,971.00	\$5,971.00
6.05.11	Periodic Repair Work To Beach Club Pool Deck & Pool Beach Club Pool	1	LS	100%	2013	20	12	2033	\$17,787.89	\$17,788.00

Ocean Pines Association

Summary Schedule of Components

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6.05 - Beach Club Pool										
6.05.12	Smart Mesh Pool Cover Beach Club Pool	1	LS	100%	2013	10	2	2023	\$9,892.48	\$9,892.00
6.05.13	Pool Furniture Beach Club Pool	1	LS	100%	2013	10	2	2023	\$21,203.66	\$21,204.00
6.05.14	Existing CMU Beach Retaining Wall Beach Club Pool	600	SF	100%	2015	75	69	2090	\$361.70	\$217,020.00
6.05.15	New CMU wall duneside of pool Beach Club Pool	120	SF	100%	2015	75	69	2090	\$361.70	\$43,404.00
6.05.16	Cement Wash finish on existing wall Beach Club Pool	960	SF	100%	2015	20	14	2035	\$9.16	\$8,794.00
6.05.17	Stone veneer on new block wall Beach Club Pool	480	SF	100%	2015	35	29	2050	\$47.29	\$22,699.00
6.05.18	Beach Club Pool Enclosure Beach Club Pool	1	LS	100%	2016	15	10	2031	\$73,789.04	\$73,789.00
6.05.19	(1) Handicap Chair For Beach Club - MI300 Sr Smith ADA Lift Beach Club Pool	1	LS	100%	2016	7	2	2023	\$7,752.23	\$7,752.00
6.05.20	Resurface Pool Beach Club Pool	1	LS	100%	2017	12	8	2029	\$9,956.93	\$9,957.00
6.06 - Pool Components Unassigned										
6.06.01	Guard Chairs Unassigned in Asset List	1	LS	100%	2001	20	0	2021	\$14,337.79	\$14,338.00

Ocean Pines Association

Summary Schedule of Components

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6.06 - Pool Components Unassigned										
6.06.02	Pool Pumps; Pump Selection Panel; Strainer Bask Unassigned in Asset List	1	LS	100%	2006	15	0	2021	\$25,596.65	\$25,597.00
6.06.03	Pool Heater W/ Electronic Ignition Unassigned in Asset List	1	LS	100%	2009	15	3	2024	\$3,842.83	\$3,843.00
6.06.04	40 Vega 38inch Round Folding Tables Unassigned in Asset List	1	LS	100%	2009	15	3	2024	\$5,012.29	\$5,012.00
6.06.05	1500 Gallon Tank Unassigned in Asset List	1	LS	100%	2009	30	18	2039	\$5,076.73	\$5,077.00
6.06.06	(5) Lap Lane & Reel Unassigned in Asset List	1	LS	100%	2010	17	6	2027	\$5,076.65	\$5,077.00
6.06.07	Pool Motor Replacement Unassigned in Asset List	1	LS	100%	2011	20	10	2031	\$5,153.14	\$5,153.00
6.06.08	5 Hp Three Phase Pump Unassigned in Asset List	1	LS	100%	2011	20	10	2031	\$5,971.40	\$5,971.00
6.06.09	(3) Pool Pumps & Accessories Unassigned in Asset List	1	LS	100%	2012	20	11	2032	\$15,580.85	\$15,581.00
6.06.10	Install & Modif. Work To Pools Per New Regs. Unassigned in Asset List	1	LS	100%	2014	20	13	2034	\$5,469.79	\$5,470.00
6.06.11	New Kitchen Unassigned in Asset List	1	LS	100%	2015	10	4	2025	\$11,036.00	\$11,036.00
6.06.12	(1) Aqua Trek 7 Tread Ladder Unassigned in Asset List	1	LS	100%	2015	7	1	2022	\$5,090.44	\$5,090.00

Ocean Pines Association

Summary Schedule of Components

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6.06 - Pool Components Unassigned										
6.06.13	(10) Easy Line Aquabikes Unassigned in Asset List	1	LS	100%	2016	12	7	2028	\$16,105.55	\$16,106.00
6.06.14	300# Cap.Multi Pool Lift Unassigned in Asset List	1	LS	100%	2017	12	8	2029	\$9,232.30	\$9,232.00
6.06.15	Air Duct Curtain Replacement Unassigned in Asset List	1	LS	100%	2019	10	8	2029	\$10,225.02	\$10,225.00
6.06.16	(17) Exterior Storm Doors Unassigned in Asset List	1	LS	100%	2019	20	18	2039	\$37,849.92	\$37,850.00
6.06.17	(1) RayPak Pool Heater CR40 Unassigned in Asset List	1	LS	100%	2019	10	8	2029	\$5,529.40	\$5,529.00
6.06.18	Installation of (2) 6010 Pump Unassigned in Asset List	1	LS	100%	2019	10	8	2029	\$6,466.21	\$6,466.00
6.06.19	(60) 845FM-WH-PBA Mont. Unassigned in Asset List	1	LS	100%	2019	8	6	2027	\$14,930.11	\$14,930.00
6.06.20	Pool Furniture Repair - Replacement Allowance Unassigned in Asset List	1	LS	10%	2021	1	1	2022	\$176,535.00	\$17,654.00
7 - Yacht Club										
7.01 - Site										
7.01.01	Wood-Sail Sign Carrolton Lane	1	LS	100%	1997	25	1	2022	\$12,972.95	\$12,973.00
7.01.02	Bollard lighting Carrolton Lane	14	EA	100%	1996	25	0	2021	\$492.62	\$6,897.00

Ocean Pines Association

Summary Schedule of Components

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7.01 - Site										
7.01.03	Parking Lot Pavement Parking Lot	1	LS	100%	2000	30	9	2030	\$44,289.82	\$44,290.00
7.01.04	Resurface asphalt Parking Lot	7900	SY	100%	2014	25	18	2039	\$8.75	\$69,125.00
7.01.05	Seal and stripe asphalt Parking Lot	7900	SY	100%	2014	8	1	2022	\$1.57	\$12,403.00
7.01.06	Parking Lot & Lights Parking Lot	1	LS	100%	2014	25	18	2039	\$31,861.49	\$31,861.00
7.01.07	Landscaping Project Parking Lot	1	LS	100%	2014	25	18	2039	\$76,438.73	\$76,439.00
7.01.08	Fuel Tanks/Cradles Parking Lot	1	LS	100%	2014	15	8	2029	\$80,687.48	\$80,687.00
7.01.09	Fuel Tanks Fence Parking Lot	1	LS	100%	2014	15	8	2029	\$11,016.21	\$11,016.00
7.01.10	gravel surface Parking Lot (Marina)	1270	SY	100%	2014	25	18	2039	\$7.28	\$9,246.00
7.01.11	Shed Parking Lot (Marina)	1	LS	100%	2016	15	10	2031	\$5,007.87	\$5,008.00
7.01.12	Concrete Drainage Pavers Deck	1	LS	100%	2014	15	8	2029	\$165,446.62	\$165,447.00
7.01.13	Wood seat planters Deck	38	EA	100%	2014	20	13	2034	\$904.01	\$34,352.00

Ocean Pines Association

Summary Schedule of Components

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7.01 - Site										
7.01.14	Large Clay pot planters Deck	30	EA	100%	2014	30	23	2044	\$584.50	\$17,535.00
7.01.15	6Ft Aluminun ornamental fence Deck	1	LS	100%	2014	15	8	2029	\$59,140.25	\$59,140.00
7.01.16	Segmented block retaining wall Deck	1200	SF	100%	2014	50	43	2064	\$23.60	\$28,320.00
7.01.17	New Marina Walkway Boardwalk	1	LS	100%	2010	15	4	2025	\$44,437.53	\$44,438.00
7.01.18	Marina Walkway Renovations Boardwalk	1	LS	100%	2010	15	4	2025	\$61,343.49	\$61,343.00
7.01.19	Wood decking Boardwalk	5100	SF	100%	2010	25	14	2035	\$5.01	\$25,551.00
7.01.20	4Ft aluminum ornamental picket railing Ramps to pool house	90	LF	100%	2014	50	43	2064	\$196.57	\$17,691.00
7.01.21	Restrooms Marina / Pool House	1	LS	100%	2014	50	43	2064	\$119,741.36	\$119,741.00
7.01.22	Mast Flagpole and Lights Site-Wide	1	LS	100%	2014	30	23	2044	\$5,229.00	\$5,229.00
7.02 - Marina And Gas Docks										
7.02.01	Fuel Pier C Marina	1	LS	100%	1998	35	12	2033	\$290,076.09	\$290,076.00
7.02.02	Pier B Marina	1	LS	100%	2000	30	9	2030	\$248,808.64	\$248,809.00

Ocean Pines Association

Summary Schedule of Components

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7.02 - Marina And Gas Docks										
7.02.03	Power and lighting bollard Marina	44	EA	100%	2000	35	14	2035	\$2,115.03	\$93,061.00
7.02.04	A&D Pier Marina	1	LS	100%	2001	30	10	2031	\$375,075.99	\$375,076.00
7.02.05	Marina Ramps Marina	1	LS	100%	2011	20	10	2031	\$17,915.01	\$17,915.00
7.02.06	(6) Ice Eaters, 1/2 Hp 26Lb Thrust Marina	1	LS	100%	2015	12	6	2027	\$3,851.20	\$3,851.00
7.02.07	Pier Ramps Marina	1	LS	100%	2016	15	10	2031	\$15,134.86	\$15,135.00
7.02.08	(14) Kasco De-Icers, 1/2 Hp Units Marina	1	LS	100%	2016	11	6	2027	\$8,139.85	\$8,140.00
7.02.09	Gas Pier Bldg Gas Dock	1	LS	100%	1998	30	7	2028	\$11,949.66	\$11,950.00
7.02.10	Marina Gas Dock-Vinyl Windows Gas Dock	1	LS	100%	2018	10	7	2028	\$5,407.53	\$5,408.00
7.02.11	Gas Dock Project Gas Dock	1	LS	100%	2015	15	9	2030	\$27,056.27	\$27,056.00
7.02.12	Marina Gas Pump System Gas Dock	1	LS	100%	2015	15	9	2030	\$103,573.91	\$103,574.00
7.02.13	Installed New Water Piping To Marina (4) Docks Gas Dock	1	LS	100%	2017	15	11	2032	\$8,894.21	\$8,894.00

Ocean Pines Association

Summary Schedule of Components

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7.03 - Outdoor Tiki Bar										
7.03.01	Yacht Club Tiki Bar Project Yacht Club and Tiki Bar	1	LS	100%	2015	40	34	2055	\$268,398.65	\$268,399.00
7.03.02	Yacht Club Tiki Bar Project Yacht Club and Tiki Bar	1	LS	100%	2015	40	34	2055	\$28,026.93	\$28,027.00
7.03.03	Coiling Counter Shutters Yacht Club and Tiki Bar	480	SF	100%	2015	25	19	2040	\$28,026.93	\$28,027.00
7.03.04	Coiling Counter Shutters - motor operators Yacht Club and Tiki Bar	8	EA	100%	2015	25	19	2040	\$2,341.68	\$18,733.00
7.03.05	Solid Surface Bar Counters Yacht Club and Tiki Bar	120	SF	100%	2015	40	34	2055	\$167.26	\$20,071.00
7.03.06	LED ceiling lights Yacht Club and Tiki Bar	16	EA	100%	2015	40	34	2055	\$531.67	\$8,507.00
7.03.07	Tiki Bar Draft System-Equip/Intstallation Yacht Club and Tiki Bar	1	LS	100%	2016	8	3	2024	\$26,357.23	\$26,357.00
7.04 - Yacht Club Exterior										
7.04.01	Asphalt shingle roof - dimensional Yacht Club	90	SQ	100%	2014	30	23	2044	\$459.49	\$41,354.00
7.04.02	Standing Seam Metal Roofs Yacht Club	1	LS	100%	2014	30	23	2044	\$103,220.00	\$103,220.00
7.04.03	Window Replacement Yacht Club	1	LS	100%	2014	30	23	2044	\$211,979.00	\$211,979.00
7.04.04	Exterior Sealing of block Yacht Club	5400	SF	100%	2014	15	8	2029	\$1.12	\$6,048.00

Ocean Pines Association

Summary Schedule of Components

Component Summary

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7.04 - Yacht Club Exterior										
7.04.05	Fiber cement lap siding Yacht Club	4450	SF	100%	2014	50	43	2064	\$5.96	\$26,522.00
7.04.06	Shake siding Yacht Club	2000	SF	100%	2014	50	43	2064	\$6.33	\$12,660.00
7.04.07	PVC Trim Replacement Yacht Club	1	LS	100%	2014	50	43	2064	\$17,387.00	\$17,387.00
7.04.08	Upper deck membrane - EPDM Yacht Club	17	SQ	100%	2014	30	23	2044	\$592.44	\$10,071.00
7.04.09	Aluminium Ornamental picket railings Yacht Club	255	LF	100%	2014	50	43	2064	\$343.37	\$87,559.00
7.04.10	Vinyl Soffits Yacht Club	1400	SF	100%	2014	50	43	2064	\$10.07	\$14,098.00
7.04.11	Vinyl Fence - 4Ft and 8Ft Yacht Club	1	LS	100%	2014	35	28	2049	\$7,061.00	\$7,061.00
7.04.12	Pr hollow metal service doors and frames Yacht Club	4	PR	100%	2014	25	18	2039	\$5,618.88	\$22,476.00
7.04.13	Pr clad wood doors and frames Yacht Club	9	EA	100%	2014	35	28	2049	\$4,184.22	\$37,658.00
7.04.14	Triple Clad wood doors and frames Yacht Club	4	EA	100%	2014	35	28	2049	\$5,845.03	\$23,380.00
7.04.15	Large clad sliding wood doors and frames Yacht Club	5	EA	100%	2014	35	28	2049	\$7,014.05	\$35,070.00

Ocean Pines Association

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7.04 - Yacht Club Exterior										
7.04.16	3-Retractable Awnings-Premier Yacht Club	1	LS	100%	2016	15	10	2031	\$28,336.13	\$28,336.00
7.04.17	Tile Upper Deck Yacht Club	2033	SF	100%	2019	15	13	2034	\$17.70	\$35,984.00
7.05 - Yacht Club Interior										
7.05.01	Porcelain Stone floors Yacht Club	1944	SF	100%	2014	50	43	2064	\$48.39	\$94,070.00
7.05.02	Quarry tile floors Yacht Club	3197	SF	100%	2014	50	43	2064	\$31.10	\$99,427.00
7.05.03	Ceramic tile floors - Restrooms Yacht Club	1113	SF	100%	2014	50	43	2064	\$29.44	\$32,767.00
7.05.04	Replace wood strip flooring Yacht Club	5680	SF	100%	2014	30	23	2044	\$10.17	\$57,766.00
7.05.05	Refinish wood strip flooring Yacht Club	5680	SF	100%	2014	15	8	2029	\$1.88	\$10,678.00
7.05.06	VCT, vinyl composition tile Yacht Club	1463	SF	100%	2014	25	18	2039	\$3.45	\$5,047.00
7.05.07	Commercial Carpet Yacht Club	140	SY	100%	2014	15	8	2029	\$62.06	\$8,688.00
7.05.08	Ceramic tile walls - Restrooms Yacht Club	3230	SF	100%	2014	50	43	2064	\$13.08	\$42,248.00
7.05.09	Replace gyp board ceiling Yacht Club	9600	SF	100%	2014	50	43	2064	\$12.66	\$121,536.00

Ocean Pines Association

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7.05 - Yacht Club Interior										
7.05.10	Replace lay-in ceiling tile Yacht Club	5570	SF	100%	2014	30	23	2044	\$4.49	\$25,009.00
7.05.11	Replace lay-in ceiling complete - tegular Yacht Club	5570	SF	100%	2014	30	23	2044	\$7.08	\$39,436.00
7.05.12	2x4 Lay-in fluorescent fixture Yacht Club	75	EA	100%	2014	30	23	2044	\$222.01	\$16,651.00
7.05.13	Emergency Lights Yacht Club	58	EA	100%	2014	40	33	2054	\$566.75	\$32,872.00
7.05.14	Exit Signs / Emergency Lights Yacht Club	23	EA	100%	2014	40	33	2054	\$369.99	\$8,510.00
7.05.15	Refurbish Passenger Elevator Car Yacht Club	1	LS	100%	2014	25	18	2039	\$19,732.00	\$19,732.00
7.05.16	Refurbish Hallway Elevator Entrances Yacht Club	2	EA	100%	2014	25	18	2039	\$7,359.00	\$14,718.00
7.05.17	Lobby Elevator Power Unit and Controls Yacht Club	1	LS	100%	2014	25	18	2039	\$64,955.24	\$64,955.00
7.05.18	Freight Elevator Power Unit and Controls Yacht Club	1	LS	100%	2014	25	18	2039	\$75,652.93	\$75,653.00
7.05.19	Freight Elevator Hall Stations Yacht Club	2	LS	100%	2014	25	18	2039	\$12,620.00	\$25,240.00
7.05.20	Replace Fixed Ceiling and Wall Lighting Yacht Club	1	LS	100%	2014	40	33	2054	\$61,366.00	\$61,366.00

7.06 - Yacht Club Mechanical and Electrical

Ocean Pines Association

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7.06 - Yacht Club Mechanical and Electrical										
7.06.01	Heat Pump #1 - 5 Ton Yacht Club	1	LS	100%	2014	15	8	2029	\$13,591.00	\$13,591.00
7.06.02	Heat Pump #2 - 5 Ton Yacht Club	1	LS	100%	2014	15	8	2029	\$13,591.00	\$13,591.00
7.06.03	Heat Pump #3 - 4 Ton Yacht Club	1	LS	100%	2014	15	8	2029	\$13,591.00	\$13,591.00
7.06.04	Heat Pump #4 - 4 Ton Yacht Club	1	LS	100%	2014	15	8	2029	\$13,591.00	\$13,591.00
7.06.05	Heat Pump #5 - 2.5 Ton Yacht Club	1	LS	100%	2014	15	8	2029	\$4,035.00	\$4,035.00
7.06.06	Heat Pump #6 - 1.5 Ton Yacht Club	1	LS	100%	2014	15	8	2029	\$2,804.00	\$2,804.00
7.06.07	Heat Pump #7 - 5 Ton Yacht Club	1	LS	100%	2014	15	8	2029	\$13,591.00	\$13,591.00
7.06.08	Heat Pump #8 - 4 Ton Yacht Club	1	LS	100%	2014	15	8	2029	\$13,591.00	\$13,591.00
7.06.09	Heat Pump #9 - 2.5 Ton Yacht Club	1	LS	100%	2014	15	8	2029	\$4,035.00	\$4,035.00
7.06.10	Heat Pump #10 - 1.5 Ton Yacht Club	1	LS	100%	2014	15	8	2029	\$2,804.00	\$2,804.00
7.06.11	Heat Pump #11 - 1.5 Ton Yacht Club	1	LS	100%	2014	15	8	2029	\$2,804.00	\$2,804.00

Ocean Pines Association

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7.06 - Yacht Club Mechanical and Electrical										
7.06.12	Heat Pump #12 - 5 Ton Yacht Club	1	LS	100%	2014	15	8	2029	\$13,591.00	\$13,591.00
7.06.13	Heat Pump #13 - 5 Ton Yacht Club	1	LS	100%	2014	15	8	2029	\$13,591.00	\$13,591.00
7.06.14	Heat Pump #14 - 4 Ton Yacht Club	1	LS	100%	2014	15	8	2029	\$13,591.00	\$13,591.00
7.06.15	Heat Pump #15 - 4 Ton Yacht Club	1	LS	100%	2014	15	8	2029	\$13,591.00	\$13,591.00
7.06.16	Heat Pump #16 - 5 Ton Yacht Club	1	LS	100%	2014	15	8	2029	\$13,591.00	\$13,591.00
7.06.17	Heat Pump #17 - 5 Ton Yacht Club	1	LS	100%	2014	15	8	2029	\$13,591.00	\$13,591.00
7.06.18	Heat Pump #18 - 5 Ton Yacht Club	1	LS	100%	2014	15	8	2029	\$13,591.00	\$13,591.00
7.06.19	Heat Pump #19 - 2 Ton Yacht Club	1	LS	100%	2014	15	8	2029	\$3,361.00	\$3,361.00
7.06.20	Outside Make-up Air Unit with heat Yacht Club	1	EA	100%	2014	20	13	2034	\$87,672.56	\$87,673.00
7.06.21	Electrical Distribution System Replace - Panels Yacht Club	1	LS	100%	2014	50	43	2064	\$83,133.00	\$83,133.00
7.06.22	Alarm System Installation Yacht Club	1	LS	100%	2015	10	4	2025	\$37,048.43	\$37,048.00

Ocean Pines Association

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7.06 - Yacht Club Mechanical and Electrical										
7.06.23	Split ductless system, 1.5 ton - Side Entrance Yacht Club	1	EA	100%	2021	15	15	2036	\$2,204.43	\$2,204.00
7.06.24	Split ductless system, 2 ton - Front Entrance Yacht Club	1	EA	100%	2020	15	14	2035	\$4,508.41	\$4,508.00
7.07 - Yacht Club Furnishings, Fixtures and Equipment										
7.07.01	Voice and Data Network Yacht Club	1	LS	100%	2014	15	8	2029	\$97,926.00	\$97,926.00
7.07.02	Remote Draft Beer System Yacht Club	1	LS	100%	2014	12	5	2026	\$19,329.82	\$19,330.00
7.07.03	Walk-In Cooler/Freezer Yacht Club	1	LS	100%	2014	20	13	2034	\$78,430.58	\$78,431.00
7.07.04	Vertical/Horizontal Baby Changing Station Yacht Club	1	LS	100%	2015	10	4	2025	\$5,149.60	\$5,150.00
7.07.05	Chariot 20inch Deluxe Floor Scrubber Yacht Club	1	LS	100%	2015	10	4	2025	\$9,118.70	\$9,119.00
7.07.06	Condenser Hood For Dishwasher Yacht Club	1	LS	100%	2015	20	14	2035	\$8,416.86	\$8,417.00
7.07.07	Yacht Club Fire Pit Yacht Club	1	LS	100%	2015	25	19	2040	\$12,679.17	\$12,679.00
7.07.08	Outdoor Umbrellas Site-Wide	1	LS	100%	2016	8	3	2024	\$6,127.28	\$6,127.00
7.07.09	2- Acousticolor Eco-C-TEX Panels Yacht Club	1	LS	100%	2017	20	16	2037	\$6,084.79	\$6,085.00

Ocean Pines Association

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7.07 - Yacht Club Furnishings, Fixtures and Equipment										
7.07.10	New Bar and Countertops Yacht Club	1	LS	100%	2017	12	8	2029	\$35,402.42	\$35,402.00
7.07.11	Stage Site-Wide	1	LS	100%	2017	20	16	2037	\$10,941.56	\$10,942.00
7.07.12	POS System Yacht Club	1	LS	100%	2020	6	5	2026	\$53,001.67	\$53,002.00
7.07.13	Yacht Club Furniture and Furnishings Yacht Club	1	LS	33%	2021	5	5	2026	\$288,283.00	\$95,133.00
7.07.14	Commercial Kitchen Equipment Yacht Club	1	LS	10%	2021	3	3	2024	\$416,157.00	\$41,616.00

Component Summary Total for Ocean Pines Association, General Reserves Final Report**Total Replacement Cost for Study Year****\$38,243,912.00**