



# RESERVE ANALYSIS REPORT

**Sudden Valley Community Association - CRRRF**

Bellingham, WA

**Report Period:** Jan 01, 2025 - Dec 31, 2025

| Property Description    |   | Financial Summary                                |  |
|-------------------------|---|--|--|
| <b>Property Name:</b>   | Sudden Valley Community Association - CRRRF | <b>Starting Reserve Balance:</b>                 | \$1,977,904                                |
| <b>Location:</b>        | Bellingham, WA                              | <b>Fully Funded Reserve Balance:</b>             | \$8,383,529                                |
| <b>Project Type:</b>    | Master Association                          | <b>Percent Funded:</b>                           | 24%  |
| <b>Number of Units:</b> | 3120  | <b>Current Replacement Cost:</b>                 | \$17,379,535                               |
| <b>Age of Project:</b>  | 51 Year(s)                                  | <b>Deficit/Surplus vs. Fully Funded Reserve:</b> | (\$6,405,625) or (\$2,053.08) Per Unit Avg |

2024 RS Completed: Level 3 (update with no visual site inspection). The Reserve Study has been completed by Smartproperty.com (Independent Certified Reserve Specialists). Final report issued on August 14, 2024. This reserve study meets the requirements of RCW 64.90.550.

### Current Funding Plan

| Year | Annual Reserve Contributions | Monthly Reserve Contributions (Avg. Per Unit) | Anticipated Expenditures | Ending Reserve Balance | Fully Funded Reserve Balance | Percent Funded |
|------|------------------------------|---|--------------------------|------------------------|------------------------------|----------------|
| 2025 | \$1,373,992                  | \$36.70                                       | \$1,624,254              | \$1,764,697            | \$8,392,355                  | 21%            |
| 2026 | \$1,415,212                  | \$37.80                                       | \$1,963,523              | \$1,246,197            | \$8,089,881                  | 15%            |
| 2027 | \$1,457,668                  | \$38.93                                       | \$896,493                | \$1,837,907            | \$8,927,853                  | 21%            |
| 2028 | \$1,501,398                  | \$40.10                                       | \$1,400,432              | \$1,976,641            | \$9,319,796                  | 21%            |
| 2029 | \$1,546,440                  | \$41.30                                       | \$2,349,199              | \$1,205,387            | \$8,453,989                  | 14%            |

### Recommended Funding Plan

| Year | Annual Reserve Contributions | Monthly Reserve Contributions (Avg. Per Unit) | Anticipated Expenditures | Ending Reserve Balance | Fully Funded Reserve Balance | Percent Funded |
|------|------------------------------|---|--------------------------|------------------------|------------------------------|----------------|
| 2025 | \$1,373,992                  | \$36.70                                       | \$1,624,254              | \$1,764,697            | \$8,392,355                  | 21%            |
| 2026 | \$1,415,212                  | \$37.80                                       | \$1,963,523              | \$1,246,197            | \$8,089,881                  | 15%            |
| 2027 | \$1,457,668                  | \$38.93                                       | \$896,493                | \$1,837,907            | \$8,927,853                  | 21%            |
| 2028 | \$1,501,398                  | \$40.10                                       | \$1,400,432              | \$1,976,641            | \$9,319,796                  | 21%            |
| 2029 | \$1,546,440                  | \$41.30                                       | \$2,349,199              | \$1,205,387            | \$8,453,989                  | 14%            |

Additional assessments that have already been scheduled to be imposed or charged, regardless of the purpose, if they have been approved by the board and/or members: **No Special Assessments have been implemented or planned.**

| Date Assessment is Due | Average Amount Per Unit | Purpose Of Assessment |
|------------------------|-------------------------|-----------------------|
| -                      | -                       | -                     |

Note: If Assessments vary by the size or type of unit, the assessment applicable to this unit may be found on attached pages, to be provided by Board or Management.

Based on the most recent reserve study and other information available to the board of directors, will currently projected reserve account balances be sufficient at the end of each year to meet the association's obligation for repair and/or replacement of major components during the next 30 years?

Yes  No

If the answer to #3 is no, what additional assessments or other contributions to reserves would be necessary to ensure that sufficient reserve funds will be available each year during the next 30 years?

| Approximate date assessment will be due | Amount of Assessment | Amount Per Unit |
|---|----------------------|-----------------|
| -                                       | -                    | -               |

Note: Indicates the first year of a deficit based on the Adopted Funding Plan. The additional assessment amount indicates what will be required in that year to assure the reserve balance for the remaining years of the report will be above zero. Actual assessments may vary from year to year.

The preparer of this form will be indemnified and held harmless against all losses, claims, actions, damages, expenses or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement, because of any false, misleading or incomplete information which has been relied upon by others, or which may result from any improper use or reliance on the disclosure by you or a third party.

The reserve study report completed and reviewed for the purposes of completing the enclosed summary was finalized based on approval from the Board of Directors. Therefore, the final decisions for implementation, updating or revising the information obtained in this report, for any changes in assumptions, is the sole right and responsibility of the Board of Directors. This report and the numbers generated herein are for use only for the year it was developed. The preparer of this form is not responsible for the use of the Assessment and Reserve Disclosure Summary in any subsequent year, or in updating the summary in any subsequent year, or in updating the summary for events and circumstances occurring after the date of this report.

This reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require the association to (1) defer major maintenance, repair, or replacement, (2) increase future reserve contributions, (3) borrow funds to pay for major maintenance, repair, or replacement, or (4) impose special assessments for the cost of major maintenance, repair, or replacement.

# TABLE OF CONTENTS

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|  |    |
|--|----|
| Reserve Study Introduction.....          | 2  |
| Executive Summary.....                   | 7  |
| Component Inventory.....                 | 10 |
| Anticipated Expenditures (5 Years).....  | 19 |
| Funding Models.....                      | 23 |
| Fully Funded Method Projection.....      | 23 |
| Baseline Funding.....                    | 24 |
| Current Funding.....                     | 25 |
| Minimum Threshold.....                   | 26 |
| Percent Funded Analysis.....             | 27 |
| Reserve Allocation Report.....           | 34 |
| Anticipated Expenditures (30 Years)..... | 41 |

## Reserve Study Introduction

The purpose of the Reserve Analysis Report is to help you better understand what you own, in order to develop a financial plan, and adequately budget to pay for future expenses. It consists of a component inventory, life cycle assessment, snapshot of current financial condition, and multiple funding plan options that give you more customization in selecting a strategy that's right for you.

## What Should I Expect In My Reserve Analysis Report?

By definition, the reserve analysis report is a budget-planning tool, which identifies the current status of the reserve fund and provides a stable and equitable funding plan to offset the anticipated expenditures of tomorrow. The contents are based on estimates of the most probable current replacement costs and remaining useful lives. Accordingly, the funding plans reflect judgments based on circumstances of the most likely replacement costs and the assumption of regular maintenance of useful and remaining lives. The property may elect to adopt any of the funding plans presented, or may implement some variation developed from the reserve analysis.

The report includes the following:

**Executive Summary:** Provides project description, financial information, assumptions used in calculations, key indicators of current funding plan, and category summary of expenditures.

**Anticipated Expenditures:** Includes expenditures associated with the components you will refurbish, replace or repair in a given year.

**Component Inventory:** Includes the useful life and remaining life of each component, current replacement cost, projected annual expenditures, and source of component information.

**Percent Funded Analysis:** Provides a snapshot of the financial condition on a component basis by looking at how much you have in reserves vs. how much you should ideally have.

**Reserve Allocation:** A comparison of your reserve allocation based on a component level across multiple funding plan options.

**Summary of Funding Plans:** An overview of different funding plans that include key performance indicators of financial strength. The funding plans may include:

- Current Funding / Adopted Funding: This funding model projects the reserve fund over the next 20-30 years based on a funding level equal to the Association's current assessments for reserve assets.
- Baseline Funding: Baseline Funding is "a reserve-funding goal of allowing the reserve cash balance to never be below zero during the cash flow projection." Since reserve cash balance is the numerator in percent-funded calculations, Baseline Funding can also be described as not allowing percent funded to drop below zero.
- Threshold Funding – Minimum \$/‰: A funding model designed to provide the lowest annual funding feasible over the next 30 years which will meet all reserve requirements as they occur. This plan is calculated in which a minimum annual contribution is sought with the constraint that the ending reserve balance or percentage for each year (1 through 30) must be greater than or equal to a specified dollar or percent funded amount. The calculation takes into consideration only the immediate total annual expense requirements. Due to this fact, annual allocations may fluctuate widely from year to year. This plan provides a minimal contingency for unanticipated emergency expenditures. Baseline Funding is a form of Threshold Funding where the minimum balance is \$1.00 for the duration of the report.
- Target Funding: A funding model designed to achieve a specific goal (percentage) over a projected time frame. Example of a typical target funding model would be "Target Funding – 100% in 10 Years". This example is designed to achieve the fully funded mark of 100% in year 10. Once the target is hit, the model will then adjust to maintain this level of funding for the remaining years of the report. The target and designated time frame can be adjusted to meet specific requirements of a property.
- Full Funding: A full funding model is designed to achieve and maintain a funding goal near or at 100%. This model can be calculated by designating a specific time frame to hit the 100% funded level (see Target Funding).
- Ladder Funding: A funding plan designed to incorporate varying funding percent increases or dollar amounts to meet specific funding goals or expense requirements. This funding model may incorporate varying contribution percentage increases at different intervals throughout the projected time frame.

## Reserve Study Introduction

- Compliance Funding / Statutory Funding: Funding model designed to comply with specific state statute requirements. These will vary from state to state.

## How Do I Read My Reserve Study?

Here are four easy steps to help you better understand your reserve study so you can use it as an effective tool to budget and plan for your future needs.

Step One (1): **Understand What You Own.** First things first. Whether you are evaluating the need to increase your reserve contributions or leaving them the same, everybody wants to know – “where is the money going?” Typically, 3 to 5 categories make up 80 % to 90 % of the anticipated expenditures. Review the Executive Summary and Component Inventory to understand what you own.

Step Two (2): **Review Your Upcoming Anticipated Expenditures.** It’s important to evaluate what projects are expected for repair, refurbishment, and/or replacement within the next 3 to 5 years. Review the Anticipated Expenditures report and if you don’t agree or don’t plan to complete those improvements, make sure your component inventory is adjusted accordingly.

Step Three (3): **Analyze Your Current Funding Plan.** Always look to see if your Current Funding Plan is solvent. In other words, are you going to run out of money? Look to see if your current reserve contributions meet your anticipated expenditures over the life of the plan? If yes, great! If not, look at the year the ending reserve balance goes negative (the plan runs out of money), see what the anticipated expenditures driving the shortfall are, and make adjustments accordingly.

Step Four (4): **Adopt a Funding Plan that Meets Your Needs.** We believe it’s important to give you options. That’s why we designed the Summary of Funding Plans for you to review. We show you what you are currently contributing to reserves, and let you compare to a minimum threshold amount, as well as a more conservative approach of 100% reserve funding in 10 years. If you don’t like those options we also give you the flexibility to create your own customized funding plans.

## What Does Percent Funded Mean?

This is an indicator of your financial strength. The ratio of Starting Reserve Balance divided by Fully Funded Reserve Balance is expressed as a percentage. Calculating percent funded is a three-step process. First, Calculate the fully funded balance (FFB) for each component. Per National Reserve Study Standards,  $FFB = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$ . Second, sum the individual component FFB values together for a property total. Third, divide the actual (or projected) total reserve balance by the property total FFB. Important to note, the percent funded is calculated relative to the fiscal year end.

The higher the percentage is, the stronger or healthier your reserve fund is and the more confidence you’ll have to pay for future repairs. If your Reserve Fund Balance equals the Fully Funded Reserve Balance, the reserve fund would be considered fully funded, or 100% funded. This is considered an ideal amount.

Think of the Reserve Fund Balance as the gas in your tank and the Fully Funded Reserve Balance as the ideal amount you need to fund your road trip. It’s okay if the two don’t match perfectly. Usually 70% funded or above is considered strong or healthy.

## What Are The Assumptions Used In The Reserve Analysis?

Assumptions are applied in calculating the inflation rate, average interest rate, and rate of reserve contribution increases over the duration of funding plan.

The inflation rate is the percentage rate of change of a price index over time. Future-cost calculations include an assumed annual inflationary factor, which is incorporated into the component inventory, anticipated expenditures, and reserve funding projections. Typically the cost of goods and services will increase over time, so the analysis wants to take that into consideration as it projects long-term, future costs. The current replacement cost of each common area component will be annually compounded by the inflation rate selected. Historical inflation rates in this industry are about 3%, but users can increase or decrease the rate depending on the applicable economic climate. These costs should be updated and reincorporated into your reserve analysis on an ongoing basis.

## Reserve Study Introduction

For planning purposes, interest is applied to the average annual reserve balance represented in the reserve funding plans. Reserve funds deposited in certificates of deposit or money market accounts will generate interest income, increasing the reserves. Interest rates can be pegged to current bank rates or CD rates. Obviously, a lower rate is more conservative for planning purposes. Note that income from the reserve and operating accounts is taxable to an association, even if the association is established as a non-profit organization. Adjustments to the operating budget may be required to account for applicable federal and state taxes.

Annual reserve contribution increases are assumed in the reserve funding plans provided for future projections. Generally, this is established at the same rate as inflation with the school of thought being that contributions will, at a minimum, be raised to pace inflationary increases in the cost of goods and services. However, it's important for users to be realistic. If users set it to 3% and then do not increase the annual reserve contributions by 3% annually, there will be a shortfall. If there is no plan or expectation to increase reserve contributions, it is best to leave at zero to develop a more realistic plan.

## What Methodology Is Used to Perform the Reserve Analysis?

The Cash Flow Method of calculation is utilized to perform your Reserve Analysis. In other words the reserves are 'pooled' together into one reserve account. This is a method of developing a reserve funding plan where contributions to the reserve fund are designed to offset the projected annual expenditures from year to year. At any given point in time using the Cash Flow Method, all components are funded equally in relation to the overall percent funded. If you are 88% funded, all of your components are equally funded at 88%.

This method gives you the flexibility to pursue a solvent, reasonably funded reserve plan when multiple components on different life cycles exist. It allows for minor adjustments to the reserve plan without worry of funding shortfalls. If one or more of the anticipated expenditures are slightly higher than expected there should be cushion to absorb the shortfall and avoid a special assessment or the need to borrow money.

## Disclosure

The Reserve Analysis report is to be used only for the purpose stated herein, any use or reliance for any other purpose is invalid. The analysis provided is applicable as of the report completion date, and those items, which are not expected to undergo major repair or replacement within the duration of the report, have been defined as 'life of the project' and may not be included. It is imperative that these components be reviewed annually to consider the impact of changing conditions. Adjustments to the component useful lives and replacement costs should be made whenever the rate of deterioration has changed or when there have been significant changes in the cost of materials and/or labor. Some assumptions have been made about costs, conditions, and future events and circumstances that may occur. Some assumptions inevitably will not materialize and unanticipated events and circumstances may occur subsequent to the date of this report. Therefore, the actual replacement costs and remaining lives may vary from this report and the variations could be material.

No conclusion or any other form of assurance on the reserve funding plans or projections is provided because the compilation of the reserve funding plans and related projections is limited as described above.

No responsibility to update this report for events and circumstances occurring after the date of this report is assumed.

The lack of reserve funding, or funding the reserve below the baseline funding, or the failure to fund some components, or the failure to include a component in the Reserve Study may, under some circumstances, require the association to (1) increase future reserve contributions, (2) defer major repair, replacement, or maintenance, (3) impose special assessments for the cost of major maintenance, repair, or replacement, or (4) borrow funds to pay for major maintenance, repair, or replacement.

The site visit of the community is a limited scope visual inspection of all accessible common areas, or visible from the street, or other common areas. Hidden components, such as but not limited to, irrigation system, vault, and stormwater facilities, electric, plumbing, utility, structural, foundations, construction defects known or unknown, are not included in the scope of this reserve study. The site visit does not include any destructive or other testings. Measurements are taken on the field and/or using satellite mapping. The Reserve Study may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years.

Construction pricing, costs, and life expectancies included in the reserve study may have been obtained from numerous vendors,

## Reserve Study Introduction

contractors, historical data and costs, proposals and quotes obtained; and our general experience in the field with similar components or projects. Data and information obtained from previous reserve studies provided by the client were not audited and the client is considered to have deemed previous reserve studies accurate and reliable.

This Reserve Study is provided as guidance for budgeting and planning purposes and not as an accounting tool. The information provided by the Board Members or official representative(s) of the Association, contractors, vendors, or other supplies about the financials, the actual or projected reserve balance, physical details and/or quantities of the components, or historical issues/conditions will be deemed reliable and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. Therefore, the information provided to us has not been independently verified or audited.

## Glossary of Terms:

**Annual Fully Funded Requirement:** This is a theoretical value represented in the Percent Funded Analysis report per component. It's also considered the annual accrued depreciation. In other word it's the ideal amount required to Fully Fund the replacement on an annual basis. The amount is calculated based on the useful life and replacement cost and makes no adjustment to eliminate any current reserve deficits.

**Annual Reserve Contributions:** The total assessments, fees, or dues are apportioned between annual operating costs (paying for trash, water, utilities, maintenance, insurance, management fees) and the money you are setting aside every year to pay for anticipated expenditures. This value should not include interest earned as that is already calculated into the reserve funding plans. Our Reserve Analysis Report compares the annual reserve contributions vs. the anticipated expenditures over the duration of the reserve funding plan.

**Component:** Components are all the different common parts of the property (that typically an HOA would be responsible for). They are everything from the roof to asphalt or concrete to decking and balconies to landscaping, lighting, and painting. All of these things need to be repaired or replaced eventually. Our Reserve Analysis Report provides estimates of those current replacement costs to help determine how much money will be required in the bank to pay for them eventually.

**Fully Funded Reserve Balance:** The Fully Funded Reserve Balance is the total accrued depreciation. In other words it's the amount of life "used up" for each one of your components translated into a dollar value. This is calculated by multiplying the fractional age of each component by its current estimated replacement cost, then adding them all together, otherwise known as straight-line depreciation. Its purpose is to help you measure the strength of your reserve fund.

Here's a simple example not taking interest and inflation into consideration: If the association's reserve study says replace the roof every 10 years at a cost of \$100,000, Fully Funded does not mean \$100,000 is required today. It means that \$10,000 is required in the bank this year, \$20,000 next year, \$30,000 the following year, and so on until you have \$100,000 on the 10th year when the roof is scheduled to be replaced.

**Reserve Balance:** This is how much money you have in the bank set aside for reserves at a given point in time, like at the start of each fiscal year called 'Starting Reserve Balance' or at the end of the fiscal year called 'Ending Reserve Balance.' It can also be the reserve accumulated to date, like in the Percent Funding Analysis report where each component has an 'Accumulated Reserve Balance' value.

Reserves are the money set aside for anticipated common area expenses. The reserve account (also called cash reserves or reserve funds) is funded by dues collected from owners (like HOA fees).

Just like an emergency fund or a rainy-day fund to cover personal expenses if the car breaks down or the kitchen sink leaks, HOAs with commonly owned space like condominiums must set aside a healthy percentage of funds every year to plan for the future.

Without it, paying for big expenses becomes difficult. It may require a special assessment to raise the funds to pay for a repair, putting an oversized financial burden on owners. Or a capital improvement loan may be required. The Reserve Analysis report will help figure out a sufficient amount of money to put away in reserves each year to pay for those eventual expenses. Usually a 70% funded reserve balance or above is considered strong.

**Remaining Useful Life (RUL):** Remaining useful life is how many remaining years of use a component should have left before it has

## Reserve Study Introduction

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to be replaced. For example, if the useful life of your roof is 20 years and it is five years old, the remaining useful life would be 15 years.

**Replacement Contingency %:** The replacement contingency percentage is a budgeting option that gives you the flexibility to determine the amount or percentage to fund replacements. This gives you more control to establish the funds available to make the necessary repairs on a cycled basis. For example, the retaining walls may be estimated to be replaced over 25 years, but the budget may call to phase the replacement in stages of 20% every five years. It may be determined to only account for that percentage of the replacement cost in your budget.

**Source:** These are the source(s) utilized to obtain component repair or replacement cost estimates and can be reviewed on the Component Inventory report.

**Useful Life (UL):** Useful life is how many years a component is expected to be in use from the time it's new (or refurbished); to the time it has to be replaced. For example, the roof – depending on what kind it is – might have a useful life of 20 years. After 20 years, you'd expect to replace it.

Executive Summary

| Property Description    |   | Financial Summary                                |  |
|-------------------------|---|--|--|
| <b>Property Name:</b>   | Sudden Valley Community Association - CRRRF | <b>Starting Reserve Balance:</b>                 | \$1,977,904                                |
| <b>Location:</b>        | Bellingham, WA                              | <b>Fully Funded Reserve Balance:</b>             | \$8,383,529                                |
| <b>Project Type:</b>    | Master Association                          | <b>Percent Funded on 1/1/2025:</b>               | 24%  |
| <b>Number of Units:</b> | 3120  | <b>Current Replacement Cost:</b>                 | \$17,379,535                               |
| <b>Age of Project:</b>  | 51 Year(s)                                  | <b>Deficit/Surplus vs. Fully Funded Reserve:</b> | (\$6,405,625) or (\$2,053.08) Per Unit Avg |

2024 RS Completed: Level 3 (update with no visual site inspection). The Reserve Study has been completed by Smartproperty.com (Independent Certified Reserve Specialist). Final report issued on August 14, 2024. This reserve study meets the requirements of RCW 64.90.550.

Assumed Inflation, Interest & Rate of Annual Reserve Contribution Increase

Funding and anticipated expenditures have been computed with a time value of money approach with the following rates:

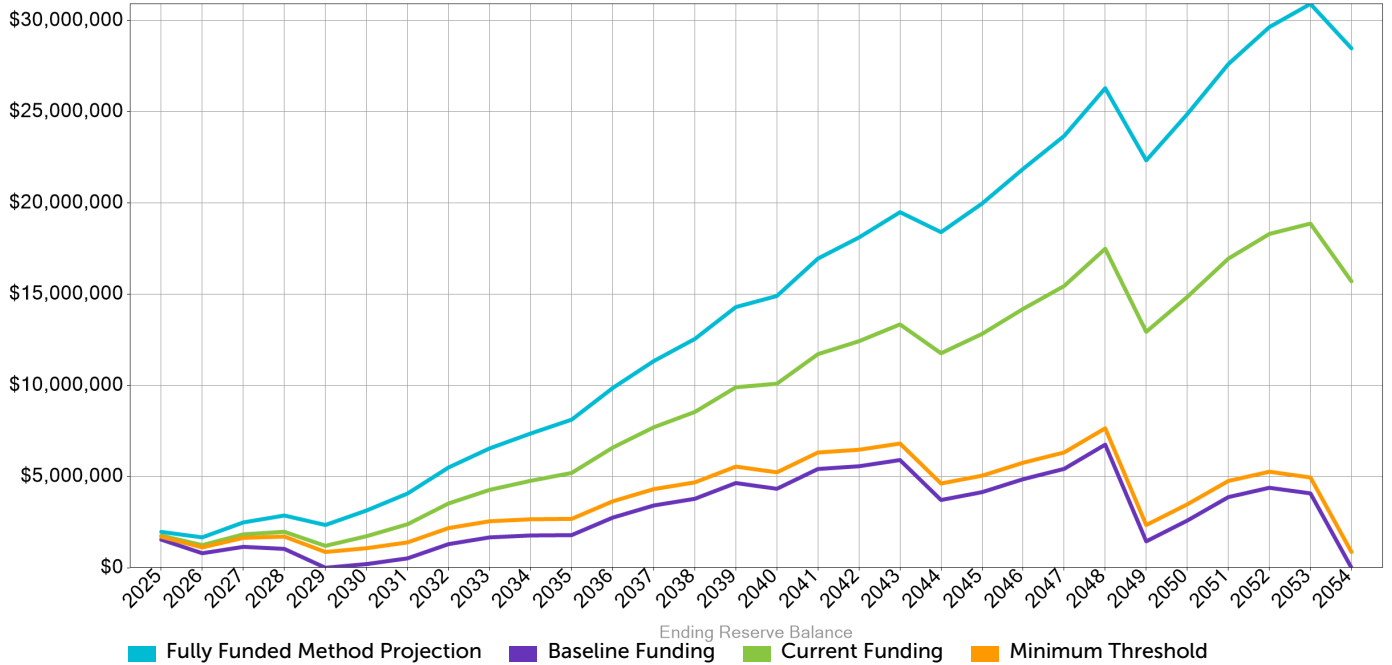
|   |  |  |
|---|--|--|
| <b>Inflation:</b><br><b>4.00 %</b><br>Applied to the anticipated expenditures | <b>Interest:</b><br><b>2.00 %</b><br>Applied to the average annual reserve balance | <b>Annual Reserve Contribution Increase:</b><br><b>Varies</b><br>See individual funding models |
|---|--|--|

Executive Summary

Summary of Funding Plans

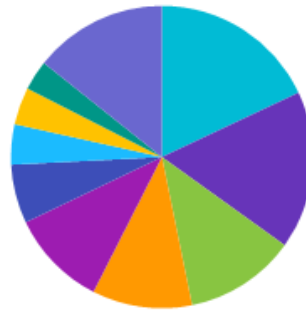
★ Recommended funding plan

| Funding Plans                    | Annual Reserve Contributions | Monthly Reserve Contributions (Avg. Per Unit) | Meet All Anticipated Expenditures During Next 30 Years | 1st Year of Reserve Deficit (if Applicable) | Average Reserve Balance Over 30 Years | Average Percent Funded Over 30 Years |
|----------------------------------|------------------------------|---|--|---|---------------------------------------|--------------------------------------|
| Fully Funded Method Projection ★ | \$1,579,330                  | \$42.18                                       | Yes  | N/A   | \$14,591,984                          | 73%                                  |
| Baseline Funding                 | \$1,158,657                  | \$30.95                                       | Yes  | N/A   | \$2,966,121                           | 16%                                  |
| Current Funding                  | \$1,373,992                  | \$36.70                                       | Yes  | N/A   | \$9,322,004                           | 47%                                  |
| Minimum Threshold                | \$1,313,828                  | \$35.09                                       | Yes  | N/A   | \$3,792,877                           | 21%                                  |



## Expenditures by Category

Current Replacement Cost: \$17,379,535.00



|                               | UL    | RUL  | Current Replacement Cost | Accumulated Reserve Balance | Annual Fully Funded Requirement | Fully Funded Reserve Balance | Annual Reserve Contribution |
|-------------------------------|-------|------|--------------------------|-----------------------------|---------------------------------|------------------------------|-----------------------------|
| Adult Center Building         | 7-50  | 4-18 | \$243,215                | \$27,579                    | \$12,821                        | \$116,895                    | \$13,314                    |
| Area Z                        | 10-20 | 6-19 | \$105,915                | \$4,658                     | \$7,499                         | \$19,744                     | \$7,787                     |
| Barn 6                        | 40-40 | 1-1  | \$1,086,538              | \$249,936                   | \$27,163                        | \$1,059,375                  | \$28,208                    |
| Barn 8                        | 10-40 | 0-39 | \$2,071,008              | \$162,125                   | \$95,598                        | \$687,181                    | \$99,275                    |
| Bus Shelters                  | 8-25  | 2-23 | \$58,947                 | \$5,579                     | \$3,047                         | \$23,649                     | \$3,165                     |
| Clubhouse                     | 5-50  | 0-47 | \$1,815,543              | \$193,188                   | \$81,950                        | \$818,845                    | \$85,102                    |
| Core Area                     | 10-30 | 1-29 | \$393,369                | \$9,422                     | \$13,689                        | \$39,936                     | \$14,216                    |
| Golf                          | 5-43  | 0-37 | \$2,932,969              | \$238,256                   | \$209,568                       | \$1,009,870                  | \$217,628                   |
| Golf & Maintenance Equipment  | 5-30  | 0-24 | \$1,865,263              | \$232,025                   | \$132,764                       | \$983,460                    | \$137,870                   |
| Maintenance - Building        | 3-20  | 2-19 | \$549,128                | \$7,256                     | \$30,755                        | \$30,755                     | \$31,938                    |
| Maintenance - Vehicles        | 7-15  | 0-6  | \$740,807                | \$93,417                    | \$97,589                        | \$395,957                    | \$101,342                   |
| Marina & AM/PM Areas          | 7-50  | 0-21 | \$3,120,813              | \$476,302                   | \$147,721                       | \$2,018,848                  | \$153,403                   |
| Miscellaneous                 | 1-30  | 0-29 | \$471,248                | \$90,992                    | \$342,427                       | \$385,677                    | \$355,597                   |
| Park Areas                    | 10-20 | 0-19 | \$295,910                | \$35,313                    | \$16,274                        | \$149,679                    | \$16,900                    |
| Pool - Main                   | 10-30 | 3-24 | \$700,473                | \$51,094                    | \$38,699                        | \$216,566                    | \$40,187                    |
| Pool - Quiet                  | 10-30 | 3-24 | \$265,615                | \$15,564                    | \$12,852                        | \$65,969                     | \$13,346                    |
| Security Building & Equipment | 7-25  | 0-5  | \$231,622                | \$35,202                    | \$23,768                        | \$149,208                    | \$24,682                    |
| Turf                          | 7-50  | 0-19 | \$298,037                | \$42,630                    | \$20,060                        | \$180,689                    | \$20,832                    |
| Welcome Center                | 7-30  | 0-24 | \$133,115                | \$7,367                     | \$8,860                         | \$31,226                     | \$9,201                     |
| <b>Totals</b>                 |       |      | <b>\$17,379,535</b>      | <b>\$1,977,904</b>          | <b>\$1,323,106</b>              | <b>\$8,383,529</b>           | <b>\$1,373,992</b>          |

Component Inventory

Current Replacement Cost: \$17,379,535

| Component                                       | GL Code | UL | RUL | Unit Price             | Quantity | Current Replacement Cost | Anticipated Expenditures | Source  |
|---|---------|----|-----|------------------------|----------|--------------------------|--------------------------|---------|
| <b>Adult Center Building</b>                    |         |    |     |                        |          |                          |                          |         |
| ACB - Conference Room (Refurb)                  |         | 15 | 9   | \$8,652.80 / Total     | 1        | \$8,653                  | \$12,316                 | On File |
| ACB - Doors & Windows- Repair                   | 1116    | 30 | 7   | \$18,170.88 / Total    | 1        | \$18,171                 | \$23,912                 | On File |
| ACB - Electrical System - Replace               | 1284    | 50 | 18  | \$21,632.00 / Total    | 1        | \$21,632                 | \$43,822                 | On File |
| ACB - Exterior - Paint                          | 1115    | 7  | 6   | \$3.24 / SF            | 3,800    | \$12,330                 | \$15,602                 | On File |
| ACB - HVAC - Replace                            | 1117    | 15 | 14  | \$37,776.93 / Total    | 1        | \$37,777                 | \$65,417                 | On File |
| ACB - Int Renovate (End of Lease)               | 1118    | 20 | 4   | \$43,264.00 / Total    | 1        | \$43,264                 | \$50,613                 | On File |
| ACB - Plumbing System - Replace                 | 1285    | 50 | 18  | \$43,264.00 / Total    | 1        | \$43,264                 | \$87,645                 | On File |
| ACB - Roof - Replace                            | 1114    | 25 | 15  | \$5.41 / SF            | 5,575    | \$30,150                 | \$54,298                 | On File |
| ACB - Siding - Repair                           | 1245    | 10 | 7   | \$21,632.00 / Total    | 1        | \$21,632                 | \$28,466                 | On File |
| ACB - Water Heater - Replace                    | 1119    | 12 | 11  | \$6,342.17 / Total     | 1        | \$6,342                  | \$9,763                  | On File |
| <b>Totals</b>                                   |         |    |     |                        |          | <b>\$243,215</b>         | <b>\$391,854</b>         |         |
| <b>Area Z</b>                                   |         |    |     |                        |          |                          |                          |         |
| Area Z - Doors (Repair Contingency)             | 1250    | 10 | 9   | \$3,244.80 / Total     | 1        | \$3,245                  | \$4,618                  | On File |
| Area Z - Sprung Structure - Repair              | 1364    | 10 | 6   | \$5.20 / SF            | 5,765    | \$30,000                 | \$37,959                 | On File |
| Area Z - Storage Gate - Replace                 | 1263    | 10 | 6   | \$10,816.00 / Total    | 1        | \$10,816                 | \$13,686                 | On File |
| Area Z - Tall Barn                              | 1253    | 20 | 19  | \$61,854.00 / Total    | 1        | \$61,854                 | \$130,317                | On File |
| <b>Totals</b>                                   |         |    |     |                        |          | <b>\$105,915</b>         | <b>\$186,581</b>         |         |
| <b>Barn 6</b>                                   |         |    |     |                        |          |                          |                          |         |
| Barn 6 - (Ice Barn) - Rehab                     | 1309    | 40 | 1   | \$1,086,538.46 / Total | 1        | \$1,086,538              | \$1,130,000              | On File |
| Notes: Status of Barn 6 to be determined.       |         |    |     |                        |          |                          |                          |         |
| <b>Totals</b>                                   |         |    |     |                        |          | <b>\$1,086,538</b>       | <b>\$1,130,000</b>       |         |
| <b>Barn 8</b>                                   |         |    |     |                        |          |                          |                          |         |
| Barn 8 - Bldg Exterior Envelope Restoration     | 1083    | 30 | 29  | \$688,732.72 / Total   | 1        | \$688,733                | \$2,147,917              | On File |
| Notes: Include Permitting & Design.             |         |    |     |                        |          |                          |                          |         |
| Barn 8 - Coffee Area - Equipment - Replace      | 1097    | 15 | 2   | \$5,948.80 / Total     | 1        | \$5,949                  | \$6,434                  | On File |
| Barn 8 - Coffee Area - Ice Machine - Replace    | 1200    | 10 | 2   | \$4,975.36 / Total     | 1        | \$4,975                  | \$5,381                  | On File |
| Barn 8 - Coffee Area - Kitchen - Renovation     | 1098    | 15 | 12  | \$12,979.20 / Total    | 1        | \$12,979                 | \$20,780                 | On File |
| Barn 8 - Coffee Area - Lobby - Renovation       | 1096    | 15 | 12  | \$18,928.00 / Total    | 1        | \$18,928                 | \$30,304                 | On File |
| Barn 8 - Covered Bridge Entrance                |         | 30 | 0   | \$216,320.00 / Total   | 1        | \$216,320                | \$216,320                | On File |
| Barn 8 - Dance Area - Renovation                | 1085    | 20 | 17  | \$36,774.40 / Total    | 1        | \$36,774                 | \$71,633                 | On File |
| Barn 8 - Dance Area Kitchen Equipment - Replace | 1087    | 20 | 17  | \$21,632.00 / Total    | 1        | \$21,632                 | \$42,137                 | On File |
| Barn 8 - Electrical System - Repair             | 1091    | 40 | 39  | \$140,469.68 / Total   | 1        | \$140,470                | \$648,459                | On File |
| Barn 8 - Flat Roof - Replace                    | 1095    | 15 | 14  | \$94,663.92 / Total    | 1        | \$94,664                 | \$163,927                | On File |
| Barn 8 - Furnace Replace                        | 1360    | 15 | 14  | \$16,376.88 / Total    | 1        | \$16,377                 | \$28,359                 | On File |

Component Inventory

| Component                                       | GL Code | UL | RUL | Unit Price           | Quantity | Current Replacement Cost | Anticipated Expenditures | Source  |
|---|---------|----|-----|----------------------|----------|--------------------------|--------------------------|---------|
| Barn 8 - Gym Cardio Machines - Replace          | 1248    | 10 | 0   | \$77,875.20 / Total  | 1        | \$77,875                 | \$77,875                 | On File |
| Barn 8 - Gym Weight Machines - Replace          | 1084    | 15 | 1   | \$86,528.00 / Total  | 1        | \$86,528                 | \$89,989                 | On File |
| Barn 8 - HVAC - Replace                         | 1089    | 20 | 19  | \$97,718.40 / Total  | 1        | \$97,718                 | \$205,878                | On File |
| Barn 8 - Painting                               | 1099    | 12 | 10  | \$54,080.00 / Total  | 1        | \$54,080                 | \$80,052                 | On File |
| Barn 8 - Plumbing System - Repair               | 1090    | 40 | 5   | \$64,896.00 / Total  | 1        | \$64,896                 | \$78,956                 | On File |
| Notes: Awaiting Status of repairs and cost.     |         |    |     |                      |          |                          |                          |         |
| Barn 8 - Remodel Design & Permitting            |         | 20 | 19  | \$59,817.68 / Total  | 1        | \$59,818                 | \$126,027                | On File |
| Barn 8 - Restrooms/Locker Rooms - Remodel       | 1094    | 20 | 5   | \$183,872.00 / Total | 1        | \$183,872                | \$223,708                | On File |
| Barn 8 - Roof Replace                           | 1339    | 20 | 17  | \$86,528.00 / Total  | 1        | \$86,528                 | \$168,548                | On File |
| Barn 8 - Safety Nets - Replace                  | 1231    | 15 | 3   | \$17,846.40 / Total  | 1        | \$17,846                 | \$20,075                 | On File |
| Barn 8 - Sauna - Replace                        | 1340    | 10 | 7   | \$31,177.12 / Total  | 1        | \$31,177                 | \$41,027                 | On File |
| Barn 8 - Upstairs Kitchen Interior Remodel      |         | 20 | 19  | \$36,644.40 / Total  | 1        | \$36,644                 | \$77,204                 | On File |
| Barn 8 - Water Heaters - Replace                | 1092    | 12 | 9   | \$16,224.00 / Total  | 1        | \$16,224                 | \$23,092                 | On File |
| <b>Totals</b>                                   |         |    |     |                      |          | <b>\$2,071,008</b>       | <b>\$4,594,084</b>       |         |
| <b>Bus Shelters</b>                             |         |    |     |                      |          |                          |                          |         |
| Gate 1 - Bus Shelter (Replace)                  | 1298    | 8  | 2   | \$8,112.00 / Total   | 1        | \$8,112                  | \$8,774                  | On File |
| Gate 3 - Bus Shelter (Replace)                  | 1252    | 25 | 15  | \$42,182.40 / Total  | 1        | \$42,182                 | \$75,968                 | On File |
| Gate 9 - Bus Shelter (Replace)                  | 1297    | 25 | 23  | \$8,652.80 / Total   | 1        | \$8,653                  | \$21,327                 | On File |
| <b>Totals</b>                                   |         |    |     |                      |          | <b>\$58,947</b>          | <b>\$106,069</b>         |         |
| <b>Clubhouse</b>                                |         |    |     |                      |          |                          |                          |         |
| Clubhouse - 19th Hole - Renovation              | 1151    | 15 | 0   | \$32,448.00 / Total  | 1        | \$32,448                 | \$32,448                 | On File |
| Clubhouse - Admin - Renovation                  | 1150    | 15 | 0   | \$32,448.00 / Total  | 1        | \$32,448                 | \$32,448                 | On File |
| Clubhouse - Electrical Systems - Renovation     | 1157    | 50 | 47  | \$70,304.00 / Total  | 1        | \$70,304                 | \$444,168                | On File |
| Clubhouse - Ext Deck - Glass/Metal Rail         |         | 25 | 13  | \$91.94 / SF         | 272      | \$25,007                 | \$41,638                 | On File |
| Clubhouse - Ext Deck - Recoating                | 1148    | 5  | 4   | \$6.49 / SF          | 1,292    | \$8,385                  | \$9,809                  | On File |
| Clubhouse - Ext Deck - Resurface                |         | 25 | 13  | \$21.63 / SF         | 1,292    | \$27,949                 | \$46,536                 | On File |
| Clubhouse - Exterior - Replace                  | 1146    | 42 | 31  | \$784,160.00 / Total | 1        | \$784,160                | \$2,645,076              | On File |
| Clubhouse - Fire Systems - Upgrade              | 1153    | 25 | 19  | \$27,040.00 / Total  | 1        | \$27,040                 | \$56,969                 | On File |
| Clubhouse - Golf Locker Rooms & RR's - Renovate | 1351    | 20 | 2   | \$64,896.00 / Total  | 1        | \$64,896                 | \$70,192                 | On File |
| Clubhouse - HVAC 20 Ton                         | 1318    | 15 | 0   | \$83,200.00 / Total  | 1        | \$83,200                 | \$83,200                 | On File |
| Clubhouse - HVAC CH                             | 1316    | 20 | 13  | \$43,264.00 / Total  | 1        | \$43,264                 | \$72,038                 | On File |
| Clubhouse - HVAC Economizer                     | 1317    | 15 | 8   | \$43,264.00 / Total  | 1        | \$43,264                 | \$59,210                 | On File |
| Clubhouse - HVAC Exterior Cover                 | 1319    | 20 | 8   | \$21,632.00 / Total  | 1        | \$21,632                 | \$29,605                 | On File |
| Clubhouse - Plumbing Systems - Renovation       | 1156    | 50 | 5   | \$54,080.00 / Total  | 1        | \$54,080                 | \$65,797                 | On File |
| Clubhouse - Pro Shop - Renovation               | 1147    | 15 | 2   | \$21,632.00 / Total  | 1        | \$21,632                 | \$23,397                 | On File |

Component Inventory

| Component                                      | GL Code | UL | RUL | Unit Price           | Quantity | Current Replacement Cost | Anticipated Expenditures | Source  |
|--|---------|----|-----|----------------------|----------|--------------------------|--------------------------|---------|
| Clubhouse - Restaurant - Renovation            | 1149    | 15 | 0   | \$64,896.00 / Total  | 1        | \$64,896                 | \$64,896                 | On File |
| Clubhouse - Roof & Gutters - Replace           | 1144    | 25 | 14  | \$64,896.00 / Total  | 1        | \$64,896                 | \$112,379                | On File |
| Clubhouse - Siding - Painting                  | 1145    | 7  | 6   | \$21,786.96 / Total  | 1        | \$21,787                 | \$27,567                 | On File |
| Clubhouse - Upstairs Restrooms - Renovation    | 1155    | 20 | 17  | \$34,611.20 / Total  | 1        | \$34,611                 | \$67,419                 | On File |
| Clubhouse - Water Heater - Replace             | 1154    | 15 | 11  | \$9,518.08 / Total   | 1        | \$9,518                  | \$14,653                 | On File |
| Kitchen - Equipment                            | 1182    | 10 | 0   | \$86,528.00 / Total  | 1        | \$86,528                 | \$86,528                 | On File |
| Kitchen - Renovation                           | 1193    | 30 | 27  | \$102,658.40 / Total | 1        | \$102,658                | \$296,002                | On File |
| Kitchen (19) - Cooler - Replace                | 1196    | 15 | 0   | \$4,542.72 / Total   | 1        | \$4,543                  | \$4,543                  | On File |
| Kitchen (19) - Drink/Display Cooler - Replace  | 1197    | 15 | 0   | \$3,785.60 / Total   | 1        | \$3,786                  | \$3,786                  | On File |
| Kitchen (19) - Fryers - Replace                | 1192    | 10 | 0   | \$3,028.48 / Total   | 1        | \$3,028                  | \$3,028                  | On File |
| Kitchen (19) - Remodel                         | 1198    | 15 | 0   | \$12,979.20 / Total  | 1        | \$12,979                 | \$12,979                 | On File |
| Kitchen (19) - Stove & Flat Top - Replace      | 1195    | 20 | 0   | \$6,489.60 / Total   | 1        | \$6,490                  | \$6,490                  | On File |
| Kitchen (19) - Walk-in Coolers - Repair        | 1191    | 20 | 0   | \$9,734.40 / Total   | 1        | \$9,734                  | \$9,734                  | On File |
| System - Computer - Server Replace             |         | 5  | 3   | \$17,846.40 / Total  | 1        | \$17,846                 | \$20,075                 | On File |
| System - Computer Systems                      |         | 7  | 6   | \$21,632.00 / Total  | 1        | \$21,632                 | \$27,371                 | On File |
| System - Web Page - Redesign                   | 1160    | 7  | 6   | \$10,902.32 / Total  | 1        | \$10,902                 | \$13,795                 | On File |
| <b>Totals</b>                                  |         |    |     |                      |          | <b>\$1,815,543</b>       | <b>\$4,483,775</b>       |         |
| <b>Core Area</b>                               |         |    |     |                      |          |                          |                          |         |
| Core Area - Field Equipment - Replace          | 1113    | 10 | 2   | \$8,652.80 / Total   | 1        | \$8,653                  | \$9,359                  | On File |
| Core Area - Outdoor Amenities - Replace        | 1109    | 30 | 1   | \$21,632.00 / Total  | 1        | \$21,632                 | \$22,497                 | On File |
| Core Area - Tennis Courts - Replace/Repair     | 1110    | 30 | 29  | \$14.64 / SF         | 22,300   | \$326,499                | \$1,018,236              | On File |
| Core Area - Tennis Courts Fence - Replace      | 1112    | 30 | 29  | \$59.49 / LF         | 615      | \$36,585                 | \$114,096                | On File |
| <b>Totals</b>                                  |         |    |     |                      |          | <b>\$393,369</b>         | <b>\$1,164,188</b>       |         |
| <b>Golf</b>                                    |         |    |     |                      |          |                          |                          |         |
| Golf - Austin Creek - Repair                   | 1224    | 10 | 9   | \$108,160.00 / Total | 1        | \$108,160                | \$153,945                | On File |
| Golf - Bridges - GCBR1 (17th Hole)             |         | 30 | 7   | \$54,080.00 / Total  | 1        | \$54,080                 | \$71,166                 | On File |
| Golf - Bridges - GCBR2 (10th Hole)             |         | 30 | 8   | \$54,080.00 / Total  | 1        | \$54,080                 | \$74,012                 | On File |
| Golf - Bridges - GCBR3 (9th Hole)              |         | 30 | 9   | \$54,080.00 / Total  | 1        | \$54,080                 | \$76,973                 | On File |
| Golf - Bridges - GCBR4 (9th Hole Green Bridge) |         | 30 | 10  | \$54,080.00 / Total  | 1        | \$54,080                 | \$80,052                 | On File |
| Golf - Bridges - GCBR5 (9th Hole Tee Bridge)   |         | 30 | 11  | \$54,080.00 / Total  | 1        | \$54,080                 | \$83,254                 | On File |
| Golf - Bridges - GCBR6 (8th Hole)              | 1212    | 40 | 37  | \$351,520.00 / Total | 1        | \$351,520                | \$1,500,319              | On File |
| Golf - Bridges - GCBR7 (7th Hole Bridge)       |         | 30 | 12  | \$54,080.00 / Total  | 1        | \$54,080                 | \$86,584                 | On File |
| Golf - Bridges - GCBR8 (5th Hole Tee Bridge)   |         | 30 | 13  | \$54,080.00 / Total  | 1        | \$54,080                 | \$90,047                 | On File |



Component Inventory

| Component   | GL Code | UL | RUL | Unit Price           | Quantity | Current Replacement Cost | Anticipated Expenditures | Source  |
|---|---------|----|-----|----------------------|----------|--------------------------|--------------------------|---------|
| Golf - Bridges - GCBR9 (9th Hole)                 |         | 30 | 16  | \$54,080.00 / Total  | 1        | \$54,080                 | \$101,291                | On File |
| Golf - Bunkers - Replace (Contingency)            | 1213    | 5  | 5   | \$16,224.00 / Total  | 1        | \$16,224                 | \$19,739                 | On File |
| Golf - Cart Path - Repave/Repairs (1)             |         | 10 | 9   | \$56,243.20 / Total  | 1        | \$56,243                 | \$80,052                 | On File |
| Golf - Cart Path - Repave/Repairs (2)             |         | 10 | 0   | \$54,080.00 / Total  | 1        | \$54,080                 | \$54,080                 | On File |
| Golf - Cart Path - Repave/Repairs (3)             |         | 10 | 1   | \$54,080.00 / Total  | 1        | \$54,080                 | \$56,243                 | On File |
| Golf - Central Control Computer                   | 1214-d  | 10 | 8   | \$10,816.00 / Total  | 1        | \$10,816                 | \$14,802                 | On File |
| Golf - Club Car Carry All - Replace               | 1344    | 7  | 1   | \$16,224.00 / Total  | 1        | \$16,224                 | \$16,873                 | On File |
| Golf - Control Wire                               | 1214-a  | 20 | 18  | \$16,224.00 / Total  | 1        | \$16,224                 | \$32,867                 | On File |
| Golf - Greens & Tee Boxes - Rebuild (Contingency) | 1217    | 10 | 3   | \$27,040.00 / Total  | 1        | \$27,040                 | \$30,416                 | On File |
| Golf - Hole 14 Centrifugal Pump #1                | 1359-c  | 6  | 4   | \$3,244.80 / Total   | 1        | \$3,245                  | \$3,796                  | On File |
| Golf - Hole 14 Centrifugal Pump #2                | 1359-d  | 6  | 4   | \$3,244.80 / Total   | 1        | \$3,245                  | \$3,796                  | On File |
| Golf - Hole 14 Pond Aeration Fountain             | 1354-a  | 10 | 5   | \$9,193.60 / Total   | 1        | \$9,194                  | \$11,185                 | On File |
| Golf - Hole 14 Pressure Maintenance Pump          | 1359-e  | 8  | 6   | \$3,244.80 / Total   | 1        | \$3,245                  | \$4,106                  | On File |
| Golf - Hole 17 Pond Aeration Fountain             | 1354    | 10 | 5   | \$10,275.20 / Total  | 1        | \$10,275                 | \$12,501                 | On File |
| Golf - Hole 17 Pressure Maintenance Pump          | 1359-b  | 8  | 5   | \$10,275.20 / Total  | 1        | \$10,275                 | \$12,501                 | On File |
| Golf - Hole 17 Turbine Pump #1                    | 1359    | 10 | 5   | \$27,040.00 / Total  | 1        | \$27,040                 | \$32,898                 | On File |
| Golf - Hole 17 Turbine Pump #2                    | 1359-a  | 10 | 5   | \$27,040.00 / Total  | 1        | \$27,040                 | \$32,898                 | On File |
| Golf - Irrigation Heads                           | 1214-b  | 20 | 18  | \$236.78 / EA        | 1,142    | \$270,400                | \$547,781                | On File |
| Golf - Irrigation System - Pump Controller        |         | 15 | 14  | \$46,780.00 / Total  | 1        | \$46,780                 | \$81,008                 | On File |
| Golf - Lake Louise - Dam Repair                   | 1269    | 20 | 7   | \$95,180.80 / Total  | 1        | \$95,181                 | \$125,251                | On File |
| Golf - Lake Louise - Pump Controller              | 1216-a  | 5  | 4   | \$4,326.40 / Total   | 1        | \$4,326                  | \$5,061                  | On File |
| Golf - Lake Louise - Pump Station (Rebuild)       | 1216    | 6  | 0   | \$16,224.00 / Total  | 1        | \$16,224                 | \$16,224                 | On File |
| Golf - Lower Pump House #17 Hole                  | 1246-a  | 30 | 28  | \$7,571.20 / Total   | 1        | \$7,571                  | \$22,704                 | On File |
| Golf - Office Renovation                          | 1363    | 15 | 9   | \$20,009.60 / Total  | 1        | \$20,010                 | \$28,480                 | On File |
| Golf - Practice Putting Green                     | 1274    | 15 | 4   | \$37,856.00 / Total  | 1        | \$37,856                 | \$44,286                 | On File |
| Golf - Pro Shop Shed - Replace                    | 1345    | 43 | 6   | \$11,897.60 / Total  | 1        | \$11,898                 | \$15,054                 | On File |
| Golf - Pump Houses - Renovation                   | 1246    | 30 | 3   | \$7,571.20 / Total   | 1        | \$7,571                  | \$8,517                  | On File |
| Golf - PVC Irrigation Pipe & Isolation Valves     | 1214    | 17 | 15  | \$475,904.00 / Total | 1        | \$475,904                | \$857,076                | On File |
| Golf - Range Picking Unit - Replace               | 1221    | 7  | 1   | \$15,000.00 / Total  | 1        | \$15,000                 | \$15,600                 | On File |
| Golf - Restrooms - Renovation                     | 1247    | 30 | 0   | \$25,000.00 / Total  | 1        | \$25,000                 | \$25,000                 | On File |
| Golf - Safety Net/Posts - Replace                 | 1070    | 6  | 3   | \$10,816.00 / Total  | 1        | \$10,816                 | \$12,167                 | On File |



Component Inventory

| Component  | GL Code | UL | RUL | Unit Price           | Quantity | Current Replacement Cost | Anticipated Expenditures | Source  |
|--|---------|----|-----|----------------------|----------|--------------------------|--------------------------|---------|
| Golf - Satellite Controllers                               | 1214-c  | 15 | 13  | \$196,851.20 / Total | 1        | \$196,851                | \$327,772                | On File |
| Golf - Upper Pump House #14 Hole                           | 1246-b  | 30 | 28  | \$7,571.20 / Total   | 1        | \$7,571                  | \$22,704                 | On File |
| Golf - Weather Station                                     | 1214-e  | 15 | 8   | \$10,816.00 / Total  | 1        | \$10,816                 | \$14,802                 | On File |
| Golf Carts - 10 Additional Carts - Replace                 |         | 7  | 6   | \$8,486.40 / EA      | 10       | \$84,864                 | \$107,380                | On File |
| Golf Carts - 50 Carts - Replace                            | 1258    | 7  | 3   | \$7,030.40 / EA      | 50       | \$351,520                | \$395,412                | On File |
| <b>Totals</b>  |         |    |     |                      |          | <b>\$2,932,969</b>       | <b>\$5,408,675</b>       |         |
| <b>Golf &amp; Maintenance Equipment</b>                    |         |    |     |                      |          |                          |                          |         |
| 1,000 Gal. Gas Storage Tank                                | 1015    | 25 | 2   | \$16,224.00 / EA     | 1        | \$16,224                 | \$17,548                 | On File |
| 2008 Cat 420e Backhoe - Replace                            | 1012    | 20 | 8   | \$162,240.00 / EA    | 1        | \$162,240                | \$222,037                | On File |
| 2008 Cat Skid Steer Loader                                 | 1019    | 20 | 8   | \$49,753.60 / EA     | 1        | \$49,754                 | \$68,091                 | On File |
| 2008 Toro 3100 Approach Mower - Replace                    | 1073    | 10 | 2   | \$38,937.60 / EA     | 1        | \$38,938                 | \$42,115                 | On File |
| 2009 Club Car Carryall 252 - Replace                       | 1078    | 8  | 6   | \$13,822.85 / EA     | 1        | \$13,823                 | \$17,490                 | On File |
| 2012 Toro Greens Triplex Mower - Replace                   | 1076    | 7  | 2   | \$43,264.00 / EA     | 1        | \$43,264                 | \$46,794                 | On File |
| 2013 Cat 906h Wheel Loader                                 | 1018    | 20 | 8   | \$97,344.00 / EA     | 1        | \$97,344                 | \$133,222                | On File |
| 2016 SIP 650 - Replace                                     | 1026    | 20 | 11  | \$16,224.00 / EA     | 1        | \$16,224                 | \$24,976                 | On File |
| 2016 SIP 7000 Reel Grinder - Replace                       | 1025    | 20 | 11  | \$34,611.20 / EA     | 1        | \$34,611                 | \$53,282                 | On File |
| 2016 Toro GTX Light Utility Vehicle - Replace              | 1032    | 15 | 6   | \$12,979.20 / EA     | 1        | \$12,979                 | \$16,423                 | On File |
| 2022 John Deere 7500A Fairway Mower                        | 1077    | 13 | 11  | \$88,091.12 / EA     | 1        | \$88,091                 | \$135,612                | On File |
| 250 Gal. Gas Storage Tank (Proshop) - Replace              | 1036    | 25 | 1   | \$10,816.00 / EA     | 1        | \$10,816                 | \$11,249                 | On File |
| 250 Gallon Gas Tank - Replace                              | 1296    | 25 | 0   | \$12,979.20 / EA     | 1        | \$12,979                 | \$12,979                 | On File |
| 500 Gal Diesel Fuel Tank - Replace                         | 1071    | 18 | 2   | \$15,142.40 / EA     | 1        | \$15,142                 | \$16,378                 | On File |
| Alladin 1222 Steam Cleaner - Replace                       | 1034    | 20 | 1   | \$5,191.68 / EA      | 1        | \$5,192                  | \$5,399                  | On File |
| Cat Rotary Brush - Replace                                 | 1014    | 15 | 3   | \$16,224.00 / EA     | 1        | \$16,224                 | \$18,250                 | On File |
| Cushman Greens Groomer Brush - Replace                     | 1046    | 22 | 4   | \$5,191.68 / EA      | 1        | \$5,192                  | \$6,074                  | On File |
| Cushman Groomaster Trap Rake                               | 1047    | 25 | 24  | \$33,882.16 / EA     | 1        | \$33,882                 | \$86,850                 | On File |
| Deicer Storage Tank  | 1357    | 15 | 9   | \$14,304.16 / EA     | 1        | \$14,304                 | \$20,359                 | On File |
| Dump Trailer - 14 Feet                                     |         | 10 | 7   | \$15,198.56 / EA     | 1        | \$15,199                 | \$20,000                 | On File |
| Emergency Generator - Replace                              | 1308    | 30 | 22  | \$108,160.00 / EA    | 1        | \$108,160                | \$256,330                | On File |
| Greens King V 186 Mower - Replace-Greenmaster 3320 Triflex | 1053    | 17 | 11  | \$43,264.00 / EA     | 1        | \$43,264                 | \$66,603                 | On File |
| Honda Walk Behind Mower - Replace                          | 1302    | 15 | 6   | \$15,142.40 / EA     | 1        | \$15,142                 | \$19,160                 | On File |
| JD 2030 Fairway Sprayer - Replace                          | 1074    | 10 | 8   | \$59,488.00 / EA     | 1        | \$59,488                 | \$81,413                 | On File |
| John Deere Gater TX 2019-1                                 | 1324    | 7  | 2   | \$13,817.44 / EA     | 1        | \$13,817                 | \$14,945                 | On File |
| John Deere Gater TX 2019-2                                 | 1325    | 7  | 2   | \$13,817.44 / EA     | 1        | \$13,817                 | \$14,945                 | On File |
| John Deere Gater TX 2019-3                                 | 1063    | 7  | 2   | \$13,817.44 / EA     | 1        | \$13,817                 | \$14,945                 | On File |
| John Deere ProGator 2030A                                  | 1079    | 12 | 11  | \$54,177.18 / EA     | 1        | \$54,177                 | \$83,403                 | On File |
| John Deere ProGator 2030A9-1                               | 1058    | 7  | 2   | \$30,284.80 / EA     | 1        | \$30,285                 | \$32,756                 | On File |

Component Inventory

| Component   | GL Code | UL | RUL | Unit Price         | Quantity | Current Replacement Cost | Anticipated Expenditures | Source  |
|---|---------|----|-----|--------------------|----------|--------------------------|--------------------------|---------|
| John Deere ProGator 2030A9-2                            | 1322    | 7  | 2   | \$30,284.80 / EA   | 1        | \$30,285                 | \$32,756                 | On File |
| Kubota M5660SUHD Tractor                                |         | 25 | 24  | \$52,974.48 / EA   | 1        | \$52,974                 | \$135,790                | On File |
| Maintenance - Zero Turn Mower - Replace                 |         | 7  | 0   | \$25,000.00 / EA   | 1        | \$25,000                 | \$25,000                 | On File |
| NH 42 HP Tractor Model #TN55 - Replace                  | 1064    | 20 | 1   | \$54,080.00 / EA   | 1        | \$54,080                 | \$56,243                 | On File |
| ProCore 648 Gas Aerifer 23 HP - Replace                 | 1306    | 15 | 6   | \$35,692.80 / EA   | 1        | \$35,693                 | \$45,163                 | On File |
| Road Sand Spreader                                      | 1057    | 20 | 3   | \$8,112.00 / EA    | 1        | \$8,112                  | \$9,125                  | On File |
| Ryan Core Harvester - Replace                           | 1055    | 20 | 3   | \$8,112.00 / EA    | 1        | \$8,112                  | \$9,125                  | On File |
| Ryan Renovaire Fairway Aerifier - Replace               | 1030    | 30 | 0   | \$60,000.00 / EA   | 1        | \$60,000                 | \$60,000                 | On File |
| Ryan Sod Cutter - Replace                               | 1031    | 30 | 10  | \$7,571.20 / EA    | 1        | \$7,571                  | \$11,207                 | On File |
| Salt Dogg Sander - Replace                              | 1328    | 15 | 1   | \$7,787.52 / EA    | 1        | \$7,788                  | \$8,099                  | On File |
| Sno Way Sander  |         | 7  | 5   | \$9,790.56 / EA    | 1        | \$9,791                  | \$11,912                 | On File |
| Snow Plow/Sander - Replace                              | 1327    | 15 | 9   | \$22,984.00 / EA   | 1        | \$22,984                 | \$32,713                 | On File |
| Snow Removal UTV  |         | 15 | 13  | \$42,540.16 / EA   | 1        | \$42,540                 | \$70,832                 | On File |
| SnowDogg 9' Snow Plow & Beyers HP 2000 Sander - Replace | 1304    | 7  | 0   | \$20,000.00 / EA   | 1        | \$20,000                 | \$20,000                 | On File |
| SnowDogg 9' Snow Plow & Spreader - Replace              | 1312    | 7  | 0   | \$20,000.00 / EA   | 1        | \$20,000                 | \$20,000                 | On File |
| Summit 7x16 Tilt Trailer - Replace                      | 1313    | 15 | 7   | \$7,599.00 / EA    | 1        | \$7,599                  | \$10,000                 | On File |
| Toro 3300 TriPlex Mower - Replace                       | 1303    | 15 | 2   | \$37,856.00 / EA   | 1        | \$37,856                 | \$40,945                 | On File |
| Toro GM 3280D   | 1066    | 12 | 5   | \$31,366.40 / EA   | 1        | \$31,366                 | \$38,162                 | On File |
| Toro Greensmaster 1000 Mower - Replace                  | 1042    | 15 | 12  | \$16,224.00 / EA   | 1        | \$16,224                 | \$25,975                 | On File |
| Toro Greensmaster 1000 Mower - Replace                  | 1041    | 15 | 12  | \$16,224.00 / EA   | 1        | \$16,224                 | \$25,975                 | On File |
| Toro Greensmaster 1000 Mower - Replace                  | 1039    | 15 | 12  | \$16,224.00 / EA   | 1        | \$16,224                 | \$25,975                 | On File |
| Toro Greensmaster 1000 Mower - Replace                  | 1040    | 15 | 12  | \$16,224.00 / EA   | 1        | \$16,224                 | \$25,975                 | On File |
| Tru Turf Greens Roller - Replace                        | 1082    | 5  | 1   | \$21,632.00 / EA   | 1        | \$21,632                 | \$22,497                 | On File |
| Turfcare- Four to Six Yard Dump Trailer                 |         | 15 | 0   | \$15,000.00 / EA   | 1        | \$15,000                 | \$15,000                 | On File |
| Turfco 1530 Top Dresser - Replace                       | 1080    | 15 | 3   | \$18,819.84 / EA   | 1        | \$18,820                 | \$21,170                 | On File |
| Turfco Torrent 2 Blower                                 | 1347    | 15 | 3   | \$8,890.00 / EA    | 1        | \$8,890                  | \$10,000                 | On File |
| TyCrop MH 400 Fairway Top Dresser & Twin Spinner        | 1045    | 25 | 0   | \$32,448.00 / EA   | 1        | \$32,448                 | \$32,448                 | On File |
| Vermeer Brush Chipper 2012-05CRRF                       | 1075    | 10 | 2   | \$49,753.60 / EA   | 1        | \$49,754                 | \$53,813                 | On File |
| Vicon PS 403 Fertilizer Spreader - Replace              | 1062    | 15 | 5   | \$7,571.20 / EA    | 1        | \$7,571                  | \$9,212                  | On File |
| Yanmar YT359 Tractor & Attachments                      |         | 20 | 17  | \$110,111.04 / EA  | 1        | \$110,111                | \$214,485                | On File |
| <b>Totals</b>   |         |    |     |                    |          | <b>\$1,865,263</b>       | <b>\$2,679,228</b>       |         |
| <b>Maintenance - Building</b>                           |         |    |     |                    |          |                          |                          |         |
| Maintenance Bldg - Equipment - Replace                  | 1130    | 3  | 2   | \$8,652.80 / Total | 1        | \$8,653                  | \$9,359                  | On File |



Component Inventory

| Component   | GL Code | UL | RUL | Unit Price             | Quantity | Current Replacement Cost | Anticipated Expenditures | Source  |
|---|---------|----|-----|------------------------|----------|--------------------------|--------------------------|---------|
| Maintenance Bldg - Facility Remodel                   | 1600    | 20 | 19  | \$523,533.92 / Total   | 1        | \$523,534                | \$1,103,007              | On File |
| Maintenance Bldg - Generator                          |         | 10 | 9   | \$16,941.60 / Total    | 1        | \$16,942                 | \$24,113                 | On File |
| <b>Totals</b>   |         |    |     |                        |          | <b>\$549,128</b>         | <b>\$1,136,479</b>       |         |
| <b>Maintenance - Vehicles</b>                         |         |    |     |                        |          |                          |                          |         |
| Maint - 08 Dodge 4500 Dump Truck - Replace            | 1174    | 7  | 1   | \$141,689.60 / Total   | 1        | \$141,690                | \$147,357                | On File |
| Maint - 14 Dodge 4500 - Replace                       | 1175    | 7  | 5   | \$91,936.00 / Total    | 1        | \$91,936                 | \$111,854                | On File |
| Maint - 15 5500 - Replace                             | 1176    | 7  | 5   | \$72,467.20 / Total    | 1        | \$72,467                 | \$88,167                 | On File |
| Maint - 16 3500 - Replace                             | 1177    | 7  | 0   | \$56,243.20 / Total    | 1        | \$56,243                 | \$56,243                 | On File |
| Maint - 16 HydroVac Trailer Pressure Washer - Replace | 1278    | 15 | 6   | \$108,160.00 / Total   | 1        | \$108,160                | \$136,857                | On File |
| Maint - 18 Silverado - Replace                        | 1315    | 7  | 3   | \$51,916.80 / Total    | 1        | \$51,917                 | \$58,399                 | On File |
| Maint - 18 Silverado - Replace                        | 1311    | 7  | 3   | \$48,672.00 / Total    | 1        | \$48,672                 | \$54,749                 | On File |
| Maint - 19 Silverado - Replace                        | 1326    | 7  | 5   | \$43,264.00 / Total    | 1        | \$43,264                 | \$52,637                 | On File |
| Maint - 2013 Chevy Express Van - Replace              | 1270    | 7  | 2   | \$32,359.00 / Total    | 1        | \$32,359                 | \$34,999                 | On File |
| Maint - Ram 3500 & Attachments - Replace              |         | 7  | 6   | \$94,099.20 / Total    | 1        | \$94,099                 | \$119,066                | On File |
| <b>Totals</b>   |         |    |     |                        |          | <b>\$740,807</b>         | <b>\$860,330</b>         |         |
| <b>Marina &amp; AM/PM Areas</b>                       |         |    |     |                        |          |                          |                          |         |
| AM/PM - Picnic Shelter - Repairs                      | 1131    | 20 | 10  | \$62,732.80 / Total    | 1        | \$62,733                 | \$92,860                 | On File |
| AM/PM - Restrooms - Repairs                           | 1132    | 20 | 5   | \$30,000.00 / EA       | 1        | \$30,000                 | \$36,500                 | On File |
| Marina - Basin Repair                                 |         | 50 | 3   | \$324,480.00 / Total   | 1        | \$324,480                | \$364,996                | On File |
| Marina - Boat Ramp Harbor - Rebuild                   | 1139    | 20 | 19  | \$175,810.96 / Total   | 1        | \$175,811                | \$370,407                | On File |
| Marina - Directional Signage                          |         | 20 | 0   | \$15,000.00 / Total    | 1        | \$15,000                 | \$15,000                 | On File |
| Marina - Fire Standpipe & East/West Gangways          | 1348    | 25 | 19  | \$308,256.00 / Total   | 1        | \$308,256                | \$649,449                | On File |
| Marina - Gate Arm                                     | 1365    | 20 | 16  | \$32,448.00 / Total    | 1        | \$32,448                 | \$60,774                 | On File |
| Marina - Outdoor Amenities - Replace                  | 1141    | 7  | 6   | \$32,448.00 / Total    | 1        | \$32,448                 | \$41,057                 | On File |
| Marina - Picnic Shelter - Repairs                     | 1133    | 7  | 7   | \$27,040.00 / Total    | 1        | \$27,040                 | \$35,583                 | On File |
| Marina - Restroom - Renovation/Repairs                | 1136    | 20 | 7   | \$32,448.00 / EA       | 1        | \$32,448                 | \$42,699                 | On File |
| Marina - Tennis & Sport Courts - Resurface/Repairs    | 1134    | 20 | 9   | \$18.18 / SF           | 18,422   | \$335,000                | \$476,810                | On File |
| Marina - Tennis Court Fence - Replace                 | 1135    | 30 | 9   | \$59.49 / LF           | 548      | \$32,599                 | \$46,399                 | On File |
| Marina - Wet Slip Docks - Renovation                  | 1137    | 20 | 4   | \$1,617,909.28 / Total | 1        | \$1,617,909              | \$1,892,725              | On File |
| Marina & AM/PM - Bldgs - Painting                     | 1142    | 7  | 1   | \$8,112.00 / Total     | 1        | \$8,112                  | \$8,436                  | On File |
| Marina & AM/PM - Bldgs - Renovation                   | 1320    | 28 | 21  | \$86,528.00 / Total    | 1        | \$86,528                 | \$197,177                | On File |
| <b>Totals</b>   |         |    |     |                        |          | <b>\$3,120,813</b>       | <b>\$4,330,873</b>       |         |
| <b>Miscellaneous</b>                                  |         |    |     |                        |          |                          |                          |         |
| Campground - Trails & Roads                           | 1266    | 12 | 2   | \$10,816.00 / Total    | 1        | \$10,816                 | \$11,699                 | On File |
| CRRRF Loan Repayment (5 Yrs Rem) - Annual             | 1331    | 1  | 0   | \$333,039.36 / Total   | 1        | \$333,039                | \$333,039                | On File |
| Gate 2 Directional Signage                            |         | 20 | 0   | \$20,000.00 / Total    | 1        | \$20,000                 | \$20,000                 | On File |



Component Inventory

| Component   | GL Code | UL | RUL | Unit Price           | Quantity | Current Replacement Cost | Anticipated Expenditures | Source  |
|---|---------|----|-----|----------------------|----------|--------------------------|--------------------------|---------|
| Harbor View Bus Shelter - Replace                           | 1299    | 5  | 2   | \$9,518.08 / Total   | 1        | \$9,518                  | \$10,295                 | On File |
| Parking Lot - Gate 5 - Replace                              | 1257    | 25 | 9   | \$20,550.40 / Total  | 1        | \$20,550                 | \$29,250                 | On File |
| RV - Area - Chain Link Fence                                |         | 30 | 29  | \$38.94 / LF         | 728      | \$28,347                 | \$88,403                 | On File |
| RV - Area - Rehab   | 1128    | 30 | 29  | \$16,224.00 / Total  | 1        | \$16,224                 | \$50,597                 | On File |
| SEC - Rekey Bldgs   | 1162    | 10 | 9   | \$32,753.76 / Total  | 1        | \$32,754                 | \$46,619                 | On File |
| <b>Totals</b>   |         |    |     |                      |          | <b>\$471,248</b>         | <b>\$589,901</b>         |         |
| <b>Park Areas</b>   |         |    |     |                      |          |                          |                          |         |
| Parks - Playground Equipment - Replace                      | 1230    | 15 | 10  | \$56,243.20 / Total  | 1        | \$56,243                 | \$83,254                 | On File |
| Parks - Playgrounds (ADA Compliance) - Ph 1                 |         | 20 | 19  | \$112,181.68 / Total | 1        | \$112,182                | \$236,350                | On File |
| Parks - Playgrounds (ADA Compliance) - Ph 2                 |         | 20 | 0   | \$116,669.28 / Total | 1        | \$116,669                | \$116,669                | On File |
| Parks - Tables & Benches - Replace                          | 1256    | 10 | 2   | \$10,816.00 / Total  | 1        | \$10,816                 | \$11,699                 | On File |
| <b>Totals</b>   |         |    |     |                      |          | <b>\$295,910</b>         | <b>\$447,971</b>         |         |
| <b>Pool - Main</b>  |         |    |     |                      |          |                          |                          |         |
| Main Pool - ADA Lift - Replace                              | 1337    | 10 | 3   | \$9,572.16 / Total   | 1        | \$9,572                  | \$10,767                 | On File |
| Main Pool - Covers  |         | 12 | 10  | \$24,960.29 / Total  | 1        | \$24,960                 | \$36,947                 | On File |
| Main Pool - Deck - Repair                                   | 1105    | 30 | 24  | \$373,152.00 / Total | 1        | \$373,152                | \$956,502                | On File |
| Main Pool - Equipment - Replace                             | 1100    | 12 | 6   | \$81,120.00 / Total  | 1        | \$81,120                 | \$102,643                | On File |
| Main Pool - Fence - Replace                                 | 1104    | 30 | 24  | \$27,040.00 / Total  | 1        | \$27,040                 | \$69,312                 | On File |
| Main Pool - Furniture                                       | 1106    | 10 | 8   | \$4,073.85 / Total   | 1        | \$4,074                  | \$5,575                  | On File |
| Main Pool - Gutters   |         | 12 | 9   | \$29,130.40 / Total  | 1        | \$29,130                 | \$41,462                 | On File |
| Main Pool - Heaters   | 1356    | 12 | 6   | \$9,734.40 / Total   | 1        | \$9,734                  | \$12,317                 | On File |
| Main Pool - Resurface                                       | 1244    | 12 | 6   | \$135,200.00 / Total | 1        | \$135,200                | \$171,071                | On File |
| Main Pool - Swim Lanes - Replace                            | 1338    | 10 | 3   | \$6,489.60 / Total   | 1        | \$6,490                  | \$7,300                  | On File |
| <b>Totals</b>   |         |    |     |                      |          | <b>\$700,473</b>         | <b>\$1,413,896</b>       |         |
| <b>Pool - Quiet</b>   |         |    |     |                      |          |                          |                          |         |
| Quiet Pool - ADA Lift Replace                               | 1342    | 10 | 3   | \$9,572.16 / Total   | 1        | \$9,572                  | \$10,767                 | On File |
| Quiet Pool - Controllor and filter/heater/pump installation |         | 15 | 11  | \$17,305.60 / Total  | 1        | \$17,306                 | \$26,641                 | On File |
| Quiet Pool - Covers   |         | 12 | 10  | \$8,847.28 / Total   | 1        | \$8,847                  | \$13,096                 | On File |
| Quiet Pool - Deck - Repairs                                 | 1123    | 30 | 24  | \$70,304.00 / Total  | 1        | \$70,304                 | \$180,211                | On File |
| Quiet Pool - Fence - Replace                                | 1126    | 20 | 19  | \$23,016.24 / Total  | 1        | \$23,016                 | \$48,492                 | On File |
| Quiet Pool - Furniture                                      | 1106    | 10 | 8   | \$4,073.85 / Total   | 1        | \$4,074                  | \$5,575                  | On File |
| Quiet Pool - Pumphouse - Improvements                       | 1362    | 30 | 24  | \$43,264.00 / Total  | 1        | \$43,264                 | \$110,899                | On File |
| Quiet Pool - Resurface                                      | 1121    | 12 | 6   | \$26,499.20 / Total  | 1        | \$26,499                 | \$33,530                 | On File |
| Quiet Pool - Retaining Wall - Repair                        | 1343    | 30 | 24  | \$27,040.00 / Total  | 1        | \$27,040                 | \$69,312                 | On File |
| Quiet Pool - Shed - Rebuild                                 | 1124    | 30 | 24  | \$21,632.00 / Total  | 1        | \$21,632                 | \$55,449                 | On File |
| Quiet Pool - Shed Improvements                              | 1361    | 30 | 24  | \$8,652.80 / Total   | 1        | \$8,653                  | \$22,180                 | On File |
| Quiet Pool - Skimmer- Replace                               | 1341    | 10 | 3   | \$5,408.00 / Total   | 1        | \$5,408                  | \$6,083                  | On File |
| <b>Totals</b>   |         |    |     |                      |          | <b>\$265,615</b>         | <b>\$582,235</b>         |         |
| <b>Security Building &amp; Equipment</b>                    |         |    |     |                      |          |                          |                          |         |
| SEC - Chevy Colorado Replacement                            |         | 7  | 1   | \$38,461.54 / Total  | 1        | \$38,462                 | \$40,000                 | On File |
| SEC - Defibrillator - Replace                               | 1164    | 10 | 0   | \$10,078.64 / Total  | 1        | \$10,079                 | \$10,079                 | On File |

Component Inventory

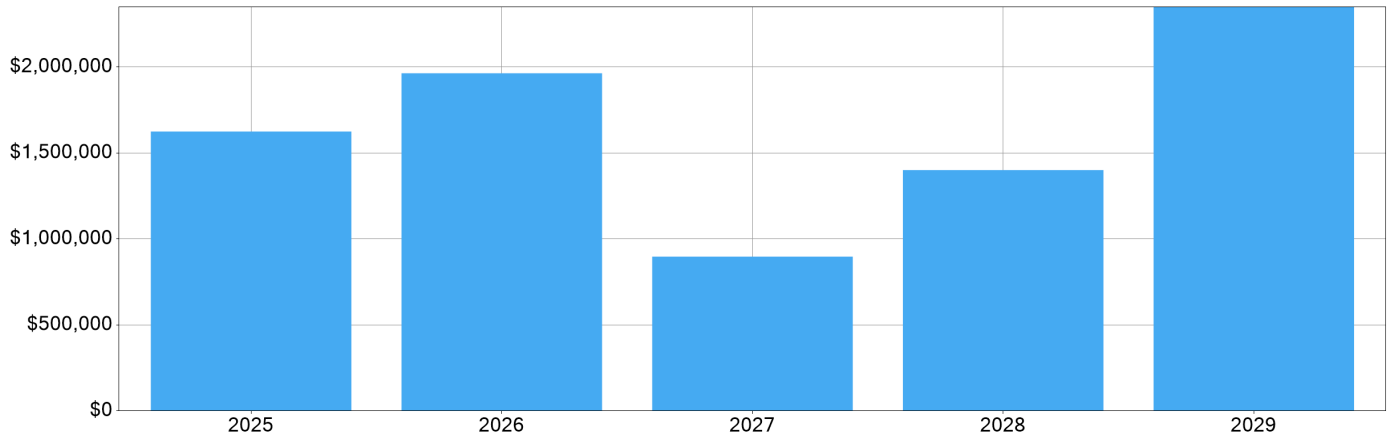
| Component                                | GL Code | UL | RUL | Unit Price          | Quantity | Current Replacement Cost | Anticipated Expenditures | Source  |
|--|---------|----|-----|---------------------|----------|--------------------------|--------------------------|---------|
| SEC - Radio System - Replace             | 1165    | 10 | 2   | \$31,366.40 / Total | 1        | \$31,366                 | \$33,926                 | On File |
| SEC - Security/Access Control - Replace  | 1161    | 7  | 5   | \$72,921.00 / Total | 1        | \$72,921                 | \$88,720                 | On File |
| Security Bldg - Electrical               | 1346    | 25 | 5   | \$37,856.00 / Total | 1        | \$37,856                 | \$46,058                 | On File |
| Security Bldg - Interior- Repair         | 1301    | 25 | 5   | \$8,652.80 / Total  | 1        | \$8,653                  | \$10,527                 | On File |
| Security Bldg - Roof - Replace           | 1227    | 15 | 5   | \$7,030.40 / Total  | 1        | \$7,030                  | \$8,554                  | On File |
| Security Bldg - Siding - Paint           | 1229    | 7  | 5   | \$3,623.36 / Total  | 1        | \$3,623                  | \$4,408                  | On File |
| Security Bldg - Siding - Repair          | 1228    | 25 | 5   | \$21,632.00 / Total | 1        | \$21,632                 | \$26,319                 | On File |
| <b>Totals</b>                            |         |    |     |                     |          | <b>\$231,622</b>         | <b>\$268,590</b>         |         |
| <b>Turf</b>                              |         |    |     |                     |          |                          |                          |         |
| TURF - 05 Chevy Colorado - Replace       | 1181    | 10 | 5   | \$48,672.00 / Total | 1        | \$48,672                 | \$59,217                 | On File |
| TURF - Bldg - Paint                      | 1209    | 7  | 0   | \$12,979.20 / Total | 1        | \$12,979                 | \$12,979                 | On File |
| TURF - Bldg - Remodel/Design/Permitting  |         | 20 | 19  | \$10,145.20 / Total | 1        | \$10,145                 | \$21,374                 | On File |
| TURF - Bldg - Repair                     | 1210    | 30 | 0   | \$48,672.00 / Total | 1        | \$48,672                 | \$48,672                 | On File |
| TURF - Bldg Overhead Door - Replace      | 1254    | 20 | 0   | \$2,514.72 / Total  | 1        | \$2,515                  | \$2,515                  | On File |
| TURF - Change Room Repair                | 1352    | 15 | 0   | \$7,192.64 / Total  | 1        | \$7,193                  | \$7,193                  | On File |
| TURF - Electrical System - Replace       | 1283    | 50 | 0   | \$21,632.00 / Total | 1        | \$21,632                 | \$21,632                 | On File |
| TURF - Fence - Replace/Repair            | 1208    | 15 | 14  | \$7,138.56 / Total  | 1        | \$7,139                  | \$12,362                 | On File |
| TURF - Gutters - Replace                 | 1255    | 25 | 0   | \$1,412.57 / Total  | 1        | \$1,413                  | \$1,413                  | On File |
| TURF - Hole 14 Pump Panel PLC            | 1206-b  | 10 | 8   | \$5,408.00 / Total  | 1        | \$5,408                  | \$7,401                  | On File |
| TURF - Hole 14 Pump Panel VFD            | 1206-c  | 10 | 8   | \$4,326.40 / Total  | 1        | \$4,326                  | \$5,921                  | On File |
| TURF - Hole 17 Pump Panel PLC            | 1206    | 12 | 10  | \$39,848.31 / Total | 1        | \$39,848                 | \$58,985                 | On File |
| TURF - Hole 17 Pump Panel VFD            | 1206-a  | 10 | 8   | \$10,816.00 / Total | 1        | \$10,816                 | \$14,802                 | On File |
| TURF - HVAC Replacement                  | 1276    | 15 | 14  | \$9,369.36 / Total  | 1        | \$9,369                  | \$16,225                 | On File |
| TURF - Restrooms - Replace               | 1280    | 15 | 0   | \$3,244.80 / Total  | 1        | \$3,245                  | \$3,245                  | On File |
| TURF - Roof - Replace                    | 1204    | 20 | 0   | \$23,795.20 / Total | 1        | \$23,795                 | \$23,795                 | On File |
| TURF - Sand Storage Roof - Replace       | 1205    | 20 | 18  | \$18,432.63 / Total | 1        | \$18,433                 | \$37,341                 | On File |
| TURF - Vent System - Replace/Repair      | 1207    | 15 | 0   | \$12,438.40 / Total | 1        | \$12,438                 | \$12,438                 | On File |
| TURF - Wash Pad - Refurbish              | 1211    | 25 | 0   | \$8,112.00 / Total  | 1        | \$8,112                  | \$8,112                  | On File |
| TURF - Water Heater - Replace            | 1281    | 12 | 11  | \$1,887.39 / Total  | 1        | \$1,887                  | \$2,906                  | On File |
| <b>Totals</b>                            |         |    |     |                     |          | <b>\$298,037</b>         | <b>\$378,528</b>         |         |
| <b>Welcome Center</b>                    |         |    |     |                     |          |                          |                          |         |
| Welcome Center - Building/Siding Repair  |         | 15 | 14  | \$20,000.00 / Total | 1        | \$20,000                 | \$34,634                 | On File |
| Welcome Center - Door/Window Replacement |         | 30 | 24  | \$30,000.00 / Total | 1        | \$30,000                 | \$76,899                 | On File |
| Welcome Center - HVAC                    |         | 15 | 13  | \$51,890.84 / Total | 1        | \$51,891                 | \$86,402                 | On File |
| Welcome Center - Painting                |         | 7  | 0   | \$16,224.00 / Total | 1        | \$16,224                 | \$16,224                 | On File |
| Welcome Center - Roof                    |         | 20 | 19  | \$15,000.00 / Total | 1        | \$15,000                 | \$31,603                 | On File |
| <b>Totals</b>                            |         |    |     |                     |          | <b>\$133,115</b>         | <b>\$245,761</b>         |         |

Measure key : SF = Square Feet , EA = Each , SY = Square Yard(s) , LF = Linear Feet , ALW = Allowance , BLD = Building(s) , CY = Cubic Yard(s) , LT = Lot , PLC = Place(s) , SQ = Square(s) , TN = Ton(s) , LS = Lump Sum



Anticipated Expenditures (5 Years)

Units: 3,120 | Start Date: 1/1/2025



| Component                                     | Location | GL Code | Project Number | Category                     | Current Replacement Cost | Anticipated Expenditures |
|---|----------|---------|----------------|------------------------------|--------------------------|--------------------------|
| <b>2025</b>                                   |          |         |                |                              |                          |                          |
| 250 Gallon Gas Tank - Replace                 |          | 1296    |                | Golf & Maintenance Equipment | \$12,979                 | \$12,979                 |
| Barn 8 - Covered Bridge Entrance              |          |         |                | Barn 8                       | \$216,320                | \$216,320                |
| Barn 8 - Gym Cardio Machines - Replace        |          | 1248    |                | Barn 8                       | \$77,875                 | \$77,875                 |
| Clubhouse - 19th Hole - Renovation            |          | 1151    |                | Clubhouse                    | \$32,448                 | \$32,448                 |
| Clubhouse - Admin - Renovation                |          | 1150    |                | Clubhouse                    | \$32,448                 | \$32,448                 |
| Clubhouse - HVAC 20 Ton                       |          | 1318    |                | Clubhouse                    | \$83,200                 | \$83,200                 |
| Clubhouse - Restaurant - Renovation           |          | 1149    |                | Clubhouse                    | \$64,896                 | \$64,896                 |
| CRRRF Loan Repayment (5 Yrs Rem) - Annual     |          | 1331    |                | Miscellaneous                | \$333,039                | \$333,039                |
| Gate 2 Directional Signage                    |          |         |                | Miscellaneous                | \$20,000                 | \$20,000                 |
| Golf - Cart Path - Repave/Repairs (2)         |          |         |                | Golf                         | \$54,080                 | \$54,080                 |
| Golf - Lake Louise - Pump Station (Rebuild)   |          | 1216    |                | Golf                         | \$16,224                 | \$16,224                 |
| Golf - Restrooms - Renovation                 |          | 1247    |                | Golf                         | \$25,000                 | \$25,000                 |
| Kitchen - Equipment                           |          | 1182    |                | Clubhouse                    | \$86,528                 | \$86,528                 |
| Kitchen (19) - Cooler - Replace               |          | 1196    |                | Clubhouse                    | \$4,543                  | \$4,543                  |
| Kitchen (19) - Drink/Display Cooler - Replace |          | 1197    |                | Clubhouse                    | \$3,786                  | \$3,786                  |
| Kitchen (19) - Fryers - Replace               |          | 1192    |                | Clubhouse                    | \$3,028                  | \$3,028                  |
| Kitchen (19) - Remodel                        |          | 1198    |                | Clubhouse                    | \$12,979                 | \$12,979                 |
| Kitchen (19) - Stove & Flat Top - Replace     |          | 1195    |                | Clubhouse                    | \$6,490                  | \$6,490                  |
| Kitchen (19) - Walk-in Coolers - Repair       |          | 1191    |                | Clubhouse                    | \$9,734                  | \$9,734                  |
| Maint - 16 3500 - Replace                     |          | 1177    |                | Maintenance - Vehicles       | \$56,243                 | \$56,243                 |
| Maintenance - Zero Turn Mower - Replace       |          |         |                | Golf & Maintenance Equipment | \$25,000                 | \$25,000                 |
| Marina - Directional Signage                  |          |         |                | Marina & AM/PM Areas         | \$15,000                 | \$15,000                 |
| Parks - Playgrounds (ADA Compliance) - Ph 2   |          |         |                | Park Areas                   | \$116,669                | \$116,669                |
| Ryan Renovaire Fairway Aerifier - Replace     |          | 1030    |                | Golf & Maintenance Equipment | \$60,000                 | \$60,000                 |



Anticipated Expenditures (5 Years)

| Component   | Location | GL Code | Project Number | Category                      | Current Replacement Cost | Anticipated Expenditures |
|---|----------|---------|----------------|-------------------------------|--------------------------|--------------------------|
| SEC - Defibrillator - Replace                           |          | 1164    |                | Security Building & Equipment | \$10,079                 | \$10,079                 |
| SnowDogg 9' Snow Plow & Beyers HP 2000 Sander - Replace |          | 1304    |                | Golf & Maintenance Equipment  | \$20,000                 | \$20,000                 |
| SnowDogg 9' Snow Plow & Spreader - Replace              |          | 1312    |                | Golf & Maintenance Equipment  | \$20,000                 | \$20,000                 |
| TURF - Bldg - Paint                                     |          | 1209    |                | Turf                          | \$12,979                 | \$12,979                 |
| TURF - Bldg - Repair                                    |          | 1210    |                | Turf                          | \$48,672                 | \$48,672                 |
| TURF - Bldg Overhead Door - Replace                     |          | 1254    |                | Turf                          | \$2,515                  | \$2,515                  |
| TURF - Change Room Repair                               |          | 1352    |                | Turf                          | \$7,193                  | \$7,193                  |
| TURF - Electrical System - Replace                      |          | 1283    |                | Turf                          | \$21,632                 | \$21,632                 |
| TURF - Gutters - Replace                                |          | 1255    |                | Turf                          | \$1,413                  | \$1,413                  |
| TURF - Restrooms - Replace                              |          | 1280    |                | Turf                          | \$3,245                  | \$3,245                  |
| TURF - Roof - Replace                                   |          | 1204    |                | Turf                          | \$23,795                 | \$23,795                 |
| TURF - Vent System - Replace/Repair                     |          | 1207    |                | Turf                          | \$12,438                 | \$12,438                 |
| TURF - Wash Pad - Refurbish                             |          | 1211    |                | Turf                          | \$8,112                  | \$8,112                  |
| Turfcare- Four to Six Yard Dump Trailer                 |          |         |                | Golf & Maintenance Equipment  | \$15,000                 | \$15,000                 |
| TyCrop MH 400 Fairway Top Dresser & Twin Spinner        |          | 1045    |                | Golf & Maintenance Equipment  | \$32,448                 | \$32,448                 |
| Welcome Center - Painting                               |          |         |                | Welcome Center                | \$16,224                 | \$16,224                 |
|   |          |         |                |                               | <b>Total for 2025:</b>   | <b>\$1,624,254</b>       |
| <b>2026</b>   |          |         |                |                               |                          |                          |
| 250 Gal. Gas Storage Tank (Proshop) - Replace           |          | 1036    |                | Golf & Maintenance Equipment  | \$10,816                 | \$11,249                 |
| Alladin 1222 Steam Cleaner - Replace                    |          | 1034    |                | Golf & Maintenance Equipment  | \$5,192                  | \$5,399                  |
| Barn 6 - (Ice Barn) - Rehab                             |          | 1309    |                | Barn 6                        | \$1,086,538              | \$1,130,000              |
| Barn 8 - Gym Weight Machines - Replace                  |          | 1084    |                | Barn 8                        | \$86,528                 | \$89,989                 |
| Core Area - Outdoor Amenities - Replace                 |          | 1109    |                | Core Area                     | \$21,632                 | \$22,497                 |
| CRRRF Loan Repayment (5 Yrs Rem) - Annual               |          | 1331    |                | Miscellaneous                 | \$333,039                | \$333,039                |
| Golf - Cart Path - Repave/Repairs (3)                   |          |         |                | Golf                          | \$54,080                 | \$56,243                 |
| Golf - Club Car Carry All - Replace                     |          | 1344    |                | Golf                          | \$16,224                 | \$16,873                 |
| Golf - Range Picking Unit - Replace                     |          | 1221    |                | Golf                          | \$15,000                 | \$15,600                 |
| Maint - 08 Dodge 4500 Dump Truck - Replace              |          | 1174    |                | Maintenance - Vehicles        | \$141,690                | \$147,357                |
| Marina & AM/PM - Bldgs - Painting                       |          | 1142    |                | Marina & AM/PM Areas          | \$8,112                  | \$8,436                  |
| NH 42 HP Tractor Model #TN55 - Replace                  |          | 1064    |                | Golf & Maintenance Equipment  | \$54,080                 | \$56,243                 |
| Salt Dogg Sander - Replace                              |          | 1328    |                | Golf & Maintenance Equipment  | \$7,788                  | \$8,099                  |
| SEC - Chevy Colorado Replacement                        |          |         |                | Security Building & Equipment | \$38,462                 | \$40,000                 |
| Tru Turf Greens Roller - Replace                        |          | 1082    |                | Golf & Maintenance Equipment  | \$21,632                 | \$22,497                 |



Anticipated Expenditures (5 Years)

| Component   | Location | GL Code | Project Number | Category                      | Current Replacement Cost | Anticipated Expenditures |
|---|----------|---------|----------------|-------------------------------|--------------------------|--------------------------|
|   |          |         |                |                               | <b>Total for 2026:</b>   | <b>\$1,963,523</b>       |
| <b>2027</b>                                       |          |         |                |                               |                          |                          |
| 1,000 Gal. Gas Storage Tank                       |          | 1015    |                | Golf & Maintenance Equipment  | \$16,224                 | \$17,548                 |
| 2008 Toro 3100 Approach Mower - Replace           |          | 1073    |                | Golf & Maintenance Equipment  | \$38,938                 | \$42,115                 |
| 2012 Toro Greens Triplex Mower - Replace          |          | 1076    |                | Golf & Maintenance Equipment  | \$43,264                 | \$46,794                 |
| 500 Gal Diesel Fuel Tank - Replace                |          | 1071    |                | Golf & Maintenance Equipment  | \$15,142                 | \$16,378                 |
| Barn 8 - Coffee Area - Equipment - Replace        |          | 1097    |                | Barn 8                        | \$5,949                  | \$6,434                  |
| Barn 8 - Coffee Area - Ice Machine - Replace      |          | 1200    |                | Barn 8                        | \$4,975                  | \$5,381                  |
| Campground - Trails & Roads                       |          | 1266    |                | Miscellaneous                 | \$10,816                 | \$11,699                 |
| Clubhouse - Golf Locker Rooms & RR's - Renovate   |          | 1351    |                | Clubhouse                     | \$64,896                 | \$70,192                 |
| Clubhouse - Pro Shop - Renovation                 |          | 1147    |                | Clubhouse                     | \$21,632                 | \$23,397                 |
| Core Area - Field Equipment - Replace             |          | 1113    |                | Core Area                     | \$8,653                  | \$9,359                  |
| CRRRF Loan Repayment (5 Yrs Rem) - Annual         |          | 1331    |                | Miscellaneous                 | \$333,039                | \$333,039                |
| Gate 1 - Bus Shelter (Replace)                    |          | 1298    |                | Bus Shelters                  | \$8,112                  | \$8,774                  |
| Harbor View Bus Shelter - Replace                 |          | 1299    |                | Miscellaneous                 | \$9,518                  | \$10,295                 |
| John Deere Gater TX 2019-1                        |          | 1324    |                | Golf & Maintenance Equipment  | \$13,817                 | \$14,945                 |
| John Deere Gater TX 2019-2                        |          | 1325    |                | Golf & Maintenance Equipment  | \$13,817                 | \$14,945                 |
| John Deere Gater TX 2019-3                        |          | 1063    |                | Golf & Maintenance Equipment  | \$13,817                 | \$14,945                 |
| John Deere ProGator 2030A9-1                      |          | 1058    |                | Golf & Maintenance Equipment  | \$30,285                 | \$32,756                 |
| John Deere ProGator 2030A9-2                      |          | 1322    |                | Golf & Maintenance Equipment  | \$30,285                 | \$32,756                 |
| Maint - 2013 Chevy Express Van - Replace          |          | 1270    |                | Maintenance - Vehicles        | \$32,359                 | \$34,999                 |
| Maintenance Bldg - Equipment - Replace            |          | 1130    |                | Maintenance - Building        | \$8,653                  | \$9,359                  |
| Parks - Tables & Benches - Replace                |          | 1256    |                | Park Areas                    | \$10,816                 | \$11,699                 |
| SEC - Radio System - Replace                      |          | 1165    |                | Security Building & Equipment | \$31,366                 | \$33,926                 |
| Toro 3300 TriPlex Mower - Replace                 |          | 1303    |                | Golf & Maintenance Equipment  | \$37,856                 | \$40,945                 |
| Vermeer Brush Chipper 2012-05CRRF                 |          | 1075    |                | Golf & Maintenance Equipment  | \$49,754                 | \$53,813                 |
|   |          |         |                |                               | <b>Total for 2027:</b>   | <b>\$896,493</b>         |
| <b>2028</b>                                       |          |         |                |                               |                          |                          |
| Barn 8 - Safety Nets - Replace                    |          | 1231    |                | Barn 8                        | \$17,846                 | \$20,075                 |
| Cat Rotary Brush - Replace                        |          | 1014    |                | Golf & Maintenance Equipment  | \$16,224                 | \$18,250                 |
| CRRRF Loan Repayment (5 Yrs Rem) - Annual         |          | 1331    |                | Miscellaneous                 | \$333,039                | \$333,039                |
| Golf - Greens & Tee Boxes - Rebuild (Contingency) |          | 1217    |                | Golf                          | \$27,040                 | \$30,416                 |
| Golf - Pump Houses - Renovation                   |          | 1246    |                | Golf                          | \$7,571                  | \$8,517                  |
| Golf - Safety Net/Posts - Replace                 |          | 1070    |                | Golf                          | \$10,816                 | \$12,167                 |

## Anticipated Expenditures (5 Years)

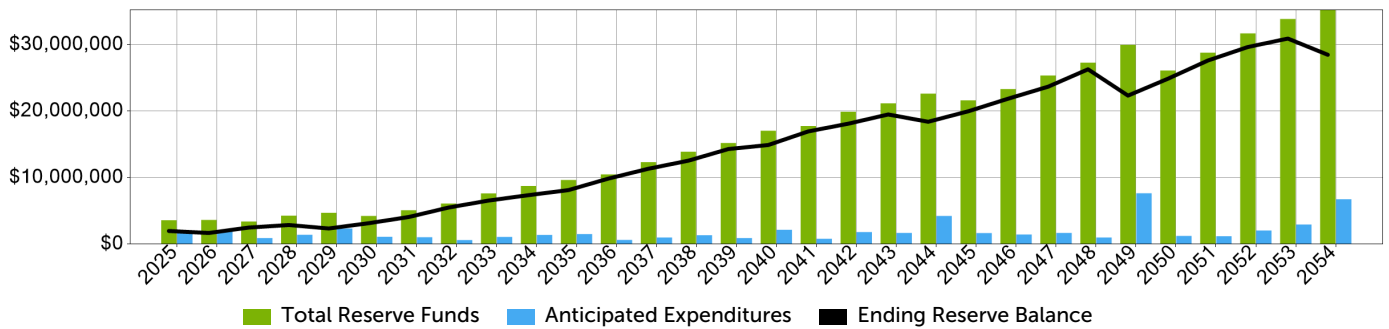
| Component                                 | Location | GL Code | Project Number | Category                     | Current Replacement Cost | Anticipated Expenditures |
|---|----------|---------|----------------|------------------------------|--------------------------|--------------------------|
| Golf Carts - 50 Carts - Replace           |          | 1258    |                | Golf                         | \$351,520                | \$395,412                |
| Main Pool - ADA Lift - Replace            |          | 1337    |                | Pool - Main                  | \$9,572                  | \$10,767                 |
| Main Pool - Swim Lanes - Replace          |          | 1338    |                | Pool - Main                  | \$6,490                  | \$7,300                  |
| Maint - 18 Silverado - Replace            |          | 1315    |                | Maintenance - Vehicles       | \$51,917                 | \$58,399                 |
| Maint - 18 Silverado - Replace            |          | 1311    |                | Maintenance - Vehicles       | \$48,672                 | \$54,749                 |
| Marina - Basin Repair                     |          |         |                | Marina & AM/PM Areas         | \$324,480                | \$364,996                |
| Quiet Pool - ADA Lift Replace             |          | 1342    |                | Pool - Quiet                 | \$9,572                  | \$10,767                 |
| Quiet Pool - Skimmer- Replace             |          | 1341    |                | Pool - Quiet                 | \$5,408                  | \$6,083                  |
| Road Sand Spreader                        |          | 1057    |                | Golf & Maintenance Equipment | \$8,112                  | \$9,125                  |
| Ryan Core Harvester - Replace             |          | 1055    |                | Golf & Maintenance Equipment | \$8,112                  | \$9,125                  |
| System - Computer - Server Replace        |          |         |                | Clubhouse                    | \$17,846                 | \$20,075                 |
| Turfco 1530 Top Dresser - Replace         |          | 1080    |                | Golf & Maintenance Equipment | \$18,820                 | \$21,170                 |
| Turfco Torrent 2 Blower                   |          | 1347    |                | Golf & Maintenance Equipment | \$8,890                  | \$10,000                 |
|   |          |         |                |                              | <b>Total for 2028:</b>   | <b>\$1,400,432</b>       |
| <b>2029</b>                               |          |         |                |                              |                          |                          |
| ACB - Int Renovate (End of Lease)         |          | 1118    |                | Adult Center Building        | \$43,264                 | \$50,613                 |
| Clubhouse - Ext Deck - Recoating          |          | 1148    |                | Clubhouse                    | \$8,385                  | \$9,809                  |
| CRRRF Loan Repayment (5 Yrs Rem) - Annual |          | 1331    |                | Miscellaneous                | \$333,039                | \$333,039                |
| Cushman Greens Groomer Brush - Replace    |          | 1046    |                | Golf & Maintenance Equipment | \$5,192                  | \$6,074                  |
| Golf - Hole 14 Centrifugal Pump #1        |          | 1359-c  |                | Golf                         | \$3,245                  | \$3,796                  |
| Golf - Hole 14 Centrifugal Pump #2        |          | 1359-d  |                | Golf                         | \$3,245                  | \$3,796                  |
| Golf - Lake Louise - Pump Controller      |          | 1216-a  |                | Golf                         | \$4,326                  | \$5,061                  |
| Golf - Practice Putting Green             |          | 1274    |                | Golf                         | \$37,856                 | \$44,286                 |
| Marina - Wet Slip Docks - Renovation      |          | 1137    |                | Marina & AM/PM Areas         | \$1,617,909              | \$1,892,725              |
|   |          |         |                |                              | <b>Total for 2029:</b>   | <b>\$2,349,199</b>       |

# Fully Funded Method Projection

Target - 100% Funded in 30 Years

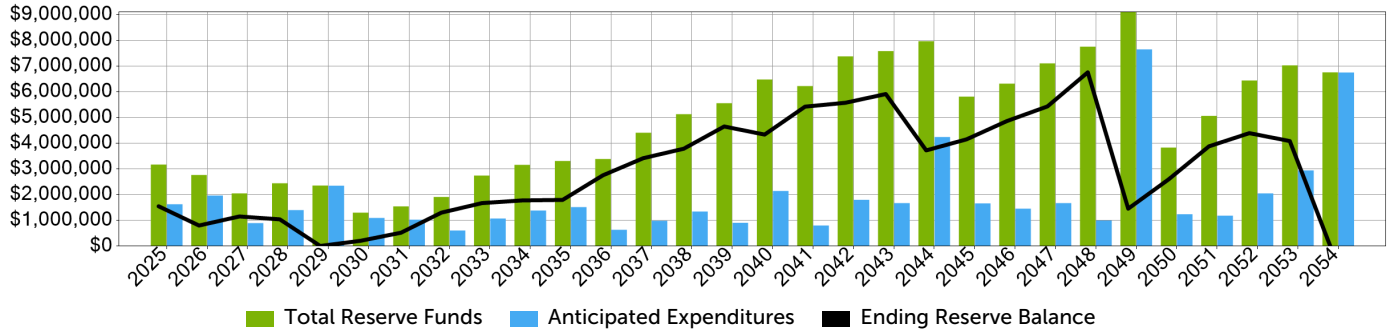
Units: 3,120 | Start Date: 1/1/2025

This plan represents a first-year reserve contribution of \$1,579,330 or \$42.18 monthly per unit and is calculated to achieve the target funding goal of 100% in 30 years. Upon meeting the designated target, the funding will adjust to maintain this percentage for the remaining years. Assumptions used in this model include a component inflation factor of 4% per year, annual average interest rate of 2% per year and a varied annual contribution rate calculated to meet target requirements.



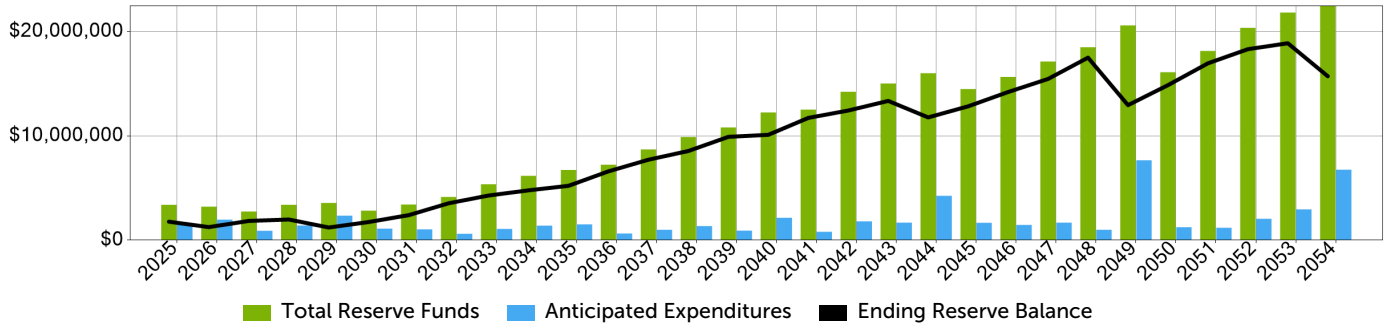
| Year | Annual Reserve Contributions | Monthly Reserve Contributions (Avg. Per Unit) | Starting Reserve Balance | Interest Earned | Total Reserve Funds | Anticipated Expenditures | Ending Reserve Balance | Fully Funded Reserve Balance | Ending Percent Funded |
|------|------------------------------|---|--------------------------|-----------------|---------------------|--------------------------|------------------------|------------------------------|-----------------------|
| 2025 | \$1,579,330                  | \$42.18                                       | \$1,977,904              | \$39,109        | \$3,596,343         | \$1,624,254              | \$1,972,088            | \$8,392,355                  | 23%                   |
| 2026 | \$1,626,710                  | \$43.45                                       | \$1,972,088              | \$36,074        | \$3,634,872         | \$1,963,523              | \$1,671,349            | \$8,089,881                  | 21%                   |
| 2027 | \$1,675,511                  | \$44.75                                       | \$1,671,349              | \$41,217        | \$3,388,077         | \$896,493                | \$2,491,584            | \$8,927,853                  | 28%                   |
| 2028 | \$1,725,777                  | \$46.09                                       | \$2,491,584              | \$53,085        | \$4,270,446         | \$1,400,432              | \$2,870,013            | \$9,319,796                  | 31%                   |
| 2029 | \$1,777,550                  | \$47.48                                       | \$2,870,013              | \$51,684        | \$4,699,247         | \$2,349,199              | \$2,350,048            | \$8,453,989                  | 28%                   |
| 2030 | \$1,830,876                  | \$48.90                                       | \$2,350,048              | \$54,380        | \$4,235,305         | \$1,092,958              | \$3,142,347            | \$8,908,223                  | 35%                   |
| 2031 | \$1,885,803                  | \$50.37                                       | \$3,142,347              | \$71,453        | \$5,099,602         | \$1,025,197              | \$4,074,406            | \$9,501,208                  | 43%                   |
| 2032 | \$1,942,377                  | \$51.88                                       | \$4,074,406              | \$94,826        | \$6,111,608         | \$608,606                | \$5,503,002            | \$10,603,281                 | 52%                   |
| 2033 | \$2,000,648                  | \$53.44                                       | \$5,503,002              | \$119,335       | \$7,622,985         | \$1,073,120              | \$6,549,865            | \$11,320,542                 | 58%                   |
| 2034 | \$2,060,667                  | \$55.04                                       | \$6,549,865              | \$137,769       | \$8,748,301         | \$1,383,531              | \$7,364,771            | \$11,800,032                 | 62%                   |
| 2035 | \$2,122,487                  | \$56.69                                       | \$7,364,771              | \$153,379       | \$9,640,637         | \$1,514,124              | \$8,126,513            | \$12,221,508                 | 66%                   |
| 2036 | \$2,186,162                  | \$58.39                                       | \$8,126,513              | \$178,082       | \$10,490,757        | \$630,969                | \$9,859,788            | \$13,639,289                 | 72%                   |
| 2037 | \$2,251,747                  | \$60.14                                       | \$9,859,788              | \$209,865       | \$12,321,400        | \$984,842                | \$11,336,558           | \$14,809,160                 | 77%                   |
| 2038 | \$2,319,299                  | \$61.95                                       | \$11,336,558             | \$236,506       | \$13,892,364        | \$1,341,795              | \$12,550,569           | \$15,720,535                 | 80%                   |
| 2039 | \$2,388,878                  | \$63.81                                       | \$12,550,569             | \$265,831       | \$15,205,278        | \$906,940                | \$14,298,337           | \$17,189,193                 | 83%                   |
| 2040 | \$2,460,545                  | \$65.72                                       | \$14,298,337             | \$289,156       | \$17,048,038        | \$2,141,609              | \$14,906,429           | \$17,503,865                 | 85%                   |
| 2041 | \$2,534,361                  | \$67.69                                       | \$14,906,429             | \$315,467       | \$17,756,257        | \$800,561                | \$16,955,696           | \$19,299,989                 | 88%                   |
| 2042 | \$2,610,392                  | \$69.72                                       | \$16,955,696             | \$347,205       | \$19,913,293        | \$1,801,316              | \$18,111,977           | \$20,204,314                 | 90%                   |
| 2043 | \$2,688,704                  | \$71.81                                       | \$18,111,977             | \$372,404       | \$21,173,085        | \$1,672,253              | \$19,500,832           | \$21,359,266                 | 91%                   |
| 2044 | \$2,769,365                  | \$73.97                                       | \$19,500,832             | \$375,301       | \$22,645,498        | \$4,240,942              | \$18,404,556           | \$19,972,416                 | 92%                   |
| 2045 | \$2,852,446                  | \$76.19                                       | \$18,404,556             | \$379,996       | \$21,636,998        | \$1,661,917              | \$19,975,082           | \$21,299,053                 | 94%                   |
| 2046 | \$2,938,019                  | \$78.47                                       | \$19,975,082             | \$414,357       | \$23,327,457        | \$1,452,528              | \$21,874,929           | \$22,986,764                 | 95%                   |
| 2047 | \$3,026,160                  | \$80.83                                       | \$21,874,929             | \$451,041       | \$25,352,130        | \$1,671,871              | \$23,680,259           | \$24,607,722                 | 96%                   |
| 2048 | \$3,116,944                  | \$83.25                                       | \$23,680,259             | \$494,827       | \$27,292,031        | \$994,734                | \$26,297,297           | \$27,095,352                 | 97%                   |
| 2049 | \$3,210,453                  | \$85.75                                       | \$26,297,297             | \$481,556       | \$29,989,306        | \$7,649,413              | \$22,339,893           | \$22,863,133                 | 98%                   |
| 2050 | \$3,306,766                  | \$88.32                                       | \$22,339,893             | \$467,509       | \$26,114,169        | \$1,235,647              | \$24,878,522           | \$25,237,517                 | 99%                   |
| 2051 | \$3,405,969                  | \$90.97                                       | \$24,878,522             | \$519,796       | \$28,804,287        | \$1,183,463              | \$27,620,825           | \$27,870,945                 | 99%                   |
| 2052 | \$3,508,148                  | \$93.70                                       | \$27,620,825             | \$567,034       | \$31,696,007        | \$2,046,381              | \$29,649,626           | \$29,826,464                 | 99%                   |
| 2053 | \$3,613,393                  | \$96.51                                       | \$29,649,626             | \$599,695       | \$33,862,713        | \$2,943,175              | \$30,919,538           | \$31,046,294                 | 100%                  |
| 2054 | \$3,721,795                  | \$99.41                                       | \$30,919,538             | \$588,142       | \$35,229,475        | \$6,746,669              | \$28,482,805           | \$28,482,791                 | 100%                  |

This plan represents the minimum annual reserve contribution of \$1,158,657 or \$30.95 monthly per unit for the first year of implementation to meet all future anticipated expenditures each year over the next 30 years. The minimum threshold amount is calculated by ensuring the ending reserve balance is equal to or greater than \$5,000 for the duration of the plan. The annual reserve contributions may also fluctuate from year to year because the plan only takes into consideration meeting anticipated expenditures.



| Year | Annual Reserve Contributions | Monthly Reserve Contributions (Avg. Per Unit) | Starting Reserve Balance | Interest Earned | Total Reserve Funds | Anticipated Expenditures | Ending Reserve Balance | Fully Funded Reserve Balance | Ending Percent Funded |
|------|------------------------------|---|--------------------------|-----------------|---------------------|--------------------------|------------------------|------------------------------|-----------------------|
| 2025 | \$1,158,657                  | \$30.95                                       | \$1,977,904              | \$34,902        | \$3,171,464         | \$1,624,254              | \$1,547,209            | \$8,392,355                  | 18%                   |
| 2026 | \$1,193,417                  | \$31.88                                       | \$1,547,209              | \$23,243        | \$2,763,869         | \$1,963,523              | \$800,346              | \$8,089,881                  | 10%                   |
| 2027 | \$1,229,220                  | \$32.83                                       | \$800,346                | \$19,334        | \$2,048,900         | \$896,493                | \$1,152,407            | \$8,927,853                  | 13%                   |
| 2028 | \$1,266,096                  | \$33.82                                       | \$1,152,407              | \$21,705        | \$2,440,208         | \$1,400,432              | \$1,039,775            | \$9,319,796                  | 11%                   |
| 2029 | \$1,304,079                  | \$34.83                                       | \$1,039,775              | \$10,344        | \$2,354,199         | \$2,349,199              | \$5,000                | \$8,453,989                  | 0%                    |
| 2030 | \$1,292,744                  | \$34.53                                       | \$5,000                  | \$2,098         | \$1,299,842         | \$1,092,958              | \$206,884              | \$8,908,223                  | 2%                    |
| 2031 | \$1,331,527                  | \$35.56                                       | \$206,884                | \$7,201         | \$1,545,612         | \$1,025,197              | \$520,415              | \$9,501,208                  | 5%                    |
| 2032 | \$1,371,472                  | \$36.63                                       | \$520,415                | \$18,037        | \$1,909,924         | \$608,606                | \$1,301,318            | \$10,603,281                 | 12%                   |
| 2033 | \$1,412,616                  | \$37.73                                       | \$1,301,318              | \$29,421        | \$2,743,356         | \$1,073,120              | \$1,670,236            | \$11,320,542                 | 15%                   |
| 2034 | \$1,454,995                  | \$38.86                                       | \$1,670,236              | \$34,119        | \$3,159,350         | \$1,383,531              | \$1,775,819            | \$11,800,032                 | 15%                   |
| 2035 | \$1,498,645                  | \$40.03                                       | \$1,775,819              | \$35,362        | \$3,309,826         | \$1,514,124              | \$1,795,702            | \$12,221,508                 | 15%                   |
| 2036 | \$1,543,604                  | \$41.23                                       | \$1,795,702              | \$45,040        | \$3,384,347         | \$630,969                | \$2,753,377            | \$13,639,289                 | 20%                   |
| 2037 | \$1,589,912                  | \$42.47                                       | \$2,753,377              | \$61,118        | \$4,404,408         | \$984,842                | \$3,419,566            | \$14,809,160                 | 23%                   |
| 2038 | \$1,637,610                  | \$43.74                                       | \$3,419,566              | \$71,349        | \$5,128,525         | \$1,341,795              | \$3,786,730            | \$15,720,535                 | 24%                   |
| 2039 | \$1,686,738                  | \$45.05                                       | \$3,786,730              | \$83,533        | \$5,557,001         | \$906,940                | \$4,650,060            | \$17,189,193                 | 27%                   |
| 2040 | \$1,737,340                  | \$46.40                                       | \$4,650,060              | \$88,959        | \$6,476,359         | \$2,141,609              | \$4,334,750            | \$17,503,865                 | 25%                   |
| 2041 | \$1,789,460                  | \$47.80                                       | \$4,334,750              | \$96,584        | \$6,220,794         | \$800,561                | \$5,420,234            | \$19,299,989                 | 28%                   |
| 2042 | \$1,843,144                  | \$49.23                                       | \$5,420,234              | \$108,823       | \$7,372,201         | \$1,801,316              | \$5,570,885            | \$20,204,314                 | 28%                   |
| 2043 | \$1,898,438                  | \$50.71                                       | \$5,570,885              | \$113,680       | \$7,583,003         | \$1,672,253              | \$5,910,750            | \$21,359,266                 | 28%                   |
| 2044 | \$1,955,392                  | \$52.23                                       | \$5,910,750              | \$95,360        | \$7,961,502         | \$4,240,942              | \$3,720,560            | \$19,972,416                 | 19%                   |
| 2045 | \$2,014,053                  | \$53.79                                       | \$3,720,560              | \$77,933        | \$5,812,546         | \$1,661,917              | \$4,150,629            | \$21,299,053                 | 19%                   |
| 2046 | \$2,074,475                  | \$55.41                                       | \$4,150,629              | \$89,232        | \$6,314,336         | \$1,452,528              | \$4,861,808            | \$22,986,764                 | 21%                   |
| 2047 | \$2,136,709                  | \$57.07                                       | \$4,861,808              | \$101,885       | \$7,100,402         | \$1,671,871              | \$5,428,530            | \$24,607,722                 | 22%                   |
| 2048 | \$2,200,810                  | \$58.78                                       | \$5,428,530              | \$120,631       | \$7,749,972         | \$994,734                | \$6,755,239            | \$27,095,352                 | 25%                   |
| 2049 | \$2,266,835                  | \$60.55                                       | \$6,755,239              | \$81,279        | \$9,103,352         | \$7,649,413              | \$1,453,940            | \$22,863,133                 | 6%                    |
| 2050 | \$2,334,840                  | \$62.36                                       | \$1,453,940              | \$40,071        | \$3,828,850         | \$1,235,647              | \$2,593,204            | \$25,237,517                 | 10%                   |
| 2051 | \$2,404,885                  | \$64.23                                       | \$2,593,204              | \$64,078        | \$5,062,167         | \$1,183,463              | \$3,878,704            | \$27,870,945                 | 14%                   |
| 2052 | \$2,477,032                  | \$66.16                                       | \$3,878,704              | \$81,881        | \$6,437,617         | \$2,046,381              | \$4,391,235            | \$29,826,464                 | 15%                   |
| 2053 | \$2,551,342                  | \$68.14                                       | \$4,391,235              | \$83,906        | \$7,026,484         | \$2,943,175              | \$4,083,309            | \$31,046,294                 | 13%                   |
| 2054 | \$2,627,883                  | \$70.19                                       | \$4,083,309              | \$40,478        | \$6,751,670         | \$6,746,669              | \$5,001                | \$28,482,791                 | 0%                    |

This plan represents a first-year reserve contribution of \$1,373,992 or \$36.70 monthly per unit. This funding model incorporates an annual component inflation factor of 4% per year, an average interest rate of 2% per year, and assumes an annual reserve contribution increases of 3%. Based on the projected starting reserve balance of \$1,977,904 as of Jan 1, 2025, this plan will meet all anticipated expenditures as they occur. If maintained, this plan should be reviewed annually and adjusted accordingly to ensure all future expenditures will be funded.



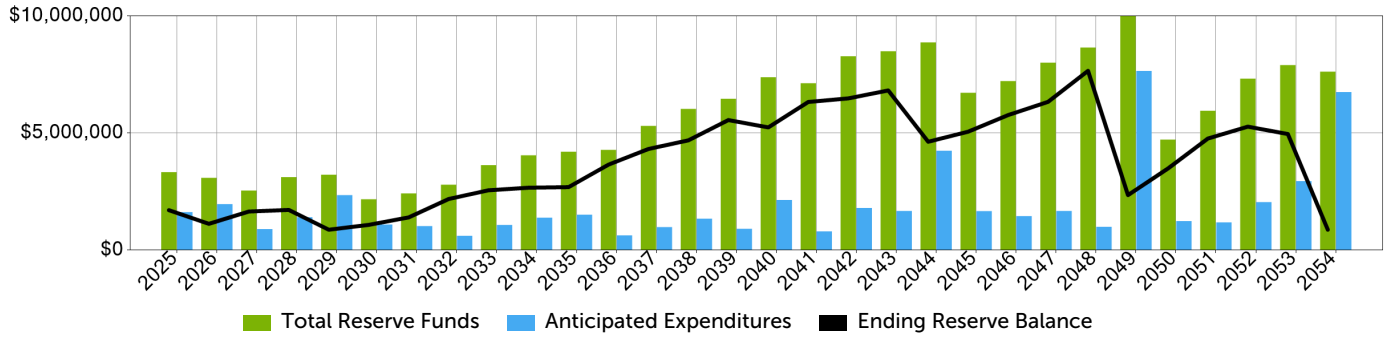
| Year | Annual Reserve Contributions | Monthly Reserve Contributions (Avg. Per Unit) | Starting Reserve Balance | Interest Earned | Total Reserve Funds | Anticipated Expenditures | Ending Reserve Balance | Fully Funded Reserve Balance | Ending Percent Funded |
|------|------------------------------|---|--------------------------|-----------------|---------------------|--------------------------|------------------------|------------------------------|-----------------------|
| 2025 | \$1,373,992                  | \$36.70                                       | \$1,977,904              | \$37,055        | \$3,388,951         | \$1,624,254              | \$1,764,697            | \$8,392,355                  | 21%                   |
| 2026 | \$1,415,212                  | \$37.80                                       | \$1,764,697              | \$29,811        | \$3,209,720         | \$1,963,523              | \$1,246,197            | \$8,089,881                  | 15%                   |
| 2027 | \$1,457,668                  | \$38.93                                       | \$1,246,197              | \$30,536        | \$2,734,400         | \$896,493                | \$1,837,907            | \$8,927,853                  | 21%                   |
| 2028 | \$1,501,398                  | \$40.10                                       | \$1,837,907              | \$37,768        | \$3,377,073         | \$1,400,432              | \$1,976,641            | \$9,319,796                  | 21%                   |
| 2029 | \$1,546,440                  | \$41.30                                       | \$1,976,641              | \$31,505        | \$3,554,586         | \$2,349,199              | \$1,205,387            | \$8,453,989                  | 14%                   |
| 2030 | \$1,592,833                  | \$42.54                                       | \$1,205,387              | \$29,106        | \$2,827,327         | \$1,092,958              | \$1,734,369            | \$8,908,223                  | 19%                   |
| 2031 | \$1,640,618                  | \$43.82                                       | \$1,734,369              | \$40,842        | \$3,415,829         | \$1,025,197              | \$2,390,632            | \$9,501,208                  | 25%                   |
| 2032 | \$1,689,837                  | \$45.13                                       | \$2,390,632              | \$58,625        | \$4,139,094         | \$608,606                | \$3,530,488            | \$10,603,281                 | 33%                   |
| 2033 | \$1,740,532                  | \$46.49                                       | \$3,530,488              | \$77,284        | \$5,348,304         | \$1,073,120              | \$4,275,184            | \$11,320,542                 | 38%                   |
| 2034 | \$1,792,748                  | \$47.88                                       | \$4,275,184              | \$89,596        | \$6,157,528         | \$1,383,531              | \$4,773,997            | \$11,800,032                 | 40%                   |
| 2035 | \$1,846,530                  | \$49.32                                       | \$4,773,997              | \$98,804        | \$6,719,331         | \$1,514,124              | \$5,205,207            | \$12,221,508                 | 43%                   |
| 2036 | \$1,901,926                  | \$50.80                                       | \$5,205,207              | \$116,814       | \$7,223,947         | \$630,969                | \$6,592,978            | \$13,639,289                 | 48%                   |
| 2037 | \$1,958,984                  | \$52.32                                       | \$6,592,978              | \$141,601       | \$8,693,563         | \$984,842                | \$7,708,722            | \$14,809,160                 | 52%                   |
| 2038 | \$2,017,754                  | \$53.89                                       | \$7,708,722              | \$160,934       | \$9,887,409         | \$1,341,795              | \$8,545,614            | \$15,720,535                 | 54%                   |
| 2039 | \$2,078,286                  | \$55.51                                       | \$8,545,614              | \$182,626       | \$10,806,526        | \$906,940                | \$9,899,585            | \$17,189,193                 | 58%                   |
| 2040 | \$2,140,635                  | \$57.18                                       | \$9,899,585              | \$197,982       | \$12,238,202        | \$2,141,609              | \$10,096,593           | \$17,503,865                 | 58%                   |
| 2041 | \$2,204,854                  | \$58.89                                       | \$10,096,593             | \$215,975       | \$12,517,422        | \$800,561                | \$11,716,861           | \$19,299,989                 | 61%                   |
| 2042 | \$2,270,999                  | \$60.66                                       | \$11,716,861             | \$239,034       | \$14,226,895        | \$1,801,316              | \$12,425,579           | \$20,204,314                 | 61%                   |
| 2043 | \$2,339,129                  | \$62.48                                       | \$12,425,579             | \$255,180       | \$15,019,889        | \$1,672,253              | \$13,347,636           | \$21,359,266                 | 62%                   |
| 2044 | \$2,409,303                  | \$64.35                                       | \$13,347,636             | \$248,636       | \$16,005,576        | \$4,240,942              | \$11,764,634           | \$19,972,416                 | 59%                   |
| 2045 | \$2,481,582                  | \$66.28                                       | \$11,764,634             | \$243,489       | \$14,489,706        | \$1,661,917              | \$12,827,789           | \$21,299,053                 | 60%                   |
| 2046 | \$2,556,030                  | \$68.27                                       | \$12,827,789             | \$267,591       | \$15,651,410        | \$1,452,528              | \$14,198,882           | \$22,986,764                 | 62%                   |
| 2047 | \$2,632,711                  | \$70.32                                       | \$14,198,882             | \$293,586       | \$17,125,179        | \$1,671,871              | \$15,453,307           | \$24,607,722                 | 63%                   |
| 2048 | \$2,711,692                  | \$72.43                                       | \$15,453,307             | \$326,236       | \$18,491,235        | \$994,734                | \$17,496,502           | \$27,095,352                 | 65%                   |
| 2049 | \$2,793,043                  | \$74.60                                       | \$17,496,502             | \$301,366       | \$20,590,911        | \$7,649,413              | \$12,941,498           | \$22,863,133                 | 57%                   |
| 2050 | \$2,876,834                  | \$76.84                                       | \$12,941,498             | \$275,242       | \$16,093,574        | \$1,235,647              | \$14,857,928           | \$25,237,517                 | 59%                   |
| 2051 | \$2,963,139                  | \$79.14                                       | \$14,857,928             | \$314,955       | \$18,136,022        | \$1,183,463              | \$16,952,559           | \$27,870,945                 | 61%                   |
| 2052 | \$3,052,033                  | \$81.52                                       | \$16,952,559             | \$349,108       | \$20,353,701        | \$2,046,381              | \$18,307,319           | \$29,826,464                 | 61%                   |
| 2053 | \$3,143,594                  | \$83.96                                       | \$18,307,319             | \$368,151       | \$21,819,064        | \$2,943,175              | \$18,875,889           | \$31,046,294                 | 61%                   |
| 2054 | \$3,237,902                  | \$86.48                                       | \$18,875,889             | \$342,430       | \$22,456,221        | \$6,746,669              | \$15,709,552           | \$28,482,791                 | 55%                   |

# Minimum Threshold

Min Balance: \$870,000 (5% of Current Replacement Cost)

Units: 3,120 | Start Date: 1/1/2025

This plan represents the minimum annual reserve contribution of \$1,313,828 or \$35.09 monthly per unit for the first year of implementation to meet all future anticipated expenditures each year over the next 30 years. The minimum threshold amount is calculated by ensuring the ending reserve balance is equal to or greater than \$870,000 (or 5% of the current replacement cost) over the duration of the plan. The annual reserve contributions may also fluctuate from year to year because the plan only takes into consideration meeting anticipated expenditures.



| Year | Annual Reserve Contributions | Monthly Reserve Contributions (Avg. Per Unit) | Starting Reserve Balance | Interest Earned | Total Reserve Funds | Anticipated Expenditures | Ending Reserve Balance | Fully Funded Reserve Balance | Ending Percent Funded |
|------|------------------------------|---|--------------------------|-----------------|---------------------|--------------------------|------------------------|------------------------------|-----------------------|
| 2025 | \$1,313,828                  | \$35.09                                       | \$1,977,904              | \$36,454        | \$3,328,185         | \$1,624,254              | \$1,703,931            | \$8,392,355                  | 20%                   |
| 2026 | \$1,353,243                  | \$36.14                                       | \$1,703,931              | \$27,976        | \$3,085,149         | \$1,963,523              | \$1,121,626            | \$8,089,881                  | 14%                   |
| 2027 | \$1,393,840                  | \$37.23                                       | \$1,121,626              | \$27,406        | \$2,542,872         | \$896,493                | \$1,646,379            | \$8,927,853                  | 18%                   |
| 2028 | \$1,435,655                  | \$38.35                                       | \$1,646,379              | \$33,280        | \$3,115,314         | \$1,400,432              | \$1,714,881            | \$9,319,796                  | 18%                   |
| 2029 | \$1,478,725                  | \$39.50                                       | \$1,714,881              | \$25,593        | \$3,219,199         | \$2,349,199              | \$870,000              | \$8,453,989                  | 10%                   |
| 2030 | \$1,280,638                  | \$34.21                                       | \$870,000                | \$19,277        | \$2,169,914         | \$1,092,958              | \$1,076,956            | \$8,908,223                  | 12%                   |
| 2031 | \$1,319,057                  | \$35.23                                       | \$1,076,956              | \$24,478        | \$2,420,491         | \$1,025,197              | \$1,395,294            | \$9,501,208                  | 15%                   |
| 2032 | \$1,358,628                  | \$36.29                                       | \$1,395,294              | \$35,406        | \$2,789,329         | \$608,606                | \$2,180,722            | \$10,603,281                 | 21%                   |
| 2033 | \$1,399,387                  | \$37.38                                       | \$2,180,722              | \$46,877        | \$3,626,987         | \$1,073,120              | \$2,553,867            | \$11,320,542                 | 23%                   |
| 2034 | \$1,441,369                  | \$38.50                                       | \$2,553,867              | \$51,656        | \$4,046,892         | \$1,383,531              | \$2,663,361            | \$11,800,032                 | 23%                   |
| 2035 | \$1,484,610                  | \$39.65                                       | \$2,663,361              | \$52,972        | \$4,200,943         | \$1,514,124              | \$2,686,819            | \$12,221,508                 | 22%                   |
| 2036 | \$1,529,148                  | \$40.84                                       | \$2,686,819              | \$62,718        | \$4,278,685         | \$630,969                | \$3,647,716            | \$13,639,289                 | 27%                   |
| 2037 | \$1,575,023                  | \$42.07                                       | \$3,647,716              | \$78,856        | \$5,301,595         | \$984,842                | \$4,316,753            | \$14,809,160                 | 29%                   |
| 2038 | \$1,622,273                  | \$43.33                                       | \$4,316,753              | \$89,140        | \$6,028,167         | \$1,341,795              | \$4,686,371            | \$15,720,535                 | 30%                   |
| 2039 | \$1,670,942                  | \$44.63                                       | \$4,686,371              | \$101,367       | \$6,458,680         | \$906,940                | \$5,551,740            | \$17,189,193                 | 32%                   |
| 2040 | \$1,721,070                  | \$45.97                                       | \$5,551,740              | \$106,829       | \$7,379,639         | \$2,141,609              | \$5,238,030            | \$17,503,865                 | 30%                   |
| 2041 | \$1,772,702                  | \$47.35                                       | \$5,238,030              | \$114,482       | \$7,125,214         | \$800,561                | \$6,324,653            | \$19,299,989                 | 33%                   |
| 2042 | \$1,825,883                  | \$48.77                                       | \$6,324,653              | \$126,739       | \$8,277,275         | \$1,801,316              | \$6,475,960            | \$20,204,314                 | 32%                   |
| 2043 | \$1,880,659                  | \$50.23                                       | \$6,475,960              | \$131,603       | \$8,488,222         | \$1,672,253              | \$6,815,970            | \$21,359,266                 | 32%                   |
| 2044 | \$1,937,079                  | \$51.74                                       | \$6,815,970              | \$113,281       | \$8,866,330         | \$4,240,942              | \$4,625,388            | \$19,972,416                 | 23%                   |
| 2045 | \$1,995,192                  | \$53.29                                       | \$4,625,388              | \$95,841        | \$6,716,420         | \$1,661,917              | \$5,054,503            | \$21,299,053                 | 24%                   |
| 2046 | \$2,055,047                  | \$54.89                                       | \$5,054,503              | \$107,115       | \$7,216,666         | \$1,452,528              | \$5,764,138            | \$22,986,764                 | 25%                   |
| 2047 | \$2,116,699                  | \$56.54                                       | \$5,764,138              | \$119,731       | \$8,000,568         | \$1,671,871              | \$6,328,696            | \$24,607,722                 | 26%                   |
| 2048 | \$2,180,200                  | \$58.23                                       | \$6,328,696              | \$138,429       | \$8,647,325         | \$994,734                | \$7,652,591            | \$27,095,352                 | 28%                   |
| 2049 | \$2,245,606                  | \$59.98                                       | \$7,652,591              | \$99,014        | \$9,997,211         | \$7,649,413              | \$2,347,798            | \$22,863,133                 | 10%                   |
| 2050 | \$2,312,974                  | \$61.78                                       | \$2,347,798              | \$57,729        | \$4,718,501         | \$1,235,647              | \$3,482,855            | \$25,237,517                 | 14%                   |
| 2051 | \$2,382,363                  | \$63.63                                       | \$3,482,855              | \$81,646        | \$5,946,864         | \$1,183,463              | \$4,763,401            | \$27,870,945                 | 17%                   |
| 2052 | \$2,453,834                  | \$65.54                                       | \$4,763,401              | \$99,343        | \$7,316,578         | \$2,046,381              | \$5,270,197            | \$29,826,464                 | 18%                   |
| 2053 | \$2,527,449                  | \$67.51                                       | \$5,270,197              | \$101,247       | \$7,898,893         | \$2,943,175              | \$4,955,717            | \$31,046,294                 | 16%                   |
| 2054 | \$2,603,273                  | \$69.53                                       | \$4,955,717              | \$57,680        | \$7,616,670         | \$6,746,669              | \$870,001              | \$28,482,791                 | 3%                    |

Percent Funded Analysis

Current Percent Funded: 24%

| Component                                       | UL RUL |    | Effective Age | Current Replacement Cost | Starting Reserve Balance | Annual Fully Funding Reqmt. | Fully Funded Reserve Balance | Annual Reserve Contrib. |
|---|--------|----|---------------|--------------------------|--------------------------|-----------------------------|------------------------------|-------------------------|
|   | A      | B  |               |                          |                          |                             |                              |                         |
| <b>ADULT CENTER BUILDING</b>                    |        |    |               |                          |                          |                             |                              |                         |
| ACB - Conference Room (Refurb)                  | 15     | 9  | 6             | \$8,653                  | \$817                    | \$577                       | \$3,461                      | \$599                   |
| ACB - Doors & Windows- Repair                   | 30     | 7  | 23            | \$18,171                 | \$3,287                  | \$606                       | \$13,931                     | \$629                   |
| ACB - Electrical System - Replace               | 50     | 18 | 32            | \$21,632                 | \$3,266                  | \$433                       | \$13,844                     | \$449                   |
| ACB - Exterior - Paint                          | 7      | 6  | 1             | \$12,330                 | \$416                    | \$1,761                     | \$1,761                      | \$1,829                 |
| ACB - HVAC - Replace                            | 15     | 14 | 1             | \$37,777                 | \$594                    | \$2,518                     | \$2,518                      | \$2,615                 |
| ACB - Int Renovate (End of Lease)               | 20     | 4  | 16            | \$43,264                 | \$8,166                  | \$2,163                     | \$34,611                     | \$2,246                 |
| ACB - Plumbing System - Replace                 | 50     | 18 | 32            | \$43,264                 | \$6,533                  | \$865                       | \$27,689                     | \$899                   |
| ACB - Roof - Replace                            | 25     | 15 | 10            | \$30,150                 | \$2,845                  | \$1,206                     | \$12,060                     | \$1,252                 |
| ACB - Siding - Repair                           | 10     | 7  | 3             | \$21,632                 | \$1,531                  | \$2,163                     | \$6,490                      | \$2,246                 |
| ACB - Water Heater - Replace                    | 12     | 11 | 1             | \$6,342                  | \$125                    | \$529                       | \$529                        | \$549                   |
|   |        |    | <b>Total</b>  | <b>\$243,215</b>         | <b>\$27,579</b>          | <b>\$12,821</b>             | <b>\$116,895</b>             | <b>\$13,314</b>         |
| <b>AREA Z</b>                                   |        |    |               |                          |                          |                             |                              |                         |
| Area Z - Doors (Repair Contingency)             | 10     | 9  | 1             | \$3,245                  | \$77                     | \$324                       | \$324                        | \$337                   |
| Area Z - Sprung Structure - Repair              | 10     | 6  | 4             | \$30,000                 | \$2,831                  | \$3,000                     | \$12,000                     | \$3,115                 |
| Area Z - Storage Gate - Replace                 | 10     | 6  | 4             | \$10,816                 | \$1,021                  | \$1,082                     | \$4,326                      | \$1,123                 |
| Area Z - Tall Barn                              | 20     | 19 | 1             | \$61,854                 | \$730                    | \$3,093                     | \$3,093                      | \$3,212                 |
|   |        |    | <b>Total</b>  | <b>\$105,915</b>         | <b>\$4,658</b>           | <b>\$7,499</b>              | <b>\$19,744</b>              | <b>\$7,787</b>          |
| <b>BARN 6</b>                                   |        |    |               |                          |                          |                             |                              |                         |
| Barn 6 - (Ice Barn) - Rehab                     | 40     | 1  | 39            | \$1,086,538              | \$249,936                | \$27,163                    | \$1,059,375                  | \$28,208                |
|   |        |    | <b>Total</b>  | <b>\$1,086,538</b>       | <b>\$249,936</b>         | <b>\$27,163</b>             | <b>\$1,059,375</b>           | <b>\$28,208</b>         |
| <b>BARN 8</b>                                   |        |    |               |                          |                          |                             |                              |                         |
| Barn 8 - Bldg Exterior Envelope Restoration     | 30     | 29 | 1             | \$688,733                | \$5,416                  | \$22,958                    | \$22,958                     | \$23,841                |
| Barn 8 - Coffee Area - Equipment - Replace      | 15     | 2  | 13            | \$5,949                  | \$1,216                  | \$397                       | \$5,156                      | \$412                   |
| Barn 8 - Coffee Area - Ice Machine - Replace    | 10     | 2  | 8             | \$4,975                  | \$939                    | \$498                       | \$3,980                      | \$517                   |
| Barn 8 - Coffee Area - Kitchen - Renovation     | 15     | 12 | 3             | \$12,979                 | \$612                    | \$865                       | \$2,596                      | \$899                   |
| Barn 8 - Coffee Area - Lobby - Renovation       | 15     | 12 | 3             | \$18,928                 | \$893                    | \$1,262                     | \$3,786                      | \$1,310                 |
| Barn 8 - Covered Bridge Entrance                | 30     | 0  | 30            | \$216,320                | \$51,036                 | \$7,211                     | \$216,320                    | \$7,488                 |
| Barn 8 - Dance Area - Renovation                | 20     | 17 | 3             | \$36,774                 | \$1,301                  | \$1,839                     | \$5,516                      | \$1,909                 |
| Barn 8 - Dance Area Kitchen Equipment - Replace | 20     | 17 | 3             | \$21,632                 | \$766                    | \$1,082                     | \$3,245                      | \$1,123                 |
| Barn 8 - Electrical System - Repair             | 40     | 39 | 1             | \$140,470                | \$829                    | \$3,512                     | \$3,512                      | \$3,647                 |
| Barn 8 - Flat Roof - Replace                    | 15     | 14 | 1             | \$94,664                 | \$1,489                  | \$6,311                     | \$6,311                      | \$6,554                 |
| Barn 8 - Furnace Replace                        | 15     | 14 | 1             | \$16,377                 | \$258                    | \$1,092                     | \$1,092                      | \$1,134                 |
| Barn 8 - Gym Cardio Machines - Replace          | 10     | 0  | 10            | \$77,875                 | \$18,373                 | \$7,788                     | \$77,875                     | \$8,087                 |
| Barn 8 - Gym Weight Machines - Replace          | 15     | 1  | 14            | \$86,528                 | \$19,053                 | \$5,769                     | \$80,759                     | \$5,990                 |
| Barn 8 - HVAC - Replace                         | 20     | 19 | 1             | \$97,718                 | \$1,153                  | \$4,886                     | \$4,886                      | \$5,074                 |
| Barn 8 - Painting                               | 12     | 10 | 2             | \$54,080                 | \$2,126                  | \$4,507                     | \$9,013                      | \$4,680                 |
| Barn 8 - Plumbing System - Repair               | 40     | 5  | 35            | \$64,896                 | \$13,397                 | \$1,622                     | \$56,784                     | \$1,685                 |
| Barn 8 - Remodel Design & Permitting            | 20     | 19 | 1             | \$59,818                 | \$706                    | \$2,991                     | \$2,991                      | \$3,106                 |
| Barn 8 - Restrooms/Locker Rooms - Remodel       | 20     | 5  | 15            | \$183,872                | \$32,535                 | \$9,194                     | \$137,904                    | \$9,547                 |
| Barn 8 - Roof Replace                           | 20     | 17 | 3             | \$86,528                 | \$3,062                  | \$4,326                     | \$12,979                     | \$4,493                 |
| Barn 8 - Safety Nets - Replace                  | 15     | 3  | 12            | \$17,846                 | \$3,368                  | \$1,190                     | \$14,277                     | \$1,236                 |
| Barn 8 - Sauna - Replace                        | 10     | 7  | 3             | \$31,177                 | \$2,207                  | \$3,118                     | \$9,353                      | \$3,238                 |
| Barn 8 - Upstairs Kitchen Interior Remodel      | 20     | 19 | 1             | \$36,644                 | \$432                    | \$1,832                     | \$1,832                      | \$1,903                 |
| Barn 8 - Water Heaters - Replace                | 12     | 9  | 3             | \$16,224                 | \$957                    | \$1,352                     | \$4,056                      | \$1,404                 |
|   |        |    | <b>Total</b>  | <b>\$2,071,008</b>       | <b>\$162,125</b>         | <b>\$95,598</b>             | <b>\$687,181</b>             | <b>\$99,275</b>         |

Percent Funded Analysis

| Component                                       | UL RUL              |    | Effective Age | Current Replacement Cost | Starting Reserve Balance | Annual Fully Funding Reqmt. | Fully Funded Reserve Balance | Annual Reserve Contrib. |
|---|---------------------|----|---------------|--------------------------|--------------------------|-----------------------------|------------------------------|-------------------------|
|   | A                   | B  |               |                          |                          |                             |                              |                         |
|   | <b>BUS SHELTERS</b> |    |               |                          |                          |                             |                              |                         |
| Gate 1 - Bus Shelter (Replace)                  | 8                   | 2  | 6             | \$8,112                  | \$1,435                  | \$1,014                     | \$6,084                      | \$1,053                 |
| Gate 3 - Bus Shelter (Replace)                  | 25                  | 15 | 10            | \$42,182                 | \$3,981                  | \$1,687                     | \$16,873                     | \$1,752                 |
| Gate 9 - Bus Shelter (Replace)                  | 25                  | 23 | 2             | \$8,653                  | \$163                    | \$346                       | \$692                        | \$359                   |
|   |                     |    | <b>Total</b>  | <b>\$58,947</b>          | <b>\$5,579</b>           | <b>\$3,047</b>              | <b>\$23,649</b>              | <b>\$3,165</b>          |
| <b>CLUBHOUSE</b>                                |                     |    |               |                          |                          |                             |                              |                         |
| Clubhouse - 19th Hole - Renovation              | 15                  | 0  | 15            | \$32,448                 | \$7,655                  | \$2,163                     | \$32,448                     | \$2,246                 |
| Clubhouse - Admin - Renovation                  | 15                  | 0  | 15            | \$32,448                 | \$7,655                  | \$2,163                     | \$32,448                     | \$2,246                 |
| Clubhouse - Electrical Systems - Renovation     | 50                  | 47 | 3             | \$70,304                 | \$995                    | \$1,406                     | \$4,218                      | \$1,460                 |
| Clubhouse - Ext Deck - Glass/Metal Rail         | 25                  | 13 | 12            | \$25,007                 | \$2,832                  | \$1,000                     | \$12,003                     | \$1,039                 |
| Clubhouse - Ext Deck - Recoating                | 5                   | 4  | 1             | \$8,385                  | \$396                    | \$1,677                     | \$1,677                      | \$1,741                 |
| Clubhouse - Ext Deck - Resurface                | 25                  | 13 | 12            | \$27,949                 | \$3,165                  | \$1,118                     | \$13,415                     | \$1,161                 |
| Clubhouse - Exterior - Replace                  | 42                  | 31 | 11            | \$784,160                | \$48,454                 | \$18,670                    | \$205,375                    | \$19,389                |
| Clubhouse - Fire Systems - Upgrade              | 25                  | 19 | 6             | \$27,040                 | \$1,531                  | \$1,082                     | \$6,490                      | \$1,123                 |
| Clubhouse - Golf Locker Rooms & RR's - Renovate | 20                  | 2  | 18            | \$64,896                 | \$13,780                 | \$3,245                     | \$58,406                     | \$3,370                 |
| Clubhouse - HVAC 20 Ton                         | 15                  | 0  | 15            | \$83,200                 | \$19,629                 | \$5,547                     | \$83,200                     | \$5,760                 |
| Clubhouse - HVAC CH                             | 20                  | 13 | 7             | \$43,264                 | \$3,573                  | \$2,163                     | \$15,142                     | \$2,246                 |
| Clubhouse - HVAC Economizer                     | 15                  | 8  | 7             | \$43,264                 | \$4,763                  | \$2,884                     | \$20,190                     | \$2,995                 |
| Clubhouse - HVAC Exterior Cover                 | 20                  | 8  | 12            | \$21,632                 | \$3,062                  | \$1,082                     | \$12,979                     | \$1,123                 |
| Clubhouse - Plumbing Systems - Renovation       | 50                  | 5  | 45            | \$54,080                 | \$11,483                 | \$1,082                     | \$48,672                     | \$1,123                 |
| Clubhouse - Pro Shop - Renovation               | 15                  | 2  | 13            | \$21,632                 | \$4,423                  | \$1,442                     | \$18,748                     | \$1,498                 |
| Clubhouse - Restaurant - Renovation             | 15                  | 0  | 15            | \$64,896                 | \$15,311                 | \$4,326                     | \$64,896                     | \$4,493                 |
| Clubhouse - Roof & Gutters - Replace            | 25                  | 14 | 11            | \$64,896                 | \$6,737                  | \$2,596                     | \$28,554                     | \$2,696                 |
| Clubhouse - Siding - Painting                   | 7                   | 6  | 1             | \$21,787                 | \$734                    | \$3,112                     | \$3,112                      | \$3,232                 |
| Clubhouse - Upstairs Restrooms - Renovation     | 20                  | 17 | 3             | \$34,611                 | \$1,225                  | \$1,731                     | \$5,192                      | \$1,797                 |
| Clubhouse - Water Heater - Replace              | 15                  | 11 | 4             | \$9,518                  | \$599                    | \$635                       | \$2,538                      | \$659                   |
| Kitchen - Equipment                             | 10                  | 0  | 10            | \$86,528                 | \$20,414                 | \$8,653                     | \$86,528                     | \$8,986                 |
| Kitchen - Renovation                            | 30                  | 27 | 3             | \$102,658                | \$2,422                  | \$3,422                     | \$10,266                     | \$3,554                 |
| Kitchen (19) - Cooler - Replace                 | 15                  | 0  | 15            | \$4,543                  | \$1,072                  | \$303                       | \$4,543                      | \$314                   |
| Kitchen (19) - Drink/Display Cooler - Replace   | 15                  | 0  | 15            | \$3,786                  | \$893                    | \$252                       | \$3,786                      | \$262                   |
| Kitchen (19) - Fryers - Replace                 | 10                  | 0  | 10            | \$3,028                  | \$715                    | \$303                       | \$3,028                      | \$314                   |
| Kitchen (19) - Remodel                          | 15                  | 0  | 15            | \$12,979                 | \$3,062                  | \$865                       | \$12,979                     | \$899                   |
| Kitchen (19) - Stove & Flat Top - Replace       | 20                  | 0  | 20            | \$6,490                  | \$1,531                  | \$324                       | \$6,490                      | \$337                   |
| Kitchen (19) - Walk-in Coolers - Repair         | 20                  | 0  | 20            | \$9,734                  | \$2,297                  | \$487                       | \$9,734                      | \$505                   |
| System - Computer - Server Replace              | 5                   | 3  | 2             | \$17,846                 | \$1,684                  | \$3,569                     | \$7,139                      | \$3,707                 |
| System - Computer Systems                       | 7                   | 6  | 1             | \$21,632                 | \$729                    | \$3,090                     | \$3,090                      | \$3,209                 |
| System - Web Page - Redesign                    | 7                   | 6  | 1             | \$10,902                 | \$367                    | \$1,557                     | \$1,557                      | \$1,617                 |
|   |                     |    | <b>Total</b>  | <b>\$1,815,543</b>       | <b>\$193,188</b>         | <b>\$81,950</b>             | <b>\$818,845</b>             | <b>\$85,102</b>         |
| <b>CORE AREA</b>                                |                     |    |               |                          |                          |                             |                              |                         |
| Core Area - Field Equipment - Replace           | 10                  | 2  | 8             | \$8,653                  | \$1,633                  | \$865                       | \$6,922                      | \$899                   |
| Core Area - Outdoor Amenities - Replace         | 30                  | 1  | 29            | \$21,632                 | \$4,933                  | \$721                       | \$20,911                     | \$749                   |
| Core Area - Tennis Courts - Replace/Repair      | 30                  | 29 | 1             | \$326,499                | \$2,568                  | \$10,883                    | \$10,883                     | \$11,302                |
| Core Area - Tennis Courts Fence - Replace       | 30                  | 29 | 1             | \$36,585                 | \$288                    | \$1,220                     | \$1,220                      | \$1,266                 |
|   |                     |    | <b>Total</b>  | <b>\$393,369</b>         | <b>\$9,422</b>           | <b>\$13,689</b>             | <b>\$39,936</b>              | <b>\$14,216</b>         |
| <b>GOLF</b>                                     |                     |    |               |                          |                          |                             |                              |                         |
| Golf - Austin Creek - Repair                    | 10                  | 9  | 1             | \$108,160                | \$2,552                  | \$10,816                    | \$10,816                     | \$11,232                |
| Golf - Bridges - GCBR1 (17th Hole)              | 30                  | 7  | 23            | \$54,080                 | \$9,782                  | \$1,803                     | \$41,461                     | \$1,872                 |
| Golf - Bridges - GCBR2 (10th Hole)              | 30                  | 8  | 22            | \$54,080                 | \$9,357                  | \$1,803                     | \$39,659                     | \$1,872                 |



Percent Funded Analysis

| Component   | UL RUL |    | Effective Age | Current Replacement Cost | Starting Reserve Balance | Annual Fully Funding Reqmt. | Fully Funded Reserve Balance | Annual Reserve Contrib. |
|---|--------|----|---------------|--------------------------|--------------------------|-----------------------------|------------------------------|-------------------------|
|   | A      | B  |               |                          |                          |                             |                              |                         |
|   | C      | D  | E             | F                        | G                        | H                           |                              |                         |
| Golf - Bridges - GCBR3 (9th Hole)                 | 30     | 9  | 21            | \$54,080                 | \$8,931                  | \$1,803                     | \$37,856                     | \$1,872                 |
| Golf - Bridges - GCBR4 (9th Hole Green Bridge)    | 30     | 10 | 20            | \$54,080                 | \$8,506                  | \$1,803                     | \$36,053                     | \$1,872                 |
| Golf - Bridges - GCBR5 (9th Hole Tee Bridge)      | 30     | 11 | 19            | \$54,080                 | \$8,081                  | \$1,803                     | \$34,251                     | \$1,872                 |
| Golf - Bridges - GCBR6 (8th Hole)                 | 40     | 37 | 3             | \$351,520                | \$6,220                  | \$8,788                     | \$26,364                     | \$9,126                 |
| Golf - Bridges - GCBR7 (7th Hole Bridge)          | 30     | 12 | 18            | \$54,080                 | \$7,655                  | \$1,803                     | \$32,448                     | \$1,872                 |
| Golf - Bridges - GCBR8 (5th Hole Tee Bridge)      | 30     | 13 | 17            | \$54,080                 | \$7,230                  | \$1,803                     | \$30,645                     | \$1,872                 |
| Golf - Bridges - GCBR9 (9th Hole)                 | 30     | 16 | 14            | \$54,080                 | \$5,954                  | \$1,803                     | \$25,237                     | \$1,872                 |
| Golf - Bunkers - Replace (Contingency)            | 5      | 5  | 0             | \$16,224                 | \$0                      | \$3,245                     | \$0                          | \$3,370                 |
| Golf - Cart Path - Repave/Repairs (1)             | 10     | 9  | 1             | \$56,243                 | \$1,327                  | \$5,624                     | \$5,624                      | \$5,841                 |
| Golf - Cart Path - Repave/Repairs (2)             | 10     | 0  | 10            | \$54,080                 | \$12,759                 | \$5,408                     | \$54,080                     | \$5,616                 |
| Golf - Cart Path - Repave/Repairs (3)             | 10     | 1  | 9             | \$54,080                 | \$11,483                 | \$5,408                     | \$48,672                     | \$5,616                 |
| Golf - Central Control Computer                   | 10     | 8  | 2             | \$10,816                 | \$510                    | \$1,082                     | \$2,163                      | \$1,123                 |
| Golf - Club Car Carry All - Replace               | 7      | 1  | 6             | \$16,224                 | \$3,281                  | \$2,318                     | \$13,906                     | \$2,407                 |
| Golf - Control Wire                               | 20     | 18 | 2             | \$16,224                 | \$383                    | \$811                       | \$1,622                      | \$842                   |
| Golf - Greens & Tee Boxes - Rebuild (Contingency) | 10     | 3  | 7             | \$27,040                 | \$4,466                  | \$2,704                     | \$18,928                     | \$2,808                 |
| Golf - Hole 14 Centrifugal Pump #1                | 6      | 4  | 2             | \$3,245                  | \$255                    | \$541                       | \$1,082                      | \$562                   |
| Golf - Hole 14 Centrifugal Pump #2                | 6      | 4  | 2             | \$3,245                  | \$255                    | \$541                       | \$1,082                      | \$562                   |
| Golf - Hole 14 Pond Aeration Fountain             | 10     | 5  | 5             | \$9,194                  | \$1,085                  | \$919                       | \$4,597                      | \$955                   |
| Golf - Hole 14 Pressure Maintenance Pump          | 8      | 6  | 2             | \$3,245                  | \$191                    | \$406                       | \$811                        | \$421                   |
| Golf - Hole 17 Pond Aeration Fountain             | 10     | 5  | 5             | \$10,275                 | \$1,212                  | \$1,028                     | \$5,138                      | \$1,067                 |
| Golf - Hole 17 Pressure Maintenance Pump          | 8      | 5  | 3             | \$10,275                 | \$909                    | \$1,284                     | \$3,853                      | \$1,334                 |
| Golf - Hole 17 Turbine Pump #1                    | 10     | 5  | 5             | \$27,040                 | \$3,190                  | \$2,704                     | \$13,520                     | \$2,808                 |
| Golf - Hole 17 Turbine Pump #2                    | 10     | 5  | 5             | \$27,040                 | \$3,190                  | \$2,704                     | \$13,520                     | \$2,808                 |
| Golf - Irrigation Heads                           | 20     | 18 | 2             | \$270,400                | \$6,379                  | \$13,520                    | \$27,040                     | \$14,040                |
| Golf - Irrigation System - Pump Controller        | 15     | 14 | 1             | \$46,780                 | \$736                    | \$3,119                     | \$3,119                      | \$3,239                 |
| Golf - Lake Louise - Damn Repair                  | 20     | 7  | 13            | \$95,181                 | \$14,596                 | \$4,759                     | \$61,868                     | \$4,942                 |
| Golf - Lake Louise - Pump Controller              | 5      | 4  | 1             | \$4,326                  | \$204                    | \$865                       | \$865                        | \$899                   |
| Golf - Lake Louise - Pump Station (Rebuild)       | 6      | 0  | 6             | \$16,224                 | \$3,828                  | \$2,704                     | \$16,224                     | \$2,808                 |
| Golf - Lower Pump House #17 Hole                  | 30     | 28 | 2             | \$7,571                  | \$119                    | \$252                       | \$505                        | \$262                   |
| Golf - Office Renovation                          | 15     | 9  | 6             | \$20,010                 | \$1,888                  | \$1,334                     | \$8,004                      | \$1,385                 |
| Golf - Practice Putting Green                     | 15     | 4  | 11            | \$37,856                 | \$6,550                  | \$2,524                     | \$27,761                     | \$2,621                 |
| Golf - Pro Shop Shed - Replace                    | 43     | 6  | 37            | \$11,898                 | \$2,415                  | \$277                       | \$10,237                     | \$287                   |
| Golf - Pump Houses - Renovation                   | 30     | 3  | 27            | \$7,571                  | \$1,608                  | \$252                       | \$6,814                      | \$262                   |
| Golf - PVC Irrigation Pipe & Isolation Valves     | 17     | 15 | 2             | \$475,904                | \$13,209                 | \$27,994                    | \$55,989                     | \$29,071                |
| Golf - Range Picking Unit - Replace               | 7      | 1  | 6             | \$15,000                 | \$3,033                  | \$2,143                     | \$12,857                     | \$2,225                 |
| Golf - Restrooms - Renovation                     | 30     | 0  | 30            | \$25,000                 | \$5,898                  | \$833                       | \$25,000                     | \$865                   |
| Golf - Safety Net/Posts - Replace                 | 6      | 3  | 3             | \$10,816                 | \$1,276                  | \$1,803                     | \$5,408                      | \$1,872                 |
| Golf - Satellite Controllers                      | 15     | 13 | 2             | \$196,851                | \$6,192                  | \$13,123                    | \$26,247                     | \$13,628                |
| Golf - Upper Pump House #14 Hole                  | 30     | 28 | 2             | \$7,571                  | \$119                    | \$252                       | \$505                        | \$262                   |
| Golf - Weather Station                            | 15     | 8  | 7             | \$10,816                 | \$1,191                  | \$721                       | \$5,047                      | \$749                   |
| Golf Carts - 10 Additional Carts - Replace        | 7      | 6  | 1             | \$84,864                 | \$2,860                  | \$12,123                    | \$12,123                     | \$12,590                |
| Golf Carts - 50 Carts - Replace                   | 7      | 3  | 4             | \$351,520                | \$47,390                 | \$50,217                    | \$200,869                    | \$52,148                |
|   |        |    | <b>Total</b>  | <b>\$2,932,969</b>       | <b>\$238,256</b>         | <b>\$209,568</b>            | <b>\$1,009,870</b>           | <b>\$217,628</b>        |
| <b>GOLF &amp; MAINTENANCE EQUIPMENT</b>           |        |    |               |                          |                          |                             |                              |                         |
| 1,000 Gal. Gas Storage Tank                       | 25     | 2  | 23            | \$16,224                 | \$3,521                  | \$649                       | \$14,926                     | \$674                   |
| 2008 Cat 420e Backhoe - Replace                   | 20     | 8  | 12            | \$162,240                | \$22,966                 | \$8,112                     | \$97,344                     | \$8,424                 |
| 2008 Cat Skid Steer Loader                        | 20     | 8  | 12            | \$49,754                 | \$7,043                  | \$2,488                     | \$29,852                     | \$2,583                 |
| 2008 Toro 3100 Approach Mower - Replace           | 10     | 2  | 8             | \$38,938                 | \$7,349                  | \$3,894                     | \$31,150                     | \$4,044                 |
| 2009 Club Car Carryall 252 - Replace              | 8      | 6  | 2             | \$13,823                 | \$815                    | \$1,728                     | \$3,456                      | \$1,794                 |

Percent Funded Analysis

| Component  | UL RUL |    | Effective Age | Current Replacement Cost | Starting Reserve Balance | Annual Fully Funding Reqmt. | Fully Funded Reserve Balance | Annual Reserve Contrib. |
|--|--------|----|---------------|--------------------------|--------------------------|-----------------------------|------------------------------|-------------------------|
|  | A      | B  |               |                          |                          |                             |                              |                         |
|  | C      | D  | E             | F                        | G                        | H                           |                              |                         |
| 2012 Toro Greens Triplex Mower - Replace                   | 7      | 2  | 5             | \$43,264                 | \$7,291                  | \$6,181                     | \$30,903                     | \$6,418                 |
| 2013 Cat 906h Wheel Loader                                 | 20     | 8  | 12            | \$97,344                 | \$13,780                 | \$4,867                     | \$58,406                     | \$5,054                 |
| 2016 SIP 650 - Replace                                     | 20     | 11 | 9             | \$16,224                 | \$1,722                  | \$811                       | \$7,301                      | \$842                   |
| 2016 SIP 7000 Reel Grinder - Replace                       | 20     | 11 | 9             | \$34,611                 | \$3,675                  | \$1,731                     | \$15,575                     | \$1,797                 |
| 2016 Toro GTX Light Utility Vehicle - Replace              | 15     | 6  | 9             | \$12,979                 | \$1,837                  | \$865                       | \$7,788                      | \$899                   |
| 2022 John Deere 7500A Fairway Mower                        | 13     | 11 | 2             | \$88,091                 | \$3,197                  | \$6,776                     | \$13,552                     | \$7,037                 |
| 250 Gal. Gas Storage Tank (Proshop) - Replace              | 25     | 1  | 24            | \$10,816                 | \$2,450                  | \$433                       | \$10,383                     | \$449                   |
| 250 Gallon Gas Tank - Replace                              | 25     | 0  | 25            | \$12,979                 | \$3,062                  | \$519                       | \$12,979                     | \$539                   |
| 500 Gal Diesel Fuel Tank - Replace                         | 18     | 2  | 16            | \$15,142                 | \$3,176                  | \$841                       | \$13,460                     | \$874                   |
| Alladin 1222 Steam Cleaner - Replace                       | 20     | 1  | 19            | \$5,192                  | \$1,164                  | \$260                       | \$4,932                      | \$270                   |
| Cat Rotary Brush - Replace                                 | 15     | 3  | 12            | \$16,224                 | \$3,062                  | \$1,082                     | \$12,979                     | \$1,123                 |
| Cushman Greens Groomer Brush - Replace                     | 22     | 4  | 18            | \$5,192                  | \$1,002                  | \$236                       | \$4,248                      | \$245                   |
| Cushman Groomaster Trap Rake                               | 25     | 24 | 1             | \$33,882                 | \$320                    | \$1,355                     | \$1,355                      | \$1,407                 |
| Deicer Storage Tank  | 15     | 9  | 6             | \$14,304                 | \$1,350                  | \$954                       | \$5,722                      | \$990                   |
| Dump Trailer - 14 Feet                                     | 10     | 7  | 3             | \$15,199                 | \$1,076                  | \$1,520                     | \$4,560                      | \$1,578                 |
| Emergency Generator - Replace                              | 30     | 22 | 8             | \$108,160                | \$6,805                  | \$3,605                     | \$28,843                     | \$3,744                 |
| Greens King V 186 Mower - Replace-Greenmaster 3320 Triflex | 17     | 11 | 6             | \$43,264                 | \$3,603                  | \$2,545                     | \$15,270                     | \$2,643                 |
| Honda Walk Behind Mower - Replace                          | 15     | 6  | 9             | \$15,142                 | \$2,144                  | \$1,009                     | \$9,085                      | \$1,048                 |
| JD 2030 Fairway Sprayer - Replace                          | 10     | 8  | 2             | \$59,488                 | \$2,807                  | \$5,949                     | \$11,898                     | \$6,178                 |
| John Deere Gater TX 2019-1                                 | 7      | 2  | 5             | \$13,817                 | \$2,329                  | \$1,974                     | \$9,870                      | \$2,050                 |
| John Deere Gater TX 2019-2                                 | 7      | 2  | 5             | \$13,817                 | \$2,329                  | \$1,974                     | \$9,870                      | \$2,050                 |
| John Deere Gater TX 2019-3                                 | 7      | 2  | 5             | \$13,817                 | \$2,329                  | \$1,974                     | \$9,870                      | \$2,050                 |
| John Deere ProGator 2030A                                  | 12     | 11 | 1             | \$54,177                 | \$1,065                  | \$4,515                     | \$4,515                      | \$4,688                 |
| John Deere ProGator 2030A9-1                               | 7      | 2  | 5             | \$30,285                 | \$5,104                  | \$4,326                     | \$21,632                     | \$4,493                 |
| John Deere ProGator 2030A9-2                               | 7      | 2  | 5             | \$30,285                 | \$5,104                  | \$4,326                     | \$21,632                     | \$4,493                 |
| Kubota M5660SUHD Tractor                                   | 25     | 24 | 1             | \$52,974                 | \$500                    | \$2,119                     | \$2,119                      | \$2,200                 |
| Maintenance - Zero Turn Mower - Replace                    | 7      | 0  | 7             | \$25,000                 | \$5,898                  | \$3,571                     | \$25,000                     | \$3,709                 |
| NH 42 HP Tractor Model #TN55 - Replace                     | 20     | 1  | 19            | \$54,080                 | \$12,121                 | \$2,704                     | \$51,376                     | \$2,808                 |
| ProCore 648 Gas Aerifer 23 HP - Replace                    | 15     | 6  | 9             | \$35,693                 | \$5,053                  | \$2,380                     | \$21,416                     | \$2,471                 |
| Road Sand Spreader   | 20     | 3  | 17            | \$8,112                  | \$1,627                  | \$406                       | \$6,895                      | \$421                   |
| Ryan Core Harvester - Replace                              | 20     | 3  | 17            | \$8,112                  | \$1,627                  | \$406                       | \$6,895                      | \$421                   |
| Ryan Renovaire Fairway Aerifer - Replace                   | 30     | 0  | 30            | \$60,000                 | \$14,156                 | \$2,000                     | \$60,000                     | \$2,077                 |
| Ryan Sod Cutter - Replace                                  | 30     | 10 | 20            | \$7,571                  | \$1,191                  | \$252                       | \$5,047                      | \$262                   |
| Salt Dogg Sander - Replace                                 | 15     | 1  | 14            | \$7,788                  | \$1,715                  | \$519                       | \$7,268                      | \$539                   |
| Sno Way Sander   | 7      | 5  | 2             | \$9,791                  | \$660                    | \$1,399                     | \$2,797                      | \$1,452                 |
| Snow Plow/Sander - Replace                                 | 15     | 9  | 6             | \$22,984                 | \$2,169                  | \$1,532                     | \$9,194                      | \$1,591                 |
| Snow Removal UTV   | 15     | 13 | 2             | \$42,540                 | \$1,338                  | \$2,836                     | \$5,672                      | \$2,945                 |
| SnowDogg 9' Snow Plow & Beyers HP 2000 Sander - Replace    | 7      | 0  | 7             | \$20,000                 | \$4,719                  | \$2,857                     | \$20,000                     | \$2,967                 |
| SnowDogg 9' Snow Plow & Spreader - Replace                 | 7      | 0  | 7             | \$20,000                 | \$4,719                  | \$2,857                     | \$20,000                     | \$2,967                 |
| Summit 7x16 Tilt Trailer - Replace                         | 15     | 7  | 8             | \$7,599                  | \$956                    | \$507                       | \$4,053                      | \$526                   |
| Toro 3300 TriPlex Mower - Replace                          | 15     | 2  | 13            | \$37,856                 | \$7,740                  | \$2,524                     | \$32,809                     | \$2,621                 |
| Toro GM 3280D  | 12     | 5  | 7             | \$31,366                 | \$4,317                  | \$2,614                     | \$18,297                     | \$2,714                 |
| Toro Greensmaster 1000 Mower - Replace                     | 15     | 12 | 3             | \$16,224                 | \$766                    | \$1,082                     | \$3,245                      | \$1,123                 |
| Toro Greensmaster 1000 Mower - Replace                     | 15     | 12 | 3             | \$16,224                 | \$766                    | \$1,082                     | \$3,245                      | \$1,123                 |
| Toro Greensmaster 1000 Mower - Replace                     | 15     | 12 | 3             | \$16,224                 | \$766                    | \$1,082                     | \$3,245                      | \$1,123                 |
| Toro Greensmaster 1000 Mower - Replace                     | 15     | 12 | 3             | \$16,224                 | \$766                    | \$1,082                     | \$3,245                      | \$1,123                 |
| Tru Turf Greens Roller - Replace                           | 5      | 1  | 4             | \$21,632                 | \$4,083                  | \$4,326                     | \$17,306                     | \$4,493                 |
| Turfcare- Four to Six Yard Dump Trailer                    | 15     | 0  | 15            | \$15,000                 | \$3,539                  | \$1,000                     | \$15,000                     | \$1,038                 |
| Turfco 1530 Top Dresser - Replace                          | 15     | 3  | 12            | \$18,820                 | \$3,552                  | \$1,255                     | \$15,056                     | \$1,303                 |

Percent Funded Analysis

| Component   | UL RUL |    | Effective Age | Current Replacement Cost | Starting Reserve Balance | Annual Fully Funding Reqmt. | Fully Funded Reserve Balance | Annual Reserve Contrib. |
|---|--------|----|---------------|--------------------------|--------------------------|-----------------------------|------------------------------|-------------------------|
|   | A      | B  |               |                          |                          |                             |                              |                         |
|   | C      | D  | E             | F                        | G                        | H                           |                              |                         |
| Turfco Torrent 2 Blower                               | 15     | 3  | 12            | \$8,890                  | \$1,678                  | \$593                       | \$7,112                      | \$615                   |
| TyCrop MH 400 Fairway Top Dresser & Twin Spinner      | 25     | 0  | 25            | \$32,448                 | \$7,655                  | \$1,298                     | \$32,448                     | \$1,348                 |
| Vermeer Brush Chipper 2012-05CRRF                     | 10     | 2  | 8             | \$49,754                 | \$9,391                  | \$4,975                     | \$39,803                     | \$5,167                 |
| Vicon PS 403 Fertilizer Spreader - Replace            | 15     | 5  | 10            | \$7,571                  | \$1,191                  | \$505                       | \$5,047                      | \$524                   |
| Yanmar YT359 Tractor & Attachments                    | 20     | 17 | 3             | \$110,111                | \$3,897                  | \$5,506                     | \$16,517                     | \$5,717                 |
|   |        |    | <b>Total</b>  | <b>\$1,865,263</b>       | <b>\$232,025</b>         | <b>\$132,764</b>            | <b>\$983,460</b>             | <b>\$137,870</b>        |
| <b>MAINTENANCE - BUILDING</b>                         |        |    |               |                          |                          |                             |                              |                         |
| Maintenance Bldg - Equipment - Replace                | 3      | 2  | 1             | \$8,653                  | \$680                    | \$2,884                     | \$2,884                      | \$2,995                 |
| Maintenance Bldg - Facility Remodel                   | 20     | 19 | 1             | \$523,534                | \$6,176                  | \$26,177                    | \$26,177                     | \$27,183                |
| Maintenance Bldg - Generator                          | 10     | 9  | 1             | \$16,942                 | \$400                    | \$1,694                     | \$1,694                      | \$1,759                 |
|   |        |    | <b>Total</b>  | <b>\$549,128</b>         | <b>\$7,256</b>           | <b>\$30,755</b>             | <b>\$30,755</b>              | <b>\$31,938</b>         |
| <b>MAINTENANCE - VEHICLES</b>                         |        |    |               |                          |                          |                             |                              |                         |
| Maint - 08 Dodge 4500 Dump Truck - Replace            | 7      | 1  | 6             | \$141,690                | \$28,653                 | \$20,241                    | \$121,448                    | \$21,020                |
| Maint - 14 Dodge 4500 - Replace                       | 7      | 5  | 2             | \$91,936                 | \$6,197                  | \$13,134                    | \$26,267                     | \$13,639                |
| Maint - 15 5500 - Replace                             | 7      | 5  | 2             | \$72,467                 | \$4,885                  | \$10,352                    | \$20,705                     | \$10,751                |
| Maint - 16 3500 - Replace                             | 7      | 0  | 7             | \$56,243                 | \$13,269                 | \$8,035                     | \$56,243                     | \$8,344                 |
| Maint - 16 HydroVac Trailer Pressure Washer - Replace | 15     | 6  | 9             | \$108,160                | \$15,311                 | \$7,211                     | \$64,896                     | \$7,488                 |
| Maint - 18 Silverado - Replace                        | 7      | 3  | 4             | \$51,917                 | \$6,999                  | \$7,417                     | \$29,667                     | \$7,702                 |
| Maint - 18 Silverado - Replace                        | 7      | 3  | 4             | \$48,672                 | \$6,562                  | \$6,953                     | \$27,813                     | \$7,221                 |
| Maint - 19 Silverado - Replace                        | 7      | 5  | 2             | \$43,264                 | \$2,916                  | \$6,181                     | \$12,361                     | \$6,418                 |
| Maint - 2013 Chevy Express Van - Replace              | 7      | 2  | 5             | \$32,359                 | \$5,453                  | \$4,623                     | \$23,114                     | \$4,800                 |
| Maint - Ram 3500 & Attachments - Replace              | 7      | 6  | 1             | \$94,099                 | \$3,172                  | \$13,443                    | \$13,443                     | \$13,960                |
|   |        |    | <b>Total</b>  | <b>\$740,807</b>         | <b>\$93,417</b>          | <b>\$97,589</b>             | <b>\$395,957</b>             | <b>\$101,342</b>        |
| <b>MARINA &amp; AM/PM AREAS</b>                       |        |    |               |                          |                          |                             |                              |                         |
| AM/PM - Picnic Shelter - Repairs                      | 20     | 10 | 10            | \$62,733                 | \$7,400                  | \$3,137                     | \$31,366                     | \$3,257                 |
| AM/PM - Restrooms - Repairs                           | 20     | 5  | 15            | \$30,000                 | \$5,308                  | \$1,500                     | \$22,500                     | \$1,558                 |
| Marina - Basin Repair                                 | 50     | 3  | 47            | \$324,480                | \$71,960                 | \$6,490                     | \$305,011                    | \$6,739                 |
| Marina - Boat Ramp Harbor - Rebuild                   | 20     | 19 | 1             | \$175,811                | \$2,074                  | \$8,791                     | \$8,791                      | \$9,129                 |
| Marina - Directional Signage                          | 20     | 0  | 20            | \$15,000                 | \$3,539                  | \$750                       | \$15,000                     | \$779                   |
| Marina - Fire Standpipe & East/West Gangways          | 25     | 19 | 6             | \$308,256                | \$17,454                 | \$12,330                    | \$73,981                     | \$12,804                |
| Marina - Gate Arm                                     | 20     | 16 | 4             | \$32,448                 | \$1,531                  | \$1,622                     | \$6,490                      | \$1,685                 |
| Marina - Outdoor Amenities - Replace                  | 7      | 6  | 1             | \$32,448                 | \$1,094                  | \$4,635                     | \$4,635                      | \$4,814                 |
| Marina - Picnic Shelter - Repairs                     | 7      | 7  | 0             | \$27,040                 | \$0                      | \$3,863                     | \$0                          | \$4,011                 |
| Marina - Restroom - Renovation/Repairs                | 20     | 7  | 13            | \$32,448                 | \$4,976                  | \$1,622                     | \$21,091                     | \$1,685                 |
| Marina - Tennis & Sport Courts - Resurface/Repairs    | 20     | 9  | 11            | \$335,000                | \$43,470                 | \$16,750                    | \$184,250                    | \$17,394                |
| Marina - Tennis Court Fence - Replace                 | 30     | 9  | 21            | \$32,599                 | \$5,384                  | \$1,087                     | \$22,820                     | \$1,128                 |
| Marina - Wet Slip Docks - Renovation                  | 20     | 4  | 16            | \$1,617,909              | \$305,367                | \$80,895                    | \$1,294,327                  | \$84,007                |
| Marina & AM/PM - Bldgs - Painting                     | 7      | 1  | 6             | \$8,112                  | \$1,640                  | \$1,159                     | \$6,953                      | \$1,203                 |
| Marina & AM/PM - Bldgs - Renovation                   | 28     | 21 | 7             | \$86,528                 | \$5,104                  | \$3,090                     | \$21,632                     | \$3,209                 |
|   |        |    | <b>Total</b>  | <b>\$3,120,813</b>       | <b>\$476,302</b>         | <b>\$147,721</b>            | <b>\$2,018,848</b>           | <b>\$153,403</b>        |
| <b>MISCELLANEOUS</b>                                  |        |    |               |                          |                          |                             |                              |                         |
| Campground - Trails & Roads                           | 12     | 2  | 10            | \$10,816                 | \$2,126                  | \$901                       | \$9,013                      | \$936                   |
| CRRRF Loan Repayment (5 Yrs Rem) - Annual             | 1      | 0  | 1             | \$333,039                | \$78,573                 | \$333,039                   | \$333,039                    | \$345,848               |
| Gate 2 Directional Signage                            | 20     | 0  | 20            | \$20,000                 | \$4,719                  | \$1,000                     | \$20,000                     | \$1,038                 |
| Harbor View Bus Shelter - Replace                     | 5      | 2  | 3             | \$9,518                  | \$1,347                  | \$1,904                     | \$5,711                      | \$1,977                 |
| Parking Lot - Gate 5 - Replace                        | 25     | 9  | 16            | \$20,550                 | \$3,103                  | \$822                       | \$13,152                     | \$854                   |
| RV - Area - Chain Link Fence                          | 30     | 29 | 1             | \$28,347                 | \$223                    | \$945                       | \$945                        | \$981                   |
| RV - Area - Rehab                                     | 30     | 29 | 1             | \$16,224                 | \$128                    | \$541                       | \$541                        | \$562                   |

Percent Funded Analysis

| Component   | UL RUL |    | Effective Age | Current Replacement Cost | Starting Reserve Balance | Annual Fully Funding Reqmt. | Fully Funded Reserve Balance | Annual Reserve Contrib. |
|---|--------|----|---------------|--------------------------|--------------------------|-----------------------------|------------------------------|-------------------------|
|   | A      | B  |               |                          |                          |                             |                              |                         |
| SEC - Rekey Bldgs   | 10     | 9  | 1             | \$32,754                 | \$773                    | \$3,275                     | \$3,275                      | \$3,401                 |
|   |        |    | <b>Total</b>  | <b>\$471,248</b>         | <b>\$90,992</b>          | <b>\$342,427</b>            | <b>\$385,677</b>             | <b>\$355,597</b>        |
| <b>PARK AREAS</b>   |        |    |               |                          |                          |                             |                              |                         |
| Parks - Playground Equipment - Replace                      | 15     | 10 | 5             | \$56,243                 | \$4,423                  | \$3,750                     | \$18,748                     | \$3,894                 |
| Parks - Playgrounds (ADA Compliance) - Ph 1                 | 20     | 19 | 1             | \$112,182                | \$1,323                  | \$5,609                     | \$5,609                      | \$5,825                 |
| Parks - Playgrounds (ADA Compliance) - Ph 2                 | 20     | 0  | 20            | \$116,669                | \$27,525                 | \$5,833                     | \$116,669                    | \$6,058                 |
| Parks - Tables & Benches - Replace                          | 10     | 2  | 8             | \$10,816                 | \$2,041                  | \$1,082                     | \$8,653                      | \$1,123                 |
|   |        |    | <b>Total</b>  | <b>\$295,910</b>         | <b>\$35,313</b>          | <b>\$16,274</b>             | <b>\$149,679</b>             | <b>\$16,900</b>         |
| <b>POOL - MAIN</b>  |        |    |               |                          |                          |                             |                              |                         |
| Main Pool - ADA Lift - Replace                              | 10     | 3  | 7             | \$9,572                  | \$1,581                  | \$957                       | \$6,701                      | \$994                   |
| Main Pool - Covers  | 12     | 10 | 2             | \$24,960                 | \$981                    | \$2,080                     | \$4,160                      | \$2,160                 |
| Main Pool - Deck - Repair                                   | 30     | 24 | 6             | \$373,152                | \$17,607                 | \$12,438                    | \$74,630                     | \$12,917                |
| Main Pool - Equipment - Replace                             | 12     | 6  | 6             | \$81,120                 | \$9,569                  | \$6,760                     | \$40,560                     | \$7,020                 |
| Main Pool - Fence - Replace                                 | 30     | 24 | 6             | \$27,040                 | \$1,276                  | \$901                       | \$5,408                      | \$936                   |
| Main Pool - Furniture                                       | 10     | 8  | 2             | \$4,074                  | \$192                    | \$407                       | \$815                        | \$423                   |
| Main Pool - Gutters   | 12     | 9  | 3             | \$29,130                 | \$1,718                  | \$2,428                     | \$7,283                      | \$2,521                 |
| Main Pool - Heaters   | 12     | 6  | 6             | \$9,734                  | \$1,148                  | \$811                       | \$4,867                      | \$842                   |
| Main Pool - Resurface                                       | 12     | 6  | 6             | \$135,200                | \$15,949                 | \$11,267                    | \$67,600                     | \$11,700                |
| Main Pool - Swim Lanes - Replace                            | 10     | 3  | 7             | \$6,490                  | \$1,072                  | \$649                       | \$4,543                      | \$674                   |
|   |        |    | <b>Total</b>  | <b>\$700,473</b>         | <b>\$51,094</b>          | <b>\$38,699</b>             | <b>\$216,566</b>             | <b>\$40,187</b>         |
| <b>POOL - QUIET</b>   |        |    |               |                          |                          |                             |                              |                         |
| Quiet Pool - ADA Lift Replace                               | 10     | 3  | 7             | \$9,572                  | \$1,581                  | \$957                       | \$6,701                      | \$994                   |
| Quiet Pool - Controller and filter/heater/pump installation | 15     | 11 | 4             | \$17,306                 | \$1,089                  | \$1,154                     | \$4,615                      | \$1,198                 |
| Quiet Pool - Covers   | 12     | 10 | 2             | \$8,847                  | \$348                    | \$737                       | \$1,475                      | \$766                   |
| Quiet Pool - Deck - Repairs                                 | 30     | 24 | 6             | \$70,304                 | \$3,317                  | \$2,343                     | \$14,061                     | \$2,434                 |
| Quiet Pool - Fence - Replace                                | 20     | 19 | 1             | \$23,016                 | \$272                    | \$1,151                     | \$1,151                      | \$1,195                 |
| Quiet Pool - Furniture                                      | 10     | 8  | 2             | \$4,074                  | \$192                    | \$407                       | \$815                        | \$423                   |
| Quiet Pool - Pumphouse - Improvements                       | 30     | 24 | 6             | \$43,264                 | \$2,041                  | \$1,442                     | \$8,653                      | \$1,498                 |
| Quiet Pool - Resurface                                      | 12     | 6  | 6             | \$26,499                 | \$3,126                  | \$2,208                     | \$13,250                     | \$2,293                 |
| Quiet Pool - Retaining Wall - Repair                        | 30     | 24 | 6             | \$27,040                 | \$1,276                  | \$901                       | \$5,408                      | \$936                   |
| Quiet Pool - Shed - Rebuild                                 | 30     | 24 | 6             | \$21,632                 | \$1,021                  | \$721                       | \$4,326                      | \$749                   |
| Quiet Pool - Shed Improvements                              | 30     | 24 | 6             | \$8,653                  | \$408                    | \$288                       | \$1,731                      | \$300                   |
| Quiet Pool - Skimmer- Replace                               | 10     | 3  | 7             | \$5,408                  | \$893                    | \$541                       | \$3,786                      | \$562                   |
|   |        |    | <b>Total</b>  | <b>\$265,615</b>         | <b>\$15,564</b>          | <b>\$12,852</b>             | <b>\$65,969</b>              | <b>\$13,346</b>         |
| <b>SECURITY BUILDING &amp; EQUIPMENT</b>                    |        |    |               |                          |                          |                             |                              |                         |
| SEC - Chevy Colorado Replacement                            | 7      | 1  | 6             | \$38,462                 | \$7,778                  | \$5,495                     | \$32,967                     | \$5,706                 |
| SEC - Defibrillator - Replace                               | 10     | 0  | 10            | \$10,079                 | \$2,378                  | \$1,008                     | \$10,079                     | \$1,047                 |
| SEC - Radio System - Replace                                | 10     | 2  | 8             | \$31,366                 | \$5,920                  | \$3,137                     | \$25,093                     | \$3,257                 |
| SEC - Security/Access Control - Replace                     | 7      | 5  | 2             | \$72,921                 | \$4,915                  | \$10,417                    | \$20,835                     | \$10,818                |
| Security Bldg - Electrical                                  | 25     | 5  | 20            | \$37,856                 | \$7,145                  | \$1,514                     | \$30,285                     | \$1,572                 |
| Security Bldg - Interior- Repair                            | 25     | 5  | 20            | \$8,653                  | \$1,633                  | \$346                       | \$6,922                      | \$359                   |
| Security Bldg - Roof - Replace                              | 15     | 5  | 10            | \$7,030                  | \$1,106                  | \$469                       | \$4,687                      | \$487                   |
| Security Bldg - Siding - Paint                              | 7      | 5  | 2             | \$3,623                  | \$244                    | \$518                       | \$1,035                      | \$538                   |
| Security Bldg - Siding - Repair                             | 25     | 5  | 20            | \$21,632                 | \$4,083                  | \$865                       | \$17,306                     | \$899                   |
|   |        |    | <b>Total</b>  | <b>\$231,622</b>         | <b>\$35,202</b>          | <b>\$23,768</b>             | <b>\$149,208</b>             | <b>\$24,682</b>         |
| <b>TURF</b>   |        |    |               |                          |                          |                             |                              |                         |
| TURF - 05 Chevy Colorado - Replace                          | 10     | 5  | 5             | \$48,672                 | \$5,742                  | \$4,867                     | \$24,336                     | \$5,054                 |
| TURF - Bldg - Paint   | 7      | 0  | 7             | \$12,979                 | \$3,062                  | \$1,854                     | \$12,979                     | \$1,925                 |

Percent Funded Analysis

| Component                                | UL RUL |    | Effective Age | Current Replacement Cost | Starting Reserve Balance | Annual Fully Funding Reqmt. | Fully Funded Reserve Balance | Annual Reserve Contrib. |
|--|--------|----|---------------|--------------------------|--------------------------|-----------------------------|------------------------------|-------------------------|
|  | A      | B  | C             | D                        | E                        | F                           | G                            | H                       |
|  |        |    |               |                          |                          |                             |                              |                         |
| TURF - Bldg - Remodel/Design/Permitting  | 20     | 19 | 1             | \$10,145                 | \$120                    | \$507                       | \$507                        | \$527                   |
| TURF - Bldg - Repair                     | 30     | 0  | 30            | \$48,672                 | \$11,483                 | \$1,622                     | \$48,672                     | \$1,685                 |
| TURF - Bldg Overhead Door - Replace      | 20     | 0  | 20            | \$2,515                  | \$593                    | \$126                       | \$2,515                      | \$131                   |
| TURF - Change Room Repair                | 15     | 0  | 15            | \$7,193                  | \$1,697                  | \$480                       | \$7,193                      | \$498                   |
| TURF - Electrical System - Replace       | 50     | 0  | 50            | \$21,632                 | \$5,104                  | \$433                       | \$21,632                     | \$449                   |
| TURF - Fence - Replace/Repair            | 15     | 14 | 1             | \$7,139                  | \$112                    | \$476                       | \$476                        | \$494                   |
| TURF - Gutters - Replace                 | 25     | 0  | 25            | \$1,413                  | \$333                    | \$57                        | \$1,413                      | \$59                    |
| TURF - Hole 14 Pump Panel PLC            | 10     | 8  | 2             | \$5,408                  | \$255                    | \$541                       | \$1,082                      | \$562                   |
| TURF - Hole 14 Pump Panel VFD            | 10     | 8  | 2             | \$4,326                  | \$204                    | \$433                       | \$865                        | \$449                   |
| TURF - Hole 17 Pump Panel PLC            | 12     | 10 | 2             | \$39,848                 | \$1,567                  | \$3,321                     | \$6,641                      | \$3,448                 |
| TURF - Hole 17 Pump Panel VFD            | 10     | 8  | 2             | \$10,816                 | \$510                    | \$1,082                     | \$2,163                      | \$1,123                 |
| TURF - HVAC Replacement                  | 15     | 14 | 1             | \$9,369                  | \$147                    | \$625                       | \$625                        | \$649                   |
| TURF - Restrooms - Replace               | 15     | 0  | 15            | \$3,245                  | \$766                    | \$216                       | \$3,245                      | \$225                   |
| TURF - Roof - Replace                    | 20     | 0  | 20            | \$23,795                 | \$5,614                  | \$1,190                     | \$23,795                     | \$1,236                 |
| TURF - Sand Storage Roof - Replace       | 20     | 18 | 2             | \$18,433                 | \$435                    | \$922                       | \$1,843                      | \$957                   |
| TURF - Vent System - Replace/Repair      | 15     | 0  | 15            | \$12,438                 | \$2,935                  | \$829                       | \$12,438                     | \$861                   |
| TURF - Wash Pad - Refurbish              | 25     | 0  | 25            | \$8,112                  | \$1,914                  | \$324                       | \$8,112                      | \$337                   |
| TURF - Water Heater - Replace            | 12     | 11 | 1             | \$1,887                  | \$37                     | \$157                       | \$157                        | \$163                   |
|  |        |    | <b>Total</b>  | <b>\$298,037</b>         | <b>\$42,630</b>          | <b>\$20,060</b>             | <b>\$180,689</b>             | <b>\$20,832</b>         |
| <b>WELCOME CENTER</b>                    |        |    |               |                          |                          |                             |                              |                         |
| Welcome Center - Building/Siding Repair  | 15     | 14 | 1             | \$20,000                 | \$315                    | \$1,333                     | \$1,333                      | \$1,385                 |
| Welcome Center - Door/Window Replacement | 30     | 24 | 6             | \$30,000                 | \$1,416                  | \$1,000                     | \$6,000                      | \$1,038                 |
| Welcome Center - HVAC                    | 15     | 13 | 2             | \$51,891                 | \$1,632                  | \$3,459                     | \$6,919                      | \$3,592                 |
| Welcome Center - Painting                | 7      | 0  | 7             | \$16,224                 | \$3,828                  | \$2,318                     | \$16,224                     | \$2,407                 |
| Welcome Center - Roof                    | 20     | 19 | 1             | \$15,000                 | \$177                    | \$750                       | \$750                        | \$779                   |
|  |        |    | <b>Total</b>  | <b>\$133,115</b>         | <b>\$7,367</b>           | <b>\$8,860</b>              | <b>\$31,226</b>              | <b>\$9,201</b>          |
|  |        |    | <b>Totals</b> | <b>\$17,379,535</b>      | <b>\$1,977,904</b>       | <b>\$1,323,106</b>          | <b>\$8,383,529</b>           | <b>\$1,373,992</b>      |

Percent Funded Calculations: Effective Age (Column C): (A) - (B) = (C). Starting Reserve Balance (Column E): G (Individual) / G (Total) \* E (Total) = E (Individual). Annual Fully Funding Requirement (Column F): (D) / (A) = (F). Fully Funded Reserve Balance (Column G): (C) \* (F) = (G)

Reserve Allocation Report

| Component                                       | GL Code      | Current Funding | Baseline Funding | Minimum Threshold | Fully Funded Method Projection |
|---|--------------|-----------------|------------------|-------------------|--------------------------------|
| <b>ADULT CENTER BUILDING</b>                    |              |                 |                  |                   |                                |
| ACB - Conference Room (Refurb)                  |              | \$599           | \$505            | \$573             | \$689                          |
| ACB - Doors & Windows- Repair                   | 1116         | \$629           | \$530            | \$601             | \$723                          |
| ACB - Electrical System - Replace               | 1284         | \$449           | \$379            | \$430             | \$516                          |
| ACB - Exterior - Paint                          | 1115         | \$1,829         | \$1,543          | \$1,749           | \$2,103                        |
| ACB - HVAC - Replace                            | 1117         | \$2,615         | \$2,205          | \$2,501           | \$3,006                        |
| ACB - Int Renovate (End of Lease)               | 1118         | \$2,246         | \$1,894          | \$2,148           | \$2,582                        |
| ACB - Plumbing System - Replace                 | 1285         | \$899           | \$758            | \$859             | \$1,033                        |
| ACB - Roof - Replace                            | 1114         | \$1,252         | \$1,056          | \$1,198           | \$1,440                        |
| ACB - Siding - Repair                           | 1245         | \$2,246         | \$1,894          | \$2,148           | \$2,582                        |
| ACB - Water Heater - Replace                    | 1119         | \$549           | \$463            | \$525             | \$631                          |
|   | <b>Total</b> | <b>\$13,314</b> | <b>\$11,228</b>  | <b>\$12,731</b>   | <b>\$15,304</b>                |
| <b>AREA Z</b>                                   |              |                 |                  |                   |                                |
| Area Z - Doors (Repair Contingency)             | 1250         | \$337           | \$284            | \$322             | \$387                          |
| Area Z - Sprung Structure - Repair              | 1364         | \$3,115         | \$2,627          | \$2,979           | \$3,581                        |
| Area Z - Storage Gate - Replace                 | 1263         | \$1,123         | \$947            | \$1,074           | \$1,291                        |
| Area Z - Tall Barn                              | 1253         | \$3,212         | \$2,708          | \$3,071           | \$3,692                        |
|   | <b>Total</b> | <b>\$7,787</b>  | <b>\$6,567</b>   | <b>\$7,446</b>    | <b>\$8,951</b>                 |
| <b>BARN 6</b>                                   |              |                 |                  |                   |                                |
| Barn 6 - (Ice Barn) - Rehab                     | 1309         | \$28,208        | \$23,787         | \$26,973          | \$32,424                       |
|   | <b>Total</b> | <b>\$28,208</b> | <b>\$23,787</b>  | <b>\$26,973</b>   | <b>\$32,424</b>                |
| <b>BARN 8</b>                                   |              |                 |                  |                   |                                |
| Barn 8 - Bldg Exterior Envelope Restoration     | 1083         | \$23,841        | \$20,104         | \$22,797          | \$27,404                       |
| Barn 8 - Coffee Area - Equipment - Replace      | 1097         | \$412           | \$347            | \$394             | \$473                          |
| Barn 8 - Coffee Area - Ice Machine - Replace    | 1200         | \$517           | \$436            | \$494             | \$594                          |
| Barn 8 - Coffee Area - Kitchen - Renovation     | 1098         | \$899           | \$758            | \$859             | \$1,033                        |
| Barn 8 - Coffee Area - Lobby - Renovation       | 1096         | \$1,310         | \$1,105          | \$1,253           | \$1,506                        |
| Barn 8 - Covered Bridge Entrance                |              | \$7,488         | \$6,314          | \$7,160           | \$8,607                        |
| Barn 8 - Dance Area - Renovation                | 1085         | \$1,909         | \$1,610          | \$1,826           | \$2,195                        |
| Barn 8 - Dance Area Kitchen Equipment - Replace | 1087         | \$1,123         | \$947            | \$1,074           | \$1,291                        |
| Barn 8 - Electrical System - Repair             | 1091         | \$3,647         | \$3,075          | \$3,487           | \$4,192                        |
| Barn 8 - Flat Roof - Replace                    | 1095         | \$6,554         | \$5,527          | \$6,267           | \$7,533                        |
| Barn 8 - Furnace Replace                        | 1360         | \$1,134         | \$956            | \$1,084           | \$1,303                        |
| Barn 8 - Gym Cardio Machines - Replace          | 1248         | \$8,087         | \$6,820          | \$7,733           | \$9,296                        |
| Barn 8 - Gym Weight Machines - Replace          | 1084         | \$5,990         | \$5,052          | \$5,728           | \$6,886                        |
| Barn 8 - HVAC - Replace                         | 1089         | \$5,074         | \$4,279          | \$4,852           | \$5,832                        |
| Barn 8 - Painting                               | 1099         | \$4,680         | \$3,947          | \$4,475           | \$5,379                        |
| Barn 8 - Plumbing System - Repair               | 1090         | \$1,685         | \$1,421          | \$1,611           | \$1,937                        |
| Barn 8 - Remodel Design & Permitting            |              | \$3,106         | \$2,619          | \$2,970           | \$3,570                        |
| Barn 8 - Restrooms/Locker Rooms - Remodel       | 1094         | \$9,547         | \$8,051          | \$9,129           | \$10,974                       |
| Barn 8 - Roof Replace                           | 1339         | \$4,493         | \$3,789          | \$4,296           | \$5,164                        |
| Barn 8 - Safety Nets - Replace                  | 1231         | \$1,236         | \$1,042          | \$1,181           | \$1,420                        |
| Barn 8 - Sauna - Replace                        | 1340         | \$3,238         | \$2,730          | \$3,096           | \$3,721                        |
| Barn 8 - Upstairs Kitchen Interior Remodel      |              | \$1,903         | \$1,604          | \$1,819           | \$2,187                        |
| Barn 8 - Water Heaters - Replace                | 1092         | \$1,404         | \$1,184          | \$1,343           | \$1,614                        |
|   | <b>Total</b> | <b>\$99,275</b> | <b>\$83,716</b>  | <b>\$94,928</b>   | <b>\$114,111</b>               |
| <b>BUS SHELTERS</b>                             |              |                 |                  |                   |                                |
| Gate 1 - Bus Shelter (Replace)                  | 1298         | \$1,053         | \$888            | \$1,007           | \$1,210                        |
| Gate 3 - Bus Shelter (Replace)                  | 1252         | \$1,752         | \$1,478          | \$1,675           | \$2,014                        |
| Gate 9 - Bus Shelter (Replace)                  | 1297         | \$359           | \$303            | \$344             | \$413                          |
|   | <b>Total</b> | <b>\$3,165</b>  | <b>\$2,669</b>   | <b>\$3,026</b>    | <b>\$3,638</b>                 |
| <b>CLUBHOUSE</b>                                |              |                 |                  |                   |                                |

Reserve Allocation Report

| Component                                       | GL Code | Current Funding | Baseline Funding | Minimum Threshold | Fully Funded Method Projection |
|---|---------|-----------------|------------------|-------------------|--------------------------------|
| Clubhouse - 19th Hole - Renovation              | 1151    | \$2,246         | \$1,894          | \$2,148           | \$2,582                        |
| Clubhouse - Admin - Renovation                  | 1150    | \$2,246         | \$1,894          | \$2,148           | \$2,582                        |
| Clubhouse - Electrical Systems - Renovation     | 1157    | \$1,460         | \$1,231          | \$1,396           | \$1,678                        |
| Clubhouse - Ext Deck - Glass/Metal Rail         |         | \$1,039         | \$876            | \$993             | \$1,194                        |
| Clubhouse - Ext Deck - Recoating                | 1148    | \$1,741         | \$1,468          | \$1,665           | \$2,002                        |
| Clubhouse - Ext Deck - Resurface                |         | \$1,161         | \$979            | \$1,110           | \$1,334                        |
| Clubhouse - Exterior - Replace                  | 1146    | \$19,389        | \$16,350         | \$18,540          | \$22,286                       |
| Clubhouse - Fire Systems - Upgrade              | 1153    | \$1,123         | \$947            | \$1,074           | \$1,291                        |
| Clubhouse - Golf Locker Rooms & RR's - Renovate | 1351    | \$3,370         | \$2,842          | \$3,222           | \$3,873                        |
| Clubhouse - HVAC 20 Ton                         | 1318    | \$5,760         | \$4,857          | \$5,508           | \$6,621                        |
| Clubhouse - HVAC CH                             | 1316    | \$2,246         | \$1,894          | \$2,148           | \$2,582                        |
| Clubhouse - HVAC Economizer                     | 1317    | \$2,995         | \$2,526          | \$2,864           | \$3,443                        |
| Clubhouse - HVAC Exterior Cover                 | 1319    | \$1,123         | \$947            | \$1,074           | \$1,291                        |
| Clubhouse - Plumbing Systems - Renovation       | 1156    | \$1,123         | \$947            | \$1,074           | \$1,291                        |
| Clubhouse - Pro Shop - Renovation               | 1147    | \$1,498         | \$1,263          | \$1,432           | \$1,721                        |
| Clubhouse - Restaurant - Renovation             | 1149    | \$4,493         | \$3,789          | \$4,296           | \$5,164                        |
| Clubhouse - Roof & Gutters - Replace            | 1144    | \$2,696         | \$2,273          | \$2,578           | \$3,099                        |
| Clubhouse - Siding - Painting                   | 1145    | \$3,232         | \$2,726          | \$3,091           | \$3,715                        |
| Clubhouse - Upstairs Restrooms - Renovation     | 1155    | \$1,797         | \$1,515          | \$1,718           | \$2,066                        |
| Clubhouse - Water Heater - Replace              | 1154    | \$659           | \$556            | \$630             | \$757                          |
| Kitchen - Equipment                             | 1182    | \$8,986         | \$7,577          | \$8,592           | \$10,328                       |
| Kitchen - Renovation                            | 1193    | \$3,554         | \$2,997          | \$3,398           | \$4,085                        |
| Kitchen (19) - Cooler - Replace                 | 1196    | \$314           | \$265            | \$301             | \$361                          |
| Kitchen (19) - Drink/Display Cooler - Replace   | 1197    | \$262           | \$221            | \$251             | \$301                          |
| Kitchen (19) - Fryers - Replace                 | 1192    | \$314           | \$265            | \$301             | \$361                          |
| Kitchen (19) - Remodel                          | 1198    | \$899           | \$758            | \$859             | \$1,033                        |
| Kitchen (19) - Stove & Flat Top - Replace       | 1195    | \$337           | \$284            | \$322             | \$387                          |
| Kitchen (19) - Walk-in Coolers - Repair         | 1191    | \$505           | \$426            | \$483             | \$581                          |
| System - Computer - Server Replace              |         | \$3,707         | \$3,126          | \$3,544           | \$4,260                        |
| System - Computer Systems                       |         | \$3,209         | \$2,706          | \$3,069           | \$3,689                        |
| System - Web Page - Redesign                    | 1160    | \$1,617         | \$1,364          | \$1,547           | \$1,859                        |
| <b>Total</b>                                    |         | <b>\$85,102</b> | <b>\$71,764</b>  | <b>\$81,375</b>   | <b>\$97,820</b>                |
| <b>CORE AREA</b>                                |         |                 |                  |                   |                                |
| Core Area - Field Equipment - Replace           | 1113    | \$899           | \$758            | \$859             | \$1,033                        |
| Core Area - Outdoor Amenities - Replace         | 1109    | \$749           | \$631            | \$716             | \$861                          |
| Core Area - Tennis Courts - Replace/Repair      | 1110    | \$11,302        | \$9,531          | \$10,807          | \$12,991                       |
| Core Area - Tennis Courts Fence - Replace       | 1112    | \$1,266         | \$1,068          | \$1,211           | \$1,456                        |
| <b>Total</b>                                    |         | <b>\$14,216</b> | <b>\$11,988</b>  | <b>\$13,593</b>   | <b>\$16,340</b>                |
| <b>GOLF</b>                                     |         |                 |                  |                   |                                |
| Golf - Austin Creek - Repair                    | 1224    | \$11,232        | \$9,472          | \$10,740          | \$12,911                       |
| Golf - Bridges - GCBR1 (17th Hole)              |         | \$1,872         | \$1,579          | \$1,790           | \$2,152                        |
| Golf - Bridges - GCBR2 (10th Hole)              |         | \$1,872         | \$1,579          | \$1,790           | \$2,152                        |
| Golf - Bridges - GCBR3 (9th Hole)               |         | \$1,872         | \$1,579          | \$1,790           | \$2,152                        |
| Golf - Bridges - GCBR4 (9th Hole Green Bridge)  |         | \$1,872         | \$1,579          | \$1,790           | \$2,152                        |
| Golf - Bridges - GCBR5 (9th Hole Tee Bridge)    |         | \$1,872         | \$1,579          | \$1,790           | \$2,152                        |
| Golf - Bridges - GCBR6 (8th Hole)               | 1212    | \$9,126         | \$7,696          | \$8,726           | \$10,490                       |
| Golf - Bridges - GCBR7 (7th Hole Bridge)        |         | \$1,872         | \$1,579          | \$1,790           | \$2,152                        |
| Golf - Bridges - GCBR8 (5th Hole Tee Bridge)    |         | \$1,872         | \$1,579          | \$1,790           | \$2,152                        |
| Golf - Bridges - GCBR9 (9th Hole)               |         | \$1,872         | \$1,579          | \$1,790           | \$2,152                        |
| Golf - Bunkers - Replace (Contingency)          | 1213    | \$3,370         | \$2,842          | \$3,222           | \$3,873                        |
| Golf - Cart Path - Repave/Repairs (1)           |         | \$5,841         | \$4,925          | \$5,585           | \$6,713                        |
| Golf - Cart Path - Repave/Repairs (2)           |         | \$5,616         | \$4,736          | \$5,370           | \$6,455                        |



## Reserve Allocation Report

| Component   | GL Code      | Current Funding  | Baseline Funding | Minimum Threshold | Fully Funded Method Projection |
|---|--------------|------------------|------------------|-------------------|--------------------------------|
| Golf - Cart Path - Repave/Repairs (3)             |              | \$5,616          | \$4,736          | \$5,370           | \$6,455                        |
| Golf - Central Control Computer                   | 1214-d       | \$1,123          | \$947            | \$1,074           | \$1,291                        |
| Golf - Club Car Carry All - Replace               | 1344         | \$2,407          | \$2,030          | \$2,301           | \$2,767                        |
| Golf - Control Wire                               | 1214-a       | \$842            | \$710            | \$806             | \$968                          |
| Golf - Greens & Tee Boxes - Rebuild (Contingency) | 1217         | \$2,808          | \$2,368          | \$2,685           | \$3,228                        |
| Golf - Hole 14 Centrifugal Pump #1                | 1359-c       | \$562            | \$474            | \$537             | \$646                          |
| Golf - Hole 14 Centrifugal Pump #2                | 1359-d       | \$562            | \$474            | \$537             | \$646                          |
| Golf - Hole 14 Pond Aeration Fountain             | 1354-a       | \$955            | \$805            | \$913             | \$1,097                        |
| Golf - Hole 14 Pressure Maintenance Pump          | 1359-e       | \$421            | \$355            | \$403             | \$484                          |
| Golf - Hole 17 Pond Aeration Fountain             | 1354         | \$1,067          | \$900            | \$1,020           | \$1,227                        |
| Golf - Hole 17 Pressure Maintenance Pump          | 1359-b       | \$1,334          | \$1,125          | \$1,275           | \$1,533                        |
| Golf - Hole 17 Turbine Pump #1                    | 1359         | \$2,808          | \$2,368          | \$2,685           | \$3,228                        |
| Golf - Hole 17 Turbine Pump #2                    | 1359-a       | \$2,808          | \$2,368          | \$2,685           | \$3,228                        |
| Golf - Irrigation Heads                           | 1214-b       | \$14,040         | \$11,840         | \$13,425          | \$16,138                       |
| Golf - Irrigation System - Pump Controller        |              | \$3,239          | \$2,731          | \$3,097           | \$3,723                        |
| Golf - Lake Louise - Damn Repair                  | 1269         | \$4,942          | \$4,168          | \$4,726           | \$5,681                        |
| Golf - Lake Louise - Pump Controller              | 1216-a       | \$899            | \$758            | \$859             | \$1,033                        |
| Golf - Lake Louise - Pump Station (Rebuild)       | 1216         | \$2,808          | \$2,368          | \$2,685           | \$3,228                        |
| Golf - Lower Pump House #17 Hole                  | 1246-a       | \$262            | \$221            | \$251             | \$301                          |
| Golf - Office Renovation                          | 1363         | \$1,385          | \$1,168          | \$1,325           | \$1,592                        |
| Golf - Practice Putting Green                     | 1274         | \$2,621          | \$2,210          | \$2,506           | \$3,012                        |
| Golf - Pro Shop Shed - Replace                    | 1345         | \$287            | \$242            | \$275             | \$330                          |
| Golf - Pump Houses - Renovation                   | 1246         | \$262            | \$221            | \$251             | \$301                          |
| Golf - PVC Irrigation Pipe & Isolation Valves     | 1214         | \$29,071         | \$24,515         | \$27,798          | \$33,416                       |
| Golf - Range Picking Unit - Replace               | 1221         | \$2,225          | \$1,877          | \$2,128           | \$2,558                        |
| Golf - Restrooms - Renovation                     | 1247         | \$865            | \$730            | \$827             | \$995                          |
| Golf - Safety Net/Posts - Replace                 | 1070         | \$1,872          | \$1,579          | \$1,790           | \$2,152                        |
| Golf - Satellite Controllers                      | 1214-c       | \$13,628         | \$11,492         | \$13,031          | \$15,665                       |
| Golf - Upper Pump House #14 Hole                  | 1246-b       | \$262            | \$221            | \$251             | \$301                          |
| Golf - Weather Station                            | 1214-e       | \$749            | \$631            | \$716             | \$861                          |
| Golf Carts - 10 Additional Carts - Replace        |              | \$12,590         | \$10,617         | \$12,038          | \$14,471                       |
| Golf Carts - 50 Carts - Replace                   | 1258         | \$52,148         | \$43,976         | \$49,865          | \$59,942                       |
|   | <b>Total</b> | <b>\$217,628</b> | <b>\$183,521</b> | <b>\$208,099</b>  | <b>\$250,152</b>               |
| <b>GOLF &amp; MAINTENANCE EQUIPMENT</b>           |              |                  |                  |                   |                                |
| 1,000 Gal. Gas Storage Tank                       | 1015         | \$674            | \$568            | \$644             | \$775                          |
| 2008 Cat 420e Backhoe - Replace                   | 1012         | \$8,424          | \$7,104          | \$8,055           | \$9,683                        |
| 2008 Cat Skid Steer Loader                        | 1019         | \$2,583          | \$2,178          | \$2,470           | \$2,969                        |
| 2008 Toro 3100 Approach Mower - Replace           | 1073         | \$4,044          | \$3,410          | \$3,866           | \$4,648                        |
| 2009 Club Car Carryall 252 - Replace              | 1078         | \$1,794          | \$1,513          | \$1,716           | \$2,062                        |
| 2012 Toro Greens Triplex Mower - Replace          | 1076         | \$6,418          | \$5,412          | \$6,137           | \$7,377                        |
| 2013 Cat 906h Wheel Loader                        | 1018         | \$5,054          | \$4,262          | \$4,833           | \$5,810                        |
| 2016 SIP 650 - Replace                            | 1026         | \$842            | \$710            | \$806             | \$968                          |
| 2016 SIP 7000 Reel Grinder - Replace              | 1025         | \$1,797          | \$1,515          | \$1,718           | \$2,066                        |
| 2016 Toro GTX Light Utility Vehicle - Replace     | 1032         | \$899            | \$758            | \$859             | \$1,033                        |
| 2022 John Deere 7500A Fairway Mower               | 1077         | \$7,037          | \$5,934          | \$6,729           | \$8,088                        |
| 250 Gal. Gas Storage Tank (Proshop) - Replace     | 1036         | \$449            | \$379            | \$430             | \$516                          |
| 250 Gallon Gas Tank - Replace                     | 1296         | \$539            | \$455            | \$516             | \$620                          |
| 500 Gal Diesel Fuel Tank - Replace                | 1071         | \$874            | \$737            | \$835             | \$1,004                        |
| Alladin 1222 Steam Cleaner - Replace              | 1034         | \$270            | \$227            | \$258             | \$310                          |
| Cat Rotary Brush - Replace                        | 1014         | \$1,123          | \$947            | \$1,074           | \$1,291                        |
| Cushman Greens Groomer Brush - Replace            | 1046         | \$245            | \$207            | \$234             | \$282                          |
| Cushman Groommaster Trap Rake                     | 1047         | \$1,407          | \$1,187          | \$1,346           | \$1,618                        |
| Deicer Storage Tank                               | 1357         | \$990            | \$835            | \$947             | \$1,138                        |

Reserve Allocation Report

| Component  | GL Code | Current Funding  | Baseline Funding | Minimum Threshold | Fully Funded Method Projection |
|--|---------|------------------|------------------|-------------------|--------------------------------|
| Dump Trailer - 14 Feet                                     |         | \$1,578          | \$1,331          | \$1,509           | \$1,814                        |
| Emergency Generator - Replace                              | 1308    | \$3,744          | \$3,157          | \$3,580           | \$4,304                        |
| Greens King V 186 Mower - Replace-Greenmaster 3320 Triflex | 1053    | \$2,643          | \$2,229          | \$2,527           | \$3,038                        |
| Honda Walk Behind Mower - Replace                          | 1302    | \$1,048          | \$884            | \$1,002           | \$1,205                        |
| JD 2030 Fairway Sprayer - Replace                          | 1074    | \$6,178          | \$5,209          | \$5,907           | \$7,101                        |
| John Deere Gater TX 2019-1                                 | 1324    | \$2,050          | \$1,729          | \$1,960           | \$2,356                        |
| John Deere Gater TX 2019-2                                 | 1325    | \$2,050          | \$1,729          | \$1,960           | \$2,356                        |
| John Deere Gater TX 2019-3                                 | 1063    | \$2,050          | \$1,729          | \$1,960           | \$2,356                        |
| John Deere ProGator 2030A                                  | 1079    | \$4,688          | \$3,954          | \$4,483           | \$5,389                        |
| John Deere ProGator 2030A9-1                               | 1058    | \$4,493          | \$3,789          | \$4,296           | \$5,164                        |
| John Deere ProGator 2030A9-2                               | 1322    | \$4,493          | \$3,789          | \$4,296           | \$5,164                        |
| Kubota M5660SUHD Tractor                                   |         | \$2,200          | \$1,856          | \$2,104           | \$2,529                        |
| Maintenance - Zero Turn Mower - Replace                    |         | \$3,709          | \$3,128          | \$3,546           | \$4,263                        |
| NH 42 HP Tractor Model #TN55 - Replace                     | 1064    | \$2,808          | \$2,368          | \$2,685           | \$3,228                        |
| ProCore 648 Gas Aerifer 23 HP - Replace                    | 1306    | \$2,471          | \$2,084          | \$2,363           | \$2,840                        |
| Road Sand Spreader   | 1057    | \$421            | \$355            | \$403             | \$484                          |
| Ryan Core Harvester - Replace                              | 1055    | \$421            | \$355            | \$403             | \$484                          |
| Ryan Renovaire Fairway Aerifier - Replace                  | 1030    | \$2,077          | \$1,751          | \$1,986           | \$2,387                        |
| Ryan Sod Cutter - Replace                                  | 1031    | \$262            | \$221            | \$251             | \$301                          |
| Salt Dogg Sander - Replace                                 | 1328    | \$539            | \$455            | \$516             | \$620                          |
| Sno Way Sander   |         | \$1,452          | \$1,225          | \$1,389           | \$1,670                        |
| Snow Plow/Sander - Replace                                 | 1327    | \$1,591          | \$1,342          | \$1,522           | \$1,829                        |
| Snow Removal UTV   |         | \$2,945          | \$2,484          | \$2,816           | \$3,385                        |
| SnowDogg 9' Snow Plow & Beyers HP 2000 Sander - Replace    | 1304    | \$2,967          | \$2,502          | \$2,837           | \$3,410                        |
| SnowDogg 9' Snow Plow & Spreader - Replace                 | 1312    | \$2,967          | \$2,502          | \$2,837           | \$3,410                        |
| Summit 7x16 Tilt Trailer - Replace                         | 1313    | \$526            | \$444            | \$503             | \$605                          |
| Toro 3300 TriPlex Mower - Replace                          | 1303    | \$2,621          | \$2,210          | \$2,506           | \$3,012                        |
| Toro GM 3280D  | 1066    | \$2,714          | \$2,289          | \$2,596           | \$3,120                        |
| Toro Greensmaster 1000 Mower - Replace                     | 1042    | \$1,123          | \$947            | \$1,074           | \$1,291                        |
| Toro Greensmaster 1000 Mower - Replace                     | 1041    | \$1,123          | \$947            | \$1,074           | \$1,291                        |
| Toro Greensmaster 1000 Mower - Replace                     | 1039    | \$1,123          | \$947            | \$1,074           | \$1,291                        |
| Toro Greensmaster 1000 Mower - Replace                     | 1040    | \$1,123          | \$947            | \$1,074           | \$1,291                        |
| Tru Turf Greens Roller - Replace                           | 1082    | \$4,493          | \$3,789          | \$4,296           | \$5,164                        |
| Turfcare- Four to Six Yard Dump Trailer                    |         | \$1,038          | \$876            | \$993             | \$1,194                        |
| Turfco 1530 Top Dresser - Replace                          | 1080    | \$1,303          | \$1,099          | \$1,246           | \$1,498                        |
| Turfco Torrent 2 Blower                                    | 1347    | \$615            | \$519            | \$589             | \$707                          |
| TyCrop MH 400 Fairway Top Dresser & Twin Spinner           | 1045    | \$1,348          | \$1,137          | \$1,289           | \$1,549                        |
| Vermeer Brush Chipper 2012-05CRRF                          | 1075    | \$5,167          | \$4,357          | \$4,940           | \$5,939                        |
| Vicon PS 403 Fertilizer Spreader - Replace                 | 1062    | \$524            | \$442            | \$501             | \$602                          |
| Yanmar YT359 Tractor & Attachments                         |         | \$5,717          | \$4,821          | \$5,467           | \$6,572                        |
| <b>Total</b>   |         | <b>\$137,870</b> | <b>\$116,263</b> | <b>\$131,833</b>  | <b>\$158,474</b>               |
| <b>MAINTENANCE - BUILDING</b>                              |         |                  |                  |                   |                                |
| Maintenance Bldg - Equipment - Replace                     | 1130    | \$2,995          | \$2,526          | \$2,864           | \$3,443                        |
| Maintenance Bldg - Facility Remodel                        | 1600    | \$27,183         | \$22,923         | \$25,993          | \$31,246                       |
| Maintenance Bldg - Generator                               |         | \$1,759          | \$1,484          | \$1,682           | \$2,022                        |
| <b>Total</b>   |         | <b>\$31,938</b>  | <b>\$26,933</b>  | <b>\$30,539</b>   | <b>\$36,711</b>                |
| <b>MAINTENANCE - VEHICLES</b>                              |         |                  |                  |                   |                                |
| Maint - 08 Dodge 4500 Dump Truck - Replace                 | 1174    | \$21,020         | \$17,726         | \$20,099          | \$24,161                       |
| Maint - 14 Dodge 4500 - Replace                            | 1175    | \$13,639         | \$11,501         | \$13,042          | \$15,677                       |
| Maint - 15 5500 - Replace                                  | 1176    | \$10,751         | \$9,066          | \$10,280          | \$12,357                       |
| Maint - 16 3500 - Replace                                  | 1177    | \$8,344          | \$7,036          | \$7,978           | \$9,591                        |
| Maint - 16 HydroVac Trailer Pressure Washer - Replace      | 1278    | \$7,488          | \$6,314          | \$7,160           | \$8,607                        |



Reserve Allocation Report

| Component  | GL Code | Current Funding  | Baseline Funding | Minimum Threshold | Fully Funded Method Projection |
|--|---------|------------------|------------------|-------------------|--------------------------------|
| Maint - 18 Silverado - Replace                     | 1315    | \$7,702          | \$6,495          | \$7,365           | \$8,853                        |
| Maint - 18 Silverado - Replace                     | 1311    | \$7,221          | \$6,089          | \$6,904           | \$8,300                        |
| Maint - 19 Silverado - Replace                     | 1326    | \$6,418          | \$5,412          | \$6,137           | \$7,377                        |
| Maint - 2013 Chevy Express Van - Replace           | 1270    | \$4,800          | \$4,048          | \$4,590           | \$5,518                        |
| Maint - Ram 3500 & Attachments - Replace           |         | \$13,960         | \$11,772         | \$13,348          | \$16,046                       |
| <b>Total</b>                                       |         | <b>\$101,342</b> | <b>\$85,459</b>  | <b>\$96,904</b>   | <b>\$116,487</b>               |
| <b>MARINA &amp; AM/PM AREAS</b>                    |         |                  |                  |                   |                                |
| AM/PM - Picnic Shelter - Repairs                   | 1131    | \$3,257          | \$2,747          | \$3,115           | \$3,744                        |
| AM/PM - Restrooms - Repairs                        | 1132    | \$1,558          | \$1,314          | \$1,489           | \$1,790                        |
| Marina - Basin Repair                              |         | \$6,739          | \$5,683          | \$6,444           | \$7,746                        |
| Marina - Boat Ramp Harbor - Rebuild                | 1139    | \$9,129          | \$7,698          | \$8,729           | \$10,493                       |
| Marina - Directional Signage                       |         | \$779            | \$657            | \$745             | \$895                          |
| Marina - Fire Standpipe & East/West Gangways       | 1348    | \$12,804         | \$10,798         | \$12,244          | \$14,718                       |
| Marina - Gate Arm                                  | 1365    | \$1,685          | \$1,421          | \$1,611           | \$1,937                        |
| Marina - Outdoor Amenities - Replace               | 1141    | \$4,814          | \$4,059          | \$4,603           | \$5,533                        |
| Marina - Picnic Shelter - Repairs                  | 1133    | \$4,011          | \$3,383          | \$3,836           | \$4,611                        |
| Marina - Restroom - Renovation/Repairs             | 1136    | \$1,685          | \$1,421          | \$1,611           | \$1,937                        |
| Marina - Tennis & Sport Courts - Resurface/Repairs | 1134    | \$17,394         | \$14,668         | \$16,633          | \$19,994                       |
| Marina - Tennis Court Fence - Replace              | 1135    | \$1,128          | \$952            | \$1,079           | \$1,297                        |
| Marina - Wet Slip Docks - Renovation               | 1137    | \$84,007         | \$70,841         | \$80,328          | \$96,561                       |
| Marina & AM/PM - Bldgs - Painting                  | 1142    | \$1,203          | \$1,015          | \$1,151           | \$1,383                        |
| Marina & AM/PM - Bldgs - Renovation                | 1320    | \$3,209          | \$2,706          | \$3,069           | \$3,689                        |
| <b>Total</b>                                       |         | <b>\$153,403</b> | <b>\$129,361</b> | <b>\$146,685</b>  | <b>\$176,328</b>               |
| <b>MISCELLANEOUS</b>                               |         |                  |                  |                   |                                |
| Campground - Trails & Roads                        | 1266    | \$936            | \$789            | \$895             | \$1,076                        |
| CRRRF Loan Repayment (5 Yrs Rem) - Annual          | 1331    | \$345,848        | \$291,646        | \$330,704         | \$397,533                      |
| Gate 2 Directional Signage                         |         | \$1,038          | \$876            | \$993             | \$1,194                        |
| Harbor View Bus Shelter - Replace                  | 1299    | \$1,977          | \$1,667          | \$1,890           | \$2,272                        |
| Parking Lot - Gate 5 - Replace                     | 1257    | \$854            | \$720            | \$816             | \$981                          |
| RV - Area - Chain Link Fence                       |         | \$981            | \$827            | \$938             | \$1,128                        |
| RV - Area - Rehab                                  | 1128    | \$562            | \$474            | \$537             | \$646                          |
| SEC - Rekey Bldgs                                  | 1162    | \$3,401          | \$2,868          | \$3,252           | \$3,910                        |
| <b>Total</b>                                       |         | <b>\$355,597</b> | <b>\$299,867</b> | <b>\$340,026</b>  | <b>\$408,739</b>               |
| <b>PARK AREAS</b>                                  |         |                  |                  |                   |                                |
| Parks - Playground Equipment - Replace             | 1230    | \$3,894          | \$3,284          | \$3,723           | \$4,476                        |
| Parks - Playgrounds (ADA Compliance) - Ph 1        |         | \$5,825          | \$4,912          | \$5,570           | \$6,695                        |
| Parks - Playgrounds (ADA Compliance) - Ph 2        |         | \$6,058          | \$5,108          | \$5,793           | \$6,963                        |
| Parks - Tables & Benches - Replace                 | 1256    | \$1,123          | \$947            | \$1,074           | \$1,291                        |
| <b>Total</b>                                       |         | <b>\$16,900</b>  | <b>\$14,251</b>  | <b>\$16,160</b>   | <b>\$19,425</b>                |
| <b>POOL - MAIN</b>                                 |         |                  |                  |                   |                                |
| Main Pool - ADA Lift - Replace                     | 1337    | \$994            | \$838            | \$951             | \$1,143                        |
| Main Pool - Covers                                 |         | \$2,160          | \$1,821          | \$2,065           | \$2,483                        |
| Main Pool - Deck - Repair                          | 1105    | \$12,917         | \$10,892         | \$12,351          | \$14,847                       |
| Main Pool - Equipment - Replace                    | 1100    | \$7,020          | \$5,920          | \$6,713           | \$8,069                        |
| Main Pool - Fence - Replace                        | 1104    | \$936            | \$789            | \$895             | \$1,076                        |
| Main Pool - Furniture                              | 1106    | \$423            | \$357            | \$405             | \$486                          |
| Main Pool - Gutters                                |         | \$2,521          | \$2,126          | \$2,411           | \$2,898                        |
| Main Pool - Heaters                                | 1356    | \$842            | \$710            | \$806             | \$968                          |
| Main Pool - Resurface                              | 1244    | \$11,700         | \$9,866          | \$11,188          | \$13,448                       |
| Main Pool - Swim Lanes - Replace                   | 1338    | \$674            | \$568            | \$644             | \$775                          |
| <b>Total</b>                                       |         | <b>\$40,187</b>  | <b>\$33,889</b>  | <b>\$38,427</b>   | <b>\$46,193</b>                |
| <b>POOL - QUIET</b>                                |         |                  |                  |                   |                                |

Reserve Allocation Report

| Component   | GL Code | Current Funding | Baseline Funding | Minimum Threshold | Fully Funded Method Projection |
|---|---------|-----------------|------------------|-------------------|--------------------------------|
| Quiet Pool - ADA Lift Replace                               | 1342    | \$994           | \$838            | \$951             | \$1,143                        |
| Quiet Pool - Controller and filter/heater/pump installation |         | \$1,198         | \$1,010          | \$1,146           | \$1,377                        |
| Quiet Pool - Covers   |         | \$766           | \$646            | \$732             | \$880                          |
| Quiet Pool - Deck - Repairs                                 | 1123    | \$2,434         | \$2,052          | \$2,327           | \$2,797                        |
| Quiet Pool - Fence - Replace                                | 1126    | \$1,195         | \$1,008          | \$1,143           | \$1,374                        |
| Quiet Pool - Furniture                                      | 1106    | \$423           | \$357            | \$405             | \$486                          |
| Quiet Pool - Pumphouse - Improvements                       | 1362    | \$1,498         | \$1,263          | \$1,432           | \$1,721                        |
| Quiet Pool - Resurface                                      | 1121    | \$2,293         | \$1,934          | \$2,193           | \$2,636                        |
| Quiet Pool - Retaining Wall - Repair                        | 1343    | \$936           | \$789            | \$895             | \$1,076                        |
| Quiet Pool - Shed - Rebuild                                 | 1124    | \$749           | \$631            | \$716             | \$861                          |
| Quiet Pool - Shed Improvements                              | 1361    | \$300           | \$253            | \$286             | \$344                          |
| Quiet Pool - Skimmer- Replace                               | 1341    | \$562           | \$474            | \$537             | \$646                          |
| <b>Total</b>  |         | <b>\$13,346</b> | <b>\$11,255</b>  | <b>\$12,762</b>   | <b>\$15,341</b>                |
| <b>SECURITY BUILDING &amp; EQUIPMENT</b>                    |         |                 |                  |                   |                                |
| SEC - Chevy Colorado Replacement                            |         | \$5,706         | \$4,812          | \$5,456           | \$6,559                        |
| SEC - Defibrillator - Replace                               | 1164    | \$1,047         | \$883            | \$1,001           | \$1,203                        |
| SEC - Radio System - Replace                                | 1165    | \$3,257         | \$2,747          | \$3,115           | \$3,744                        |
| SEC - Security/Access Control - Replace                     | 1161    | \$10,818        | \$9,123          | \$10,344          | \$12,435                       |
| Security Bldg - Electrical                                  | 1346    | \$1,572         | \$1,326          | \$1,504           | \$1,807                        |
| Security Bldg - Interior- Repair                            | 1301    | \$359           | \$303            | \$344             | \$413                          |
| Security Bldg - Roof - Replace                              | 1227    | \$487           | \$410            | \$465             | \$559                          |
| Security Bldg - Siding - Paint                              | 1229    | \$538           | \$453            | \$514             | \$618                          |
| Security Bldg - Siding - Repair                             | 1228    | \$899           | \$758            | \$859             | \$1,033                        |
| <b>Total</b>  |         | <b>\$24,682</b> | <b>\$20,814</b>  | <b>\$23,602</b>   | <b>\$28,371</b>                |
| <b>TURF</b>   |         |                 |                  |                   |                                |
| TURF - 05 Chevy Colorado - Replace                          | 1181    | \$5,054         | \$4,262          | \$4,833           | \$5,810                        |
| TURF - Bldg - Paint   | 1209    | \$1,925         | \$1,624          | \$1,841           | \$2,213                        |
| TURF - Bldg - Remodel/Design/Permitting                     |         | \$527           | \$444            | \$504             | \$605                          |
| TURF - Bldg - Repair  | 1210    | \$1,685         | \$1,421          | \$1,611           | \$1,937                        |
| TURF - Bldg Overhead Door - Replace                         | 1254    | \$131           | \$110            | \$125             | \$150                          |
| TURF - Change Room Repair                                   | 1352    | \$498           | \$420            | \$476             | \$572                          |
| TURF - Electrical System - Replace                          | 1283    | \$449           | \$379            | \$430             | \$516                          |
| TURF - Fence - Replace/Repair                               | 1208    | \$494           | \$417            | \$473             | \$568                          |
| TURF - Gutters - Replace                                    | 1255    | \$59            | \$49             | \$56              | \$67                           |
| TURF - Hole 14 Pump Panel PLC                               | 1206-b  | \$562           | \$474            | \$537             | \$646                          |
| TURF - Hole 14 Pump Panel VFD                               | 1206-c  | \$449           | \$379            | \$430             | \$516                          |
| TURF - Hole 17 Pump Panel PLC                               | 1206    | \$3,448         | \$2,908          | \$3,297           | \$3,964                        |
| TURF - Hole 17 Pump Panel VFD                               | 1206-a  | \$1,123         | \$947            | \$1,074           | \$1,291                        |
| TURF - HVAC Replacement                                     | 1276    | \$649           | \$547            | \$620             | \$746                          |
| TURF - Restrooms - Replace                                  | 1280    | \$225           | \$189            | \$215             | \$258                          |
| TURF - Roof - Replace                                       | 1204    | \$1,236         | \$1,042          | \$1,181           | \$1,420                        |
| TURF - Sand Storage Roof - Replace                          | 1205    | \$957           | \$807            | \$915             | \$1,100                        |
| TURF - Vent System - Replace/Repair                         | 1207    | \$861           | \$726            | \$823             | \$990                          |
| TURF - Wash Pad - Refurbish                                 | 1211    | \$337           | \$284            | \$322             | \$387                          |
| TURF - Water Heater - Replace                               | 1281    | \$163           | \$138            | \$156             | \$188                          |
| <b>Total</b>  |         | <b>\$20,832</b> | <b>\$17,567</b>  | <b>\$19,920</b>   | <b>\$23,945</b>                |
| <b>WELCOME CENTER</b>                                       |         |                 |                  |                   |                                |
| Welcome Center - Building/Siding Repair                     |         | \$1,385         | \$1,168          | \$1,324           | \$1,592                        |
| Welcome Center - Door/Window Replacement                    |         | \$1,038         | \$876            | \$993             | \$1,194                        |
| Welcome Center - HVAC                                       |         | \$3,592         | \$3,029          | \$3,435           | \$4,129                        |
| Welcome Center - Painting                                   |         | \$2,407         | \$2,030          | \$2,301           | \$2,767                        |
| Welcome Center - Roof                                       |         | \$779           | \$657            | \$745             | \$895                          |



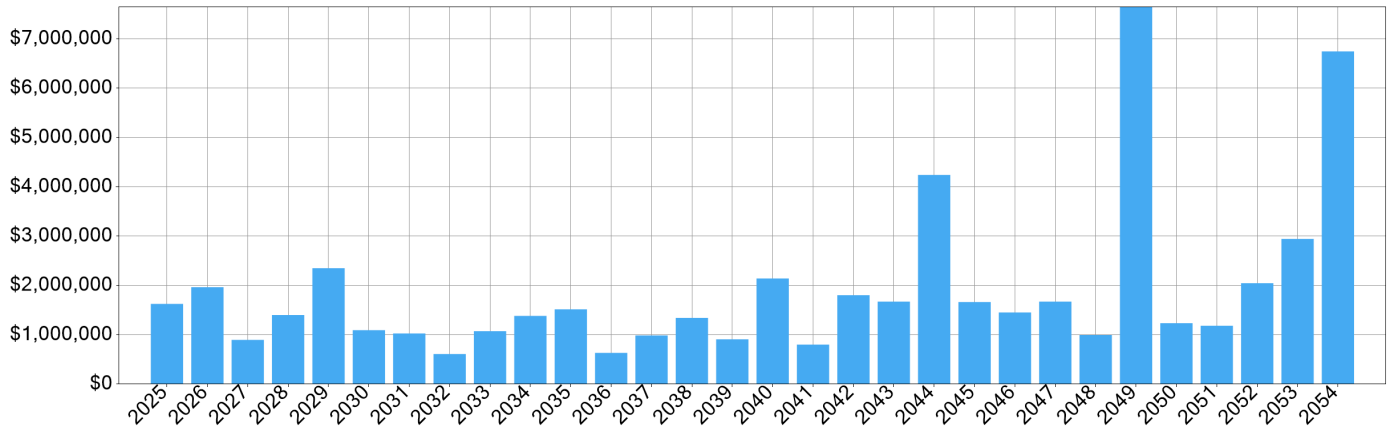
## Reserve Allocation Report

| Component | GL Code       | Current Funding | Baseline Funding | Minimum Threshold | Fully Funded Method Projection |
|-----------|---------------|-----------------|------------------|-------------------|--------------------------------|
|           | Total         | \$9,201         | \$7,759          | \$8,798           | \$10,576                       |
|           | <b>Totals</b> | \$1,373,992     | \$1,158,657      | \$1,313,828       | \$1,579,330                    |



Anticipated Expenditures (30 Years)

Units: 3,120 | Start Date: 1/1/2025



| Component                                     | Location | GL Code | Project Number | Category                     | Current Replacement Cost | Anticipated Expenditures |
|---|----------|---------|----------------|------------------------------|--------------------------|--------------------------|
| <b>2025</b>                                   |          |         |                |                              |                          |                          |
| 250 Gallon Gas Tank - Replace                 |          | 1296    |                | Golf & Maintenance Equipment | \$12,979                 | \$12,979                 |
| Barn 8 - Covered Bridge Entrance              |          |         |                | Barn 8                       | \$216,320                | \$216,320                |
| Barn 8 - Gym Cardio Machines - Replace        |          | 1248    |                | Barn 8                       | \$77,875                 | \$77,875                 |
| Clubhouse - 19th Hole - Renovation            |          | 1151    |                | Clubhouse                    | \$32,448                 | \$32,448                 |
| Clubhouse - Admin - Renovation                |          | 1150    |                | Clubhouse                    | \$32,448                 | \$32,448                 |
| Clubhouse - HVAC 20 Ton                       |          | 1318    |                | Clubhouse                    | \$83,200                 | \$83,200                 |
| Clubhouse - Restaurant - Renovation           |          | 1149    |                | Clubhouse                    | \$64,896                 | \$64,896                 |
| CRRRF Loan Repayment (5 Yrs Rem) - Annual     |          | 1331    |                | Miscellaneous                | \$333,039                | \$333,039                |
| Gate 2 Directional Signage                    |          |         |                | Miscellaneous                | \$20,000                 | \$20,000                 |
| Golf - Cart Path - Repave/Repairs (2)         |          |         |                | Golf                         | \$54,080                 | \$54,080                 |
| Golf - Lake Louise - Pump Station (Rebuild)   |          | 1216    |                | Golf                         | \$16,224                 | \$16,224                 |
| Golf - Restrooms - Renovation                 |          | 1247    |                | Golf                         | \$25,000                 | \$25,000                 |
| Kitchen - Equipment                           |          | 1182    |                | Clubhouse                    | \$86,528                 | \$86,528                 |
| Kitchen (19) - Cooler - Replace               |          | 1196    |                | Clubhouse                    | \$4,543                  | \$4,543                  |
| Kitchen (19) - Drink/Display Cooler - Replace |          | 1197    |                | Clubhouse                    | \$3,786                  | \$3,786                  |
| Kitchen (19) - Fryers - Replace               |          | 1192    |                | Clubhouse                    | \$3,028                  | \$3,028                  |
| Kitchen (19) - Remodel                        |          | 1198    |                | Clubhouse                    | \$12,979                 | \$12,979                 |
| Kitchen (19) - Stove & Flat Top - Replace     |          | 1195    |                | Clubhouse                    | \$6,490                  | \$6,490                  |
| Kitchen (19) - Walk-in Coolers - Repair       |          | 1191    |                | Clubhouse                    | \$9,734                  | \$9,734                  |
| Maint - 16 3500 - Replace                     |          | 1177    |                | Maintenance - Vehicles       | \$56,243                 | \$56,243                 |
| Maintenance - Zero Turn Mower - Replace       |          |         |                | Golf & Maintenance Equipment | \$25,000                 | \$25,000                 |
| Marina - Directional Signage                  |          |         |                | Marina & AM/PM Areas         | \$15,000                 | \$15,000                 |
| Parks - Playgrounds (ADA Compliance) - Ph 2   |          |         |                | Park Areas                   | \$116,669                | \$116,669                |
| Ryan Renovaire Fairway Aerifier - Replace     |          | 1030    |                | Golf & Maintenance Equipment | \$60,000                 | \$60,000                 |



Anticipated Expenditures (30 Years)

| Component   | Location | GL Code | Project Number | Category                      | Current Replacement Cost | Anticipated Expenditures |
|---|----------|---------|----------------|-------------------------------|--------------------------|--------------------------|
| SEC - Defibrillator - Replace                           |          | 1164    |                | Security Building & Equipment | \$10,079                 | \$10,079                 |
| SnowDogg 9' Snow Plow & Beyers HP 2000 Sander - Replace |          | 1304    |                | Golf & Maintenance Equipment  | \$20,000                 | \$20,000                 |
| SnowDogg 9' Snow Plow & Spreader - Replace              |          | 1312    |                | Golf & Maintenance Equipment  | \$20,000                 | \$20,000                 |
| TURF - Bldg - Paint                                     |          | 1209    |                | Turf                          | \$12,979                 | \$12,979                 |
| TURF - Bldg - Repair                                    |          | 1210    |                | Turf                          | \$48,672                 | \$48,672                 |
| TURF - Bldg Overhead Door - Replace                     |          | 1254    |                | Turf                          | \$2,515                  | \$2,515                  |
| TURF - Change Room Repair                               |          | 1352    |                | Turf                          | \$7,193                  | \$7,193                  |
| TURF - Electrical System - Replace                      |          | 1283    |                | Turf                          | \$21,632                 | \$21,632                 |
| TURF - Gutters - Replace                                |          | 1255    |                | Turf                          | \$1,413                  | \$1,413                  |
| TURF - Restrooms - Replace                              |          | 1280    |                | Turf                          | \$3,245                  | \$3,245                  |
| TURF - Roof - Replace                                   |          | 1204    |                | Turf                          | \$23,795                 | \$23,795                 |
| TURF - Vent System - Replace/Repair                     |          | 1207    |                | Turf                          | \$12,438                 | \$12,438                 |
| TURF - Wash Pad - Refurbish                             |          | 1211    |                | Turf                          | \$8,112                  | \$8,112                  |
| Turfcare- Four to Six Yard Dump Trailer                 |          |         |                | Golf & Maintenance Equipment  | \$15,000                 | \$15,000                 |
| TyCrop MH 400 Fairway Top Dresser & Twin Spinner        |          | 1045    |                | Golf & Maintenance Equipment  | \$32,448                 | \$32,448                 |
| Welcome Center - Painting                               |          |         |                | Welcome Center                | \$16,224                 | \$16,224                 |
|   |          |         |                |                               | <b>Total for 2025:</b>   | <b>\$1,624,254</b>       |
| <b>2026</b>   |          |         |                |                               |                          |                          |
| 250 Gal. Gas Storage Tank (Proshop) - Replace           |          | 1036    |                | Golf & Maintenance Equipment  | \$10,816                 | \$11,249                 |
| Alladin 1222 Steam Cleaner - Replace                    |          | 1034    |                | Golf & Maintenance Equipment  | \$5,192                  | \$5,399                  |
| Barn 6 - (Ice Barn) - Rehab                             |          | 1309    |                | Barn 6                        | \$1,086,538              | \$1,130,000              |
| Barn 8 - Gym Weight Machines - Replace                  |          | 1084    |                | Barn 8                        | \$86,528                 | \$89,989                 |
| Core Area - Outdoor Amenities - Replace                 |          | 1109    |                | Core Area                     | \$21,632                 | \$22,497                 |
| CRRRF Loan Repayment (5 Yrs Rem) - Annual               |          | 1331    |                | Miscellaneous                 | \$333,039                | \$333,039                |
| Golf - Cart Path - Repave/Repairs (3)                   |          |         |                | Golf                          | \$54,080                 | \$56,243                 |
| Golf - Club Car Carry All - Replace                     |          | 1344    |                | Golf                          | \$16,224                 | \$16,873                 |
| Golf - Range Picking Unit - Replace                     |          | 1221    |                | Golf                          | \$15,000                 | \$15,600                 |
| Maint - 08 Dodge 4500 Dump Truck - Replace              |          | 1174    |                | Maintenance - Vehicles        | \$141,690                | \$147,357                |
| Marina & AM/PM - Bldgs - Painting                       |          | 1142    |                | Marina & AM/PM Areas          | \$8,112                  | \$8,436                  |
| NH 42 HP Tractor Model #TN55 - Replace                  |          | 1064    |                | Golf & Maintenance Equipment  | \$54,080                 | \$56,243                 |
| Salt Dogg Sander - Replace                              |          | 1328    |                | Golf & Maintenance Equipment  | \$7,788                  | \$8,099                  |
| SEC - Chevy Colorado Replacement                        |          |         |                | Security Building & Equipment | \$38,462                 | \$40,000                 |
| Tru Turf Greens Roller - Replace                        |          | 1082    |                | Golf & Maintenance Equipment  | \$21,632                 | \$22,497                 |



Anticipated Expenditures (30 Years)

| Component   | Location | GL Code | Project Number | Category                      | Current Replacement Cost | Anticipated Expenditures |
|---|----------|---------|----------------|-------------------------------|--------------------------|--------------------------|
|   |          |         |                |                               | <b>Total for 2026:</b>   | <b>\$1,963,523</b>       |
| <b>2027</b>                                       |          |         |                |                               |                          |                          |
| 1,000 Gal. Gas Storage Tank                       |          | 1015    |                | Golf & Maintenance Equipment  | \$16,224                 | \$17,548                 |
| 2008 Toro 3100 Approach Mower - Replace           |          | 1073    |                | Golf & Maintenance Equipment  | \$38,938                 | \$42,115                 |
| 2012 Toro Greens Triplex Mower - Replace          |          | 1076    |                | Golf & Maintenance Equipment  | \$43,264                 | \$46,794                 |
| 500 Gal Diesel Fuel Tank - Replace                |          | 1071    |                | Golf & Maintenance Equipment  | \$15,142                 | \$16,378                 |
| Barn 8 - Coffee Area - Equipment - Replace        |          | 1097    |                | Barn 8                        | \$5,949                  | \$6,434                  |
| Barn 8 - Coffee Area - Ice Machine - Replace      |          | 1200    |                | Barn 8                        | \$4,975                  | \$5,381                  |
| Campground - Trails & Roads                       |          | 1266    |                | Miscellaneous                 | \$10,816                 | \$11,699                 |
| Clubhouse - Golf Locker Rooms & RR's - Renovate   |          | 1351    |                | Clubhouse                     | \$64,896                 | \$70,192                 |
| Clubhouse - Pro Shop - Renovation                 |          | 1147    |                | Clubhouse                     | \$21,632                 | \$23,397                 |
| Core Area - Field Equipment - Replace             |          | 1113    |                | Core Area                     | \$8,653                  | \$9,359                  |
| CRRRF Loan Repayment (5 Yrs Rem) - Annual         |          | 1331    |                | Miscellaneous                 | \$333,039                | \$333,039                |
| Gate 1 - Bus Shelter (Replace)                    |          | 1298    |                | Bus Shelters                  | \$8,112                  | \$8,774                  |
| Harbor View Bus Shelter - Replace                 |          | 1299    |                | Miscellaneous                 | \$9,518                  | \$10,295                 |
| John Deere Gater TX 2019-1                        |          | 1324    |                | Golf & Maintenance Equipment  | \$13,817                 | \$14,945                 |
| John Deere Gater TX 2019-2                        |          | 1325    |                | Golf & Maintenance Equipment  | \$13,817                 | \$14,945                 |
| John Deere Gater TX 2019-3                        |          | 1063    |                | Golf & Maintenance Equipment  | \$13,817                 | \$14,945                 |
| John Deere ProGator 2030A9-1                      |          | 1058    |                | Golf & Maintenance Equipment  | \$30,285                 | \$32,756                 |
| John Deere ProGator 2030A9-2                      |          | 1322    |                | Golf & Maintenance Equipment  | \$30,285                 | \$32,756                 |
| Maint - 2013 Chevy Express Van - Replace          |          | 1270    |                | Maintenance - Vehicles        | \$32,359                 | \$34,999                 |
| Maintenance Bldg - Equipment - Replace            |          | 1130    |                | Maintenance - Building        | \$8,653                  | \$9,359                  |
| Parks - Tables & Benches - Replace                |          | 1256    |                | Park Areas                    | \$10,816                 | \$11,699                 |
| SEC - Radio System - Replace                      |          | 1165    |                | Security Building & Equipment | \$31,366                 | \$33,926                 |
| Toro 3300 TriPlex Mower - Replace                 |          | 1303    |                | Golf & Maintenance Equipment  | \$37,856                 | \$40,945                 |
| Vermeer Brush Chipper 2012-05CRRF                 |          | 1075    |                | Golf & Maintenance Equipment  | \$49,754                 | \$53,813                 |
|   |          |         |                |                               | <b>Total for 2027:</b>   | <b>\$896,493</b>         |
| <b>2028</b>                                       |          |         |                |                               |                          |                          |
| Barn 8 - Safety Nets - Replace                    |          | 1231    |                | Barn 8                        | \$17,846                 | \$20,075                 |
| Cat Rotary Brush - Replace                        |          | 1014    |                | Golf & Maintenance Equipment  | \$16,224                 | \$18,250                 |
| CRRRF Loan Repayment (5 Yrs Rem) - Annual         |          | 1331    |                | Miscellaneous                 | \$333,039                | \$333,039                |
| Golf - Greens & Tee Boxes - Rebuild (Contingency) |          | 1217    |                | Golf                          | \$27,040                 | \$30,416                 |
| Golf - Pump Houses - Renovation                   |          | 1246    |                | Golf                          | \$7,571                  | \$8,517                  |
| Golf - Safety Net/Posts - Replace                 |          | 1070    |                | Golf                          | \$10,816                 | \$12,167                 |



Anticipated Expenditures (30 Years)

| Component                                 | Location | GL Code | Project Number | Category                     | Current Replacement Cost | Anticipated Expenditures |
|---|----------|---------|----------------|------------------------------|--------------------------|--------------------------|
| Golf Carts - 50 Carts - Replace           |          | 1258    |                | Golf                         | \$351,520                | \$395,412                |
| Main Pool - ADA Lift - Replace            |          | 1337    |                | Pool - Main                  | \$9,572                  | \$10,767                 |
| Main Pool - Swim Lanes - Replace          |          | 1338    |                | Pool - Main                  | \$6,490                  | \$7,300                  |
| Maint - 18 Silverado - Replace            |          | 1315    |                | Maintenance - Vehicles       | \$51,917                 | \$58,399                 |
| Maint - 18 Silverado - Replace            |          | 1311    |                | Maintenance - Vehicles       | \$48,672                 | \$54,749                 |
| Marina - Basin Repair                     |          |         |                | Marina & AM/PM Areas         | \$324,480                | \$364,996                |
| Quiet Pool - ADA Lift Replace             |          | 1342    |                | Pool - Quiet                 | \$9,572                  | \$10,767                 |
| Quiet Pool - Skimmer- Replace             |          | 1341    |                | Pool - Quiet                 | \$5,408                  | \$6,083                  |
| Road Sand Spreader                        |          | 1057    |                | Golf & Maintenance Equipment | \$8,112                  | \$9,125                  |
| Ryan Core Harvester - Replace             |          | 1055    |                | Golf & Maintenance Equipment | \$8,112                  | \$9,125                  |
| System - Computer - Server Replace        |          |         |                | Clubhouse                    | \$17,846                 | \$20,075                 |
| Turfc0 1530 Top Dresser - Replace         |          | 1080    |                | Golf & Maintenance Equipment | \$18,820                 | \$21,170                 |
| Turfc0 Torrent 2 Blower                   |          | 1347    |                | Golf & Maintenance Equipment | \$8,890                  | \$10,000                 |
|   |          |         |                |                              | <b>Total for 2028:</b>   | <b>\$1,400,432</b>       |
| <b>2029</b>                               |          |         |                |                              |                          |                          |
| ACB - Int Renovate (End of Lease)         |          | 1118    |                | Adult Center Building        | \$43,264                 | \$50,613                 |
| Clubhouse - Ext Deck - Recoating          |          | 1148    |                | Clubhouse                    | \$8,385                  | \$9,809                  |
| CRRRF Loan Repayment (5 Yrs Rem) - Annual |          | 1331    |                | Miscellaneous                | \$333,039                | \$333,039                |
| Cushman Greens Groomer Brush - Replace    |          | 1046    |                | Golf & Maintenance Equipment | \$5,192                  | \$6,074                  |
| Golf - Hole 14 Centrifugal Pump #1        |          | 1359-c  |                | Golf                         | \$3,245                  | \$3,796                  |
| Golf - Hole 14 Centrifugal Pump #2        |          | 1359-d  |                | Golf                         | \$3,245                  | \$3,796                  |
| Golf - Lake Louise - Pump Controller      |          | 1216-a  |                | Golf                         | \$4,326                  | \$5,061                  |
| Golf - Practice Putting Green             |          | 1274    |                | Golf                         | \$37,856                 | \$44,286                 |
| Marina - Wet Slip Docks - Renovation      |          | 1137    |                | Marina & AM/PM Areas         | \$1,617,909              | \$1,892,725              |
|   |          |         |                |                              | <b>Total for 2029:</b>   | <b>\$2,349,199</b>       |
| <b>2030</b>                               |          |         |                |                              |                          |                          |
| AM/PM - Restrooms - Repairs               |          | 1132    |                | Marina & AM/PM Areas         | \$30,000                 | \$36,500                 |
| Barn 8 - Plumbing System - Repair         |          | 1090    |                | Barn 8                       | \$64,896                 | \$78,956                 |
| Barn 8 - Restrooms/Locker Rooms - Remodel |          | 1094    |                | Barn 8                       | \$183,872                | \$223,708                |
| Clubhouse - Plumbing Systems - Renovation |          | 1156    |                | Clubhouse                    | \$54,080                 | \$65,797                 |
| Golf - Bunkers - Replace (Contingency)    |          | 1213    |                | Golf                         | \$16,224                 | \$19,739                 |
| Golf - Hole 14 Pond Aeration Fountain     |          | 1354-a  |                | Golf                         | \$9,194                  | \$11,185                 |
| Golf - Hole 17 Pond Aeration Fountain     |          | 1354    |                | Golf                         | \$10,275                 | \$12,501                 |
| Golf - Hole 17 Pressure Maintenance Pump  |          | 1359-b  |                | Golf                         | \$10,275                 | \$12,501                 |
| Golf - Hole 17 Turbine Pump #1            |          | 1359    |                | Golf                         | \$27,040                 | \$32,898                 |



Anticipated Expenditures (30 Years)

| Component   | Location | GL Code | Project Number | Category                      | Current Replacement Cost | Anticipated Expenditures |
|---|----------|---------|----------------|-------------------------------|--------------------------|--------------------------|
| Golf - Hole 17 Turbine Pump #2                        |          | 1359-a  |                | Golf                          | \$27,040                 | \$32,898                 |
| Maint - 14 Dodge 4500 - Replace                       |          | 1175    |                | Maintenance - Vehicles        | \$91,936                 | \$111,854                |
| Maint - 15 5500 - Replace                             |          | 1176    |                | Maintenance - Vehicles        | \$72,467                 | \$88,167                 |
| Maint - 19 Silverado - Replace                        |          | 1326    |                | Maintenance - Vehicles        | \$43,264                 | \$52,637                 |
| Maintenance Bldg - Equipment - Replace                |          | 1130    |                | Maintenance - Building        | \$8,653                  | \$10,527                 |
| SEC - Security/Access Control - Replace               |          | 1161    |                | Security Building & Equipment | \$72,921                 | \$88,720                 |
| Security Bldg - Electrical                            |          | 1346    |                | Security Building & Equipment | \$37,856                 | \$46,058                 |
| Security Bldg - Interior- Repair                      |          | 1301    |                | Security Building & Equipment | \$8,653                  | \$10,527                 |
| Security Bldg - Roof - Replace                        |          | 1227    |                | Security Building & Equipment | \$7,030                  | \$8,554                  |
| Security Bldg - Siding - Paint                        |          | 1229    |                | Security Building & Equipment | \$3,623                  | \$4,408                  |
| Security Bldg - Siding - Repair                       |          | 1228    |                | Security Building & Equipment | \$21,632                 | \$26,319                 |
| Sno Way Sander  |          |         |                | Golf & Maintenance Equipment  | \$9,791                  | \$11,912                 |
| Toro GM 3280D   |          | 1066    |                | Golf & Maintenance Equipment  | \$31,366                 | \$38,162                 |
| TURF - 05 Chevy Colorado - Replace                    |          | 1181    |                | Turf                          | \$48,672                 | \$59,217                 |
| Vicon PS 403 Fertilizer Spreader - Replace            |          | 1062    |                | Golf & Maintenance Equipment  | \$7,571                  | \$9,212                  |
|   |          |         |                |                               | <b>Total for 2030:</b>   | <b>\$1,092,958</b>       |
| <b>2031</b>   |          |         |                |                               |                          |                          |
| 2009 Club Car Carryall 252 - Replace                  |          | 1078    |                | Golf & Maintenance Equipment  | \$13,823                 | \$17,490                 |
| 2016 Toro GTX Light Utility Vehicle - Replace         |          | 1032    |                | Golf & Maintenance Equipment  | \$12,979                 | \$16,423                 |
| ACB - Exterior - Paint                                |          | 1115    |                | Adult Center Building         | \$12,330                 | \$15,602                 |
| Area Z - Sprung Structure - Repair                    |          | 1364    |                | Area Z                        | \$30,000                 | \$37,959                 |
| Area Z - Storage Gate - Replace                       |          | 1263    |                | Area Z                        | \$10,816                 | \$13,686                 |
| Clubhouse - Siding - Painting                         |          | 1145    |                | Clubhouse                     | \$21,787                 | \$27,567                 |
| Golf - Hole 14 Pressure Maintenance Pump              |          | 1359-e  |                | Golf                          | \$3,245                  | \$4,106                  |
| Golf - Lake Louise - Pump Station (Rebuild)           |          | 1216    |                | Golf                          | \$16,224                 | \$20,529                 |
| Golf - Pro Shop Shed - Replace                        |          | 1345    |                | Golf                          | \$11,898                 | \$15,054                 |
| Golf Carts - 10 Additional Carts - Replace            |          |         |                | Golf                          | \$84,864                 | \$107,380                |
| Honda Walk Behind Mower - Replace                     |          | 1302    |                | Golf & Maintenance Equipment  | \$15,142                 | \$19,160                 |
| Main Pool - Equipment - Replace                       |          | 1100    |                | Pool - Main                   | \$81,120                 | \$102,643                |
| Main Pool - Heaters                                   |          | 1356    |                | Pool - Main                   | \$9,734                  | \$12,317                 |
| Main Pool - Resurface                                 |          | 1244    |                | Pool - Main                   | \$135,200                | \$171,071                |
| Maint - 16 HydroVac Trailer Pressure Washer - Replace |          | 1278    |                | Maintenance - Vehicles        | \$108,160                | \$136,857                |
| Maint - Ram 3500 & Attachments - Replace              |          |         |                | Maintenance - Vehicles        | \$94,099                 | \$119,066                |
| Marina - Outdoor Amenities - Replace                  |          | 1141    |                | Marina & AM/PM Areas          | \$32,448                 | \$41,057                 |
| ProCore 648 Gas Aerifer 23 HP - Replace               |          | 1306    |                | Golf & Maintenance Equipment  | \$35,693                 | \$45,163                 |
| Quiet Pool - Resurface                                |          | 1121    |                | Pool - Quiet                  | \$26,499                 | \$33,530                 |



## Anticipated Expenditures (30 Years)

| Component   | Location | GL Code | Project Number | Category                     | Current Replacement Cost | Anticipated Expenditures |
|---|----------|---------|----------------|------------------------------|--------------------------|--------------------------|
| System - Computer Systems                               |          |         |                | Clubhouse                    | \$21,632                 | \$27,371                 |
| System - Web Page - Redesign                            |          | 1160    |                | Clubhouse                    | \$10,902                 | \$13,795                 |
| Tru Turf Greens Roller - Replace                        |          | 1082    |                | Golf & Maintenance Equipment | \$21,632                 | \$27,371                 |
|   |          |         |                |                              | <b>Total for 2031:</b>   | <b>\$1,025,197</b>       |
| <b>2032</b>   |          |         |                |                              |                          |                          |
| ACB - Doors & Windows- Repair                           |          | 1116    |                | Adult Center Building        | \$18,171                 | \$23,912                 |
| ACB - Siding - Repair                                   |          | 1245    |                | Adult Center Building        | \$21,632                 | \$28,466                 |
| Barn 8 - Sauna - Replace                                |          | 1340    |                | Barn 8                       | \$31,177                 | \$41,027                 |
| Dump Trailer - 14 Feet                                  |          |         |                | Golf & Maintenance Equipment | \$15,199                 | \$20,000                 |
| Golf - Bridges - GCBR1 (17th Hole)                      |          |         |                | Golf                         | \$54,080                 | \$71,166                 |
| Golf - Lake Louise - Damn Repair                        |          | 1269    |                | Golf                         | \$95,181                 | \$125,251                |
| Harbor View Bus Shelter - Replace                       |          | 1299    |                | Miscellaneous                | \$9,518                  | \$12,525                 |
| Maint - 16 3500 - Replace                               |          | 1177    |                | Maintenance - Vehicles       | \$56,243                 | \$74,012                 |
| Maintenance - Zero Turn Mower - Replace                 |          |         |                | Golf & Maintenance Equipment | \$25,000                 | \$32,898                 |
| Marina - Picnic Shelter - Repairs                       |          | 1133    |                | Marina & AM/PM Areas         | \$27,040                 | \$35,583                 |
| Marina - Restroom - Renovation/Repairs                  |          | 1136    |                | Marina & AM/PM Areas         | \$32,448                 | \$42,699                 |
| SnowDogg 9' Snow Plow & Beyers HP 2000 Sander - Replace |          | 1304    |                | Golf & Maintenance Equipment | \$20,000                 | \$26,319                 |
| SnowDogg 9' Snow Plow & Spreader - Replace              |          | 1312    |                | Golf & Maintenance Equipment | \$20,000                 | \$26,319                 |
| Summit 7x16 Tilt Trailer - Replace                      |          | 1313    |                | Golf & Maintenance Equipment | \$7,599                  | \$10,000                 |
| TURF - Bldg - Paint                                     |          | 1209    |                | Turf                         | \$12,979                 | \$17,080                 |
| Welcome Center - Painting                               |          |         |                | Welcome Center               | \$16,224                 | \$21,350                 |
|   |          |         |                |                              | <b>Total for 2032:</b>   | <b>\$608,606</b>         |
| <b>2033</b>   |          |         |                |                              |                          |                          |
| 2008 Cat 420e Backhoe - Replace                         |          | 1012    |                | Golf & Maintenance Equipment | \$162,240                | \$222,037                |
| 2008 Cat Skid Steer Loader                              |          | 1019    |                | Golf & Maintenance Equipment | \$49,754                 | \$68,091                 |
| 2013 Cat 906h Wheel Loader                              |          | 1018    |                | Golf & Maintenance Equipment | \$97,344                 | \$133,222                |
| Clubhouse - HVAC Economizer                             |          | 1317    |                | Clubhouse                    | \$43,264                 | \$59,210                 |
| Clubhouse - HVAC Exterior Cover                         |          | 1319    |                | Clubhouse                    | \$21,632                 | \$29,605                 |
| Golf - Bridges - GCBR2 (10th Hole)                      |          |         |                | Golf                         | \$54,080                 | \$74,012                 |
| Golf - Central Control Computer                         |          | 1214-d  |                | Golf                         | \$10,816                 | \$14,802                 |
| Golf - Club Car Carry All - Replace                     |          | 1344    |                | Golf                         | \$16,224                 | \$22,204                 |
| Golf - Range Picking Unit - Replace                     |          | 1221    |                | Golf                         | \$15,000                 | \$20,529                 |
| Golf - Weather Station                                  |          | 1214-e  |                | Golf                         | \$10,816                 | \$14,802                 |
| JD 2030 Fairway Sprayer - Replace                       |          | 1074    |                | Golf & Maintenance Equipment | \$59,488                 | \$81,413                 |
| Main Pool - Furniture                                   |          | 1106    |                | Pool - Main                  | \$4,074                  | \$5,575                  |
| Maint - 08 Dodge 4500 Dump Truck - Replace              |          | 1174    |                | Maintenance - Vehicles       | \$141,690                | \$193,912                |

Anticipated Expenditures (30 Years)

| Component  | Location | GL Code | Project Number | Category                      | Current Replacement Cost | Anticipated Expenditures |
|--|----------|---------|----------------|-------------------------------|--------------------------|--------------------------|
| Maintenance Bldg - Equipment - Replace             |          | 1130    |                | Maintenance - Building        | \$8,653                  | \$11,842                 |
| Marina & AM/PM - Bldgs - Painting                  |          | 1142    |                | Marina & AM/PM Areas          | \$8,112                  | \$11,102                 |
| Quiet Pool - Furniture                             |          | 1106    |                | Pool - Quiet                  | \$4,074                  | \$5,575                  |
| SEC - Chevy Colorado Replacement                   |          |         |                | Security Building & Equipment | \$38,462                 | \$52,637                 |
| System - Computer - Server Replace                 |          |         |                | Clubhouse                     | \$17,846                 | \$24,424                 |
| TURF - Hole 14 Pump Panel PLC                      |          | 1206-b  |                | Turf                          | \$5,408                  | \$7,401                  |
| TURF - Hole 14 Pump Panel VFD                      |          | 1206-c  |                | Turf                          | \$4,326                  | \$5,921                  |
| TURF - Hole 17 Pump Panel VFD                      |          | 1206-a  |                | Turf                          | \$10,816                 | \$14,802                 |
| <b>Total for 2033:</b>                             |          |         |                |                               |                          | <b>\$1,073,120</b>       |
| <b>2034</b>  |          |         |                |                               |                          |                          |
| 2012 Toro Greens Triplex Mower - Replace           |          | 1076    |                | Golf & Maintenance Equipment  | \$43,264                 | \$61,578                 |
| ACB - Conference Room (Refurb)                     |          |         |                | Adult Center Building         | \$8,653                  | \$12,316                 |
| Area Z - Doors (Repair Contingency)                |          | 1250    |                | Area Z                        | \$3,245                  | \$4,618                  |
| Barn 8 - Water Heaters - Replace                   |          | 1092    |                | Barn 8                        | \$16,224                 | \$23,092                 |
| Clubhouse - Ext Deck - Recoating                   |          | 1148    |                | Clubhouse                     | \$8,385                  | \$11,934                 |
| Deicer Storage Tank                                |          | 1357    |                | Golf & Maintenance Equipment  | \$14,304                 | \$20,359                 |
| Golf - Austin Creek - Repair                       |          | 1224    |                | Golf                          | \$108,160                | \$153,945                |
| Golf - Bridges - GCBR3 (9th Hole)                  |          |         |                | Golf                          | \$54,080                 | \$76,973                 |
| Golf - Cart Path - Repave/Repairs (1)              |          |         |                | Golf                          | \$56,243                 | \$80,052                 |
| Golf - Lake Louise - Pump Controller               |          | 1216-a  |                | Golf                          | \$4,326                  | \$6,158                  |
| Golf - Office Renovation                           |          | 1363    |                | Golf                          | \$20,010                 | \$28,480                 |
| Golf - Safety Net/Posts - Replace                  |          | 1070    |                | Golf                          | \$10,816                 | \$15,395                 |
| John Deere Gater TX 2019-1                         |          | 1324    |                | Golf & Maintenance Equipment  | \$13,817                 | \$19,667                 |
| John Deere Gater TX 2019-2                         |          | 1325    |                | Golf & Maintenance Equipment  | \$13,817                 | \$19,667                 |
| John Deere Gater TX 2019-3                         |          | 1063    |                | Golf & Maintenance Equipment  | \$13,817                 | \$19,667                 |
| John Deere ProGator 2030A9-1                       |          | 1058    |                | Golf & Maintenance Equipment  | \$30,285                 | \$43,105                 |
| John Deere ProGator 2030A9-2                       |          | 1322    |                | Golf & Maintenance Equipment  | \$30,285                 | \$43,105                 |
| Main Pool - Gutters                                |          |         |                | Pool - Main                   | \$29,130                 | \$41,462                 |
| Maint - 2013 Chevy Express Van - Replace           |          | 1270    |                | Maintenance - Vehicles        | \$32,359                 | \$46,057                 |
| Maintenance Bldg - Generator                       |          |         |                | Maintenance - Building        | \$16,942                 | \$24,113                 |
| Marina - Tennis & Sport Courts - Resurface/Repairs |          | 1134    |                | Marina & AM/PM Areas          | \$335,000                | \$476,810                |
| Marina - Tennis Court Fence - Replace              |          | 1135    |                | Marina & AM/PM Areas          | \$32,599                 | \$46,399                 |
| Parking Lot - Gate 5 - Replace                     |          | 1257    |                | Miscellaneous                 | \$20,550                 | \$29,250                 |
| SEC - Rekey Bldgs                                  |          | 1162    |                | Miscellaneous                 | \$32,754                 | \$46,619                 |
| Snow Plow/Sander - Replace                         |          | 1327    |                | Golf & Maintenance Equipment  | \$22,984                 | \$32,713                 |
| <b>Total for 2034:</b>                             |          |         |                |                               |                          | <b>\$1,383,531</b>       |



Anticipated Expenditures (30 Years)

| Component   | Location | GL Code | Project Number | Category                      | Current Replacement Cost | Anticipated Expenditures |
|---|----------|---------|----------------|-------------------------------|--------------------------|--------------------------|
| <b>2035</b>   |          |         |                |                               |                          |                          |
| AM/PM - Picnic Shelter - Repairs                            |          | 1131    |                | Marina & AM/PM Areas          | \$62,733                 | \$92,860                 |
| Barn 8 - Gym Cardio Machines - Replace                      |          | 1248    |                | Barn 8                        | \$77,875                 | \$115,274                |
| Barn 8 - Painting   |          | 1099    |                | Barn 8                        | \$54,080                 | \$80,052                 |
| Gate 1 - Bus Shelter (Replace)                              |          | 1298    |                | Bus Shelters                  | \$8,112                  | \$12,008                 |
| Golf - Bridges - GCBR4 (9th Hole Green Bridge)              |          |         |                | Golf                          | \$54,080                 | \$80,052                 |
| Golf - Bunkers - Replace (Contingency)                      |          | 1213    |                | Golf                          | \$16,224                 | \$24,015                 |
| Golf - Cart Path - Repave/Repairs (2)                       |          |         |                | Golf                          | \$54,080                 | \$80,052                 |
| Golf - Hole 14 Centrifugal Pump #1                          |          | 1359-c  |                | Golf                          | \$3,245                  | \$4,803                  |
| Golf - Hole 14 Centrifugal Pump #2                          |          | 1359-d  |                | Golf                          | \$3,245                  | \$4,803                  |
| Golf Carts - 50 Carts - Replace                             |          | 1258    |                | Golf                          | \$351,520                | \$520,335                |
| Kitchen - Equipment   |          | 1182    |                | Clubhouse                     | \$86,528                 | \$128,083                |
| Kitchen (19) - Fryers - Replace                             |          | 1192    |                | Clubhouse                     | \$3,028                  | \$4,483                  |
| Main Pool - Covers  |          |         |                | Pool - Main                   | \$24,960                 | \$36,947                 |
| Maint - 18 Silverado - Replace                              |          | 1315    |                | Maintenance - Vehicles        | \$51,917                 | \$76,850                 |
| Maint - 18 Silverado - Replace                              |          | 1311    |                | Maintenance - Vehicles        | \$48,672                 | \$72,046                 |
| Parks - Playground Equipment - Replace                      |          | 1230    |                | Park Areas                    | \$56,243                 | \$83,254                 |
| Quiet Pool - Covers   |          |         |                | Pool - Quiet                  | \$8,847                  | \$13,096                 |
| Ryan Sod Cutter - Replace                                   |          | 1031    |                | Golf & Maintenance Equipment  | \$7,571                  | \$11,207                 |
| SEC - Defibrillator - Replace                               |          | 1164    |                | Security Building & Equipment | \$10,079                 | \$14,919                 |
| TURF - Hole 17 Pump Panel PLC                               |          | 1206    |                | Turf                          | \$39,848                 | \$58,985                 |
|   |          |         |                |                               | <b>Total for 2035:</b>   | <b>\$1,514,124</b>       |
| <b>2036</b>   |          |         |                |                               |                          |                          |
| 2016 SIP 650 - Replace                                      |          | 1026    |                | Golf & Maintenance Equipment  | \$16,224                 | \$24,976                 |
| 2016 SIP 7000 Reel Grinder - Replace                        |          | 1025    |                | Golf & Maintenance Equipment  | \$34,611                 | \$53,282                 |
| 2022 John Deere 7500A Fairway Mower                         |          | 1077    |                | Golf & Maintenance Equipment  | \$88,091                 | \$135,612                |
| ACB - Water Heater - Replace                                |          | 1119    |                | Adult Center Building         | \$6,342                  | \$9,763                  |
| Clubhouse - Water Heater - Replace                          |          | 1154    |                | Clubhouse                     | \$9,518                  | \$14,653                 |
| Golf - Bridges - GCBR5 (9th Hole Tee Bridge)                |          |         |                | Golf                          | \$54,080                 | \$83,254                 |
| Golf - Cart Path - Repave/Repairs (3)                       |          |         |                | Golf                          | \$54,080                 | \$83,254                 |
| Greens King V 186 Mower - Replace-Greenmaster 3320 Triflex  |          | 1053    |                | Golf & Maintenance Equipment  | \$43,264                 | \$66,603                 |
| John Deere ProGator 2030A                                   |          | 1079    |                | Golf & Maintenance Equipment  | \$54,177                 | \$83,403                 |
| Maintenance Bldg - Equipment - Replace                      |          | 1130    |                | Maintenance - Building        | \$8,653                  | \$13,321                 |
| Quiet Pool - Controller and filter/heater/pump installation |          |         |                | Pool - Quiet                  | \$17,306                 | \$26,641                 |
| Tru Turf Greens Roller - Replace                            |          | 1082    |                | Golf & Maintenance Equipment  | \$21,632                 | \$33,301                 |
| TURF - Water Heater - Replace                               |          | 1281    |                | Turf                          | \$1,887                  | \$2,906                  |



Anticipated Expenditures (30 Years)

| Component   | Location | GL Code | Project Number | Category                      | Current Replacement Cost | Anticipated Expenditures |
|---|----------|---------|----------------|-------------------------------|--------------------------|--------------------------|
|   |          |         |                |                               | <b>Total for 2036:</b>   | <b>\$630,969</b>         |
| <b>2037</b>                                       |          |         |                |                               |                          |                          |
| 2008 Toro 3100 Approach Mower - Replace           |          | 1073    |                | Golf & Maintenance Equipment  | \$38,938                 | \$62,340                 |
| Barn 8 - Coffee Area - Ice Machine - Replace      |          | 1200    |                | Barn 8                        | \$4,975                  | \$7,966                  |
| Barn 8 - Coffee Area - Kitchen - Renovation       |          | 1098    |                | Barn 8                        | \$12,979                 | \$20,780                 |
| Barn 8 - Coffee Area - Lobby - Renovation         |          | 1096    |                | Barn 8                        | \$18,928                 | \$30,304                 |
| Core Area - Field Equipment - Replace             |          | 1113    |                | Core Area                     | \$8,653                  | \$13,853                 |
| Golf - Bridges - GCBR7 (7th Hole Bridge)          |          |         |                | Golf                          | \$54,080                 | \$86,584                 |
| Golf - Lake Louise - Pump Station (Rebuild)       |          | 1216    |                | Golf                          | \$16,224                 | \$25,975                 |
| Harbor View Bus Shelter - Replace                 |          | 1299    |                | Miscellaneous                 | \$9,518                  | \$15,239                 |
| Maint - 14 Dodge 4500 - Replace                   |          | 1175    |                | Maintenance - Vehicles        | \$91,936                 | \$147,192                |
| Maint - 15 5500 - Replace                         |          | 1176    |                | Maintenance - Vehicles        | \$72,467                 | \$116,022                |
| Maint - 19 Silverado - Replace                    |          | 1326    |                | Maintenance - Vehicles        | \$43,264                 | \$69,267                 |
| Parks - Tables & Benches - Replace                |          | 1256    |                | Park Areas                    | \$10,816                 | \$17,317                 |
| SEC - Radio System - Replace                      |          | 1165    |                | Security Building & Equipment | \$31,366                 | \$50,219                 |
| SEC - Security/Access Control - Replace           |          | 1161    |                | Security Building & Equipment | \$72,921                 | \$116,749                |
| Security Bldg - Siding - Paint                    |          | 1229    |                | Security Building & Equipment | \$3,623                  | \$5,801                  |
| Sno Way Sander                                    |          |         |                | Golf & Maintenance Equipment  | \$9,791                  | \$15,675                 |
| Toro Greensmaster 1000 Mower - Replace            |          | 1042    |                | Golf & Maintenance Equipment  | \$16,224                 | \$25,975                 |
| Toro Greensmaster 1000 Mower - Replace            |          | 1041    |                | Golf & Maintenance Equipment  | \$16,224                 | \$25,975                 |
| Toro Greensmaster 1000 Mower - Replace            |          | 1039    |                | Golf & Maintenance Equipment  | \$16,224                 | \$25,975                 |
| Toro Greensmaster 1000 Mower - Replace            |          | 1040    |                | Golf & Maintenance Equipment  | \$16,224                 | \$25,975                 |
| Vermeer Brush Chipper 2012-05CRRF                 |          | 1075    |                | Golf & Maintenance Equipment  | \$49,754                 | \$79,657                 |
|   |          |         |                |                               | <b>Total for 2037:</b>   | <b>\$984,842</b>         |
| <b>2038</b>                                       |          |         |                |                               |                          |                          |
| ACB - Exterior - Paint                            |          | 1115    |                | Adult Center Building         | \$12,330                 | \$20,531                 |
| Clubhouse - Ext Deck - Glass/Metal Rail           |          |         |                | Clubhouse                     | \$25,007                 | \$41,638                 |
| Clubhouse - Ext Deck - Resurface                  |          |         |                | Clubhouse                     | \$27,949                 | \$46,536                 |
| Clubhouse - HVAC CH                               |          | 1316    |                | Clubhouse                     | \$43,264                 | \$72,038                 |
| Clubhouse - Siding - Painting                     |          | 1145    |                | Clubhouse                     | \$21,787                 | \$36,277                 |
| Golf - Bridges - GCBR8 (5th Hole Tee Bridge)      |          |         |                | Golf                          | \$54,080                 | \$90,047                 |
| Golf - Greens & Tee Boxes - Rebuild (Contingency) |          | 1217    |                | Golf                          | \$27,040                 | \$45,024                 |
| Golf - Hole 17 Pressure                           |          | 1359-b  |                | Golf                          | \$10,275                 | \$17,109                 |



Anticipated Expenditures (30 Years)

| Component   | Location | GL Code | Project Number | Category                     | Current Replacement Cost | Anticipated Expenditures |
|---|----------|---------|----------------|------------------------------|--------------------------|--------------------------|
| Maintenance Pump  |          |         |                |                              |                          |                          |
| Golf - Satellite Controllers                            |          | 1214-c  |                | Golf                         | \$196,851                | \$327,772                |
| Golf Carts - 10 Additional Carts - Replace              |          |         |                | Golf                         | \$84,864                 | \$141,305                |
| Main Pool - ADA Lift - Replace                          |          | 1337    |                | Pool - Main                  | \$9,572                  | \$15,938                 |
| Main Pool - Swim Lanes - Replace                        |          | 1338    |                | Pool - Main                  | \$6,490                  | \$10,806                 |
| Maint - Ram 3500 & Attachments - Replace                |          |         |                | Maintenance - Vehicles       | \$94,099                 | \$156,682                |
| Marina - Outdoor Amenities - Replace                    |          | 1141    |                | Marina & AM/PM Areas         | \$32,448                 | \$54,028                 |
| Quiet Pool - ADA Lift Replace                           |          | 1342    |                | Pool - Quiet                 | \$9,572                  | \$15,938                 |
| Quiet Pool - Skimmer- Replace                           |          | 1341    |                | Pool - Quiet                 | \$5,408                  | \$9,005                  |
| Snow Removal UTV  |          |         |                | Golf & Maintenance Equipment | \$42,540                 | \$70,832                 |
| System - Computer - Server Replace                      |          |         |                | Clubhouse                    | \$17,846                 | \$29,716                 |
| System - Computer Systems                               |          |         |                | Clubhouse                    | \$21,632                 | \$36,019                 |
| System - Web Page - Redesign                            |          | 1160    |                | Clubhouse                    | \$10,902                 | \$18,153                 |
| Welcome Center - HVAC                                   |          |         |                | Welcome Center               | \$51,891                 | \$86,402                 |
|   |          |         |                |                              | <b>Total for 2038:</b>   | <b>\$1,341,795</b>       |
| <b>2039</b>   |          |         |                |                              |                          |                          |
| 2009 Club Car Carryall 252 - Replace                    |          | 1078    |                | Golf & Maintenance Equipment | \$13,823                 | \$23,937                 |
| ACB - HVAC - Replace                                    |          | 1117    |                | Adult Center Building        | \$37,777                 | \$65,417                 |
| Barn 8 - Flat Roof - Replace                            |          | 1095    |                | Barn 8                       | \$94,664                 | \$163,927                |
| Barn 8 - Furnace Replace                                |          | 1360    |                | Barn 8                       | \$16,377                 | \$28,359                 |
| Campground - Trails & Roads                             |          | 1266    |                | Miscellaneous                | \$10,816                 | \$18,730                 |
| Clubhouse - Ext Deck - Recoating                        |          | 1148    |                | Clubhouse                    | \$8,385                  | \$14,519                 |
| Clubhouse - Roof & Gutters - Replace                    |          | 1144    |                | Clubhouse                    | \$64,896                 | \$112,379                |
| Golf - Hole 14 Pressure Maintenance Pump                |          | 1359-e  |                | Golf                         | \$3,245                  | \$5,619                  |
| Golf - Irrigation System - Pump Controller              |          |         |                | Golf                         | \$46,780                 | \$81,008                 |
| Golf - Lake Louise - Pump Controller                    |          | 1216-a  |                | Golf                         | \$4,326                  | \$7,492                  |
| Maint - 16 3500 - Replace                               |          | 1177    |                | Maintenance - Vehicles       | \$56,243                 | \$97,395                 |
| Maintenance - Zero Turn Mower - Replace                 |          |         |                | Golf & Maintenance Equipment | \$25,000                 | \$43,292                 |
| Maintenance Bldg - Equipment - Replace                  |          | 1130    |                | Maintenance - Building       | \$8,653                  | \$14,984                 |
| Marina - Picnic Shelter - Repairs                       |          | 1133    |                | Marina & AM/PM Areas         | \$27,040                 | \$46,825                 |
| SnowDogg 9' Snow Plow & Beyers HP 2000 Sander - Replace |          | 1304    |                | Golf & Maintenance Equipment | \$20,000                 | \$34,634                 |
| SnowDogg 9' Snow Plow & Spreader - Replace              |          | 1312    |                | Golf & Maintenance Equipment | \$20,000                 | \$34,634                 |
| TURF - Bldg - Paint                                     |          | 1209    |                | Turf                         | \$12,979                 | \$22,476                 |
| TURF - Fence - Replace/Repair                           |          | 1208    |                | Turf                         | \$7,139                  | \$12,362                 |
| TURF - HVAC Replacement                                 |          | 1276    |                | Turf                         | \$9,369                  | \$16,225                 |
| Welcome Center - Building/Siding Repair                 |          |         |                | Welcome Center               | \$20,000                 | \$34,634                 |



Anticipated Expenditures (30 Years)

| Component                                     | Location | GL Code | Project Number | Category                      | Current Replacement Cost | Anticipated Expenditures |
|---|----------|---------|----------------|-------------------------------|--------------------------|--------------------------|
| Welcome Center - Painting                     |          |         |                | Welcome Center                | \$16,224                 | \$28,095                 |
|   |          |         |                |                               | <b>Total for 2039:</b>   | <b>\$906,940</b>         |
| <b>2040</b>                                   |          |         |                |                               |                          |                          |
| ACB - Roof - Replace                          |          | 1114    |                | Adult Center Building         | \$30,150                 | \$54,298                 |
| Clubhouse - 19th Hole - Renovation            |          | 1151    |                | Clubhouse                     | \$32,448                 | \$58,437                 |
| Clubhouse - Admin - Renovation                |          | 1150    |                | Clubhouse                     | \$32,448                 | \$58,437                 |
| Clubhouse - HVAC 20 Ton                       |          | 1318    |                | Clubhouse                     | \$83,200                 | \$149,838                |
| Clubhouse - Restaurant - Renovation           |          | 1149    |                | Clubhouse                     | \$64,896                 | \$116,874                |
| Gate 3 - Bus Shelter (Replace)                |          | 1252    |                | Bus Shelters                  | \$42,182                 | \$75,968                 |
| Golf - Bunkers - Replace (Contingency)        |          | 1213    |                | Golf                          | \$16,224                 | \$29,219                 |
| Golf - Club Car Carry All - Replace           |          | 1344    |                | Golf                          | \$16,224                 | \$29,219                 |
| Golf - Hole 14 Pond Aeration Fountain         |          | 1354-a  |                | Golf                          | \$9,194                  | \$16,557                 |
| Golf - Hole 17 Pond Aeration Fountain         |          | 1354    |                | Golf                          | \$10,275                 | \$18,505                 |
| Golf - Hole 17 Turbine Pump #1                |          | 1359    |                | Golf                          | \$27,040                 | \$48,698                 |
| Golf - Hole 17 Turbine Pump #2                |          | 1359-a  |                | Golf                          | \$27,040                 | \$48,698                 |
| Golf - PVC Irrigation Pipe & Isolation Valves |          | 1214    |                | Golf                          | \$475,904                | \$857,076                |
| Golf - Range Picking Unit - Replace           |          | 1221    |                | Golf                          | \$15,000                 | \$27,014                 |
| Golf - Safety Net/Posts - Replace             |          | 1070    |                | Golf                          | \$10,816                 | \$19,479                 |
| Kitchen (19) - Cooler - Replace               |          | 1196    |                | Clubhouse                     | \$4,543                  | \$8,181                  |
| Kitchen (19) - Drink/Display Cooler - Replace |          | 1197    |                | Clubhouse                     | \$3,786                  | \$6,818                  |
| Kitchen (19) - Remodel                        |          | 1198    |                | Clubhouse                     | \$12,979                 | \$23,375                 |
| Maint - 08 Dodge 4500 Dump Truck - Replace    |          | 1174    |                | Maintenance - Vehicles        | \$141,690                | \$255,175                |
| Marina & AM/PM - Bldgs - Painting             |          | 1142    |                | Marina & AM/PM Areas          | \$8,112                  | \$14,609                 |
| SEC - Chevy Colorado Replacement              |          |         |                | Security Building & Equipment | \$38,462                 | \$69,267                 |
| TURF - 05 Chevy Colorado - Replace            |          | 1181    |                | Turf                          | \$48,672                 | \$87,656                 |
| TURF - Change Room Repair                     |          | 1352    |                | Turf                          | \$7,193                  | \$12,954                 |
| TURF - Restrooms - Replace                    |          | 1280    |                | Turf                          | \$3,245                  | \$5,844                  |
| TURF - Vent System - Replace/Repair           |          | 1207    |                | Turf                          | \$12,438                 | \$22,401                 |
| Turfcare- Four to Six Yard Dump Trailer       |          |         |                | Golf & Maintenance Equipment  | \$15,000                 | \$27,014                 |
|   |          |         |                |                               | <b>Total for 2040:</b>   | <b>\$2,141,609</b>       |
| <b>2041</b>                                   |          |         |                |                               |                          |                          |
| 2012 Toro Greens Triplex Mower - Replace      |          | 1076    |                | Golf & Maintenance Equipment  | \$43,264                 | \$81,033                 |
| Area Z - Sprung Structure - Repair            |          | 1364    |                | Area Z                        | \$30,000                 | \$56,189                 |
| Area Z - Storage Gate - Replace               |          | 1263    |                | Area Z                        | \$10,816                 | \$20,258                 |



Anticipated Expenditures (30 Years)

| Component                                       | Location | GL Code | Project Number | Category                     | Current Replacement Cost | Anticipated Expenditures |
|---|----------|---------|----------------|------------------------------|--------------------------|--------------------------|
| Barn 8 - Gym Weight Machines - Replace          |          | 1084    |                | Barn 8                       | \$86,528                 | \$162,065                |
| Golf - Bridges - GCBR9 (9th Hole)               |          |         |                | Golf                         | \$54,080                 | \$101,291                |
| Golf - Hole 14 Centrifugal Pump #1              |          | 1359-c  |                | Golf                         | \$3,245                  | \$6,077                  |
| Golf - Hole 14 Centrifugal Pump #2              |          | 1359-d  |                | Golf                         | \$3,245                  | \$6,077                  |
| John Deere Gater TX 2019-1                      |          | 1324    |                | Golf & Maintenance Equipment | \$13,817                 | \$25,880                 |
| John Deere Gater TX 2019-2                      |          | 1325    |                | Golf & Maintenance Equipment | \$13,817                 | \$25,880                 |
| John Deere Gater TX 2019-3                      |          | 1063    |                | Golf & Maintenance Equipment | \$13,817                 | \$25,880                 |
| John Deere ProGator 2030A9-1                    |          | 1058    |                | Golf & Maintenance Equipment | \$30,285                 | \$56,723                 |
| John Deere ProGator 2030A9-2                    |          | 1322    |                | Golf & Maintenance Equipment | \$30,285                 | \$56,723                 |
| Maint - 2013 Chevy Express Van - Replace        |          | 1270    |                | Maintenance - Vehicles       | \$32,359                 | \$60,608                 |
| Marina - Gate Arm                               |          | 1365    |                | Marina & AM/PM Areas         | \$32,448                 | \$60,774                 |
| Salt Dogg Sander - Replace                      |          | 1328    |                | Golf & Maintenance Equipment | \$7,788                  | \$14,586                 |
| Tru Turf Greens Roller - Replace                |          | 1082    |                | Golf & Maintenance Equipment | \$21,632                 | \$40,516                 |
|   |          |         |                |                              | <b>Total for 2041:</b>   | <b>\$800,561</b>         |
| <b>2042</b>                                     |          |         |                |                              |                          |                          |
| ACB - Siding - Repair                           |          | 1245    |                | Adult Center Building        | \$21,632                 | \$42,137                 |
| Barn 8 - Coffee Area - Equipment - Replace      |          | 1097    |                | Barn 8                       | \$5,949                  | \$11,588                 |
| Barn 8 - Dance Area - Renovation                |          | 1085    |                | Barn 8                       | \$36,774                 | \$71,633                 |
| Barn 8 - Dance Area Kitchen Equipment - Replace |          | 1087    |                | Barn 8                       | \$21,632                 | \$42,137                 |
| Barn 8 - Roof Replace                           |          | 1339    |                | Barn 8                       | \$86,528                 | \$168,548                |
| Barn 8 - Sauna - Replace                        |          | 1340    |                | Barn 8                       | \$31,177                 | \$60,730                 |
| Clubhouse - Pro Shop - Renovation               |          | 1147    |                | Clubhouse                    | \$21,632                 | \$42,137                 |
| Clubhouse - Upstairs Restrooms - Renovation     |          | 1155    |                | Clubhouse                    | \$34,611                 | \$67,419                 |
| Dump Trailer - 14 Feet                          |          |         |                | Golf & Maintenance Equipment | \$15,199                 | \$29,605                 |
| Golf Carts - 50 Carts - Replace                 |          | 1258    |                | Golf                         | \$351,520                | \$684,726                |
| Harbor View Bus Shelter - Replace               |          | 1299    |                | Miscellaneous                | \$9,518                  | \$18,540                 |
| Maint - 18 Silverado - Replace                  |          | 1315    |                | Maintenance - Vehicles       | \$51,917                 | \$101,129                |
| Maint - 18 Silverado - Replace                  |          | 1311    |                | Maintenance - Vehicles       | \$48,672                 | \$94,808                 |
| Maintenance Bldg - Equipment - Replace          |          | 1130    |                | Maintenance - Building       | \$8,653                  | \$16,855                 |
| Toro 3300 TriPlex Mower - Replace               |          | 1303    |                | Golf & Maintenance Equipment | \$37,856                 | \$73,740                 |
| Toro GM 3280D                                   |          | 1066    |                | Golf & Maintenance Equipment | \$31,366                 | \$61,099                 |
| Yanmar YT359 Tractor & Attachments              |          |         |                | Golf & Maintenance Equipment | \$110,111                | \$214,485                |
|   |          |         |                |                              | <b>Total for 2042:</b>   | <b>\$1,801,316</b>       |
| <b>2043</b>                                     |          |         |                |                              |                          |                          |
| ACB - Electrical System - Replace               |          | 1284    |                | Adult Center Building        | \$21,632                 | \$43,822                 |
| ACB - Plumbing System - Replace                 |          | 1285    |                | Adult Center Building        | \$43,264                 | \$87,645                 |



## Anticipated Expenditures (30 Years)

| Component                                   | Location | GL Code | Project Number | Category                     | Current Replacement Cost | Anticipated Expenditures |
|---|----------|---------|----------------|------------------------------|--------------------------|--------------------------|
| Barn 8 - Safety Nets - Replace              |          | 1231    |                | Barn 8                       | \$17,846                 | \$36,154                 |
| Cat Rotary Brush - Replace                  |          | 1014    |                | Golf & Maintenance Equipment | \$16,224                 | \$32,867                 |
| Gate 1 - Bus Shelter (Replace)              |          | 1298    |                | Bus Shelters                 | \$8,112                  | \$16,433                 |
| Golf - Central Control Computer             |          | 1214-d  |                | Golf                         | \$10,816                 | \$21,911                 |
| Golf - Control Wire                         |          | 1214-a  |                | Golf                         | \$16,224                 | \$32,867                 |
| Golf - Irrigation Heads                     |          | 1214-b  |                | Golf                         | \$270,400                | \$547,781                |
| Golf - Lake Louise - Pump Station (Rebuild) |          | 1216    |                | Golf                         | \$16,224                 | \$32,867                 |
| JD 2030 Fairway Sprayer - Replace           |          | 1074    |                | Golf & Maintenance Equipment | \$59,488                 | \$120,512                |
| Main Pool - Equipment - Replace             |          | 1100    |                | Pool - Main                  | \$81,120                 | \$164,334                |
| Main Pool - Furniture                       |          | 1106    |                | Pool - Main                  | \$4,074                  | \$8,253                  |
| Main Pool - Heaters                         |          | 1356    |                | Pool - Main                  | \$9,734                  | \$19,720                 |
| Main Pool - Resurface                       |          | 1244    |                | Pool - Main                  | \$135,200                | \$273,890                |
| Quiet Pool - Furniture                      |          | 1106    |                | Pool - Quiet                 | \$4,074                  | \$8,253                  |
| Quiet Pool - Resurface                      |          | 1121    |                | Pool - Quiet                 | \$26,499                 | \$53,683                 |
| System - Computer - Server Replace          |          |         |                | Clubhouse                    | \$17,846                 | \$36,154                 |
| TURF - Hole 14 Pump Panel PLC               |          | 1206-b  |                | Turf                         | \$5,408                  | \$10,956                 |
| TURF - Hole 14 Pump Panel VFD               |          | 1206-c  |                | Turf                         | \$4,326                  | \$8,764                  |
| TURF - Hole 17 Pump Panel VFD               |          | 1206-a  |                | Turf                         | \$10,816                 | \$21,911                 |
| TURF - Sand Storage Roof - Replace          |          | 1205    |                | Turf                         | \$18,433                 | \$37,341                 |
| Turfco 1530 Top Dresser - Replace           |          | 1080    |                | Golf & Maintenance Equipment | \$18,820                 | \$38,126                 |
| Turfco Torrent 2 Blower                     |          | 1347    |                | Golf & Maintenance Equipment | \$8,890                  | \$18,010                 |
|   |          |         |                |                              | <b>Total for 2043:</b>   | <b>\$1,672,253</b>       |
| <b>2044</b>                                 |          |         |                |                              |                          |                          |
| Area Z - Doors (Repair Contingency)         |          | 1250    |                | Area Z                       | \$3,245                  | \$6,836                  |
| Area Z - Tall Barn                          |          | 1253    |                | Area Z                       | \$61,854                 | \$130,317                |
| Barn 8 - HVAC - Replace                     |          | 1089    |                | Barn 8                       | \$97,718                 | \$205,878                |
| Barn 8 - Remodel Design & Permitting        |          |         |                | Barn 8                       | \$59,818                 | \$126,027                |
| Barn 8 - Upstairs Kitchen Interior Remodel  |          |         |                | Barn 8                       | \$36,644                 | \$77,204                 |
| Clubhouse - Ext Deck - Recoating            |          | 1148    |                | Clubhouse                    | \$8,385                  | \$17,665                 |
| Clubhouse - Fire Systems - Upgrade          |          | 1153    |                | Clubhouse                    | \$27,040                 | \$56,969                 |
| Golf - Austin Creek - Repair                |          | 1224    |                | Golf                         | \$108,160                | \$227,877                |
| Golf - Cart Path - Repave/Repairs (1)       |          |         |                | Golf                         | \$56,243                 | \$118,496                |
| Golf - Lake Louise - Pump Controller        |          | 1216-a  |                | Golf                         | \$4,326                  | \$9,115                  |
| Golf - Practice Putting Green               |          | 1274    |                | Golf                         | \$37,856                 | \$79,757                 |
| Maint - 14 Dodge 4500 - Replace             |          | 1175    |                | Maintenance - Vehicles       | \$91,936                 | \$193,695                |
| Maint - 15 5500 - Replace                   |          | 1176    |                | Maintenance - Vehicles       | \$72,467                 | \$152,677                |
| Maint - 19 Silverado - Replace              |          | 1326    |                | Maintenance - Vehicles       | \$43,264                 | \$91,151                 |
| Maintenance Bldg - Facility                 |          | 1600    |                | Maintenance - Building       | \$523,534                | \$1,103,007              |

Anticipated Expenditures (30 Years)

| Component                                    | Location | GL Code | Project Number | Category                      | Current Replacement Cost | Anticipated Expenditures |
|--|----------|---------|----------------|-------------------------------|--------------------------|--------------------------|
| Remodel                                      |          |         |                |                               |                          |                          |
| Maintenance Bldg - Generator                 |          |         |                | Maintenance - Building        | \$16,942                 | \$35,693                 |
| Marina - Boat Ramp Harbor - Rebuild          |          | 1139    |                | Marina & AM/PM Areas          | \$175,811                | \$370,407                |
| Marina - Fire Standpipe & East/West Gangways |          | 1348    |                | Marina & AM/PM Areas          | \$308,256                | \$649,449                |
| Parks - Playgrounds (ADA Compliance) - Ph 1  |          |         |                | Park Areas                    | \$112,182                | \$236,350                |
| Quiet Pool - Fence - Replace                 |          | 1126    |                | Pool - Quiet                  | \$23,016                 | \$48,492                 |
| SEC - Rekey Bldgs                            |          | 1162    |                | Miscellaneous                 | \$32,754                 | \$69,007                 |
| SEC - Security/Access Control - Replace      |          | 1161    |                | Security Building & Equipment | \$72,921                 | \$153,634                |
| Security Bldg - Siding - Paint               |          | 1229    |                | Security Building & Equipment | \$3,623                  | \$7,634                  |
| Sno Way Sander                               |          |         |                | Golf & Maintenance Equipment  | \$9,791                  | \$20,627                 |
| TURF - Bldg - Remodel/Design/Permitting      |          |         |                | Turf                          | \$10,145                 | \$21,374                 |
| Welcome Center - Roof                        |          |         |                | Welcome Center                | \$15,000                 | \$31,603                 |
|  |          |         |                |                               | <b>Total for 2044:</b>   | <b>\$4,240,942</b>       |
| <b>2045</b>                                  |          |         |                |                               |                          |                          |
| 500 Gal Diesel Fuel Tank - Replace           |          | 1071    |                | Golf & Maintenance Equipment  | \$15,142                 | \$33,179                 |
| ACB - Exterior - Paint                       |          | 1115    |                | Adult Center Building         | \$12,330                 | \$27,017                 |
| Barn 8 - Gym Cardio Machines - Replace       |          | 1248    |                | Barn 8                        | \$77,875                 | \$170,634                |
| Clubhouse - Siding - Painting                |          | 1145    |                | Clubhouse                     | \$21,787                 | \$47,738                 |
| Gate 2 Directional Signage                   |          |         |                | Miscellaneous                 | \$20,000                 | \$43,822                 |
| Golf - Bunkers - Replace (Contingency)       |          | 1213    |                | Golf                          | \$16,224                 | \$35,549                 |
| Golf - Cart Path - Repave/Repairs (2)        |          |         |                | Golf                          | \$54,080                 | \$118,496                |
| Golf Carts - 10 Additional Carts - Replace   |          |         |                | Golf                          | \$84,864                 | \$185,947                |
| Kitchen - Equipment                          |          | 1182    |                | Clubhouse                     | \$86,528                 | \$189,594                |
| Kitchen (19) - Fryers - Replace              |          | 1192    |                | Clubhouse                     | \$3,028                  | \$6,636                  |
| Kitchen (19) - Stove & Flat Top - Replace    |          | 1195    |                | Clubhouse                     | \$6,490                  | \$14,220                 |
| Kitchen (19) - Walk-in Coolers - Repair      |          | 1191    |                | Clubhouse                     | \$9,734                  | \$21,329                 |
| Maint - Ram 3500 & Attachments - Replace     |          |         |                | Maintenance - Vehicles        | \$94,099                 | \$206,183                |
| Maintenance Bldg - Equipment - Replace       |          | 1130    |                | Maintenance - Building        | \$8,653                  | \$18,959                 |
| Marina - Directional Signage                 |          |         |                | Marina & AM/PM Areas          | \$15,000                 | \$32,867                 |
| Marina - Outdoor Amenities - Replace         |          | 1141    |                | Marina & AM/PM Areas          | \$32,448                 | \$71,098                 |
| Parks - Playgrounds (ADA Compliance) - Ph 2  |          |         |                | Park Areas                    | \$116,669                | \$255,637                |
| SEC - Defibrillator - Replace                |          | 1164    |                | Security Building & Equipment | \$10,079                 | \$22,084                 |
| Security Bldg - Roof - Replace               |          | 1227    |                | Security Building & Equipment | \$7,030                  | \$15,404                 |
| System - Computer Systems                    |          |         |                | Clubhouse                     | \$21,632                 | \$47,398                 |
| System - Web Page - Redesign                 |          | 1160    |                | Clubhouse                     | \$10,902                 | \$23,888                 |
| TURF - Bldg Overhead Door - Replace          |          | 1254    |                | Turf                          | \$2,515                  | \$5,510                  |



Anticipated Expenditures (30 Years)

| Component   | Location | GL Code | Project Number | Category                     | Current Replacement Cost | Anticipated Expenditures |
|---|----------|---------|----------------|------------------------------|--------------------------|--------------------------|
| TURF - Roof - Replace                                   |          | 1204    |                | Turf                         | \$23,795                 | \$52,138                 |
| Vicon PS 403 Fertilizer Spreader - Replace              |          | 1062    |                | Golf & Maintenance Equipment | \$7,571                  | \$16,589                 |
|   |          |         |                |                              | <b>Total for 2045:</b>   | <b>\$1,661,917</b>       |
| <b>2046</b>   |          |         |                |                              |                          |                          |
| 2016 Toro GTX Light Utility Vehicle - Replace           |          | 1032    |                | Golf & Maintenance Equipment | \$12,979                 | \$29,577                 |
| Alladin 1222 Steam Cleaner - Replace                    |          | 1034    |                | Golf & Maintenance Equipment | \$5,192                  | \$11,831                 |
| Barn 8 - Water Heaters - Replace                        |          | 1092    |                | Barn 8                       | \$16,224                 | \$36,971                 |
| Golf - Cart Path - Repave/Repairs (3)                   |          |         |                | Golf                         | \$54,080                 | \$123,236                |
| Golf - Hole 17 Pressure Maintenance Pump                |          | 1359-b  |                | Golf                         | \$10,275                 | \$23,415                 |
| Golf - Safety Net/Posts - Replace                       |          | 1070    |                | Golf                         | \$10,816                 | \$24,647                 |
| Honda Walk Behind Mower - Replace                       |          | 1302    |                | Golf & Maintenance Equipment | \$15,142                 | \$34,506                 |
| Main Pool - Gutters                                     |          |         |                | Pool - Main                  | \$29,130                 | \$66,381                 |
| Maint - 16 3500 - Replace                               |          | 1177    |                | Maintenance - Vehicles       | \$56,243                 | \$128,165                |
| Maint - 16 HydroVac Trailer Pressure Washer - Replace   |          | 1278    |                | Maintenance - Vehicles       | \$108,160                | \$246,472                |
| Maintenance - Zero Turn Mower - Replace                 |          |         |                | Golf & Maintenance Equipment | \$25,000                 | \$56,969                 |
| Marina - Picnic Shelter - Repairs                       |          | 1133    |                | Marina & AM/PM Areas         | \$27,040                 | \$61,618                 |
| Marina & AM/PM - Bldgs - Renovation                     |          | 1320    |                | Marina & AM/PM Areas         | \$86,528                 | \$197,177                |
| NH 42 HP Tractor Model #TN55 - Replace                  |          | 1064    |                | Golf & Maintenance Equipment | \$54,080                 | \$123,236                |
| ProCore 648 Gas Aerifer 23 HP - Replace                 |          | 1306    |                | Golf & Maintenance Equipment | \$35,693                 | \$81,336                 |
| SnowDogg 9' Snow Plow & Beyers HP 2000 Sander - Replace |          | 1304    |                | Golf & Maintenance Equipment | \$20,000                 | \$45,575                 |
| SnowDogg 9' Snow Plow & Spreader - Replace              |          | 1312    |                | Golf & Maintenance Equipment | \$20,000                 | \$45,575                 |
| Tru Turf Greens Roller - Replace                        |          | 1082    |                | Golf & Maintenance Equipment | \$21,632                 | \$49,294                 |
| TURF - Bldg - Paint                                     |          | 1209    |                | Turf                         | \$12,979                 | \$29,577                 |
| Welcome Center - Painting                               |          |         |                | Welcome Center               | \$16,224                 | \$36,971                 |
|   |          |         |                |                              | <b>Total for 2046:</b>   | <b>\$1,452,528</b>       |
| <b>2047</b>   |          |         |                |                              |                          |                          |
| 2008 Toro 3100 Approach Mower - Replace                 |          | 1073    |                | Golf & Maintenance Equipment | \$38,938                 | \$92,279                 |
| 2009 Club Car Carryall 252 - Replace                    |          | 1078    |                | Golf & Maintenance Equipment | \$13,823                 | \$32,759                 |
| Barn 8 - Coffee Area - Ice Machine - Replace            |          | 1200    |                | Barn 8                       | \$4,975                  | \$11,791                 |
| Barn 8 - Painting                                       |          | 1099    |                | Barn 8                       | \$54,080                 | \$128,165                |
| Clubhouse - Golf Locker Rooms & RR's - Renovate         |          | 1351    |                | Clubhouse                    | \$64,896                 | \$153,798                |
| Core Area - Field Equipment - Replace                   |          | 1113    |                | Core Area                    | \$8,653                  | \$20,506                 |



Anticipated Expenditures (30 Years)

| Component   | Location | GL Code | Project Number | Category                      | Current Replacement Cost | Anticipated Expenditures |
|---|----------|---------|----------------|-------------------------------|--------------------------|--------------------------|
| Emergency Generator - Replace                     |          | 1308    |                | Golf & Maintenance Equipment  | \$108,160                | \$256,330                |
| Golf - Club Car Carry All - Replace               |          | 1344    |                | Golf                          | \$16,224                 | \$38,450                 |
| Golf - Hole 14 Centrifugal Pump #1                |          | 1359-c  |                | Golf                          | \$3,245                  | \$7,690                  |
| Golf - Hole 14 Centrifugal Pump #2                |          | 1359-d  |                | Golf                          | \$3,245                  | \$7,690                  |
| Golf - Hole 14 Pressure Maintenance Pump          |          | 1359-e  |                | Golf                          | \$3,245                  | \$7,690                  |
| Golf - Range Picking Unit - Replace               |          | 1221    |                | Golf                          | \$15,000                 | \$35,549                 |
| Harbor View Bus Shelter - Replace                 |          | 1299    |                | Miscellaneous                 | \$9,518                  | \$22,557                 |
| Main Pool - Covers                                |          |         |                | Pool - Main                   | \$24,960                 | \$59,154                 |
| Maint - 08 Dodge 4500 Dump Truck - Replace        |          | 1174    |                | Maintenance - Vehicles        | \$141,690                | \$335,793                |
| Marina & AM/PM - Bldgs - Painting                 |          | 1142    |                | Marina & AM/PM Areas          | \$8,112                  | \$19,225                 |
| Parks - Tables & Benches - Replace                |          | 1256    |                | Park Areas                    | \$10,816                 | \$25,633                 |
| Quiet Pool - Covers                               |          |         |                | Pool - Quiet                  | \$8,847                  | \$20,967                 |
| SEC - Chevy Colorado Replacement                  |          |         |                | Security Building & Equipment | \$38,462                 | \$91,151                 |
| SEC - Radio System - Replace                      |          | 1165    |                | Security Building & Equipment | \$31,366                 | \$74,336                 |
| Summit 7x16 Tilt Trailer - Replace                |          | 1313    |                | Golf & Maintenance Equipment  | \$7,599                  | \$18,009                 |
| TURF - Hole 17 Pump Panel PLC                     |          | 1206    |                | Turf                          | \$39,848                 | \$94,437                 |
| Vermeer Brush Chipper 2012-05CRRF                 |          | 1075    |                | Golf & Maintenance Equipment  | \$49,754                 | \$117,912                |
|   |          |         |                |                               | <b>Total for 2047:</b>   | <b>\$1,671,871</b>       |
| <b>2048</b>                                       |          |         |                |                               |                          |                          |
| 2012 Toro Greens Triplex Mower - Replace          |          | 1076    |                | Golf & Maintenance Equipment  | \$43,264                 | \$106,633                |
| ACB - Water Heater - Replace                      |          | 1119    |                | Adult Center Building         | \$6,342                  | \$15,632                 |
| Clubhouse - HVAC Economizer                       |          | 1317    |                | Clubhouse                     | \$43,264                 | \$106,633                |
| Gate 9 - Bus Shelter (Replace)                    |          | 1297    |                | Bus Shelters                  | \$8,653                  | \$21,327                 |
| Golf - Greens & Tee Boxes - Rebuild (Contingency) |          | 1217    |                | Golf                          | \$27,040                 | \$66,646                 |
| Golf - Weather Station                            |          | 1214-e  |                | Golf                          | \$10,816                 | \$26,658                 |
| John Deere Gater TX 2019-1                        |          | 1324    |                | Golf & Maintenance Equipment  | \$13,817                 | \$34,056                 |
| John Deere Gater TX 2019-2                        |          | 1325    |                | Golf & Maintenance Equipment  | \$13,817                 | \$34,056                 |
| John Deere Gater TX 2019-3                        |          | 1063    |                | Golf & Maintenance Equipment  | \$13,817                 | \$34,056                 |
| John Deere ProGator 2030A                         |          | 1079    |                | Golf & Maintenance Equipment  | \$54,177                 | \$133,531                |
| John Deere ProGator 2030A9-1                      |          | 1058    |                | Golf & Maintenance Equipment  | \$30,285                 | \$74,643                 |
| John Deere ProGator 2030A9-2                      |          | 1322    |                | Golf & Maintenance Equipment  | \$30,285                 | \$74,643                 |
| Main Pool - ADA Lift - Replace                    |          | 1337    |                | Pool - Main                   | \$9,572                  | \$23,593                 |
| Main Pool - Swim Lanes - Replace                  |          | 1338    |                | Pool - Main                   | \$6,490                  | \$15,995                 |
| Maint - 2013 Chevy Express Van - Replace          |          | 1270    |                | Maintenance - Vehicles        | \$32,359                 | \$79,756                 |
| Maintenance Bldg - Equipment - Replace            |          | 1130    |                | Maintenance - Building        | \$8,653                  | \$21,327                 |
| Quiet Pool - ADA Lift Replace                     |          | 1342    |                | Pool - Quiet                  | \$9,572                  | \$23,593                 |



Anticipated Expenditures (30 Years)

| Component                                   | Location | GL Code | Project Number | Category                     | Current Replacement Cost | Anticipated Expenditures |
|---|----------|---------|----------------|------------------------------|--------------------------|--------------------------|
| Quiet Pool - Skimmer- Replace               |          | 1341    |                | Pool - Quiet                 | \$5,408                  | \$13,329                 |
| Road Sand Spreader                          |          | 1057    |                | Golf & Maintenance Equipment | \$8,112                  | \$19,994                 |
| Ryan Core Harvester - Replace               |          | 1055    |                | Golf & Maintenance Equipment | \$8,112                  | \$19,994                 |
| System - Computer - Server Replace          |          |         |                | Clubhouse                    | \$17,846                 | \$43,986                 |
| TURF - Water Heater - Replace               |          | 1281    |                | Turf                         | \$1,887                  | \$4,652                  |
|   |          |         |                |                              | <b>Total for 2048:</b>   | <b>\$994,734</b>         |
| <b>2049</b>                                 |          |         |                |                              |                          |                          |
| 2022 John Deere 7500A Fairway Mower         |          | 1077    |                | Golf & Maintenance Equipment | \$88,091                 | \$225,804                |
| ACB - Conference Room (Refurb)              |          |         |                | Adult Center Building        | \$8,653                  | \$22,180                 |
| ACB - Int Renovate (End of Lease)           |          | 1118    |                | Adult Center Building        | \$43,264                 | \$110,899                |
| Clubhouse - Ext Deck - Recoating            |          | 1148    |                | Clubhouse                    | \$8,385                  | \$21,492                 |
| Cushman Groomaster Trap Rake                |          | 1047    |                | Golf & Maintenance Equipment | \$33,882                 | \$86,850                 |
| Deicer Storage Tank                         |          | 1357    |                | Golf & Maintenance Equipment | \$14,304                 | \$36,666                 |
| Golf - Lake Louise - Pump Controller        |          | 1216-a  |                | Golf                         | \$4,326                  | \$11,090                 |
| Golf - Lake Louise - Pump Station (Rebuild) |          | 1216    |                | Golf                         | \$16,224                 | \$41,587                 |
| Golf - Office Renovation                    |          | 1363    |                | Golf                         | \$20,010                 | \$51,291                 |
| Golf Carts - 50 Carts - Replace             |          | 1258    |                | Golf                         | \$351,520                | \$901,053                |
| Kubota M5660SUHD Tractor                    |          |         |                | Golf & Maintenance Equipment | \$52,974                 | \$135,790                |
| Main Pool - Deck - Repair                   |          | 1105    |                | Pool - Main                  | \$373,152                | \$956,502                |
| Main Pool - Fence - Replace                 |          | 1104    |                | Pool - Main                  | \$27,040                 | \$69,312                 |
| Maint - 18 Silverado - Replace              |          | 1315    |                | Maintenance - Vehicles       | \$51,917                 | \$133,079                |
| Maint - 18 Silverado - Replace              |          | 1311    |                | Maintenance - Vehicles       | \$48,672                 | \$124,761                |
| Marina - Wet Slip Docks - Renovation        |          | 1137    |                | Marina & AM/PM Areas         | \$1,617,909              | \$4,147,194              |
| Quiet Pool - Deck - Repairs                 |          | 1123    |                | Pool - Quiet                 | \$70,304                 | \$180,211                |
| Quiet Pool - Pumphouse - Improvements       |          | 1362    |                | Pool - Quiet                 | \$43,264                 | \$110,899                |
| Quiet Pool - Retaining Wall - Repair        |          | 1343    |                | Pool - Quiet                 | \$27,040                 | \$69,312                 |
| Quiet Pool - Shed - Rebuild                 |          | 1124    |                | Pool - Quiet                 | \$21,632                 | \$55,449                 |
| Quiet Pool - Shed Improvements              |          | 1361    |                | Pool - Quiet                 | \$8,653                  | \$22,180                 |
| Snow Plow/Sander - Replace                  |          | 1327    |                | Golf & Maintenance Equipment | \$22,984                 | \$58,915                 |
| Welcome Center - Door/Window Replacement    |          |         |                | Welcome Center               | \$30,000                 | \$76,899                 |
|   |          |         |                |                              | <b>Total for 2049:</b>   | <b>\$7,649,413</b>       |
| <b>2050</b>                                 |          |         |                |                              |                          |                          |
| 250 Gallon Gas Tank - Replace               |          | 1296    |                | Golf & Maintenance Equipment | \$12,979                 | \$34,600                 |
| AM/PM - Restrooms - Repairs                 |          | 1132    |                | Marina & AM/PM Areas         | \$30,000                 | \$79,975                 |
| Barn 8 - Restrooms/Locker Rooms - Remodel   |          | 1094    |                | Barn 8                       | \$183,872                | \$490,173                |
| Golf - Bunkers - Replace (Contingency)      |          | 1213    |                | Golf                         | \$16,224                 | \$43,251                 |
| Golf - Hole 14 Pond Aeration Fountain       |          | 1354-a  |                | Golf                         | \$9,194                  | \$24,509                 |
| Golf - Hole 17 Pond Aeration                |          | 1354    |                | Golf                         | \$10,275                 | \$27,392                 |



Anticipated Expenditures (30 Years)

| Component   | Location | GL Code | Project Number | Category                      | Current Replacement Cost | Anticipated Expenditures |
|---|----------|---------|----------------|-------------------------------|--------------------------|--------------------------|
| Fountain  |          |         |                |                               |                          |                          |
| Golf - Hole 17 Turbine Pump #1                              |          | 1359    |                | Golf                          | \$27,040                 | \$72,084                 |
| Golf - Hole 17 Turbine Pump #2                              |          | 1359-a  |                | Golf                          | \$27,040                 | \$72,084                 |
| Parks - Playground Equipment - Replace                      |          | 1230    |                | Park Areas                    | \$56,243                 | \$149,935                |
| TURF - 05 Chevy Colorado - Replace                          |          | 1181    |                | Turf                          | \$48,672                 | \$129,752                |
| TURF - Gutters - Replace                                    |          | 1255    |                | Turf                          | \$1,413                  | \$3,766                  |
| TURF - Wash Pad - Refurbish                                 |          | 1211    |                | Turf                          | \$8,112                  | \$21,625                 |
| TyCrop MH 400 Fairway Top Dresser & Twin Spinner            |          | 1045    |                | Golf & Maintenance Equipment  | \$32,448                 | \$86,501                 |
|   |          |         |                |                               | <b>Total for 2050:</b>   | <b>\$1,235,647</b>       |
| <b>2051</b>   |          |         |                |                               |                          |                          |
| 250 Gal. Gas Storage Tank (Proshop) - Replace               |          | 1036    |                | Golf & Maintenance Equipment  | \$10,816                 | \$29,987                 |
| Area Z - Sprung Structure - Repair                          |          | 1364    |                | Area Z                        | \$30,000                 | \$83,174                 |
| Area Z - Storage Gate - Replace                             |          | 1263    |                | Area Z                        | \$10,816                 | \$29,987                 |
| Campground - Trails & Roads                                 |          | 1266    |                | Miscellaneous                 | \$10,816                 | \$29,987                 |
| Clubhouse - Water Heater - Replace                          |          | 1154    |                | Clubhouse                     | \$9,518                  | \$26,389                 |
| Cushman Greens Groomer Brush - Replace                      |          | 1046    |                | Golf & Maintenance Equipment  | \$5,192                  | \$14,394                 |
| Gate 1 - Bus Shelter (Replace)                              |          | 1298    |                | Bus Shelters                  | \$8,112                  | \$22,490                 |
| Maint - 14 Dodge 4500 - Replace                             |          | 1175    |                | Maintenance - Vehicles        | \$91,936                 | \$254,890                |
| Maint - 15 5500 - Replace                                   |          | 1176    |                | Maintenance - Vehicles        | \$72,467                 | \$200,913                |
| Maint - 19 Silverado - Replace                              |          | 1326    |                | Maintenance - Vehicles        | \$43,264                 | \$119,948                |
| Maintenance Bldg - Equipment - Replace                      |          | 1130    |                | Maintenance - Building        | \$8,653                  | \$23,990                 |
| Quiet Pool - Controllor and filter/heater/pump installation |          |         |                | Pool - Quiet                  | \$17,306                 | \$47,979                 |
| SEC - Security/Access Control - Replace                     |          | 1161    |                | Security Building & Equipment | \$72,921                 | \$202,171                |
| Security Bldg - Siding - Paint                              |          | 1229    |                | Security Building & Equipment | \$3,623                  | \$10,046                 |
| Sno Way Sander  |          |         |                | Golf & Maintenance Equipment  | \$9,791                  | \$27,144                 |
| Tru Turf Greens Roller - Replace                            |          | 1082    |                | Golf & Maintenance Equipment  | \$21,632                 | \$59,974                 |
|   |          |         |                |                               | <b>Total for 2051:</b>   | <b>\$1,183,463</b>       |
| <b>2052</b>   |          |         |                |                               |                          |                          |
| 1,000 Gal. Gas Storage Tank                                 |          | 1015    |                | Golf & Maintenance Equipment  | \$16,224                 | \$46,780                 |
| ACB - Exterior - Paint                                      |          | 1115    |                | Adult Center Building         | \$12,330                 | \$35,553                 |
| ACB - Siding - Repair                                       |          | 1245    |                | Adult Center Building         | \$21,632                 | \$62,373                 |
| Barn 8 - Coffee Area - Kitchen - Renovation                 |          | 1098    |                | Barn 8                        | \$12,979                 | \$37,424                 |
| Barn 8 - Coffee Area - Lobby - Renovation                   |          | 1096    |                | Barn 8                        | \$18,928                 | \$54,576                 |
| Barn 8 - Sauna - Replace                                    |          | 1340    |                | Barn 8                        | \$31,177                 | \$89,895                 |
| Clubhouse - Siding - Painting                               |          | 1145    |                | Clubhouse                     | \$21,787                 | \$62,820                 |
| Dump Trailer - 14 Feet                                      |          |         |                | Golf & Maintenance Equipment  | \$15,199                 | \$43,823                 |
| Golf - Lake Louise - Damn Repair                            |          | 1269    |                | Golf                          | \$95,181                 | \$274,441                |
| Golf - Safety Net/Posts -                                   |          | 1070    |                | Golf                          | \$10,816                 | \$31,187                 |



Anticipated Expenditures (30 Years)

| Component  | Location | GL Code | Project Number | Category                     | Current Replacement Cost | Anticipated Expenditures |
|--|----------|---------|----------------|------------------------------|--------------------------|--------------------------|
| Replace  |          |         |                |                              |                          |                          |
| Golf Carts - 10 Additional Carts - Replace                 |          |         |                | Golf                         | \$84,864                 | \$244,694                |
| Harbor View Bus Shelter - Replace                          |          | 1299    |                | Miscellaneous                | \$9,518                  | \$27,444                 |
| Kitchen - Renovation                                       |          | 1193    |                | Clubhouse                    | \$102,658                | \$296,002                |
| Maint - Ram 3500 & Attachments - Replace                   |          |         |                | Maintenance - Vehicles       | \$94,099                 | \$271,323                |
| Marina - Outdoor Amenities - Replace                       |          | 1141    |                | Marina & AM/PM Areas         | \$32,448                 | \$93,560                 |
| Marina - Restroom - Renovation/Repairs                     |          | 1136    |                | Marina & AM/PM Areas         | \$32,448                 | \$93,560                 |
| System - Computer Systems                                  |          |         |                | Clubhouse                    | \$21,632                 | \$62,373                 |
| System - Web Page - Redesign                               |          | 1160    |                | Clubhouse                    | \$10,902                 | \$31,435                 |
| Toro Greensmaster 1000 Mower - Replace                     |          | 1042    |                | Golf & Maintenance Equipment | \$16,224                 | \$46,780                 |
| Toro Greensmaster 1000 Mower - Replace                     |          | 1041    |                | Golf & Maintenance Equipment | \$16,224                 | \$46,780                 |
| Toro Greensmaster 1000 Mower - Replace                     |          | 1039    |                | Golf & Maintenance Equipment | \$16,224                 | \$46,780                 |
| Toro Greensmaster 1000 Mower - Replace                     |          | 1040    |                | Golf & Maintenance Equipment | \$16,224                 | \$46,780                 |
|  |          |         |                |                              | <b>Total for 2052:</b>   | <b>\$2,046,381</b>       |
| <b>2053</b>  |          |         |                |                              |                          |                          |
| 2008 Cat 420e Backhoe - Replace                            |          | 1012    |                | Golf & Maintenance Equipment | \$162,240                | \$486,510                |
| 2008 Cat Skid Steer Loader                                 |          | 1019    |                | Golf & Maintenance Equipment | \$49,754                 | \$149,196                |
| 2013 Cat 906h Wheel Loader                                 |          | 1018    |                | Golf & Maintenance Equipment | \$97,344                 | \$291,906                |
| Clubhouse - HVAC Exterior Cover                            |          | 1319    |                | Clubhouse                    | \$21,632                 | \$64,868                 |
| Golf - Central Control Computer                            |          | 1214-d  |                | Golf                         | \$10,816                 | \$32,434                 |
| Golf - Hole 14 Centrifugal Pump #1                         |          | 1359-c  |                | Golf                         | \$3,245                  | \$9,730                  |
| Golf - Hole 14 Centrifugal Pump #2                         |          | 1359-d  |                | Golf                         | \$3,245                  | \$9,730                  |
| Golf - Lower Pump House #17 Hole                           |          | 1246-a  |                | Golf                         | \$7,571                  | \$22,704                 |
| Golf - Satellite Controllers                               |          | 1214-c  |                | Golf                         | \$196,851                | \$590,298                |
| Golf - Upper Pump House #14 Hole                           |          | 1246-b  |                | Golf                         | \$7,571                  | \$22,704                 |
| Greens King V 186 Mower - Replace-Greenmaster 3320 Triflex |          | 1053    |                | Golf & Maintenance Equipment | \$43,264                 | \$129,736                |
| JD 2030 Fairway Sprayer - Replace                          |          | 1074    |                | Golf & Maintenance Equipment | \$59,488                 | \$178,387                |
| Main Pool - Furniture                                      |          | 1106    |                | Pool - Main                  | \$4,074                  | \$12,216                 |
| Maint - 16 3500 - Replace                                  |          | 1177    |                | Maintenance - Vehicles       | \$56,243                 | \$168,657                |
| Maintenance - Zero Turn Mower - Replace                    |          |         |                | Golf & Maintenance Equipment | \$25,000                 | \$74,968                 |
| Marina - Picnic Shelter - Repairs                          |          | 1133    |                | Marina & AM/PM Areas         | \$27,040                 | \$81,085                 |
| Quiet Pool - Furniture                                     |          | 1106    |                | Pool - Quiet                 | \$4,074                  | \$12,216                 |
| Snow Removal UTV   |          |         |                | Golf & Maintenance Equipment | \$42,540                 | \$127,565                |
| SnowDogg 9' Snow Plow &                                    |          | 1304    |                | Golf & Maintenance Equipment | \$20,000                 | \$59,974                 |



Anticipated Expenditures (30 Years)

| Component  | Location | GL Code | Project Number | Category                      | Current Replacement Cost | Anticipated Expenditures |
|--|----------|---------|----------------|-------------------------------|--------------------------|--------------------------|
| Beyers HP 2000 Sander - Replace                    |          |         |                |                               |                          |                          |
| SnowDogg 9' Snow Plow & Spreader - Replace         |          | 1312    |                | Golf & Maintenance Equipment  | \$20,000                 | \$59,974                 |
| System - Computer - Server Replace                 |          |         |                | Clubhouse                     | \$17,846                 | \$53,516                 |
| TURF - Bldg - Paint                                |          | 1209    |                | Turf                          | \$12,979                 | \$38,921                 |
| TURF - Hole 14 Pump Panel PLC                      |          | 1206-b  |                | Turf                          | \$5,408                  | \$16,217                 |
| TURF - Hole 14 Pump Panel VFD                      |          | 1206-c  |                | Turf                          | \$4,326                  | \$12,974                 |
| TURF - Hole 17 Pump Panel VFD                      |          | 1206-a  |                | Turf                          | \$10,816                 | \$32,434                 |
| Welcome Center - HVAC                              |          |         |                | Welcome Center                | \$51,891                 | \$155,605                |
| Welcome Center - Painting                          |          |         |                | Welcome Center                | \$16,224                 | \$48,651                 |
| <b>Total for 2053:</b>                             |          |         |                |                               |                          | <b>\$2,943,175</b>       |
| <b>2054</b>  |          |         |                |                               |                          |                          |
| ACB - HVAC - Replace                               |          | 1117    |                | Adult Center Building         | \$37,777                 | \$117,813                |
| Area Z - Doors (Repair Contingency)                |          | 1250    |                | Area Z                        | \$3,245                  | \$10,119                 |
| Barn 8 - Bldg Exterior Envelope Restoration        |          | 1083    |                | Barn 8                        | \$688,733                | \$2,147,917              |
| Barn 8 - Flat Roof - Replace                       |          | 1095    |                | Barn 8                        | \$94,664                 | \$295,224                |
| Barn 8 - Furnace Replace                           |          | 1360    |                | Barn 8                        | \$16,377                 | \$51,074                 |
| Clubhouse - Ext Deck - Recoating                   |          | 1148    |                | Clubhouse                     | \$8,385                  | \$26,149                 |
| Core Area - Tennis Courts - Replace/Repair         |          | 1110    |                | Core Area                     | \$326,499                | \$1,018,236              |
| Core Area - Tennis Courts Fence - Replace          |          | 1112    |                | Core Area                     | \$36,585                 | \$114,096                |
| Golf - Austin Creek - Repair                       |          | 1224    |                | Golf                          | \$108,160                | \$337,313                |
| Golf - Cart Path - Repave/Repairs (1)              |          |         |                | Golf                          | \$56,243                 | \$175,403                |
| Golf - Club Car Carry All - Replace                |          | 1344    |                | Golf                          | \$16,224                 | \$50,597                 |
| Golf - Hole 17 Pressure Maintenance Pump           |          | 1359-b  |                | Golf                          | \$10,275                 | \$32,045                 |
| Golf - Irrigation System - Pump Controller         |          |         |                | Golf                          | \$46,780                 | \$145,891                |
| Golf - Lake Louise - Pump Controller               |          | 1216-a  |                | Golf                          | \$4,326                  | \$13,493                 |
| Golf - Range Picking Unit - Replace                |          | 1221    |                | Golf                          | \$15,000                 | \$46,780                 |
| Maint - 08 Dodge 4500 Dump Truck - Replace         |          | 1174    |                | Maintenance - Vehicles        | \$141,690                | \$441,880                |
| Maintenance Bldg - Equipment - Replace             |          | 1130    |                | Maintenance - Building        | \$8,653                  | \$26,985                 |
| Maintenance Bldg - Generator                       |          |         |                | Maintenance - Building        | \$16,942                 | \$52,835                 |
| Marina - Tennis & Sport Courts - Resurface/Repairs |          | 1134    |                | Marina & AM/PM Areas          | \$335,000                | \$1,044,749              |
| Marina & AM/PM - Bldgs - Painting                  |          | 1142    |                | Marina & AM/PM Areas          | \$8,112                  | \$25,299                 |
| RV - Area - Chain Link Fence                       |          |         |                | Miscellaneous                 | \$28,347                 | \$88,403                 |
| RV - Area - Rehab                                  |          | 1128    |                | Miscellaneous                 | \$16,224                 | \$50,597                 |
| SEC - Chevy Colorado Replacement                   |          |         |                | Security Building & Equipment | \$38,462                 | \$119,948                |



Anticipated Expenditures (30 Years)

| Component                               | Location | GL Code | Project Number | Category                     | Current Replacement Cost | Anticipated Expenditures |
|---|----------|---------|----------------|------------------------------|--------------------------|--------------------------|
| SEC - Rekey Bldgs                       |          | 1162    |                | Miscellaneous                | \$32,754                 | \$102,148                |
| Toro GM 3280D                           |          | 1066    |                | Golf & Maintenance Equipment | \$31,366                 | \$97,821                 |
| TURF - Fence - Replace/Repair           |          | 1208    |                | Turf                         | \$7,139                  | \$22,263                 |
| TURF - HVAC Replacement                 |          | 1276    |                | Turf                         | \$9,369                  | \$29,220                 |
| Welcome Center - Building/Siding Repair |          |         |                | Welcome Center               | \$20,000                 | \$62,373                 |
| <b>Total for 2054:</b>                  |          |         |                |                              |                          | <b>\$6,746,669</b>       |