

**Bayshore Long Range Physical Asset Plan
(Property, Buildings and Facilities, Equipment)**

Buildings/Facilities	PUR./REP.	Life	REP./REPL.	Est. Cost	Age	Res. Fund	Comments	COMP. or EXT.
1. Clubhouse Upstairs								
Refinish Wood Dance Floor	2019	12	2031	4,000	3	1,000		
Replace Carpet Main Room	2002	25	2027	9,000	20	7,200		
Replace Dining Kitchen Floors	2011	25	2036	8,000	11	3,520		
Replace Main Room Blinds (12)	2006	25	2031	5,000	16	3,200		
Replace Main Room Windows (6)	2003	30	2033	6,000	19	3,800	Est Cost is low (2024)	
Replace Dining Rm. Windows (6)	2003	30	2033	6,000	19	3,800	Est Cost is low (2024)	
Replace Kitchen Windows (1)	2003	30	2033	1,000	19	633		
Replace Outside Doors (2) dbl.	1994	30	2024	8,000	28	7,467	ADA	
Replace Storage Room Door	1994	40	2034	2,200	28	1,540		
Paint Ceiling Main And Dining	2005	28	2033	5,000	17	3,036		
Fireplace Repair- Pointing	2013	20	2033	2,000	9	900		
Bathroom Remodel (2)	1984	39	2023	40,000	38	38,974	ADA	
Replace Kitchen Counters	1994	35	2029	7,000	28	5,600		
2. Clubhouse Downstairs								
Replace Office Floor	2011	25	2036	6,000	11	2,640		
Replace Rec. Rm. Floor	2018	20	2038	8,000	4	1,600		
Replace Rec. Rm. Sliding Door	1998	30	2028	4,000	24	3,200		
Replace Rec. Rm. Windows (5)	1998	30	2028	2,500	24	2,000		
Paint Walls And Ceiling	2018	20	2038	5,000	4	1,000		
Paint Restrooms/Showers	2016	20	2036	2,500	6	750		
Restroom ADA	1998	25	2023	40,000	24	38,400	ADA	
Fireplace Repairs	2013	20	2033	1,000	9	450		
Office Remodel	1992	30	2022	15,000	30	15,000		
3. Clubhouse Apartment								
Replace Carpet and Vinyl	2017	20	2037	9,000	5	2,250		
Apartment Paint	2019	20	2039	2,000	3	300		
Apartment Entrance Door	1996	30	2026	2,000	26	1,733		
4. Clubhouse Outside Facilities								
Roof Replacement	2017	20	2037	58,000	5	14,500		
Roof Vent Pipes Replaced	2017	20	2037	3,000	5	750		
Repair Crickets	2017	20	2037	1,500	5	375		
Repair/Paint Eaves	2020	20	2040	10,000	2	1,000		
North Steps- Deck Replaced	2007	20	2027	12,000	15	9,000		
East Steps- Deck Replaced	2007	20	2027	7,000	15	5,250		
West ADA Ramp- Deck Rep.	2007	20	2027	14,000	15	10,500		
West Parking Lot Seal Coat	2012	15	2027	6,000	10	4,000		
Parking Along Road Seal Coat	2012	15	2027	3,000	10	2,000		
Siding Replaced west	1998	26	2024	25,000	24	23,077	\$16,800 bid	
Siding Replaced N,S,E,	1998	26	2024	65,000	24	60,000		
Septic Tanks- System Rep.	2004	30	2034	40,000	18	24,000		
Sidewalk By Pool Replaced	2007	25	2032	7,500	15	4,500		
Bayshore Entrance Sign	2011	25	2036	5,000	11	2,200		

Bayshore Sign On Pool Fence	2007	25	2032	2,500	15	1,500		
East Parking Lot Fence Rocks	2021	30	2051	3,500	1	117		
East Parking Lot Surface gravel	2012	16	2028	7,500	10	4,688		
5. Swimming Pool								
Chainlink Fence Rep.	1994	30	2024	4,000	28	3,733		
Wood Fence Rep.	1999	30	2029	15,000	23	11,500		
Resurface/Paint Pool	2018	8	2026	28,000	4	14,000		
Resurface Deck	2003	25	2028	40,000	19	30,400		
Equipment Room Roof	2003	22	2025	25,000	19	21,591		
Equipment Room Siding	2003	25	2028	18,000	19	13,680		
Equipment Room Doors (4)	2006	20	2026	2,500	16	2,000		
Clubhouse Windows west side							5 windows = \$8300 bid; 7 windows??	
Clubhouse Windows N,S,E side								
6. Mackey Park								
Tennis Court Fence	1998	25	2023	15,000	24	14,400		
Tennis Court Surface (With PB)	2015	8	2023	25,000	7	21,875	Surface was cleaned in fall of 2022	Completed.
Basketball backboard/pole	2023	30	2053	1,200	-1	-40	New pole, backboard replaced in 2023	Completed.
Parking Gravel Surface	1998	30	2028	2,000	24	1,600		
7. Hilton Park								
Emerg. Container	2009	40	2049	4,000	13	1,300	Needs paint	
8. Canal								
Culvert #1 Replace	2005	40	2045	20,000	17	8,500		
Culvert #2 Replace	2009	20	2029	50,000	13	32,500		
Dike Path Surface	2000	20	2020	2,500	22	2,750		
9. Beach Accesses								
67B Sand Removal/Grading	2021	5	2026	900	1	180		
67C Sand Removal/Grading	2021	5	2026	600	1	120		
67D Sand Removal/Grading	2021	5	2026	1,200	1	240		
				700,600		497,779		

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Equipment	PUR./REP. Year	Life Span	REP./REPL Year	Est. Cost	Age	Res. Fund Need	Comments	COMP or EXT.
1. Clubhouse Upstairs								
Sofa (1)Loveseat(5)Chairs(5)	2007	25	2032	4,000	15	2,400		
Meeting Room Chairs (88)	2007	25	2032	7,500	15	4,500		
Main Room TV	2018	10	2028	1,000	4	400		
PA/Sound System	2005	25	2030	1,000	17	680		
Dining Room Tables (14)	2007	25	2032	4,500	15	2,700		
Dining Room Chairs (30)	2024	20	2044	0	15	0	Chairs (orange) donated 3/2023	Completed
Kitchen Range/Stove (2)	2018	15	2033	1,200	4	320		
Kitchen Refridgerator	2011	15	2026	1,200	11	880		
Kitchen Dish Washer	2007	15	2022	800	15	800	Replaced in 2022	Completed
Kitchen Sink/Disposal	2012	10	2022	300	10	300	Replaced in 2022	Completed
Security System	2018	10	2028	3,500	4	1,400		
Meeting Room Tables (12)	2007	25	2032	3,000	15	1,800		
2. Clubhouse Downstairs								
Office Desk	2007	20	2027	1,200	15	900		
Office Chairs (2)	2021	10	2031	500	1	50		
Office Computer	2021	7	2028	1,200	1	171		
Office Printer	2020	5	2025	800	2	320		
Office File Cabinets (6)	2007	21	2028	2,400	15	1,714		
Front Office Table /Chairs	2007	15	2022	1,200	15	1,200		
Rec. Room Pool Table	2010	20	2030	3,000	12	1,800		
Rec. Room Ping Pong Table	2009	15	2024	500	13	433		
Rec. Room TV	2024	10	2034	305	-2	-61	Replaced 3/2023	Completed
Couches (2), coffee table	2005	20	2025	2,500	17	2,125	Ask for Donations	
Fitness Equipment Replaced	2018	10	2028	6,500	4	2,600	treadmill, and exercise bike replaced via donation in 2023	Completed
Committee Computer	2021	7	2028	1,200	1	171	PC & Breeze computers purchased in 2021	Completed
3. Apartment								
Range/Stove	2018	15	2033	1,000	4	267		
Refridgerator	2020	15	2035	1,000	2	133		
4. Clubhouse Outside								
Reader Board	2000	25	2025	800	22	704	Reader Board purchased in 2022	Completed
Flag Poles	1998	40	2038	5,000	24	3,000		
Bike Rack	2007	16	2023	1,000	15	938		
Bayshore Sign Entrance	2009	25	2034	3,500	13	1,820		
Bayshore Sign Fence	2009	25	2034	2,500	13	1,300		
Dog waste Basket	2012	20	2032	750	10	375		
5. Swimming Pool/Shop								
Deck Furniture	2019	10	2029	5,000	3	1,500		
Hotwater Tank	2016	10	2026	2,000	6	1,200		
Pool Vacuum	2021	10	2031	3,500	1	350		

Pool Filtration	2020	10	2030	10,000	2	2,000		
Pool Pumps (2)	2021	10	2031	3,000	1	300		
Washer Dryer	2010	15	2025	2,500	12	2,000		
Riding Mower	2020	12	2032	4,000	2	667		
Boiler/Hot Water	2012	20	2032	11,000	10	5,500	Maintenance to Boiler in 2024 (\$2600)	
6. Mackey Park								
Basketball Backboard/Pole	2023	10	2033	200	-1	-20	Replaced in 2023	Completed
Dog Waste Basket	2012	20	2032	750	10	375		
Swings Replaced	2007	15	2022	4,000	15	4,000	Structure repainted, new chain attached in 2023	Completed
Teeter Toter Replaced	2007	15	2022	4,500	15	4,500	Unit is still in good shape as of Feb. 2023	Completed
Picnic Tables (2)	2004	18	2022	800	18	800	Received 8 picnic tables for free in 2023.	Completed
Volleyball poles	2004	25	2029	1,500	18	1,080	Removed in 2023 for new play structure.	Completed
Play Structure	2023	20	2043	11,000	1	550	Installed in Mackey Park (2023)	Completed
7. Hilton Park								
Picnic Tables (2)	2022	20	2042	0	0	0	2 of the free picnic tables moved to Hilton Park (2023)	Completed
Dogwaste Container	2012	20	2032	750	10	375		
				129,355		61,318		

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1. Clubhouse Upstairs								
Refinish Wood Dance Floor	2019	12	2031	\$ 4,000.00	3	\$ 1,000.00		
Replace Carpet Main Room	2002	25	2027	\$ 9,000.00	20	\$ 7,200.00		
Replace Dining Kitchen Floors	2011	25	2036	\$ 8,000.00	11	\$ 3,520.00		
Replace Main Room Blinds (12)	2006	25	2031	\$ 5,000.00	16	\$ 3,200.00		
Replace Main Room Windows (6)	2003	30	2033	\$ 6,000.00	19	\$ 3,800.00	Est Cost is low (2024)	
Replace Dining Rm. Windows (6)	2003	30	2033	\$ 6,000.00	19	\$ 3,800.00	Est Cost is low (2024)	
Replace Kitchen Windows (1)	2003	30	2033	\$ 1,000.00	19	\$ 633.33		
Replace Outside Doors (2) dbl.	1994	30	2024	\$ 8,000.00	28	\$ 7,466.67	ADA	
Replace Storage Room Door	1994	40	2034	\$ 2,200.00	28	\$ 1,540.00		
Paint Ceiling Main And Dining	2005	28	2033	\$ 5,000.00	17	\$ 3,035.71		
Fireplace Repair- Pointing	2013	20	2033	\$ 2,000.00	9	\$ 900.00		
Bathroom Remodel (2)	1984	39	2023	\$ 40,000.00	38	\$ 38,974.36	ADA	
Replace Kitchen Counters	1994	35	2029	\$ 7,000.00	28	\$ 5,600.00		
2. Clubhouse Downstairs								
Replace Office Floor	2011	25	2036	\$ 6,000.00	11	\$ 2,640.00		
Replace Rec. Rm. Floor	2018	20	2038	\$ 8,000.00	4	\$ 1,600.00		
Replace Rec. Rm. Sliding Door	1998	30	2028	\$ 4,000.00	24	\$ 3,200.00		
Replace Rec. Rm. Windows (5)	1998	30	2028	\$ 2,500.00	24	\$ 2,000.00		
Paint Walls And Ceiling	2018	20	2038	\$ 5,000.00	4	\$ 1,000.00		
Paint Restrooms/Showers	2016	20	2036	\$ 2,500.00	6	\$ 750.00		
Restroom ADA	1998	25	2023	\$ 40,000.00	24	\$ 38,400.00	ADA	
Fireplace Repairs	2013	20	2033	\$ 1,000.00	9	\$ 450.00		
Office Remodel	1992	30	2022	\$ 15,000.00	30	\$ 15,000.00		
3. Clubhouse Apartment								
Replace Carpet and Vinyl	2017	20	2037	\$ 9,000.00	5	\$ 2,250.00		
Apartment Paint	2019	20	2039	\$ 2,000.00	3	\$ 300.00		
Apartment Entrance Door	1996	30	2026	\$ 2,000.00	26	\$ 1,733.33		
4. Clubhouse Outside Facilities								
Roof Replacement	2017	20	2037	\$ 58,000.00	5	\$ 14,500.00		

Roof Vent Pipes Replaced	2017	20	2037	\$ 3,000.00	5	\$ 750.00		
Repair Crickets	2017	20	2037	\$ 1,500.00	5	\$ 375.00		
Repair/Paint Eaves	2020	20	2040	\$ 10,000.00	2	\$ 1,000.00		
North Steps- Deck Replaced	2007	20	2027	\$ 12,000.00	15	\$ 9,000.00		
East Steps- Deck Replaced	2007	20	2027	\$ 7,000.00	15	\$ 5,250.00		
West ADA Ramp- Deck Rep.	2007	20	2027	\$ 14,000.00	15	\$ 10,500.00		
West Parking Lot Seal Coat	2012	15	2027	\$ 6,000.00	10	\$ 4,000.00		
Parking Along Road Seal Coat	2012	15	2027	\$ 3,000.00	10	\$ 2,000.00		
Siding Replaced west	1998	26	2024	25,000	24	\$ 23,076.92	\$16,800 bid	
Siding Replaced N,S,E,	1998	26	2024	\$ 65,000.00	24	\$ 60,000.00		
Septic Tanks- System Rep.	2004	30	2034	\$ 40,000.00	18	\$ 24,000.00		
Sidewalk By Pool Replaced	2007	25	2032	\$ 7,500.00	15	\$ 4,500.00		
Bayshore Entrance Sign	2011	25	2036	\$ 5,000.00	11	\$ 2,200.00		
Bayshore Sign On Pool Fence	2007	25	2032	\$ 2,500.00	15	\$ 1,500.00		
East Parking Lot Fence Rocks	2021	30	2051	\$ 3,500.00	1	\$ 116.67		
East Parking Lot Surface gravel	2012	16	2028	\$ 7,500.00	10	\$ 4,687.50		
5. Swimming Pool								
Chainlink Fence Rep.	1994	30	2024	\$ 4,000.00	28	\$ 3,733.33		
Wood Fence Rep.	1999	30	2029	\$ 15,000.00	23	\$ 11,500.00		
Resurface/Paint Pool	2018	8	2026	\$ 28,000.00	4	\$ 14,000.00		
Resurface Deck	2003	25	2028	\$ 40,000.00	19	\$ 30,400.00		
Equipment Room Roof	2003	22	2025	\$ 25,000.00	19	\$ 21,590.91		
Equipment Room Siding	2003	25	2028	\$ 18,000.00	19	\$ 13,680.00		
Equipment Room Doors (4)	2006	20	2026	\$ 2,500.00	16	\$ 2,000.00		
Clubhouse Windows west side							5 windows = \$8300 bid; 7 windows??	
Clubhouse Windows N,S,E side								
6. Mackey Park								
Tennis Court Fence	1998	25	2023	\$ 15,000.00	24	\$ 14,400.00		
Tennis Court Surface (With PB)	2015	8	2023	\$ 25,000.00	7	\$ 21,875.00	Surface was cleaned in fall of 20	Comp
Basketball backboard/pole	2023	30	2053	\$ 1,200.00	-1	\$ (40.00)	New pole, backboard replaced in	Comp
Parking Gravel Surface	1998	30	2028	\$ 2,000.00	24	\$ 1,600.00		
7. Hilton Park								
Emerg. Container	2009	40	2049	\$ 4,000.00	13	\$ 1,300.00	Needs paint	
8. Canal								
Culvert #1 Replace	2005	40	2045	\$ 20,000.00	17	\$ 8,500.00		
Culvert #2 Replace	2009	20	2029	\$ 50,000.00	13	\$ 32,500.00		

Dike Path Surface	2000	20	2020	\$ 2,500.00	22	\$ 2,750.00		
9. Beach Accesses								
67B Sand Removal/Grading	2021	5	2026	\$ 900.00	1	\$ 180.00		
67C Sand Removal/Grading	2021	5	2026	\$ 600.00	1	\$ 120.00		
67D Sand Removal/Grading	2021	5	2026	\$ 1,200.00	1	\$ 240.00		
				\$ 700,600.00		\$ 497,778.74		