

CDD Capital Assets Plan				
CDD Asset	Date Acquired	Expected Life (Yrs)	Estimated Replacement Date	Estimated Replacement Cost
Lodge				
Lodge Roof	2000	30	2030	100,000
Lodge HVAC Lodge	2007	10	2017	11,000
Lodge HVAC Office	2007	10	2017	6,000
Lodge Carpeting	2007	8	2015	10,000
Lodge Dance Floor	2006	8	2014	3,000
Lodge Tiled floors	2000	20	2020	15,000
Lodge Windows & Doors	2000	30	2030	80,000
Lodge Exterior Paint	2000	9	2009	25,000
Lodge Interior Paint	2000	10	2010	18,000
Lodge Sound System	2008	8	2016	6,000
Lodge Kitchen cabinets	2000	20	2020	20,000
Lodge Bathroom fixtures	2000	25	2025	50,000
Lodge tables & chairs	2008	8	2016	10,000
Lodge Upholstered furniture	2000	10	2010	6,000
Lodge Piano	2000	15	2015	10,000
Lodge Office Furniture	2000	15	2015	7,000
Lodge Office electronics	2004	5	2009	6,000
Lodge Lanai Furniture & Rockers	2000	15	2015	7,000
Lodge Folding Chairs/Tables	2000	15	2015	5,000
Lodge Patio				
Lodge Patio & Waterfall	2000	15	2015	8,000
Lodge Cement benches & tables	2000	20	2020	3,000
Lodge Parking Lot and Driveway				
Lodge parking repaving and striping (2,000 sq yds)	2000	15	2015	60,000
Lodge portico driveway (pavers)	2000	15	2015	5,000
Sports Bar				
Sports Bar Roof	2000	30	2030	40,000
Sports Bar HVAC System	2008	10	2018	6,000
Sports Bar Flooring	2000	10	2010	5,000
Sports Bar Windows & Doors	2000	30	2030	20,000
Sports Bar Exterior Paint	2000	9	2009	7,000
Sports Bar Interior Paint	2000	10	2010	5,000
Sports Bar Kitchen cabinets	2000	20	2020	5,000
Sports Bar Bathroom fixtures	2000	25	2025	15,000
Sports Bar Tables, chairs, barstools	2000	10	2010	5,000
Library/Craft Room				
Library/CR Roof	2000	30	2030	40,000
Library/CR HVAC	2000	9	2009	6,000
Library/CR Flooring	2000	15	2015	5,000

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Library/CR Windows & Doors	2000	30	2030	20,000
Library/CR Exterior Paint	2000	9	2009	7,000
Library/CR Interior Paint	2000	10	2010	5,000
Library/CR Bookshelves & furniture	2000	20	2020	5,000
Library/CR Pool table	2004	20	2024	7,000
Exercise Room/Pool Bathrooms				
Exercise Room/Pool Roof	2000	30	2030	40,000
Exercise Room/Pool HVAC	2000	9	2009	6,000
Exercise Room/Pool Flooring	2000	9	2009	5,000
Exercise Room/Pool Windows & Doors	2000	30	2030	15,000
Exercise Room/Pool Exterior Paint	2000	9	2009	7,000
Exercise Room/Pool Interior Paint	2008	8	2016	5,000
Exercise Room/Pool Bathroom fixtures	2000	25	2025	20,000
Exercise Room/Pool Exercise equipment	2000	9	2009	15,000
Tennis Courts				
Tennis Surface (120 x 110 = 13,200 s.f.)	2000	12	2012	15,000
Tennis Fencing 440 linear feet	2000	15	2015	5,000
Tennis Lights 4 @ \$1500	2000	20	2020	6,000
Pool				
Pool Heaters	2006	10	2016	12,000
Pool Pumps and equipment	2000	10	2010	12,000
Pool walls and floor	2000	15	2015	20,000
Pool deck and patios	2000	15	2015	10,000
Pool Furniture	2000	10	2010	10,000
Pool Shower	2000	15	2015	
Pool Fencing	2000	25	2025	5,000
Pool gazebos & pergolas	2000	20	2020	20,000
Gazebos (2 small, 1 large)	2000	20	2020	20,000
Horseshoes Boxes and Stakes				
Bocce court				
Recreational eqpt building				
Shuffleboard courts (combined)	2000	12	2012	10,000
Road resurfacing and striping				
Heritage Oak Boulevard - 2200 lf x 24 ft, 5,870 sq yds	2000	13	2013	50,000
Red Oak Lane - 4,550 lf, 12,140 sq yds	2000	14	2014	100,000
Bent Oak Court - 350 lf, 940 sq yds	2001	15	2016	8,000
Green Oak Trail - 2,300 lf, 6,140 sq yds:	2001	15	2016	50,000
Live Oak Circle - 1,650 lf, 4,400 sq yds	2001	15	2016	40,000
Winding Oak - 775 lf, 2,070 sq yds	2002	15	2017	17,000
White Oak Trail - 650 lf, 1,740 sq yds	2003	15	2018	15,000

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Street lighting 41 lights at \$3000 each				
Heritage Oak street lights (12)	2000	24	2024	36,000
Red Oak street lights (12)	2000	24	2024	36,000
Bent Oak street lights (1)	2000	24	2024	3,000
Green Oak street lights: (7)	2000	24	2024	21,000
Live Oak street lights (0)	2000	24	2024	0
Winding Oak street lights (2)	2000	24	2024	6,000
White Oak street lights (0)	2000	24	2024	0
Water Oak street lights (5)	2000	24	2024	15,000
Lodge parking lot street lights (2)	2000	24	2024	6,000
Sidewalks (\$6 per sq ft)				
Lake perimeter sidewalk	2001	25	2026	30,000
Lodge complex sidewalk	2000	25	2025	8,000
Green Belt Sidewalk - 850 lf x 6 ft = 5,100 sq ft	2000	25	2025	30,000
Entrance structures and signs				
Entrance Painting	2000	9	2009	5,000
Entrance Structural maintenance	2000	15	2015	5,000
Entrance Roofs	2000	30	2030	6,000
Mailboxes (11)				
Mailboxes Roof	2000	30	2030	40,000
Mailboxes Paint	2000	10	2010	10,000
Mailboxes Structural maintenance	2000	15	2015	5,000
Heritage Oak Blvd Mail Boxes: (2)				
Red Oak Lane Mail Boxes: (3)				
Bent Oak Court Mail Boxes: (0)				
Green Oak Trail Mail Boxes: (0)				
Live Oak Circle Mail Boxes: (1)				
Winding Oak Mail Boxes: (1)				
White Oak Trail Mail Boxes: (1)				
Water Oak Mailboxes (3)				
Land & Landscaping				
Lake	2002	50	2052	
Stormwater drainage system				
Catch basins	2000	25	2025	
Storm water lines	2001	25	2026	
(see District Engineer for information)				
Irrigation system (TBD)				
Wells	2000	15	2015	

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Pumps	2007	7	2014	
Timers & Controls	2000	12	2012	
Plumbing & tubing	2000	20	2020	
Security systems				
Front gate systems (3)	2000	12	2012	15,000
Rear gate systems (2)	2000	10	2010	10,000
Cameras: front gate, back gate, Lodge, Sports Bar	2007	5	2012	5,000
Gatehouse				
Gatehouse Roof	2000	30	2030	10,000
Gatehouse HVAC	2000	10	2010	6,000
Gatehouse Exterior paint	2000	9	2009	5,000
Gatehouse Interior paint	2000	10	2010	3,000
Gatehouse Bathroom fixtures	2000	20	2020	5,000
Maintenance equipment				
Garage	2000	30	2030	12,000
Tools				
Supplies and eqpt				
Maintenance carts (4)	2006	5	2011	20,000
Property fencing				
Front fence	2000	20	2020	5,000
Rear wall	2000	20	2020	20,000
Lodge dumpster and sewer lift station fence	2000	20	2020	5,000
Grand Total				1,595,000