SmartProperty

RESERVE ANALYSIS REPORT

Sudden Valley Community Association - CRRRF

Bellingham, WA

Report Period: Jan 01, 2027 - Dec 31, 2027

Data: As of Jan 01, 2027

Property Description		Financial Summary	
Property Name:	Sudden Valley Community Association - CRRRF	**Starting Reserve Balance:**	$2,493,875
Location:	Bellingham, WA	**Fully Funded Reserve Balance:**	$15,018,884
Project Type:	Master Association	**Percent Funded:**	17%
Number of Units:	3117	**Current Replacement Cost:**	$27,533,304
Age of Project:	53 Year(s)	**Deficit/Surplus vs. Fully Funded Reserve:**	($12,525,009) or ($4,018.29) Per Unit Avg

Reserve Study completed for fiscal year 2027: Level III: Update with no visual site inspection. The Reserve Study has been completed by Smartproperty.com (Independent Certified Reserve Specialists). Final report issued on August 28, 2026. This reserve study meets the requirements of RCW 64.90.550.

Reserve Funding Note: Reserve Contribution for all funding models for fiscal year 2027 includes a $3mm loan.

Current Funding Plan

Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2027	$4,508,054	$40.32	$5,291,716	$1,731,234	$12,227,889	14%
2028	$1,553,296	$41.53	$1,221,769	$2,081,730	$13,616,485	15%
2029	$1,599,894	$42.77	$3,177,504	$517,050	$12,754,446	4%
2030	$1,647,891	$44.06	$1,162,800	$1,009,737	$14,016,477	7%
2031	$1,697,328	$45.38	$1,080,828	$1,639,418	$15,480,030	11%

Recommended Funding Plan

Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2027	$5,495,410	$66.72	$5,291,716	$2,723,527	$12,227,889	22%
2028	$2,570,272	$68.72	$1,221,769	$4,106,007	$13,616,485	30%
2029	$2,647,380	$70.78	$3,177,504	$3,614,293	$12,754,446	28%
2030	$2,726,802	$72.90	$1,162,800	$5,222,258	$14,016,477	37%
2031	$2,808,606	$75.09	$1,080,828	$7,010,898	$15,480,030	45%

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	X	No

If reserve account balances are not projected to be sufficient, 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
2037	$4,649,666	$1,491.71

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.

[RCW 64.90.550 (3)] 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.

[RCW 64.90.560] Except for an award for attorneys' fees and costs under RCW 64.90.555(2), monetary damages or other liability may not be awarded against or imposed upon the association or its officers or board members, or upon any person who may have provided advice or assistance to the association or its officers or board members, for failure to: Establish or replenish a reserve account, have a current reserve study prepared or updated in accordance with the requirements of this chapter, or make reserve disclosures in accordance with this chapter.

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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.

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.
- 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 = Current Cost X Effective Age / 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.

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, 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.

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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 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.

Property Description		Financial Summary	
Property Name:	Sudden Valley Community Association - CRRRF	**Starting Reserve Balance:**	$2,493,875
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Assumed Inflation, Interest & Rate of Annual Reserve Contribution Increase

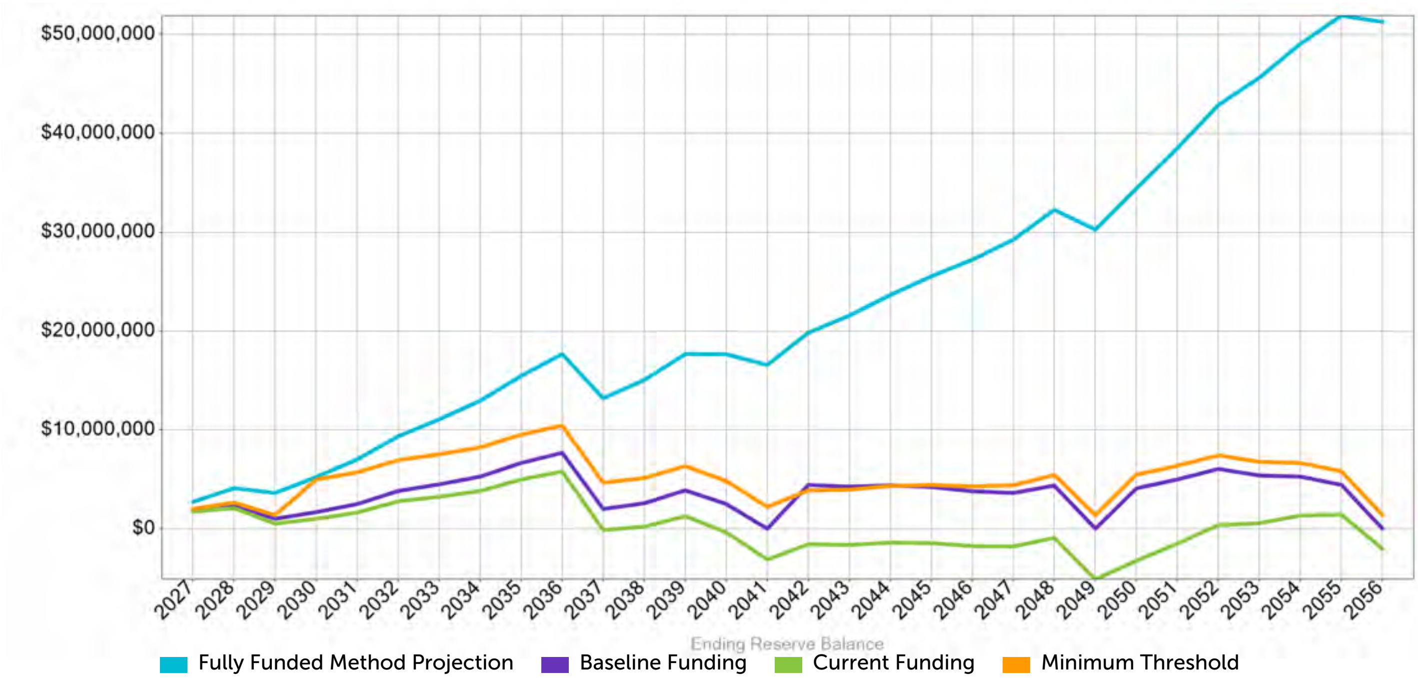
Funding and anticipated expenditures have been computed with a time value of money approach with the following rates:

Inflation:	Interest:	Annual Reserve Contribution Increase:
4.00 %	1.00 %	Varies
Applied to the anticipated expenditures	Applied to the average annual reserve balance	See individual funding models

Summary of Funding Plans

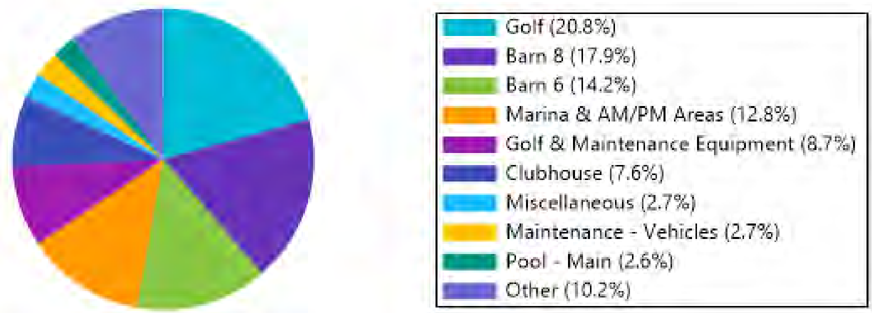
★ Recommended funding plan

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 ★	$5,495,410	$66.72	Yes	N/A	$23,079,460	75%
Baseline Funding	$4,665,559	$44.53	Yes	N/A	$3,590,431	14%
Current Funding	$4,508,054	$40.32	No	2037	$225,560	5%
Minimum Threshold	$4,783,150	$47.67	Yes	N/A	$5,150,106	21%



Expenditures by Category

Current Replacement Cost: $27,533,304.00



	UL	RUL	Current Replacement Cost	Accumulated Reserve Balance	Annual Fully Funded Requirement	Fully Funded Reserve Balance	Annual Reserve Contribution
Adult Center Building	7-50	2-16	$261,225	$25,565	$13,072	$153,962	$9,591
Area Z	10-30	4-28	$157,057	$6,568	$9,287	$39,556	$6,814
Barn 6	20-30	0-29	$3,909,741	$523,417	$134,726	$3,152,176	$98,849
Barn 8	10-50	0-18	$4,915,476	$565,362	$154,558	$3,404,784	$113,400
Bus Shelters	8-25	0-21	$63,757	$5,342	$3,296	$32,171	$2,418
Clubhouse	5-50	1-45	$2,079,895	$140,701	$96,091	$847,344	$70,503
Core Area	30-30	27-27	$392,711	$6,521	$13,090	$39,271	$9,604
Golf	5-43	0-35	$5,730,497	$300,631	$364,773	$1,810,493	$267,636
Golf & Maintenance Equipment	5-30	0-28	$2,392,140	$205,594	$180,945	$1,238,152	$132,760
Maintenance - Building	3-20	1-18	$572,699	$10,999	$32,203	$66,238	$23,627
Maintenance - Vehicles	7-15	0-9	$736,837	$62,588	$96,349	$376,922	$70,692
Marina & AM/PM Areas	7-50	0-19	$3,518,761	$395,501	$171,163	$2,381,826	$125,583
Miscellaneous	1-25	0-18	$739,061	$110,862	$656,023	$667,647	$481,327
Park Areas	10-20	0-19	$319,953	$26,631	$17,596	$160,378	$12,911
Pool - Main	10-30	1-22	$719,828	$48,611	$38,706	$292,749	$28,399
Pool - Quiet	10-30	1-22	$290,078	$16,491	$14,102	$99,312	$10,347
Security Building & Equipment	7-25	3-9	$280,513	$20,141	$29,598	$121,298	$21,716
Turf	7-40	0-39	$318,412	$16,916	$21,564	$101,874	$15,821
Welcome Center	7-30	5-22	$134,663	$5,435	$8,253	$32,732	$6,055
		Totals	**$27,533,304**	**$2,493,875**	**$2,055,397**	**$15,018,884**	**$1,508,054**

Current Replacement Cost: $27,533,304

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Adult Center Building								
ACB - Conference Room (Refurb)		15	7	$9,358.87 / Total	1	$9,359	$12,316	On File
ACB - Doors & Windows- Repair	1116	30	5	$19,653.63 / Total	1	$19,654	$23,912	On File
ACB - Electrical System - Replace	1284	50	16	$23,397.17 / Total	1	$23,397	$43,822	On File
ACB - Exterior - Paint	1115	7	4	$3.51 / SF	3,800	$13,336	$15,602	On File
ACB - HVAC - Replace	1117	15	13	$39,288.04 / Total	1	$39,288	$65,417	On File
ACB - Int Renovate (End of Lease)	1118	20	2	$46,794.34 / Total	1	$46,794	$50,613	On File
ACB - Plumbing System - Replace	1285	50	16	$46,794.34 / Total	1	$46,794	$87,645	On File
ACB - Roof - Replace	1114	25	13	$5.85 / SF	5,575	$32,610	$54,298	On File
ACB - Siding - Repair	1245	14	5	$23,397.17 / Total	1	$23,397	$28,466	On File
ACB - Water Heater - Replace	1119	12	10	$6,595.60 / Total	1	$6,596	$9,763	On File
					Totals	**$261,225**	**$391,854**	
Area Z								
Area Z - RV Area - Chain Link Fence		30	28	$40.49 / LF	728	$29,480	$88,402	On File
Area Z - RV Area - Rehab	1128	30	28	$16,872.96 / Total	1	$16,873	$50,597	On File
Area Z - Sprung Structure - Repair	1364	10	4	$5.63 / SF	5,765	$32,436	$37,946	On File
Area Z - Storage Gate - Replace	1263	10	4	$11,698.59 / Total	1	$11,699	$13,686	On File
Area Z - Tall Barn	1253	20	17	$66,569.45 / Total	1	$66,569	$129,671	On File
					Totals	**$157,057**	**$320,301**	
Barn 6								
Barn 6 Building Construction		30	0	$2,717,500.00 / Total	1	$2,717,500	$2,717,500	On File
Barn 6 Demo & Site Work Phase 1		30	29	$524,160.00 / Total	1	$524,160	$1,634,672	On File
Barn 6 Design & Permitting		20	19	$264,080.96 / Total	1	$264,081	$556,379	On File
Barn 6 Site Work Phase 2		30	0	$404,000.00 / Total	1	$404,000	$404,000	On File
					Totals	**$3,909,741**	**$5,312,551**	
Barn 8								
Barn 8 - Bldg Ext Restoration - Covered Bridge Notes: Includes side walls.		35	10	$254,176.00 / Total	1	$254,176	$376,243	On File
Barn 8 - Bldg Ext Restoration - Doors (Ext)	1083	30	10	$136,281.60 / Total	1	$136,282	$201,730	On File
Barn 8 - Bldg Ext Restoration - HVAC Units	1089	16	10	$103,563.20 / Total	1	$103,563	$153,299	On File
Barn 8 - Bldg Ext Restoration - Roof (Entry)	1083	20	10	$21,632.00 / Total	1	$21,632	$32,021	On File
Barn 8 - Bldg Ext Restoration - Roof (Metal)	1339	30	10	$529,984.00 / Total	1	$529,984	$784,506	On File
Barn 8 - Bldg Ext Restoration - Siding	1083	30	10	$237,952.00 / Total	1	$237,952	$352,227	On File
Barn 8 - Bldg Ext Restoration - Windows	1083	30	10	$15,034.24 / Total	1	$15,034	$22,254	On File
Barn 8 - Bldg Structural Upgrades/Repairs		50	10	$2,550,072.10 / Total	1	$2,550,072	$3,774,730	On File

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Notes: Includes all structural & electrical systems.								
Barn 8 - Dance Area - Floor	1091	30	10	$136,281.60 / Total	1	$136,282	$201,730	On File
Barn 8 - Furnaces Replace	1360	15	12	$24,918.86 / Total	1	$24,919	$39,896	On File
Barn 8 - Gym Cardio Machines - Replace	1248	10	9	$55,464.27 / Total	1	$55,464	$78,943	On File
Barn 8 - Gym Weight Machines - Replace	1084	15	14	$74,535.73 / Total	1	$74,536	$129,072	On File
Barn 8 - Other Necessary Repairs		20	0	$75,000.00 / Total	1	$75,000	$75,000	On File
Barn 8 - Painting	1099	12	11	$58,492.93 / Total	1	$58,493	$90,047	On File
Notes: Exterior painting will be part of the siding replacement cost.								
Barn 8 - Plumbing System - Repair	1090	40	10	$70,191.51 / Total	1	$70,192	$103,901	On File
Notes: Awaiting Status of repairs and cost.								
Barn 8 - Remodel Inspection, Design, & Permitting		20	18	$187,497.52 / Total	1	$187,498	$379,836	On File
Barn 8 - Restrooms/Locker Rooms - Remodel	1094	20	10	$198,875.96 / Total	1	$198,876	$294,385	On File
Barn 8 - Roof (Flat) - Replace	1095	15	0	$125,000.00 / Total	1	$125,000	$125,000	On File
Barn 8 - Safety Nets - Replace	1231	15	1	$19,302.67 / Total	1	$19,303	$20,075	On File
Barn 8 - Upstairs Kitchen Interior Remodel		20	10	$41,219.97 / Total	1	$41,220	$61,016	On File
					Totals	**$4,915,476**	**$7,295,908**	
Bus Shelters								
Gate 1 - Bus Shelter (Replace)	1298	8	0	$8,773.94 / Total	1	$8,774	$8,774	On File
Gate 3 - Bus Shelter (Replace)	1252	25	13	$45,624.49 / Total	1	$45,624	$75,968	On File
Gate 9 - Bus Shelter (Replace)	1297	25	21	$9,358.87 / Total	1	$9,359	$21,327	On File
					Totals	**$63,757**	**$106,069**	
Clubhouse								
Clubhouse - 19th Hole - Renovation	1151	15	1	$35,095.76 / Total	1	$35,096	$36,500	On File
Clubhouse - Admin - Renovation	1150	15	14	$24,644.51 / Total	1	$24,645	$42,676	On File
Clubhouse - Electrical Systems - Renovation	1157	50	45	$76,040.81 / Total	1	$76,041	$444,168	On File
Clubhouse - Ext Deck - Glass/Metal Rail		25	11	$99.44 / SF	272	$27,047	$41,638	On File
Clubhouse - Ext Deck - Recoating	1148	5	2	$7.02 / SF	1,292	$9,070	$9,810	On File
Clubhouse - Ext Deck - Resurface		25	11	$23.40 / SF	1,292	$30,233	$46,542	On File
Clubhouse - Exterior - Replace	1146	42	29	$848,147.46 / Total	1	$848,147	$2,645,076	On File
Clubhouse - Fire Systems - Upgrade	1153	25	17	$29,246.46 / Total	1	$29,246	$56,969	On File
Clubhouse - Golf Locker Rooms & RR's - Renovate	1351	20	2	$70,191.51 / Total	1	$70,192	$75,919	On File
Clubhouse - HVAC 20 Ton	1318	15	14	$222,678.56 / Total	1	$222,679	$385,607	On File
Clubhouse - HVAC CH	1316	20	11	$46,794.34 / Total	1	$46,794	$72,038	On File
Clubhouse - HVAC Economizer	1317	15	6	$46,794.34 / Total	1	$46,794	$59,210	On File
Clubhouse - HVAC Exterior Cover	1319	20	6	$23,397.17 / Total	1	$23,397	$29,605	On File
Clubhouse - Plumbing Systems - Renovation	1156	50	3	$58,492.93 / Total	1	$58,493	$65,797	On File

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Clubhouse - Pro Shop - Renovation	1147	15	3	$23,397.17 / Total	1	$23,397	$26,319	On File
Clubhouse - Restaurant - Renovation	1149	15	1	$70,191.51 / Total	1	$70,192	$72,999	On File
Clubhouse - Roof & Gutters - Replace	1144	25	12	$70,191.51 / Total	1	$70,192	$112,379	On File
Clubhouse - Siding - Painting	1145	7	4	$23,564.78 / Total	1	$23,565	$27,567	On File
Clubhouse - Upstairs Restrooms - Renovation	1155	20	15	$37,435.48 / Total	1	$37,435	$67,419	On File
Clubhouse - Water Heater - Replace	1154	15	13	$8,101.16 / Total	1	$8,101	$13,489	On File
Kitchen - Equipment	1182	10	2	$93,588.68 / Total	1	$93,589	$101,226	On File
Kitchen - Renovation	1193	30	25	$111,034.79 / Total	1	$111,035	$296,001	On File
Kitchen (19) - Cooler - Replace	1196	15	2	$4,913.41 / Total	1	$4,913	$5,314	On File
Kitchen (19) - Drink/Display Cooler - Replace	1197	15	2	$4,094.50 / Total	1	$4,095	$4,429	On File
Kitchen (19) - Fryers - Replace	1192	10	2	$3,275.60 / Total	1	$3,276	$3,543	On File
Kitchen (19) - Remodel	1198	15	2	$14,038.30 / Total	1	$14,038	$15,184	On File
Kitchen (19) - Stove & Flat Top - Replace	1195	20	2	$7,019.15 / Total	1	$7,019	$7,592	On File
Kitchen (19) - Walk-in Coolers - Repair	1191	20	2	$10,528.73 / Total	1	$10,529	$11,388	On File
System - AV Projector & Screen		7	5	$4,755.80 / Total	1	$4,756	$5,786	On File
System - Computer - Server Replace		5	1	$19,302.67 / Total	1	$19,303	$20,075	On File
System - Computer Systems		7	5	$14,796.29 / Total	1	$14,796	$18,002	On File
System - Web Page - Redesign	1160	7	5	$11,791.95 / Total	1	$11,792	$14,347	On File
					Totals	**$2,079,895**	**$4,834,612**	
Core Area								
Core Area - Tennis Courts - Fencing/Gates	1112	30	27	$64.34 / LF	615	$39,570	$114,096	On File
Core Area - Tennis Courts - Replace/Repair	1110	30	27	$15.84 / SF	22,300	$353,141	$1,018,234	On File
					Totals	**$392,711**	**$1,132,331**	
Golf								
Golf - Austin Creek - Repair	1224	10	0	$116,985.86 / Total	1	$116,986	$116,986	On File
Golf - Austin Creek - Repair Design & Permitting	1224-D	10	9	$37,406.05 / Total	1	$37,406	$53,240	On File
Golf - Bridges - GCBR1 (17th Hole)		30	10	$20,000.00 / Total	1	$20,000	$29,605	On File
Notes: Increased based on cost of 8th hole work completed.								
Golf - Bridges - GCBR2 (10th Hole)		30	7	$20,000.00 / Total	1	$20,000	$26,319	On File
Notes: RUL increased due to repairs completed in 2024.								
Golf - Bridges - GCBR3 (9th Hole)		30	0	$40,000.00 / Total	1	$40,000	$40,000	On File
Notes: Increased based on cost of 8th hole work completed.								
Golf - Bridges - GCBR4 (9th Hole Green Bridge)		30	10	$20,000.00 / Total	1	$20,000	$29,605	On File
Golf - Bridges - GCBR5 (9th Hole Tee Bridge)		30	9	$58,492.93 / Total	1	$58,493	$83,254	On File
Notes: Increased based on cost of 8th hole work completed.								
Golf - Bridges - GCBR6 (8th	1212	40	35	$380,204.03 / Total	1	$380,204	$1,500,319	On File

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Hole)								
Golf - Bridges - GCBR7 (7th Hole Bridge)		30	0	$40,000.00 / Total	1	$40,000	$40,000	On File
Notes: Increased based on cost of 8th hole work completed.								
Golf - Bridges - GCBR8 (5th Hole Tee Bridge)		30	11	$83,200.00 / Total	1	$83,200	$128,083	On File
Notes: Increased based on cost of 8th hole work completed.								
Golf - Bridges - GCBR9 (9th Hole)		30	14	$58,492.93 / Total	1	$58,493	$101,291	On File
Golf - Bunkers - Replace (Contingency)	1213	5	3	$17,547.88 / Total	1	$17,548	$19,739	On File
Golf - Cart Path - Repave/Repairs (1)		10	7	$60,832.65 / Total	1	$60,833	$80,052	On File
Golf - Cart Path - Repave/Repairs (2)		10	8	$55,450.39 / Total	1	$55,450	$75,888	On File
Golf - Cart Path - Repave/Repairs (3)		10	1	$58,492.93 / Total	1	$58,493	$60,833	On File
Golf - Central Control Computer	1214-d	10	6	$11,698.59 / Total	1	$11,699	$14,802	On File
Golf - Club Car Carry All - Replace	1344	7	6	$18,678.15 / Total	1	$18,678	$23,634	On File
Golf - Control Wire	1214-a	20	16	$20,800.00 / Total	1	$20,800	$38,958	On File
Golf - Greens & Tee Boxes - Rebuild (Contingency)	1217	10	1	$29,246.46 / Total	1	$29,246	$30,416	On File
Golf - Hole 14 Centrifugal Pump #1	1359-c	6	2	$4,680.00 / Total	1	$4,680	$5,062	On File
Golf - Hole 14 Centrifugal Pump #2	1359-d	6	2	$4,680.00 / Total	1	$4,680	$5,062	On File
Golf - Hole 14 Pond Aeration Fountain	1354-a	10	10	$9,943.80 / Total	1	$9,944	$14,719	On File
Golf - Hole 14 Pressure Maintenance Pump	1359-e	8	4	$4,680.00 / Total	1	$4,680	$5,475	On File
Golf - Hole 17 Pond Aeration Fountain	1354	10	10	$11,113.66 / Total	1	$11,114	$16,451	On File
Golf - Hole 17 Pressure Maintenace Pump	1359-b	8	3	$11,113.66 / Total	1	$11,114	$12,501	On File
Golf - Hole 17 Turbine Pump #1	1359	10	3	$29,246.46 / Total	1	$29,246	$32,898	On File
Golf - Hole 17 Turbine Pump #2	1359-a	10	3	$29,246.46 / Total	1	$29,246	$32,898	On File
Golf - Irrigation Heads	1214-b	20	16	$520.00 / EA	1,142	$593,840	$1,112,251	On File
Golf - Irrigation System - Pump Controller		15	12	$49,123.93 / Total	1	$49,124	$78,649	On File
Golf - Lake Louise - Dam Repair	1269	20	18	$62,096.89 / Total	1	$62,097	$125,797	On File
Golf - Lake Louise - Pump Controller	1216-a	5	0	$4,679.44 / Total	1	$4,679	$4,679	On File
Golf - Lake Louise - Pump Station (Rebuild)	1216	6	0	$17,547.88 / Total	1	$17,548	$17,548	On File
Golf - Lower Pump House #17 Hole	1246-a	30	26	$8,189.01 / Total	1	$8,189	$22,704	On File
Golf - Office Renovation	1363	15	7	$21,642.38 / Total	1	$21,642	$28,480	On File
Golf - Practice Putting Green	1274	15	2	$10,400.00 / Total	1	$10,400	$11,249	On File
Golf - Pro Shop Shed - Replace	1345	43	4	$12,868.44 / Total	1	$12,868	$15,054	On File
Golf - Pump Houses - Renovation	1246	30	1	$5,200.00 / EA	2	$10,400	$10,816	On File
Golf - PVC Irrigation Pipe &	1214	17	13	$1,560,000.00 / Total	1	$1,560,000	$2,597,515	On File

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Isolation Valves Ph 1								
Golf - PVC Irrigation Pipe & Isolation Valves Ph 2	1214	17	14	$1,560,000.00 / Total	1	$1,560,000	$2,701,415	On File
Golf - Range Picking Unit & Ball Washer	1221	7	6	$7,975.45 / Total	1	$7,975	$10,091	On File
Golf - Restrooms - Renovation Notes: Located at Holes 7 & 14.	1247	30	0	$7,500.00 / EA	2	$15,000	$15,000	On File
Golf - Safety Net/Posts - Replace	1070	6	1	$11,698.59 / Total	1	$11,699	$12,167	On File
Golf - Satellite Controllers	1214-c	15	11	$212,914.26 / Total	1	$212,914	$327,772	On File
Golf - Upper Pump House #14 Hole	1246-b	30	26	$8,189.01 / Total	1	$8,189	$22,704	On File
Golf - Weather Station	1214-e	15	6	$11,698.59 / Total	1	$11,699	$14,802	On File
Golf Carts - 10 Additional Carts - Replace		7	3	$5,000.00 / EA	10	$50,000	$56,243	On File
Golf Carts - Gas 50 Carts - Replace	1258	7	0	$5,000.00 / EA	50	$250,000	$250,000	On File
					Totals	**$5,730,497**	**$10,053,025**	
Golf & Maintenance Equipment								
1,000 Gal. Gas Storage Tank	1015	25	3	$17,547.88 / EA	1	$17,548	$19,739	On File
2008 Cat 420e Backhoe - Replace	1012	20	6	$175,478.78 / EA	1	$175,479	$222,037	On File
2008 Cat Skid Steer Loader	1019	20	6	$53,813.49 / EA	1	$53,813	$68,091	On File
2008 Toro 3100 Approach Mower - Replace	1073	10	0	$67,600.00 / EA	1	$67,600	$67,600	On File
2009 Club Car Carryall 252 - Replace	1078	8	4	$26,000.00 / EA	1	$26,000	$30,416	On File
2013 Cat 906h Wheel Loader	1018	20	6	$105,287.27 / EA	1	$105,287	$133,222	On File
2016 John Deere 9009A T4 Rough Mower		10	0	$78,000.00 / EA	1	$78,000	$78,000	On File
2016 SIP 650 - Replace	1026	20	9	$17,547.88 / EA	1	$17,548	$24,976	On File
2016 SIP 7000 Reel Grinder - Replace	1025	20	9	$37,435.48 / EA	1	$37,435	$53,282	On File
2016 Toro GTX Light Utility Vehicle - Replace	1032	15	4	$22,880.00 / EA	1	$22,880	$26,766	On File
2022 John Deere 7500A Fairway Mower	1077	13	9	$95,279.35 / EA	1	$95,279	$135,612	On File
250 Gal. Gas Storage Tank (Proshop) - Replace	1036	25	1	$11,698.59 / EA	1	$11,699	$12,167	On File
500 Gal Diesel Fuel Tank - Replace	1071	18	0	$16,378.02 / EA	1	$16,378	$16,378	On File
Alladin 1222 Steam Cleaner - Replace	1034	20	2	$5,615.32 / EA	1	$5,615	$6,074	On File
Cat Rotary Brush - Replace	1014	15	1	$17,547.88 / EA	1	$17,548	$18,250	On File
Cushman Greens Groomer Brush - Replace	1046	22	4	$5,615.32 / EA	1	$5,615	$6,569	On File
Deicer Storage Tank	1357	15	7	$15,471.38 / EA	1	$15,471	$20,359	On File
Dump Trailer - 14 Feet		10	5	$16,438.76 / EA	1	$16,439	$20,000	On File
Emergency Generator - Replace	1308	30	20	$116,985.86 / EA	1	$116,986	$256,330	On File
Fairway Aerator Replacement - Wiedenmann Terra Spike XF6	1030-R	30	28	$62,186.59 / EA	1	$62,187	$186,479	On File
Fairway Top Dresser Replacement - Turfco CR-20	1045-R	25	23	$54,720.31 / EA	1	$54,720	$134,870	On File

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Greens King V 186 Mower - Replace-Greenmaster 3320 Triflex	1053	15	3	$67,600.00 / EA	1	$67,600	$76,041	On File
HD 8' Series 2 Snow Plow & RVB 2500 Sander - Replace	1304	7	5	$18,088.43 / EA	1	$18,088	$22,007	On File
HD 8' Series 2 Snow Plow & RVB 2500 Sander - Replace	1312	7	5	$18,088.43 / EA	1	$18,088	$22,007	On File
Honda Walk Behind Mower - Replace	1302	15	4	$16,378.02 / EA	1	$16,378	$19,160	On File
JD 2030 Fairway Sprayer - Replace	1074	10	6	$64,342.22 / EA	1	$64,342	$81,413	On File
John Deere 6500A Fairway Mower		15	14	$77,463.86 / EA	1	$77,464	$134,142	On File
John Deere Gater TX 2019-1	1324	7	2	$19,760.00 / EA	1	$19,760	$21,372	On File
John Deere Gater TX 2019-2	1325	7	2	$19,760.00 / EA	1	$19,760	$21,372	On File
John Deere Gater TX 2019-3	1063	7	2	$19,760.00 / EA	1	$19,760	$21,372	On File
John Deere ProGator 2030A	1079	12	9	$58,597.54 / EA	1	$58,598	$83,403	On File
John Deere ProGator 2030A9-1	1058	7	0	$58,597.54 / EA	1	$58,598	$58,598	On File
John Deere ProGator 2030A9-2	1322	7	0	$58,597.54 / EA	1	$58,598	$58,598	On File
John Deere Triplex Mower - Replacement	1076	7	6	$72,185.32 / EA	1	$72,185	$91,337	On File
John Deere Triplex Mower - Replacement	1303	15	14	$72,185.32 / EA	1	$72,185	$125,002	On File
Kubota M5660SUHD Tractor		25	22	$57,297.20 / EA	1	$57,297	$135,790	On File
Maintenance - Zero Turn Mower - Replace		7	5	$22,282.04 / EA	1	$22,282	$27,110	On File
NH 42 HP Tractor Model #TN55 - Replace	1064	20	19	$49,969.92 / EA	1	$49,970	$105,279	On File
ProCore 648 Gas Aerifer 23 HP - Replace	1306	15	4	$38,605.33 / EA	1	$38,605	$45,163	On File
Road Sand Spreader	1057	20	1	$8,773.94 / EA	1	$8,774	$9,125	On File
Ryan Core Harvester - Replace	1055	20	3	$8,773.94 / EA	1	$8,774	$9,869	On File
Ryan Sod Cutter - Replace	1031	30	8	$4,160.00 / EA	1	$4,160	$5,693	On File
Sno Way Sander		7	3	$10,589.47 / EA	1	$10,589	$11,912	On File
Snow Plow/Sander - Replace	1327	15	7	$24,859.49 / EA	1	$24,859	$32,713	On File
Snow Removal UTV		15	11	$46,011.26 / EA	1	$46,011	$70,832	On File
Summit 7x16 Tilt Trailer - Replace	1313	15	5	$8,219.08 / EA	1	$8,219	$10,000	On File
Toro GM 3280D	1066	12	3	$33,925.47 / EA	1	$33,925	$38,162	On File
Toro Greensmaster 1000 Mower - Replace	1041	15	10	$17,547.88 / EA	1	$17,548	$25,975	On File
Toro Greensmaster 1000 Mower - Replace	1039	15	10	$17,547.88 / EA	1	$17,548	$25,975	On File
Toro Greensmaster 1000 Mower - Replace	1040	15	10	$17,547.88 / EA	1	$17,548	$25,975	On File
Toro Greensmaster 1000 Mower - Replacement	1042	15	10	$17,547.88 / EA	1	$17,548	$25,975	On File
Toro H-11 Greens Roller - Replacement	1082	5	4	$19,971.33 / EA	1	$19,971	$23,364	On File
Turfcare- Four to Six Yard Dump Trailer		15	13	$19,298.99 / EA	1	$19,299	$32,134	On File
Turfco 1530 Top Dresser - Replace	1080	15	1	$20,355.54 / EA	1	$20,356	$21,170	On File

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Turfco Torrent 2 Blower	1347	15	1	$10,400.00 / EA	1	$10,400	$10,816	On File
Utility Rake Replacement - John Deere Tru Finish 1220	1047-R	25	23	$35,237.45 / EA	1	$35,237	$86,850	On File
Vermeer Brush Chipper 2012-05CRRF	1075	10	0	$115,000.00 / EA	1	$115,000	$115,000	On File
Vicon PS 403 Fertilizer Spreader - Replace	1062	15	1	$8,189.01 / EA	1	$8,189	$8,517	On File
Yanmar YT359 Tractor & Attachments		20	15	$119,096.28 / EA	1	$119,096	$214,486	On File
					Totals	**$2,392,140**	**$3,490,928**	
Maintenance - Building								
Maintenance Bldg - Equipment - Replace	1130	3	1	$9,358.87 / Total	1	$9,359	$9,733	On File
Maintenance Bldg - Facility Remodel	1600	20	18	$545,016.08 / Total	1	$545,016	$1,104,103	On File
Maintenance Bldg - Generator		10	7	$18,324.03 / Total	1	$18,324	$24,113	On File
					Totals	**$572,699**	**$1,137,949**	
Maintenance - Vehicles								
Maint - 08 Dodge 4500 Dump Truck - Replace	1174	7	6	$90,000.00 / Total	1	$90,000	$113,879	On File
Maint - 14 Dodge 4500 - Replace	1175	7	3	$99,437.98 / Total	1	$99,438	$111,854	On File
Maint - 15 5500 - Replace	1176	7	3	$78,380.53 / Total	1	$78,381	$88,167	On File
Maint - 16 HydroVac Trailer Pressure Washer - Replace	1278	15	9	$116,985.86 / Total	1	$116,986	$166,507	On File
Maint - 18 Silverado - Replace	1315	7	1	$56,153.21 / Total	1	$56,153	$58,399	On File
Maint - 18 Silverado - Replace	1311	7	1	$52,643.64 / Total	1	$52,644	$54,749	On File
Maint - 19 Silverado - Replace	1326	7	3	$46,794.34 / Total	1	$46,794	$52,637	On File
Maint - 2013 Chevy Express Van - Replace	1270	7	0	$34,999.49 / Total	1	$34,999	$34,999	On File
Maint - 2025 Ford F350 - Replacement	1177	7	5	$59,664.41 / Total	1	$59,664	$72,591	On File
Maint - Ram 3500 & Attachments - Replace	1178	7	4	$101,777.70 / Total	1	$101,778	$119,066	On File
					Totals	**$736,837**	**$872,850**	
Marina & AM/PM Areas								
AM/PM - Picnic Shelter - Repairs	1131	20	1	$67,851.80 / Total	1	$67,852	$70,566	On File
AM/PM - Restrooms - Repairs	1132	20	3	$16,224.00 / EA	2	$32,448	$36,500	On File
Marina - Access Gates		20	0	$90,000.00 / Total	1	$90,000	$90,000	On File
Marina - Basin Repair		50	2	$239,200.00 / Total	1	$239,200	$258,719	On File
Marina - Boat Ramp Harbor - Rebuild	1139	20	17	$183,394.45 / Total	1	$183,394	$357,234	On File
Marina - Directional Signage		20	18	$16,224.00 / Total	1	$16,224	$32,867	On File
Marina - Fire Standpipe & East/West Gangways	1348	25	17	$333,409.69 / Total	1	$333,410	$649,449	On File
Marina - Gate Arms/Operators	1365	20	14	$35,095.76 / Total	1	$35,096	$60,774	On File
Marina - Off Leash Dog Park Fence		20	19	$72,869.30 / Total	1	$72,869	$153,525	On File
Marina - Picnic Shelter - Repairs	1133	7	0	$90,000.00 / Total	1	$90,000	$90,000	On File
Marina - Restrooms - Renovation/Repairs	1136	20	5	$17,547.88 / EA	2	$35,096	$42,699	On File
Marina - Tennis & Sport Courts -	1134	20	19	$400,878.84 / Total	1	$400,879	$844,591	On File

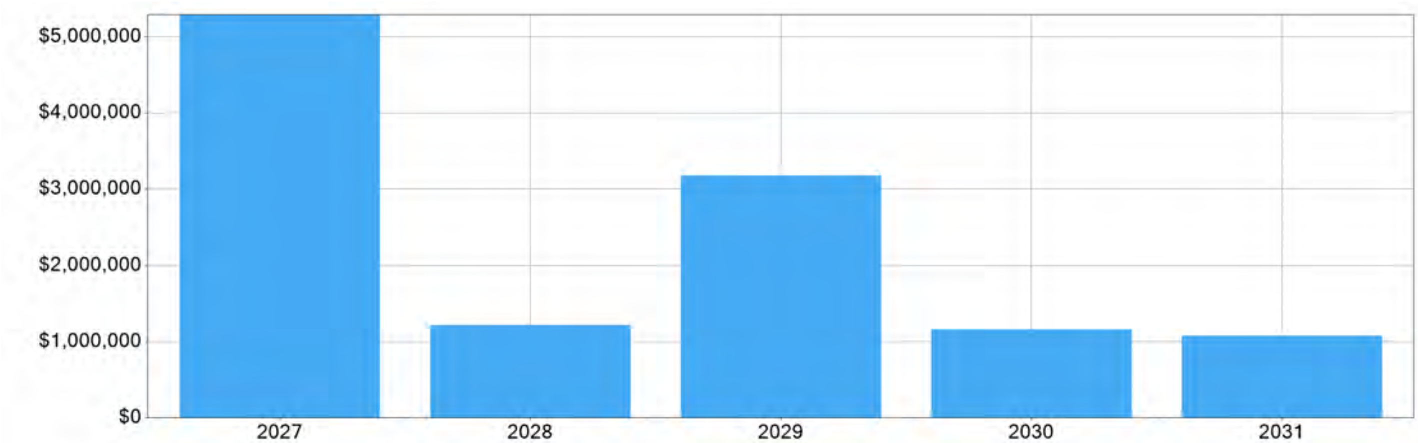
Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Resurface/Repairs/Refurbish/Fencing								
Marina - Wet Slip Docks - Renovation	1137	20	2	$1,749,930.37 / Total	1	$1,749,930	$1,892,725	On File
Marina & AM/PM - Bldgs - Painting	1142	7	0	$8,773.94 / Total	1	$8,774	$8,774	On File
Marina & AM/PM - Bldgs - Renovation	1320	28	19	$93,588.68 / Total	1	$93,589	$197,177	On File
Marina Dock and Basin Repair Design & Permitting		50	0	$70,000.00 / Total	1	$70,000	$70,000	On File
					Totals	**$3,518,761**	**$4,855,600**	
Miscellaneous								
Barn 6 Construction Loan Repayment (14 Yrs Rem) - Annual		1	0	$316,441.00 / Total	1	$316,441	$316,441	On File
CRRRF Loan Repayment (3 Yrs Rem) - Annual	1331	1	0	$333,039.36 / Total	1	$333,039	$333,039	On File
Gate 2 & Welcome Center Directional Signage		20	18	$21,632.00 / Total	1	$21,632	$43,822	On File
Harbor View Bus Shelter - Replace	1299	10	10	$10,294.75 / Total	1	$10,295	$15,239	On File
Parking Lot - Gate 5 - Replace	1257	25	7	$22,227.32 / Total	1	$22,227	$29,250	On File
SEC - Rekey Bldgs	1162	10	10	$35,426.47 / Total	1	$35,426	$52,440	On File
					Totals	**$739,061**	**$790,231**	
Park Areas								
Parks - Marina Community Park Playground Design & Permitting		20	19	$25,351.04 / Total	1	$25,351	$53,411	On File
Parks - Playground Equipment - Replace	1230	15	8	$60,832.65 / Total	1	$60,833	$83,254	On File
Parks - Playgrounds (ADA Compliance) - Ph 1		20	17	$121,232.22 / Total	1	$121,232	$236,148	On File
Parks - Playgrounds (ADA Compliance) - Ph 2		20	0	$100,838.40 / Total	1	$100,838	$100,838	On File
Parks - Tables & Benches - Replace	1256	10	0	$11,698.59 / Total	1	$11,699	$11,699	On File
					Totals	**$319,953**	**$485,350**	
Pool - Main								
Main Pool - ADA Lift - Replace	1337	10	1	$10,353.25 / Total	1	$10,353	$10,767	On File
Main Pool - Covers		12	8	$26,997.05 / Total	1	$26,997	$36,947	On File
Main Pool - Deck - Repair	1105	30	22	$403,601.20 / Total	1	$403,601	$956,502	On File
Main Pool - Equipment - Replace	1100	12	4	$43,148.56 / Total	1	$43,149	$50,478	On File
Main Pool - Fence - Replace	1104	30	22	$29,246.59 / Total	1	$29,247	$69,312	On File
Main Pool - Furniture	1106	10	6	$4,406.27 / Total	1	$4,406	$5,575	On File
Main Pool - Gutters		12	7	$31,507.44 / Total	1	$31,507	$41,462	On File
Main Pool - Heaters	1356	12	4	$17,316.00 / Total	1	$17,316	$20,257	On File
Main Pool - Resurface	1244	12	4	$146,232.32 / Total	1	$146,232	$171,071	On File
Main Pool - Swim Lanes - Replace	1338	10	1	$7,019.15 / Total	1	$7,019	$7,300	On File
					Totals	**$719,828**	**$1,369,672**	
Pool - Quiet								
Quiet Pool - ADA Lift Replace	1342	10	1	$10,353.25 / Total	1	$10,353	$10,767	On File

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Quiet Pool - Controller and filter/heater/pump installation		15	9	$22,464.00 / Total	1	$22,464	$31,973	On File
Quiet Pool - Covers		12	8	$9,569.22 / Total	1	$9,569	$13,096	On File
Quiet Pool - Deck - Repairs	1123	30	22	$76,040.81 / Total	1	$76,041	$180,211	On File
Quiet Pool - Fence - Replace	1126	20	18	$23,936.89 / Total	1	$23,937	$48,492	On File
Quiet Pool - Furniture	1106	10	6	$4,406.27 / Total	1	$4,406	$5,575	On File
Quiet Pool - Pumphouse - Improvements	1362	30	22	$46,794.34 / Total	1	$46,794	$110,899	On File
Quiet Pool - Resurface	1121	12	4	$28,661.54 / Total	1	$28,662	$33,530	On File
Quiet Pool - Retaining Wall - Repair	1343	30	22	$29,246.46 / Total	1	$29,246	$69,312	On File
Quiet Pool - Shed - Rebuild	1124	30	22	$23,397.17 / Total	1	$23,397	$55,449	On File
Quiet Pool - Shed Improvements	1361	30	22	$9,358.87 / Total	1	$9,359	$22,180	On File
Quiet Pool - Skimmer- Replace	1341	10	1	$5,849.29 / Total	1	$5,849	$6,083	On File
					Totals	**$290,078**	**$587,567**	
Security Building & Equipment								
SEC - Ford Bronco Sport Vehicle x 2		7	6	$62,400.00 / Total	1	$62,400	$78,956	On File
SEC - Radio System - Replace	1165	10	9	$33,925.90 / Total	1	$33,926	$48,287	On File
SEC - Security/Access Control - Replace	1161	7	4	$78,871.35 / Total	1	$78,871	$92,268	On File
SEC: Marina Security System		10	9	$20,091.19 / Total	1	$20,091	$28,596	On File
Security Bldg - Electrical	1346	25	3	$40,945.05 / Total	1	$40,945	$46,058	On File
Security Bldg - Interior- Repair	1301	25	3	$9,358.87 / Total	1	$9,359	$10,527	On File
Security Bldg - Roof - Replace	1227	15	3	$7,604.08 / Total	1	$7,604	$8,554	On File
Security Bldg - Siding - Paint	1229	7	3	$3,919.02 / Total	1	$3,919	$4,408	On File
Security Bldg - Siding - Repair	1228	25	3	$23,397.17 / Total	1	$23,397	$26,319	On File
					Totals	**$280,513**	**$343,973**	
Turf								
TURF - 05 Chevy Colorado - Replace	1181	10	3	$52,643.64 / Total	1	$52,644	$59,217	On File
TURF - Bldg - Paint	1209	7	6	$14,038.30 / Total	1	$14,038	$17,763	On File
TURF - Bldg - Remodel/Design/Permitting		20	18	$10,551.01 / Total	1	$10,551	$21,374	On File
TURF - Bldg - Repair	1210	30	29	$51,459.28 / Total	1	$51,459	$160,484	On File
TURF - Bldg Overhead Door - Replace	1254	20	19	$2,719.92 / Total	1	$2,720	$5,730	On File
TURF - Change Room Repair	1352	15	14	$7,779.56 / Total	1	$7,780	$13,472	On File
TURF - Electrical System - Replace	1283	40	39	$23,397.17 / Total	1	$23,397	$108,010	On File
TURF - Fence - Replace/Repair	1208	15	13	$7,424.10 / Total	1	$7,424	$12,362	On File
TURF - Gutters - Replace	1255	25	0	$1,527.83 / Total	1	$1,528	$1,528	On File
TURF - Hole 14 Pump Panel PLC	1206-b	10	6	$5,849.29 / Total	1	$5,849	$7,401	On File
TURF - Hole 14 Pump Panel VFD	1206-c	10	6	$4,679.44 / Total	1	$4,679	$5,921	On File
TURF - Hole 17 Pump Panel PLC	1206	12	8	$43,099.93 / Total	1	$43,100	$58,985	On File
TURF - Hole 17 Pump Panel VFD	1206-a	10	6	$11,698.59 / Total	1	$11,699	$14,802	On File
TURF - HVAC Replacement	1276	15	12	$10,133.90 / Total	1	$10,134	$16,225	On File
TURF - Restrooms - Replace	1280	15	14	$3,509.57 / Total	1	$3,510	$6,077	On File
TURF - Roof - Replace	1204	20	0	$25,736.67 / Total	1	$25,737	$25,737	On File
TURF - Sand Storage Roof - Replace	1205	20	16	$19,936.74 / Total	1	$19,937	$37,341	On File
TURF - Vent System -	1207	15	14	$13,453.38 / Total	1	$13,453	$23,297	On File

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Replace/Repair								
TURF - Wash Pad - Refurbish	1211	25	24	$8,773.94 / Total	1	$8,774	$22,490	On File
					Totals	**$318,412**	**$618,216**	
Welcome Center								
Welcome Center - Building/Siding Repair		15	12	$21,632.44 / Total	1	$21,632	$34,634	On File
Welcome Center - Door/Window Replacement		30	22	$32,448.44 / Total	1	$32,448	$76,900	On File
Welcome Center - HVAC		15	11	$56,125.13 / Total	1	$56,125	$86,402	On File
Welcome Center - Painting		7	5	$8,232.29 / Total	1	$8,232	$10,016	On File
Welcome Center - Roof		20	17	$16,224.44 / Total	1	$16,224	$31,604	On File
					Totals	**$134,663**	**$239,556**	

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)



Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2027						
2008 Toro 3100 Approach Mower - Replace		1073		Golf & Maintenance Equipment	$67,600	$67,600
2016 John Deere 9009A T4 Rough Mower				Golf & Maintenance Equipment	$78,000	$78,000
500 Gal Diesel Fuel Tank - Replace		1071		Golf & Maintenance Equipment	$16,378	$16,378
Barn 6 Building Construction				Barn 6	$2,717,500	$2,717,500
Barn 6 Construction Loan Repayment (14 Yrs Rem) - Annual				Miscellaneous	$316,441	$316,441
Barn 6 Site Work Phase 2				Barn 6	$404,000	$404,000
Barn 8 - Other Necessary Repairs				Barn 8	$75,000	$75,000
Barn 8 - Roof (Flat) - Replace		1095		Barn 8	$125,000	$125,000
CRRRF Loan Repayment (3 Yrs Rem) - Annual		1331		Miscellaneous	$333,039	$333,039
Gate 1 - Bus Shelter (Replace)		1298		Bus Shelters	$8,774	$8,774
Golf - Austin Creek - Repair		1224		Golf	$116,986	$116,986
Golf - Bridges - GCBR3 (9th Hole)				Golf	$40,000	$40,000
Golf - Bridges - GCBR7 (7th Hole Bridge)				Golf	$40,000	$40,000
Golf - Lake Louise - Pump Controller		1216-a		Golf	$4,679	$4,679
Golf - Lake Louise - Pump Station (Rebuild)		1216		Golf	$17,548	$17,548
Golf - Restrooms - Renovation		1247		Golf	$15,000	$15,000
Golf Carts - Gas 50 Carts - Replace		1258		Golf	$250,000	$250,000
John Deere ProGator 2030A9-1		1058		Golf & Maintenance Equipment	$58,598	$58,598
John Deere ProGator 2030A9-2		1322		Golf & Maintenance Equipment	$58,598	$58,598
Maint - 2013 Chevy Express Van - Replace		1270		Maintenance - Vehicles	$34,999	$34,999
Marina - Access Gates				Marina & AM/PM Areas	$90,000	$90,000
Marina - Picnic Shelter - Repairs		1133		Marina & AM/PM Areas	$90,000	$90,000
Marina & AM/PM - Bldgs - Painting		1142		Marina & AM/PM Areas	$8,774	$8,774
Marina Dock and Basin Repair				Marina & AM/PM Areas	$70,000	$70,000

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Design & Permitting						
Parks - Playgrounds (ADA Compliance) - Ph 2				Park Areas	$100,838	$100,838
Parks - Tables & Benches - Replace		1256		Park Areas	$11,699	$11,699
TURF - Gutters - Replace		1255		Turf	$1,528	$1,528
TURF - Roof - Replace		1204		Turf	$25,737	$25,737
Vermeer Brush Chipper 2012-05CRRF		1075		Golf & Maintenance Equipment	$115,000	$115,000
					Total for 2027:	**$5,291,716**
2028						
250 Gal. Gas Storage Tank (Proshop) - Replace		1036		Golf & Maintenance Equipment	$11,699	$12,167
AM/PM - Picnic Shelter - Repairs		1131		Marina & AM/PM Areas	$67,852	$70,566
Barn 6 Construction Loan Repayment (14 Yrs Rem) - Annual				Miscellaneous	$316,441	$316,441
Barn 8 - Safety Nets - Replace		1231		Barn 8	$19,303	$20,075
Cat Rotary Brush - Replace		1014		Golf & Maintenance Equipment	$17,548	$18,250
Clubhouse - 19th Hole - Renovation		1151		Clubhouse	$35,096	$36,500
Clubhouse - Restaurant - Renovation		1149		Clubhouse	$70,192	$72,999
CRRRF Loan Repayment (3 Yrs Rem) - Annual		1331		Miscellaneous	$333,039	$333,039
Golf - Cart Path - Repave/Repairs (3)				Golf	$58,493	$60,833
Golf - Greens & Tee Boxes - Rebuild (Contingency)		1217		Golf	$29,246	$30,416
Golf - Pump Houses - Renovation		1246		Golf	$10,400	$10,816
Golf - Safety Net/Posts - Replace		1070		Golf	$11,699	$12,167
Main Pool - ADA Lift - Replace		1337		Pool - Main	$10,353	$10,767
Main Pool - Swim Lanes - Replace		1338		Pool - Main	$7,019	$7,300
Maint - 18 Silverado - Replace		1315		Maintenance - Vehicles	$56,153	$58,399
Maint - 18 Silverado - Replace		1311		Maintenance - Vehicles	$52,644	$54,749
Maintenance Bldg - Equipment - Replace		1130		Maintenance - Building	$9,359	$9,733
Quiet Pool - ADA Lift Replace		1342		Pool - Quiet	$10,353	$10,767
Quiet Pool - Skimmer- Replace		1341		Pool - Quiet	$5,849	$6,083
Road Sand Spreader		1057		Golf & Maintenance Equipment	$8,774	$9,125
System - Computer - Server Replace				Clubhouse	$19,303	$20,075
Turfco 1530 Top Dresser - Replace		1080		Golf & Maintenance Equipment	$20,356	$21,170
Turfco Torrent 2 Blower		1347		Golf & Maintenance Equipment	$10,400	$10,816
Vicon PS 403 Fertilizer Spreader - Replace		1062		Golf & Maintenance Equipment	$8,189	$8,517
					Total for 2028:	**$1,221,769**
2029						
ACB - Int Renovate (End of		1118		Adult Center Building	$46,794	$50,613

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Lease)						
Alladin 1222 Steam Cleaner - Replace		1034		Golf & Maintenance Equipment	$5,615	$6,074
Barn 6 Construction Loan Repayment (14 Yrs Rem) - Annual				Miscellaneous	$316,441	$316,441
Clubhouse - Ext Deck - Recoating		1148		Clubhouse	$9,070	$9,810
Clubhouse - Golf Locker Rooms & RR's - Renovate		1351		Clubhouse	$70,192	$75,919
CRRRF Loan Repayment (3 Yrs Rem) - Annual		1331		Miscellaneous	$333,039	$333,039
Golf - Hole 14 Centrifugal Pump #1		1359-c		Golf	$4,680	$5,062
Golf - Hole 14 Centrifugal Pump #2		1359-d		Golf	$4,680	$5,062
Golf - Practice Putting Green		1274		Golf	$10,400	$11,249
John Deere Gater TX 2019-1		1324		Golf & Maintenance Equipment	$19,760	$21,372
John Deere Gater TX 2019-2		1325		Golf & Maintenance Equipment	$19,760	$21,372
John Deere Gater TX 2019-3		1063		Golf & Maintenance Equipment	$19,760	$21,372
Kitchen - Equipment		1182		Clubhouse	$93,589	$101,226
Kitchen (19) - Cooler - Replace		1196		Clubhouse	$4,913	$5,314
Kitchen (19) - Drink/Display Cooler - Replace		1197		Clubhouse	$4,095	$4,429
Kitchen (19) - Fryers - Replace		1192		Clubhouse	$3,276	$3,543
Kitchen (19) - Remodel		1198		Clubhouse	$14,038	$15,184
Kitchen (19) - Stove & Flat Top - Replace		1195		Clubhouse	$7,019	$7,592
Kitchen (19) - Walk-in Coolers - Repair		1191		Clubhouse	$10,529	$11,388
Marina - Basin Repair				Marina & AM/PM Areas	$239,200	$258,719
Marina - Wet Slip Docks - Renovation		1137		Marina & AM/PM Areas	$1,749,930	$1,892,725
					Total for 2029:	**$3,177,504**
2030						
1,000 Gal. Gas Storage Tank		1015		Golf & Maintenance Equipment	$17,548	$19,739
AM/PM - Restrooms - Repairs		1132		Marina & AM/PM Areas	$32,448	$36,500
Barn 6 Construction Loan Repayment (14 Yrs Rem) - Annual				Miscellaneous	$316,441	$316,441
Clubhouse - Plumbing Systems - Renovation		1156		Clubhouse	$58,493	$65,797
Clubhouse - Pro Shop - Renovation		1147		Clubhouse	$23,397	$26,319
Golf - Bunkers - Replace (Contingency)		1213		Golf	$17,548	$19,739
Golf - Hole 17 Pressure Maintenace Pump		1359-b		Golf	$11,114	$12,501
Golf - Hole 17 Turbine Pump #1		1359		Golf	$29,246	$32,898
Golf - Hole 17 Turbine Pump #2		1359-a		Golf	$29,246	$32,898
Golf Carts - 10 Additional Carts - Replace				Golf	$50,000	$56,243
Greens King V 186 Mower -		1053		Golf & Maintenance Equipment	$67,600	$76,041

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Replace-Greenmaster 3320 Triflex						
Maint - 14 Dodge 4500 - Replace		1175		Maintenance - Vehicles	$99,438	$111,854
Maint - 15 5500 - Replace		1176		Maintenance - Vehicles	$78,381	$88,167
Maint - 19 Silverado - Replace		1326		Maintenance - Vehicles	$46,794	$52,637
Ryan Core Harvester - Replace		1055		Golf & Maintenance Equipment	$8,774	$9,869
Security Bldg - Electrical		1346		Security Building & Equipment	$40,945	$46,058
Security Bldg - Interior- Repair		1301		Security Building & Equipment	$9,359	$10,527
Security Bldg - Roof - Replace		1227		Security Building & Equipment	$7,604	$8,554
Security Bldg - Siding - Paint		1229		Security Building & Equipment	$3,919	$4,408
Security Bldg - Siding - Repair		1228		Security Building & Equipment	$23,397	$26,319
Sno Way Sander				Golf & Maintenance Equipment	$10,589	$11,912
Toro GM 3280D		1066		Golf & Maintenance Equipment	$33,925	$38,162
TURF - 05 Chevy Colorado - Replace		1181		Turf	$52,644	$59,217
					Total for 2030:	**$1,162,800**
2031						
2009 Club Car Carryall 252 - Replace		1078		Golf & Maintenance Equipment	$26,000	$30,416
2016 Toro GTX Light Utility Vehicle - Replace		1032		Golf & Maintenance Equipment	$22,880	$26,766
ACB - Exterior - Paint		1115		Adult Center Building	$13,336	$15,602
Area Z - Sprung Structure - Repair		1364		Area Z	$32,436	$37,946
Area Z - Storage Gate - Replace		1263		Area Z	$11,699	$13,686
Barn 6 Construction Loan Repayment (14 Yrs Rem) - Annual				Miscellaneous	$316,441	$316,441
Clubhouse - Siding - Painting		1145		Clubhouse	$23,565	$27,567
Cushman Greens Groomer Brush - Replace		1046		Golf & Maintenance Equipment	$5,615	$6,569
Golf - Hole 14 Pressure Maintenance Pump		1359-e		Golf	$4,680	$5,475
Golf - Pro Shop Shed - Replace		1345		Golf	$12,868	$15,054
Honda Walk Behind Mower - Replace		1302		Golf & Maintenance Equipment	$16,378	$19,160
Main Pool - Equipment - Replace		1100		Pool - Main	$43,149	$50,478
Main Pool - Heaters		1356		Pool - Main	$17,316	$20,257
Main Pool - Resurface		1244		Pool - Main	$146,232	$171,071
Maint - Ram 3500 & Attachments - Replace		1178		Maintenance - Vehicles	$101,778	$119,066
Maintenance Bldg - Equipment - Replace		1130		Maintenance - Building	$9,359	$10,949
ProCore 648 Gas Aerifer 23 HP - Replace		1306		Golf & Maintenance Equipment	$38,605	$45,163
Quiet Pool - Resurface		1121		Pool - Quiet	$28,662	$33,530
SEC - Security/Access Control - Replace		1161		Security Building & Equipment	$78,871	$92,268
Toro H-11 Greens Roller - Replacement		1082		Golf & Maintenance Equipment	$19,971	$23,364
					Total for 2031:	**$1,080,828**

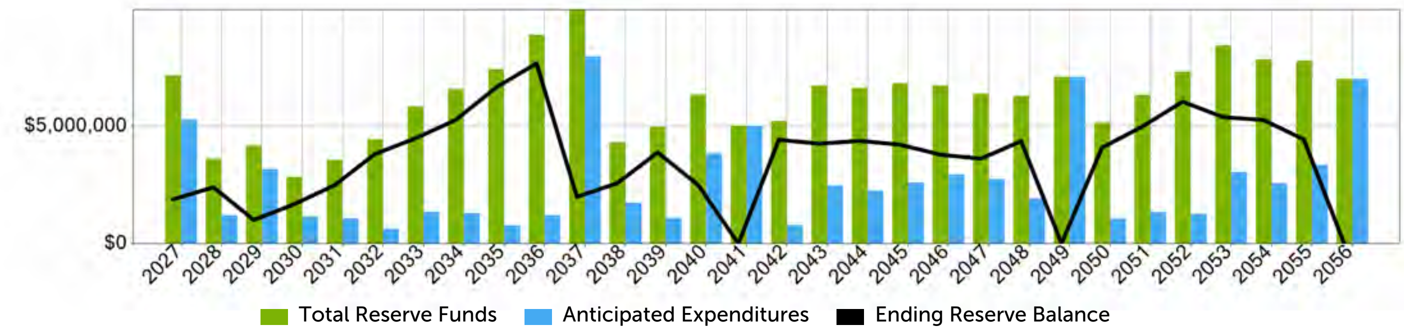
This plan represents a first-year reserve contribution of $5,495,410 or $146.92 monthly per unit and is calculated to achieve the target funding goal of 100% in 30 years. Upon meeting the designated target, the funding will adjust to maintain this percentage for the remaining years. Assumptions used in this model include a component inflation factor of 4% per year, annual average interest rate of 1% per year and a varied annual contribution rate calculated to meet target requirements.

Reserve Funding Note: Reserve contribution for fiscal year 2027 includes a $3MM loan.

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
2027	$5,495,410	$66.72	$2,493,875	$25,957	$8,015,242	$5,291,716	$2,723,527	$12,227,889	22%
2028	$2,570,272	$68.72	$2,723,527	$33,978	$5,327,777	$1,221,769	$4,106,007	$13,616,485	30%
2029	$2,647,380	$70.78	$4,106,007	$38,409	$6,791,797	$3,177,504	$3,614,293	$12,754,446	28%
2030	$2,726,802	$72.90	$3,614,293	$43,963	$6,385,058	$1,162,800	$5,222,258	$14,016,477	37%
2031	$2,808,606	$75.09	$5,222,258	$60,861	$8,091,726	$1,080,828	$7,010,898	$15,480,030	45%
2032	$2,892,864	$77.34	$7,010,898	$81,378	$9,985,140	$639,077	$9,346,063	$17,529,965	53%
2033	$2,979,650	$79.66	$9,346,063	$101,553	$12,427,266	$1,361,187	$11,066,079	$18,982,061	58%
2034	$3,069,040	$82.05	$11,066,079	$119,454	$14,254,572	$1,310,390	$12,944,183	$20,619,074	63%
2035	$3,161,111	$84.51	$12,944,183	$141,307	$16,246,601	$788,033	$15,458,567	$22,941,781	67%
2036	$3,255,944	$87.05	$15,458,567	$164,779	$18,879,290	$1,217,315	$17,661,976	$24,990,987	71%
2037	$3,353,622	$89.66	$17,661,976	$153,532	$21,169,130	$7,971,190	$13,197,940	$20,181,375	65%
2038	$3,454,231	$92.35	$13,197,940	$140,509	$16,792,680	$1,748,285	$15,044,395	$21,737,772	69%
2039	$3,557,858	$95.12	$15,044,395	$162,746	$18,764,998	$1,097,524	$17,667,474	$24,123,254	73%
2040	$3,664,594	$97.97	$17,667,474	$175,704	$21,507,772	$3,858,661	$17,649,111	$23,826,211	74%
2041	$3,774,532	$100.91	$17,649,111	$170,194	$21,593,836	$5,034,002	$16,559,834	$22,075,875	75%
2042	$3,887,767	$103.94	$16,559,834	$181,027	$20,628,629	$802,090	$19,826,538	$24,757,992	80%
2043	$4,004,400	$107.06	$19,826,538	$205,879	$24,036,818	$2,481,710	$21,555,108	$25,905,920	83%
2044	$4,124,533	$110.27	$21,555,108	$224,867	$25,904,508	$2,261,261	$23,643,247	$27,438,576	86%
2045	$4,248,268	$113.58	$23,643,247	$244,607	$28,136,123	$2,613,364	$25,522,758	$28,780,275	89%
2046	$4,375,717	$116.99	$25,522,758	$262,369	$30,160,844	$2,947,390	$27,213,454	$29,946,738	91%
2047	$4,506,988	$120.49	$27,213,454	$280,838	$32,001,280	$2,766,306	$29,234,974	$31,471,408	93%
2048	$4,642,198	$124.11	$29,234,974	$305,937	$34,183,109	$1,924,786	$32,258,323	$34,060,396	95%
2049	$4,781,464	$127.83	$32,258,323	$311,003	$37,350,790	$7,097,450	$30,253,340	$31,506,649	96%
2050	$4,924,908	$131.67	$30,253,340	$321,754	$35,500,002	$1,080,703	$34,419,299	$35,246,777	98%
2051	$5,072,655	$135.62	$34,419,299	$362,792	$39,854,745	$1,352,843	$38,501,902	$38,997,636	99%
2052	$5,224,834	$139.69	$38,501,902	$404,778	$44,131,514	$1,273,139	$42,858,375	$43,131,340	99%
2053	$5,381,579	$143.88	$42,858,375	$440,191	$48,680,146	$3,060,046	$45,620,101	$45,727,923	100%
2054	$5,543,027	$148.19	$45,620,101	$470,983	$51,634,111	$2,586,563	$49,047,547	$49,082,942	100%
2055	$5,709,318	$152.64	$49,047,547	$502,180	$55,259,045	$3,368,338	$51,890,707	$51,927,753	100%
2056	$5,880,597	$157.22	$51,890,707	$513,215	$58,284,519	$7,019,012	$51,265,507	$51,265,038	100%

This plan represents the minimum annual reserve contribution of $4,665,559 or $124.73 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.

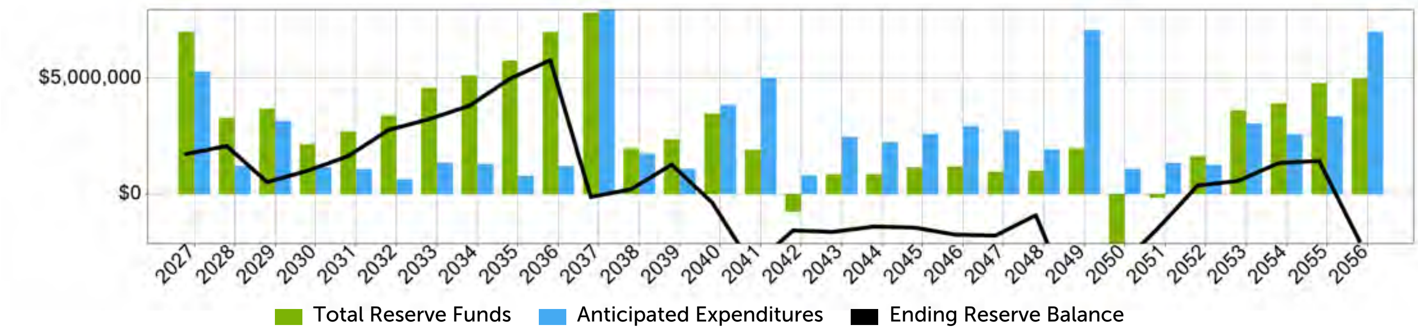
Reserve Funding Note: Reserve contribution for fiscal year 2027 includes a $3MM loan.



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
2027	$4,665,559	$44.53	$2,493,875	$21,808	$7,181,242	$5,291,716	$1,889,527	$12,227,889	15%
2028	$1,715,526	$45.86	$1,889,527	$21,364	$3,626,417	$1,221,769	$2,404,647	$13,616,485	18%
2029	$1,766,992	$47.24	$2,404,647	$16,994	$4,188,633	$3,177,504	$1,011,129	$12,754,446	8%
2030	$1,820,002	$48.66	$1,011,129	$13,397	$2,844,528	$1,162,800	$1,681,729	$14,016,477	12%
2031	$1,874,602	$50.12	$1,681,729	$20,786	$3,577,116	$1,080,828	$2,496,289	$15,480,030	16%
2032	$1,930,840	$51.62	$2,496,289	$31,422	$4,458,550	$639,077	$3,819,473	$17,529,965	22%
2033	$1,988,765	$53.17	$3,819,473	$41,333	$5,849,571	$1,361,187	$4,488,383	$18,982,061	24%
2034	$2,048,428	$54.76	$4,488,383	$48,574	$6,585,385	$1,310,390	$5,274,996	$20,619,074	26%
2035	$2,109,881	$56.41	$5,274,996	$59,359	$7,444,236	$788,033	$6,656,202	$22,941,781	29%
2036	$2,173,177	$58.10	$6,656,202	$71,341	$8,900,721	$1,217,315	$7,683,406	$24,990,987	31%
2037	$2,238,372	$59.84	$7,683,406	$48,170	$9,969,949	$7,971,190	$1,998,759	$20,181,375	10%
2038	$2,305,524	$61.64	$1,998,759	$22,774	$4,327,056	$1,748,285	$2,578,771	$21,737,772	12%
2039	$2,374,689	$63.49	$2,578,771	$32,174	$4,985,634	$1,097,524	$3,888,109	$24,123,254	16%
2040	$2,445,930	$65.39	$3,888,109	$31,817	$6,365,857	$3,858,661	$2,507,196	$23,826,211	11%
2041	$2,519,308	$67.35	$2,507,196	$12,498	$5,039,002	$5,034,002	$5,000	$22,075,875	0%
2042	$5,204,700	$58.94	$5,000	$22,063	$5,231,763	$802,090	$4,429,673	$24,757,992	18%
2043	$2,270,841	$60.71	$4,429,673	$43,242	$6,743,757	$2,481,710	$4,262,047	$25,905,920	16%
2044	$2,338,966	$62.53	$4,262,047	$43,009	$6,644,022	$2,261,261	$4,382,761	$27,438,576	16%
2045	$2,409,135	$64.41	$4,382,761	$42,806	$6,834,703	$2,613,364	$4,221,339	$28,780,275	15%
2046	$2,481,409	$66.34	$4,221,339	$39,883	$6,742,632	$2,947,390	$3,795,242	$29,946,738	13%
2047	$2,555,852	$68.33	$3,795,242	$36,900	$6,387,994	$2,766,306	$3,621,688	$31,471,408	12%
2048	$2,632,527	$70.38	$3,621,688	$39,756	$6,293,971	$1,924,786	$4,369,185	$34,060,396	13%
2049	$2,711,503	$72.49	$4,369,185	$21,762	$7,102,451	$7,097,450	$5,000	$31,506,649	0%
2050	$5,145,489	$57.36	$5,000	$20,374	$5,170,863	$1,080,703	$4,090,160	$35,246,777	12%
2051	$2,209,853	$59.08	$4,090,160	$45,187	$6,345,199	$1,352,843	$4,992,357	$38,997,636	13%
2052	$2,276,149	$60.85	$4,992,357	$54,939	$7,323,444	$1,273,139	$6,050,305	$43,131,340	14%
2053	$2,344,433	$62.68	$6,050,305	$56,925	$8,451,663	$3,060,046	$5,391,618	$45,727,923	12%
2054	$2,414,766	$64.56	$5,391,618	$53,057	$7,859,441	$2,586,563	$5,272,878	$49,082,942	11%
2055	$2,487,209	$66.50	$5,272,878	$48,323	$7,808,410	$3,368,338	$4,440,072	$51,927,753	9%
2056	$2,561,826	$68.49	$4,440,072	$22,115	$7,024,012	$7,019,012	$5,000	$51,265,038	0%

This plan represents a first-year reserve contribution of $4,508,054 or $120.52 monthly per unit. This funding model incorporates an annual component inflation factor of 4% per year, an average interest rate of 1% per year, and assumes an annual reserve contribution increases of 3%. Based on the projected starting reserve balance of $2,493,875 as of Jan 1, 2027, this plan will not 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.

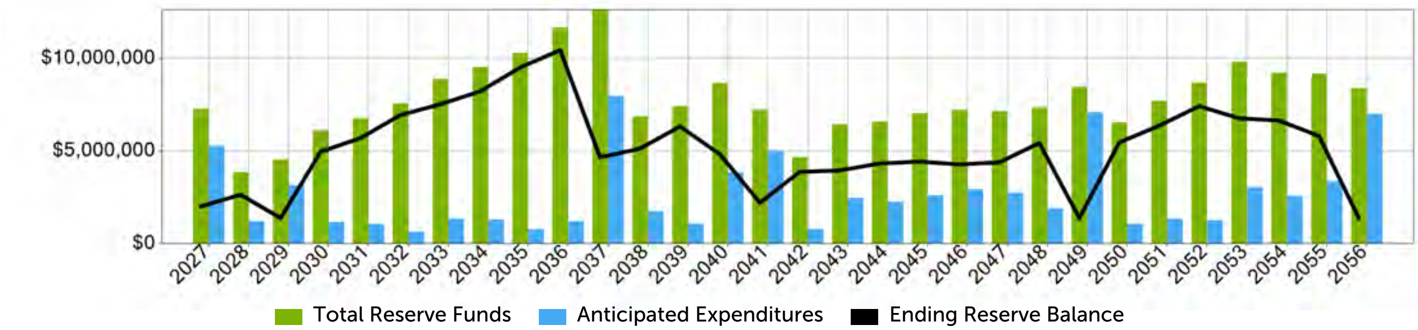
Reserve Funding Note: Reserve contribution for fiscal year 2027 includes a $3MM loan.



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
2027	$4,508,054	$40.32	$2,493,875	$21,020	$7,022,949	$5,291,716	$1,731,234	$12,227,889	14%
2028	$1,553,296	$41.53	$1,731,234	$18,970	$3,303,500	$1,221,769	$2,081,730	$13,616,485	15%
2029	$1,599,894	$42.77	$2,081,730	$12,929	$3,694,554	$3,177,504	$517,050	$12,754,446	4%
2030	$1,647,891	$44.06	$517,050	$7,596	$2,172,537	$1,162,800	$1,009,737	$14,016,477	7%
2031	$1,697,328	$45.38	$1,009,737	$13,180	$2,720,245	$1,080,828	$1,639,418	$15,480,030	11%
2032	$1,748,248	$46.74	$1,639,418	$21,940	$3,409,606	$639,077	$2,770,528	$17,529,965	16%
2033	$1,800,695	$48.14	$2,770,528	$29,903	$4,601,127	$1,361,187	$3,239,939	$18,982,061	17%
2034	$1,854,716	$49.59	$3,239,939	$35,121	$5,129,777	$1,310,390	$3,819,387	$20,619,074	19%
2035	$1,910,358	$51.07	$3,819,387	$43,805	$5,773,550	$788,033	$4,985,517	$22,941,781	22%
2036	$1,967,668	$52.61	$4,985,517	$53,607	$7,006,792	$1,217,315	$5,789,478	$24,990,987	23%
2037	$2,026,698	$54.18	$5,789,478	$28,172	$7,844,348	$7,971,190	($126,841)	$20,181,375	0%
2038	$2,087,499	$55.81	($126,841)	$428	$1,961,086	$1,748,285	$212,800	$21,737,772	1%
2039	$2,150,124	$57.48	$212,800	$7,391	$2,370,316	$1,097,524	$1,272,791	$24,123,254	5%
2040	$2,214,628	$59.21	$1,272,791	$4,508	$3,491,927	$3,858,661	($366,734)	$23,826,211	0%
2041	$2,281,067	$60.98	($366,734)	$0	$1,914,333	$5,034,002	($3,119,669)	$22,075,875	0%
2042	$2,349,499	$62.81	($3,119,669)	$0	($770,170)	$802,090	($1,572,260)	$24,757,992	0%
2043	$2,419,984	$64.70	($1,572,260)	$0	$847,724	$2,481,710	($1,633,986)	$25,905,920	0%
2044	$2,492,583	$66.64	($1,633,986)	$0	$858,597	$2,261,261	($1,402,663)	$27,438,576	0%
2045	$2,567,361	$68.64	($1,402,663)	$0	$1,164,698	$2,613,364	($1,448,667)	$28,780,275	0%
2046	$2,644,382	$70.70	($1,448,667)	$0	$1,195,715	$2,947,390	($1,751,674)	$29,946,738	0%
2047	$2,723,713	$72.82	($1,751,674)	$0	$972,039	$2,766,306	($1,794,267)	$31,471,408	0%
2048	$2,805,425	$75.00	($1,794,267)	$0	$1,011,157	$1,924,786	($913,628)	$34,060,396	0%
2049	$2,889,587	$77.25	($913,628)	$0	$1,975,959	$7,097,450	($5,121,491)	$31,506,649	0%
2050	$2,976,275	$79.57	($5,121,491)	$0	($2,145,216)	$1,080,703	($3,225,919)	$35,246,777	0%
2051	$3,065,563	$81.96	($3,225,919)	$0	($160,356)	$1,352,843	($1,513,199)	$38,997,636	0%
2052	$3,157,530	$84.42	($1,513,199)	$0	$1,644,331	$1,273,139	$371,192	$43,131,340	1%
2053	$3,252,256	$86.95	$371,192	$4,673	$3,628,121	$3,060,046	$568,076	$45,727,923	1%
2054	$3,349,824	$89.56	$568,076	$9,497	$3,927,397	$2,586,563	$1,340,833	$49,082,942	3%
2055	$3,450,318	$92.24	$1,340,833	$13,818	$4,804,970	$3,368,338	$1,436,632	$51,927,753	3%
2056	$3,553,828	$95.01	$1,436,632	$0	$4,990,460	$7,019,012	($2,028,552)	$51,265,038	0%

This plan represents the minimum annual reserve contribution of $4,783,150 or $127.88 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 $1,380,000 (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.

Reserve Funding Note: Reserve contribution for fiscal year 2027 includes a $3MM loan.



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
2027	$4,783,150	$47.67	$2,493,875	$22,396	$7,299,421	$5,291,716	$2,007,705	$12,227,889	16%
2028	$1,836,644	$49.10	$2,007,705	$23,151	$3,867,501	$1,221,769	$2,645,732	$13,616,485	19%
2029	$1,891,744	$50.58	$2,645,732	$20,029	$4,557,504	$3,177,504	$1,380,000	$12,754,446	11%
2030	$4,715,017	$45.85	$1,380,000	$31,561	$6,126,578	$1,162,800	$4,963,778	$14,016,477	35%
2031	$1,766,467	$47.23	$4,963,778	$53,066	$6,783,311	$1,080,828	$5,702,484	$15,480,030	37%
2032	$1,819,461	$48.64	$5,702,484	$62,927	$7,584,872	$639,077	$6,945,794	$17,529,965	40%
2033	$1,874,045	$50.10	$6,945,794	$72,022	$8,891,862	$1,361,187	$7,530,674	$18,982,061	40%
2034	$1,930,266	$51.61	$7,530,674	$78,406	$9,539,347	$1,310,390	$8,228,957	$20,619,074	40%
2035	$1,988,174	$53.15	$8,228,957	$88,290	$10,305,422	$788,033	$9,517,389	$22,941,781	41%
2036	$2,047,820	$54.75	$9,517,389	$99,326	$11,664,535	$1,217,315	$10,447,220	$24,990,987	42%
2037	$2,109,254	$56.39	$10,447,220	$75,163	$12,631,637	$7,971,190	$4,660,447	$20,181,375	23%
2038	$2,172,532	$58.08	$4,660,447	$48,726	$6,881,705	$1,748,285	$5,133,419	$21,737,772	24%
2039	$2,237,708	$59.83	$5,133,419	$57,035	$7,428,162	$1,097,524	$6,330,638	$24,123,254	26%
2040	$2,304,839	$61.62	$6,330,638	$55,537	$8,691,014	$3,858,661	$4,832,353	$23,826,211	20%
2041	$2,373,984	$63.47	$4,832,353	$35,023	$7,241,360	$5,034,002	$2,207,359	$22,075,875	10%
2042	$2,445,204	$65.37	$2,207,359	$30,289	$4,682,852	$802,090	$3,880,761	$24,757,992	16%
2043	$2,518,560	$67.33	$3,880,761	$38,992	$6,438,313	$2,481,710	$3,956,603	$25,905,920	15%
2044	$2,594,117	$69.35	$3,956,603	$41,230	$6,591,950	$2,261,261	$4,330,689	$27,438,576	16%
2045	$2,671,940	$71.43	$4,330,689	$43,600	$7,046,229	$2,613,364	$4,432,865	$28,780,275	15%
2046	$2,752,098	$73.58	$4,432,865	$43,352	$7,228,315	$2,947,390	$4,280,926	$29,946,738	14%
2047	$2,834,661	$75.78	$4,280,926	$43,151	$7,158,738	$2,766,306	$4,392,432	$31,471,408	14%
2048	$2,919,701	$78.06	$4,392,432	$48,899	$7,361,032	$1,924,786	$5,436,247	$34,060,396	16%
2049	$3,007,292	$80.40	$5,436,247	$33,912	$8,477,450	$7,097,450	$1,380,000	$31,506,649	4%
2050	$5,132,975	$57.03	$1,380,000	$34,061	$6,547,037	$1,080,703	$5,466,333	$35,246,777	16%
2051	$2,196,964	$58.74	$5,466,333	$58,884	$7,722,182	$1,352,843	$6,369,339	$38,997,636	16%
2052	$2,262,873	$60.50	$6,369,339	$68,642	$8,700,854	$1,273,139	$7,427,715	$43,131,340	17%
2053	$2,330,760	$62.31	$7,427,715	$70,631	$9,829,105	$3,060,046	$6,769,060	$45,727,923	15%
2054	$2,400,682	$64.18	$6,769,060	$66,761	$9,236,503	$2,586,563	$6,649,940	$49,082,942	14%
2055	$2,472,703	$66.11	$6,649,940	$62,021	$9,184,664	$3,368,338	$5,816,326	$51,927,753	11%
2056	$2,546,884	$68.09	$5,816,326	$35,803	$8,399,012	$7,019,012	$1,380,000	$51,265,038	3%

Current Percent Funded: 17%

Component	UL A	RUL B	Effective Age C	Current Replacement Cost D	Starting Reserve Balance E	Annual Fully Funding Reqmt. F	Fully Funded Reserve Balance G	Annual Reserve Contrib. H
ADULT CENTER BUILDING								
ACB - Conference Room (Refurb)	15	7	8	$9,359	$829	$624	$4,991	$458
ACB - Doors & Windows- Repair	30	5	25	$19,654	$2,720	$655	$16,378	$481
ACB - Electrical System - Replace	50	16	34	$23,397	$2,642	$468	$15,910	$343
ACB - Exterior - Paint	7	4	3	$13,336	$949	$1,905	$5,716	$1,398
ACB - HVAC - Replace	15	13	2	$39,288	$870	$2,619	$5,238	$1,922
ACB - Int Renovate (End of Lease)	20	2	18	$46,794	$6,993	$2,340	$42,115	$1,717
ACB - Plumbing System - Replace	50	16	34	$46,794	$5,284	$936	$31,820	$687
ACB - Roof - Replace	25	13	12	$32,610	$2,599	$1,304	$15,653	$957
ACB - Siding - Repair	14	5	9	$23,397	$2,498	$1,671	$15,041	$1,226
ACB - Water Heater - Replace	12	10	2	$6,596	$183	$550	$1,099	$403
			Total	**$261,225**	**$25,565**	**$13,072**	**$153,962**	**$9,591**
AREA Z								
Area Z - RV Area - Chain Link Fence	30	28	2	$29,480	$326	$983	$1,965	$721
Area Z - RV Area - Rehab	30	28	2	$16,873	$187	$562	$1,125	$413
Area Z - Sprung Structure - Repair	10	4	6	$32,436	$3,232	$3,244	$19,462	$2,380
Area Z - Storage Gate - Replace	10	4	6	$11,699	$1,166	$1,170	$7,019	$858
Area Z - Tall Barn	20	17	3	$66,569	$1,658	$3,328	$9,985	$2,442
			Total	**$157,057**	**$6,568**	**$9,287**	**$39,556**	**$6,814**
BARN 6								
Barn 6 Building Construction	30	0	30	$2,717,500	$451,239	$90,583	$2,717,500	$66,461
Barn 6 Demo & Site Work Phase 1	30	29	1	$524,160	$2,901	$17,472	$17,472	$12,819
Barn 6 Design & Permitting	20	19	1	$264,081	$2,193	$13,204	$13,204	$9,688
Barn 6 Site Work Phase 2	30	0	30	$404,000	$67,084	$13,467	$404,000	$9,881
			Total	**$3,909,741**	**$523,417**	**$134,726**	**$3,152,176**	**$98,849**
BARN 8								
Barn 8 - Bldg Ext Restoration - Covered Bridge	35	10	25	$254,176	$30,147	$7,262	$181,554	$5,328
Barn 8 - Bldg Ext Restoration - Doors (Ext)	30	10	20	$136,282	$15,086	$4,543	$90,854	$3,333
Barn 8 - Bldg Ext Restoration - HVAC Units	16	10	6	$103,563	$6,449	$6,473	$38,836	$4,749
Barn 8 - Bldg Ext Restoration - Roof (Entry)	20	10	10	$21,632	$1,796	$1,082	$10,816	$794
Barn 8 - Bldg Ext Restoration - Roof (Metal)	30	10	20	$529,984	$58,669	$17,666	$353,323	$12,962
Barn 8 - Bldg Ext Restoration - Siding	30	10	20	$237,952	$26,341	$7,932	$158,635	$5,820
Barn 8 - Bldg Ext Restoration - Windows	30	10	20	$15,034	$1,664	$501	$10,023	$368
Barn 8 - Bldg Structural Upgrades/Repairs	50	10	40	$2,550,072	$338,750	$51,001	$2,040,058	$37,420
Barn 8 - Dance Area - Floor	30	10	20	$136,282	$15,086	$4,543	$90,854	$3,333
Barn 8 - Furnaces Replace	15	12	3	$24,919	$828	$1,661	$4,984	$1,219
Barn 8 - Gym Cardio Machines - Replace	10	9	1	$55,464	$921	$5,546	$5,546	$4,069
Barn 8 - Gym Weight Machines - Replace	15	14	1	$74,536	$825	$4,969	$4,969	$3,646
Barn 8 - Other Necessary Repairs	20	0	20	$75,000	$12,454	$3,750	$75,000	$2,751
Barn 8 - Painting	12	11	1	$58,493	$809	$4,874	$4,874	$3,576
Barn 8 - Plumbing System - Repair	40	10	30	$70,192	$8,741	$1,755	$52,644	$1,287
Barn 8 - Remodel Inspection, Design, & Permitting	20	18	2	$187,498	$3,113	$9,375	$18,750	$6,878
Barn 8 - Restrooms/Locker Rooms - Remodel	20	10	10	$198,876	$16,512	$9,944	$99,438	$7,296
Barn 8 - Roof (Flat) - Replace	15	0	15	$125,000	$20,756	$8,333	$125,000	$6,114
Barn 8 - Safety Nets - Replace	15	1	14	$19,303	$2,992	$1,287	$18,016	$944
Barn 8 - Upstairs Kitchen Interior Remodel	20	10	10	$41,220	$3,422	$2,061	$20,610	$1,512
			Total	**$4,915,476**	**$565,362**	**$154,558**	**$3,404,784**	**$113,400**

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
BUS SHELTERS								
Gate 1 - Bus Shelter (Replace)	8	0	8	$8,774	$1,457	$1,097	$8,774	$805
Gate 3 - Bus Shelter (Replace)	25	13	12	$45,624	$3,636	$1,825	$21,900	$1,339
Gate 9 - Bus Shelter (Replace)	25	21	4	$9,359	$249	$374	$1,497	$275
			Total	**$63,757**	**$5,342**	**$3,296**	**$32,171**	**$2,418**
CLUBHOUSE								
Clubhouse - 19th Hole - Renovation	15	1	14	$35,096	$5,439	$2,340	$32,756	$1,717
Clubhouse - Admin - Renovation	15	14	1	$24,645	$273	$1,643	$1,643	$1,205
Clubhouse - Electrical Systems - Renovation	50	45	5	$76,041	$1,263	$1,521	$7,604	$1,116
Clubhouse - Ext Deck - Glass/Metal Rail	25	11	14	$27,047	$2,515	$1,082	$15,146	$794
Clubhouse - Ext Deck - Recoating	5	2	3	$9,070	$904	$1,814	$5,442	$1,331
Clubhouse - Ext Deck - Resurface	25	11	14	$30,233	$2,811	$1,209	$16,930	$887
Clubhouse - Exterior - Replace	42	29	13	$848,147	$43,592	$20,194	$262,522	$14,816
Clubhouse - Fire Systems - Upgrade	25	17	8	$29,246	$1,554	$1,170	$9,359	$858
Clubhouse - Golf Locker Rooms & RR's - Renovate	20	2	18	$70,192	$10,490	$3,510	$63,172	$2,575
Clubhouse - HVAC 20 Ton	15	14	1	$222,679	$2,465	$14,845	$14,845	$10,892
Clubhouse - HVAC CH	20	11	9	$46,794	$3,497	$2,340	$21,057	$1,717
Clubhouse - HVAC Economizer	15	6	9	$46,794	$4,662	$3,120	$28,077	$2,289
Clubhouse - HVAC Exterior Cover	20	6	14	$23,397	$2,720	$1,170	$16,378	$858
Clubhouse - Plumbing Systems - Renovation	50	3	47	$58,493	$9,130	$1,170	$54,983	$858
Clubhouse - Pro Shop - Renovation	15	3	12	$23,397	$3,108	$1,560	$18,718	$1,144
Clubhouse - Restaurant - Renovation	15	1	14	$70,192	$10,878	$4,679	$65,512	$3,433
Clubhouse - Roof & Gutters - Replace	25	12	13	$70,192	$6,061	$2,808	$36,500	$2,060
Clubhouse - Siding - Painting	7	4	3	$23,565	$1,677	$3,366	$10,099	$2,470
Clubhouse - Upstairs Restrooms - Renovation	20	15	5	$37,435	$1,554	$1,872	$9,359	$1,373
Clubhouse - Water Heater - Replace	15	13	2	$8,101	$179	$540	$1,080	$396
Kitchen - Equipment	10	2	8	$93,589	$12,432	$9,359	$74,871	$6,867
Kitchen - Renovation	30	25	5	$111,035	$3,073	$3,701	$18,506	$2,716
Kitchen (19) - Cooler - Replace	15	2	13	$4,913	$707	$328	$4,258	$240
Kitchen (19) - Drink/Display Cooler - Replace	15	2	13	$4,095	$589	$273	$3,549	$200
Kitchen (19) - Fryers - Replace	10	2	8	$3,276	$435	$328	$2,620	$240
Kitchen (19) - Remodel	15	2	13	$14,038	$2,020	$936	$12,167	$687
Kitchen (19) - Stove & Flat Top - Replace	20	2	18	$7,019	$1,049	$351	$6,317	$257
Kitchen (19) - Walk-in Coolers - Repair	20	2	18	$10,529	$1,573	$526	$9,476	$386
System - AV Projector & Screen	7	5	2	$4,756	$226	$679	$1,359	$498
System - Computer - Server Replace	5	1	4	$19,303	$2,564	$3,861	$15,442	$2,832
System - Computer Systems	7	5	2	$14,796	$702	$2,114	$4,228	$1,551
System - Web Page - Redesign	7	5	2	$11,792	$559	$1,685	$3,369	$1,236
			Total	**$2,079,895**	**$140,701**	**$96,091**	**$847,344**	**$70,503**
CORE AREA								
Core Area - Tennis Courts - Fencing/Gates	30	27	3	$39,570	$657	$1,319	$3,957	$968
Core Area - Tennis Courts - Replace/Repair	30	27	3	$353,141	$5,864	$11,771	$35,314	$8,637
			Total	**$392,711**	**$6,521**	**$13,090**	**$39,271**	**$9,604**
GOLF								
Golf - Austin Creek - Repair	10	0	10	$116,986	$19,425	$11,699	$116,986	$8,583
Golf - Austin Creek - Repair Design & Permitting	10	9	1	$37,406	$621	$3,741	$3,741	$2,744
Golf - Bridges - GCBR1 (17th Hole)	30	10	20	$20,000	$2,214	$667	$13,333	$489
Golf - Bridges - GCBR2 (10th Hole)	30	7	23	$20,000	$2,546	$667	$15,333	$489

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	0	30	$40,000	$6,642	$1,333	$40,000	$978
Golf - Bridges - GCBR4 (9th Hole Green Bridge)	30	10	20	$20,000	$2,214	$667	$13,333	$489
Golf - Bridges - GCBR5 (9th Hole Tee Bridge)	30	9	21	$58,493	$6,799	$1,950	$40,945	$1,431
Golf - Bridges - GCBR6 (8th Hole)	40	35	5	$380,204	$7,892	$9,505	$47,526	$6,974
Golf - Bridges - GCBR7 (7th Hole Bridge)	30	0	30	$40,000	$6,642	$1,333	$40,000	$978
Golf - Bridges - GCBR8 (5th Hole Tee Bridge)	30	11	19	$83,200	$8,750	$2,773	$52,693	$2,035
Golf - Bridges - GCBR9 (9th Hole)	30	14	16	$58,493	$5,180	$1,950	$31,196	$1,431
Golf - Bunkers - Replace (Contingency)	5	3	2	$17,548	$1,166	$3,510	$7,019	$2,575
Golf - Cart Path - Repave/Repairs (1)	10	7	3	$60,833	$3,030	$6,083	$18,250	$4,463
Golf - Cart Path - Repave/Repairs (2)	10	8	2	$55,450	$1,841	$5,545	$11,090	$4,068
Golf - Cart Path - Repave/Repairs (3)	10	1	9	$58,493	$8,741	$5,849	$52,644	$4,292
Golf - Central Control Computer	10	6	4	$11,699	$777	$1,170	$4,679	$858
Golf - Club Car Carry All - Replace	7	6	1	$18,678	$443	$2,668	$2,668	$1,958
Golf - Control Wire	20	16	4	$20,800	$691	$1,040	$4,160	$763
Golf - Greens & Tee Boxes - Rebuild (Contingency)	10	1	9	$29,246	$4,371	$2,925	$26,322	$2,146
Golf - Hole 14 Centrifugal Pump #1	6	2	4	$4,680	$518	$780	$3,120	$572
Golf - Hole 14 Centrifugal Pump #2	6	2	4	$4,680	$518	$780	$3,120	$572
Golf - Hole 14 Pond Aeration Fountain	10	10	0	$9,944	$0	$994	$0	$730
Golf - Hole 14 Pressure Maintenance Pump	8	4	4	$4,680	$389	$585	$2,340	$429
Golf - Hole 17 Pond Aeration Fountain	10	10	0	$11,114	$0	$1,111	$0	$815
Golf - Hole 17 Pressure Maintenace Pump	8	3	5	$11,114	$1,153	$1,389	$6,946	$1,019
Golf - Hole 17 Turbine Pump #1	10	3	7	$29,246	$3,399	$2,925	$20,473	$2,146
Golf - Hole 17 Turbine Pump #2	10	3	7	$29,246	$3,399	$2,925	$20,473	$2,146
Golf - Irrigation Heads	20	16	4	$593,840	$19,721	$29,692	$118,768	$21,785
Golf - Irrigation System - Pump Controller	15	12	3	$49,124	$1,631	$3,275	$9,825	$2,403
Golf - Lake Louise - Dam Repair	20	18	2	$62,097	$1,031	$3,105	$6,210	$2,278
Golf - Lake Louise - Pump Controller	5	0	5	$4,679	$777	$936	$4,679	$687
Golf - Lake Louise - Pump Station (Rebuild)	6	0	6	$17,548	$2,914	$2,925	$17,548	$2,146
Golf - Lower Pump House #17 Hole	30	26	4	$8,189	$181	$273	$1,092	$200
Golf - Office Renovation	15	7	8	$21,642	$1,917	$1,443	$11,543	$1,059
Golf - Practice Putting Green	15	2	13	$10,400	$1,497	$693	$9,013	$509
Golf - Pro Shop Shed - Replace	43	4	39	$12,868	$1,938	$299	$11,671	$220
Golf - Pump Houses - Renovation	30	1	29	$10,400	$1,669	$347	$10,053	$254
Golf - PVC Irrigation Pipe & Isolation Valves Ph 1	17	13	4	$1,560,000	$60,950	$91,765	$367,059	$67,328
Golf - PVC Irrigation Pipe & Isolation Valves Ph 2	17	14	3	$1,560,000	$45,712	$91,765	$275,294	$67,328
Golf - Range Picking Unit & Ball Washer	7	6	1	$7,975	$189	$1,139	$1,139	$836
Golf - Restrooms - Renovation	30	0	30	$15,000	$2,491	$500	$15,000	$367
Golf - Safety Net/Posts - Replace	6	1	5	$11,699	$1,619	$1,950	$9,749	$1,431
Golf - Satellite Controllers	15	11	4	$212,914	$9,428	$14,194	$56,777	$10,414
Golf - Upper Pump House #14 Hole	30	26	4	$8,189	$181	$273	$1,092	$200
Golf - Weather Station	15	6	9	$11,699	$1,166	$780	$7,019	$572
Golf Carts - 10 Additional Carts - Replace	7	3	4	$50,000	$4,744	$7,143	$28,571	$5,241
Golf Carts - Gas 50 Carts - Replace	7	0	7	$250,000	$41,512	$35,714	$250,000	$26,204
			Total	$5,730,497	$300,631	$364,773	$1,810,493	$267,636
GOLF & MAINTENANCE EQUIPMENT								
1,000 Gal. Gas Storage Tank	25	3	22	$17,548	$2,564	$702	$15,442	$515
2008 Cat 420e Backhoe - Replace	20	6	14	$175,479	$20,397	$8,774	$122,835	$6,437
2008 Cat Skid Steer Loader	20	6	14	$53,813	$6,255	$2,691	$37,669	$1,974
2008 Toro 3100 Approach Mower - Replace	10	0	10	$67,600	$11,225	$6,760	$67,600	$4,960

Component	UL A	RUL B	Effective Age C	Current Replacement Cost D	Starting Reserve Balance E	Annual Fully Funding Reqmt. F	Fully Funded Reserve Balance G	Annual Reserve Contrib. H
2009 Club Car Carryall 252 - Replace	8	4	4	$26,000	$2,159	$3,250	$13,000	$2,385
2013 Cat 906h Wheel Loader	20	6	14	$105,287	$12,238	$5,264	$73,701	$3,862
2016 John Deere 9009A T4 Rough Mower	10	0	10	$78,000	$12,952	$7,800	$78,000	$5,723
2016 SIP 650 - Replace	20	9	11	$17,548	$1,603	$877	$9,651	$644
2016 SIP 7000 Reel Grinder - Replace	20	9	11	$37,435	$3,419	$1,872	$20,590	$1,373
2016 Toro GTX Light Utility Vehicle - Replace	15	4	11	$22,880	$2,786	$1,525	$16,779	$1,119
2022 John Deere 7500A Fairway Mower	13	9	4	$95,279	$4,868	$7,329	$29,317	$5,377
250 Gal. Gas Storage Tank (Proshop) - Replace	25	1	24	$11,699	$1,865	$468	$11,231	$343
500 Gal Diesel Fuel Tank - Replace	18	0	18	$16,378	$2,720	$910	$16,378	$668
Alladin 1222 Steam Cleaner - Replace	20	2	18	$5,615	$839	$281	$5,054	$206
Cat Rotary Brush - Replace	15	1	14	$17,548	$2,720	$1,170	$16,378	$858
Cushman Greens Groomer Brush - Replace	22	4	18	$5,615	$763	$255	$4,594	$187
Deicer Storage Tank	15	7	8	$15,471	$1,370	$1,031	$8,251	$757
Dump Trailer - 14 Feet	10	5	5	$16,439	$1,365	$1,644	$8,219	$1,206
Emergency Generator - Replace	30	20	10	$116,986	$6,475	$3,900	$38,995	$2,861
Fairway Aerator Replacement - Wiedenmann Terra Spike XF6	30	28	2	$62,187	$688	$2,073	$4,146	$1,521
Fairway Top Dresser Replacement - Turfco CR-20	25	23	2	$54,720	$727	$2,189	$4,378	$1,606
Greens King V 186 Mower - Replace-Greenmaster 3320 Triflex	15	3	12	$67,600	$8,980	$4,507	$54,080	$3,307
HD 8' Series 2 Snow Plow & RVB 2500 Sander - Replace	7	5	2	$18,088	$858	$2,584	$5,168	$1,896
HD 8' Series 2 Snow Plow & RVB 2500 Sander - Replace	7	5	2	$18,088	$858	$2,584	$5,168	$1,896
Honda Walk Behind Mower - Replace	15	4	11	$16,378	$1,994	$1,092	$12,011	$801
JD 2030 Fairway Sprayer - Replace	10	6	4	$64,342	$4,274	$6,434	$25,737	$4,721
John Deere 6500A Fairway Mower	15	14	1	$77,464	$858	$5,164	$5,164	$3,789
John Deere Gater TX 2019-1	7	2	5	$19,760	$2,344	$2,823	$14,114	$2,071
John Deere Gater TX 2019-2	7	2	5	$19,760	$2,344	$2,823	$14,114	$2,071
John Deere Gater TX 2019-3	7	2	5	$19,760	$2,344	$2,823	$14,114	$2,071
John Deere ProGator 2030A	12	9	3	$58,598	$2,433	$4,883	$14,649	$3,583
John Deere ProGator 2030A9-1	7	0	7	$58,598	$9,730	$8,371	$58,598	$6,142
John Deere ProGator 2030A9-2	7	0	7	$58,598	$9,730	$8,371	$58,598	$6,142
John Deere Triplex Mower - Replacement	7	6	1	$72,185	$1,712	$10,312	$10,312	$7,566
John Deere Triplex Mower - Replacement	15	14	1	$72,185	$799	$4,812	$4,812	$3,531
Kubota M5660SUHD Tractor	25	22	3	$57,297	$1,142	$2,292	$6,876	$1,682
Maintenance - Zero Turn Mower - Replace	7	5	2	$22,282	$1,057	$3,183	$6,366	$2,335
NH 42 HP Tractor Model #TN55 - Replace	20	19	1	$49,970	$415	$2,498	$2,498	$1,833
ProCore 648 Gas Aerifer 23 HP - Replace	15	4	11	$38,605	$4,701	$2,574	$28,311	$1,888
Road Sand Spreader	20	1	19	$8,774	$1,384	$439	$8,335	$322
Ryan Core Harvester - Replace	20	3	17	$8,774	$1,238	$439	$7,458	$322
Ryan Sod Cutter - Replace	30	8	22	$4,160	$507	$139	$3,051	$102
Sno Way Sander	7	3	4	$10,589	$1,005	$1,513	$6,051	$1,110
Snow Plow/Sander - Replace	15	7	8	$24,859	$2,202	$1,657	$13,258	$1,216
Snow Removal UTV	15	11	4	$46,011	$2,037	$3,067	$12,270	$2,251
Summit 7x16 Tilt Trailer - Replace	15	5	10	$8,219	$910	$548	$5,479	$402
Toro GM 3280D	12	3	9	$33,925	$4,225	$2,827	$25,444	$2,074
Toro Greensmaster 1000 Mower - Replace	15	10	5	$17,548	$971	$1,170	$5,849	$858
Toro Greensmaster 1000 Mower - Replace	15	10	5	$17,548	$971	$1,170	$5,849	$858
Toro Greensmaster 1000 Mower - Replace	15	10	5	$17,548	$971	$1,170	$5,849	$858
Toro Greensmaster 1000 Mower - Replacement	15	10	5	$17,548	$971	$1,170	$5,849	$858
Toro H-11 Greens Roller - Replacement	5	4	1	$19,971	$663	$3,994	$3,994	$2,931
Turfcare- Four to Six Yard Dump Trailer	15	13	2	$19,299	$427	$1,287	$2,573	$944

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 1530 Top Dresser - Replace	15	1	14	$20,356	$3,155	$1,357	$18,998	$996
Turfco Torrent 2 Blower	15	1	14	$10,400	$1,612	$693	$9,707	$509
Utility Rake Replacement - John Deere Tru Finish 1220	25	23	2	$35,237	$468	$1,409	$2,819	$1,034
Vermeer Brush Chipper 2012-05CRRF	10	0	10	$115,000	$19,096	$11,500	$115,000	$8,438
Vicon PS 403 Fertilizer Spreader - Replace	15	1	14	$8,189	$1,269	$546	$7,643	$401
Yanmar YT359 Tractor & Attachments	20	15	5	$119,096	$4,944	$5,955	$29,774	$4,369
			Total	$2,392,140	$205,594	$180,945	$1,238,152	$132,760
MAINTENANCE - BUILDING								
Maintenance Bldg - Equipment - Replace	3	1	2	$9,359	$1,036	$3,120	$6,239	$2,289
Maintenance Bldg - Facility Remodel	20	18	2	$545,016	$9,050	$27,251	$54,502	$19,994
Maintenance Bldg - Generator	10	7	3	$18,324	$913	$1,832	$5,497	$1,344
			Total	$572,699	$10,999	$32,203	$66,238	$23,627
MAINTENANCE - VEHICLES								
Maint - 08 Dodge 4500 Dump Truck - Replace	7	6	1	$90,000	$2,135	$12,857	$12,857	$9,433
Maint - 14 Dodge 4500 - Replace	7	3	4	$99,438	$9,435	$14,205	$56,822	$10,423
Maint - 15 5500 - Replace	7	3	4	$78,381	$7,437	$11,197	$44,789	$8,215
Maint - 16 HydroVac Trailer Pressure Washer - Replace	15	9	6	$116,986	$7,770	$7,799	$46,794	$5,722
Maint - 18 Silverado - Replace	7	1	6	$56,153	$7,992	$8,022	$48,131	$5,886
Maint - 18 Silverado - Replace	7	1	6	$52,644	$7,493	$7,521	$45,123	$5,518
Maint - 19 Silverado - Replace	7	3	4	$46,794	$4,440	$6,685	$26,740	$4,905
Maint - 2013 Chevy Express Van - Replace	7	0	7	$34,999	$5,812	$5,000	$34,999	$3,668
Maint - 2025 Ford F350 - Replacement	7	5	2	$59,664	$2,831	$8,523	$17,047	$6,254
Maint - Ram 3500 & Attachments - Replace	7	4	3	$101,778	$7,243	$14,540	$43,619	$10,668
			Total	$736,837	$62,588	$96,349	$376,922	$70,692
MARINA & AM/PM AREAS								
AM/PM - Picnic Shelter - Repairs	20	1	19	$67,852	$10,703	$3,393	$64,459	$2,489
AM/PM - Restrooms - Repairs	20	3	17	$32,448	$4,580	$1,622	$27,581	$1,190
Marina - Access Gates	20	0	20	$90,000	$14,944	$4,500	$90,000	$3,302
Marina - Basin Repair	50	2	48	$239,200	$38,130	$4,784	$229,632	$3,510
Marina - Boat Ramp Harbor - Rebuild	20	17	3	$183,394	$4,568	$9,170	$27,509	$6,728
Marina - Directional Signage	20	18	2	$16,224	$269	$811	$1,622	$595
Marina - Fire Standpipe & East/West Gangways	25	17	8	$333,410	$17,716	$13,336	$106,691	$9,785
Marina - Gate Arms/Operators	20	14	6	$35,096	$1,748	$1,755	$10,529	$1,287
Marina - Off Leash Dog Park Fence	20	19	1	$72,869	$605	$3,643	$3,643	$2,673
Marina - Picnic Shelter - Repairs	7	0	7	$90,000	$14,944	$12,857	$90,000	$9,433
Marina - Restrooms - Renovation/Repairs	20	5	15	$35,096	$4,371	$1,755	$26,322	$1,287
Marina - Tennis & Sport Courts - Resurface/Repairs/Refurbish/Fencing	20	19	1	$400,879	$3,328	$20,044	$20,044	$14,706
Marina - Wet Slip Docks - Renovation	20	2	18	$1,749,930	$261,517	$87,497	$1,574,937	$64,197
Marina & AM/PM - Bldgs - Painting	7	0	7	$8,774	$1,457	$1,253	$8,774	$920
Marina & AM/PM - Bldgs - Renovation	28	19	9	$93,589	$4,995	$3,342	$30,082	$2,452
Marina Dock and Basin Repair Design & Permitting	50	0	50	$70,000	$11,623	$1,400	$70,000	$1,027
			Total	$3,518,761	$395,501	$171,163	$2,381,826	$125,583
MISCELLANEOUS								
Barn 6 Construction Loan Repayment (14 Yrs Rem) - Annual	1	0	1	$316,441	$52,545	$316,441	$316,441	$232,174
CRRRF Loan Repayment (3 Yrs Rem) - Annual	1	0	1	$333,039	$55,301	$333,039	$333,039	$244,352
Gate 2 & Welcome Center Directional Signage	20	18	2	$21,632	$359	$1,082	$2,163	$794
Harbor View Bus Shelter - Replace	10	10	0	$10,295	$0	$1,029	$0	$755
Parking Lot - Gate 5 - Replace	25	7	18	$22,227	$2,657	$889	$16,004	$652

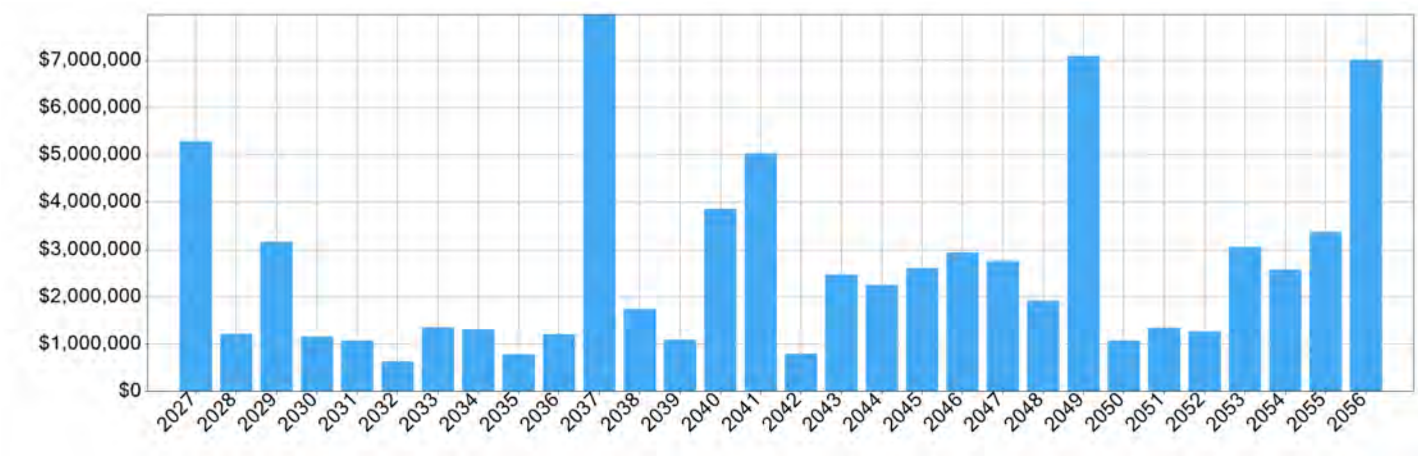
Component	UL	RUL	Effective Age	Current Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.
	A	B	C	D	E	F	G	H
SEC - Rekey Bldgs	10	10	0	$35,426	$0	$3,543	$0	$2,599
			Total	$739,061	$110,862	$656,023	$667,647	$481,327
PARK AREAS								
Parks - Marina Community Park Playground Design & Permitting	20	19	1	$25,351	$210	$1,268	$1,268	$930
Parks - Playground Equipment - Replace	15	8	7	$60,833	$4,714	$4,056	$28,389	$2,976
Parks - Playgrounds (ADA Compliance) - Ph 1	20	17	3	$121,232	$3,020	$6,062	$18,185	$4,447
Parks - Playgrounds (ADA Compliance) - Ph 2	20	0	20	$100,838	$16,744	$5,042	$100,838	$3,699
Parks - Tables & Benches - Replace	10	0	10	$11,699	$1,943	$1,170	$11,699	$858
			Total	$319,953	$26,631	$17,596	$160,378	$12,911
POOL - MAIN								
Main Pool - ADA Lift - Replace	10	1	9	$10,353	$1,547	$1,035	$9,318	$760
Main Pool - Covers	12	8	4	$26,997	$1,494	$2,250	$8,999	$1,651
Main Pool - Deck - Repair	30	22	8	$403,601	$17,871	$13,453	$107,627	$9,871
Main Pool - Equipment - Replace	12	4	8	$43,149	$4,777	$3,596	$28,766	$2,638
Main Pool - Fence - Replace	30	22	8	$29,247	$1,295	$975	$7,799	$715
Main Pool - Furniture	10	6	4	$4,406	$293	$441	$1,763	$323
Main Pool - Gutters	12	7	5	$31,507	$2,180	$2,626	$13,128	$1,926
Main Pool - Heaters	12	4	8	$17,316	$1,917	$1,443	$11,544	$1,059
Main Pool - Resurface	12	4	8	$146,232	$16,188	$12,186	$97,488	$8,941
Main Pool - Swim Lanes - Replace	10	1	9	$7,019	$1,049	$702	$6,317	$515
			Total	$719,828	$48,611	$38,706	$292,749	$28,399
POOL - QUIET								
Quiet Pool - ADA Lift Replace	10	1	9	$10,353	$1,547	$1,035	$9,318	$760
Quiet Pool - Controller and filter/heater/pump installation	15	9	6	$22,464	$1,492	$1,498	$8,986	$1,099
Quiet Pool - Covers	12	8	4	$9,569	$530	$797	$3,190	$585
Quiet Pool - Deck - Repairs	30	22	8	$76,041	$3,367	$2,535	$20,278	$1,860
Quiet Pool - Fence - Replace	20	18	2	$23,937	$397	$1,197	$2,394	$878
Quiet Pool - Furniture	10	6	4	$4,406	$293	$441	$1,763	$323
Quiet Pool - Pumphouse - Improvements	30	22	8	$46,794	$2,072	$1,560	$12,478	$1,144
Quiet Pool - Resurface	12	4	8	$28,662	$3,173	$2,388	$19,108	$1,752
Quiet Pool - Retaining Wall - Repair	30	22	8	$29,246	$1,295	$975	$7,799	$715
Quiet Pool - Shed - Rebuild	30	22	8	$23,397	$1,036	$780	$6,239	$572
Quiet Pool - Shed Improvements	30	22	8	$9,359	$414	$312	$2,496	$229
Quiet Pool - Skimmer- Replace	10	1	9	$5,849	$874	$585	$5,264	$429
			Total	$290,078	$16,491	$14,102	$99,312	$10,347
SECURITY BUILDING & EQUIPMENT								
SEC - Ford Bronco Sport Vehicle x 2	7	6	1	$62,400	$1,480	$8,914	$8,914	$6,540
SEC - Radio System - Replace	10	9	1	$33,926	$563	$3,393	$3,393	$2,489
SEC - Security/Access Control - Replace	7	4	3	$78,871	$5,613	$11,267	$33,802	$8,267
SEC: Marina Security System	10	9	1	$20,091	$334	$2,009	$2,009	$1,474
Security Bldg - Electrical	25	3	22	$40,945	$5,983	$1,638	$36,032	$1,202
Security Bldg - Interior- Repair	25	3	22	$9,359	$1,368	$374	$8,236	$275
Security Bldg - Roof - Replace	15	3	12	$7,604	$1,010	$507	$6,083	$372
Security Bldg - Siding - Paint	7	3	4	$3,919	$372	$560	$2,239	$411
Security Bldg - Siding - Repair	25	3	22	$23,397	$3,419	$936	$20,590	$687
			Total	$280,513	$20,141	$29,598	$121,298	$21,716
TURF								
TURF - 05 Chevy Colorado - Replace	10	3	7	$52,644	$6,119	$5,264	$36,851	$3,862

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 - Paint	7	6	1	$14,038	$333	$2,005	$2,005	$1,471
TURF - Bldg - Remodel/Design/Permitting	20	18	2	$10,551	$175	$528	$1,055	$387
TURF - Bldg - Repair	30	29	1	$51,459	$285	$1,715	$1,715	$1,259
TURF - Bldg Overhead Door - Replace	20	19	1	$2,720	$23	$136	$136	$100
TURF - Change Room Repair	15	14	1	$7,780	$86	$519	$519	$381
TURF - Electrical System - Replace	40	39	1	$23,397	$97	$585	$585	$429
TURF - Fence - Replace/Repair	15	13	2	$7,424	$164	$495	$990	$363
TURF - Gutters - Replace	25	0	25	$1,528	$254	$61	$1,528	$45
TURF - Hole 14 Pump Panel PLC	10	6	4	$5,849	$389	$585	$2,340	$429
TURF - Hole 14 Pump Panel VFD	10	6	4	$4,679	$311	$468	$1,872	$343
TURF - Hole 17 Pump Panel PLC	12	8	4	$43,100	$2,386	$3,592	$14,367	$2,635
TURF - Hole 17 Pump Panel VFD	10	6	4	$11,699	$777	$1,170	$4,679	$858
TURF - HVAC Replacement	15	12	3	$10,134	$337	$676	$2,027	$496
TURF - Restrooms - Replace	15	14	1	$3,510	$39	$234	$234	$172
TURF - Roof - Replace	20	0	20	$25,737	$4,274	$1,287	$25,737	$944
TURF - Sand Storage Roof - Replace	20	16	4	$19,937	$662	$997	$3,987	$731
TURF - Vent System - Replace/Repair	15	14	1	$13,453	$149	$897	$897	$658
TURF - Wash Pad - Refurbish	25	24	1	$8,774	$58	$351	$351	$257
			Total	$318,412	$16,916	$21,564	$101,874	$15,821
WELCOME CENTER								
Welcome Center - Building/Siding Repair	15	12	3	$21,632	$718	$1,442	$4,326	$1,058
Welcome Center - Door/Window Replacement	30	22	8	$32,448	$1,437	$1,082	$8,653	$794
Welcome Center - HVAC	15	11	4	$56,125	$2,485	$3,742	$14,967	$2,745
Welcome Center - Painting	7	5	2	$8,232	$391	$1,176	$2,352	$863
Welcome Center - Roof	20	17	3	$16,224	$404	$811	$2,434	$595
			Total	$134,663	$5,435	$8,253	$32,732	$6,055
			Totals	$27,533,304	$2,493,875	$2,055,397	$15,018,884	$1,508,054

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)

Anticipated Expenditures (30 Years)



Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2027						
2008 Toro 3100 Approach Mower - Replace		1073		Golf & Maintenance Equipment	$67,600	$67,600
2016 John Deere 9009A T4 Rough Mower				Golf & Maintenance Equipment	$78,000	$78,000
500 Gal Diesel Fuel Tank - Replace		1071		Golf & Maintenance Equipment	$16,378	$16,378
Barn 6 Building Construction				Barn 6	$2,717,500	$2,717,500
Barn 6 Construction Loan Repayment (14 Yrs Rem) - Annual				Miscellaneous	$316,441	$316,441
Barn 6 Site Work Phase 2				Barn 6	$404,000	$404,000
Barn 8 - Other Necessary Repairs				Barn 8	$75,000	$75,000
Barn 8 - Roof (Flat) - Replace		1095		Barn 8	$125,000	$125,000
CRRRF Loan Repayment (3 Yrs Rem) - Annual		1331		Miscellaneous	$333,039	$333,039
Gate 1 - Bus Shelter (Replace)		1298		Bus Shelters	$8,774	$8,774
Golf - Austin Creek - Repair		1224		Golf	$116,986	$116,986
Golf - Bridges - GCBR3 (9th Hole)				Golf	$40,000	$40,000
Golf - Bridges - GCBR7 (7th Hole Bridge)				Golf	$40,000	$40,000
Golf - Lake Louise - Pump Controller		1216-a		Golf	$4,679	$4,679
Golf - Lake Louise - Pump Station (Rebuild)		1216		Golf	$17,548	$17,548
Golf - Restrooms - Renovation		1247		Golf	$15,000	$15,000
Golf Carts - Gas 50 Carts - Replace		1258		Golf	$250,000	$250,000
John Deere ProGator 2030A9-1		1058		Golf & Maintenance Equipment	$58,598	$58,598
John Deere ProGator 2030A9-2		1322		Golf & Maintenance Equipment	$58,598	$58,598
Maint - 2013 Chevy Express Van - Replace		1270		Maintenance - Vehicles	$34,999	$34,999
Marina - Access Gates				Marina & AM/PM Areas	$90,000	$90,000
Marina - Picnic Shelter - Repairs		1133		Marina & AM/PM Areas	$90,000	$90,000
Marina & AM/PM - Bldgs - Painting		1142		Marina & AM/PM Areas	$8,774	$8,774
Marina Dock and Basin Repair				Marina & AM/PM Areas	$70,000	$70,000

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Design & Permitting						
Parks - Playgrounds (ADA Compliance) - Ph 2				Park Areas	$100,838	$100,838
Parks - Tables & Benches - Replace		1256		Park Areas	$11,699	$11,699
TURF - Gutters - Replace		1255		Turf	$1,528	$1,528
TURF - Roof - Replace		1204		Turf	$25,737	$25,737
Vermeer Brush Chipper 2012-05CRRF		1075		Golf & Maintenance Equipment	$115,000	$115,000
					Total for 2027:	**$5,291,716**
2028						
250 Gal. Gas Storage Tank (Proshop) - Replace		1036		Golf & Maintenance Equipment	$11,699	$12,167
AM/PM - Picnic Shelter - Repairs		1131		Marina & AM/PM Areas	$67,852	$70,566
Barn 6 Construction Loan Repayment (14 Yrs Rem) - Annual				Miscellaneous	$316,441	$316,441
Barn 8 - Safety Nets - Replace		1231		Barn 8	$19,303	$20,075
Cat Rotary Brush - Replace		1014		Golf & Maintenance Equipment	$17,548	$18,250
Clubhouse - 19th Hole - Renovation		1151		Clubhouse	$35,096	$36,500
Clubhouse - Restaurant - Renovation		1149		Clubhouse	$70,192	$72,999
CRRRF Loan Repayment (3 Yrs Rem) - Annual		1331		Miscellaneous	$333,039	$333,039
Golf - Cart Path - Repave/Repairs (3)				Golf	$58,493	$60,833
Golf - Greens & Tee Boxes - Rebuild (Contingency)		1217		Golf	$29,246	$30,416
Golf - Pump Houses - Renovation		1246		Golf	$10,400	$10,816
Golf - Safety Net/Posts - Replace		1070		Golf	$11,699	$12,167
Main Pool - ADA Lift - Replace		1337		Pool - Main	$10,353	$10,767
Main Pool - Swim Lanes - Replace		1338		Pool - Main	$7,019	$7,300
Maint - 18 Silverado - Replace		1315		Maintenance - Vehicles	$56,153	$58,399
Maint - 18 Silverado - Replace		1311		Maintenance - Vehicles	$52,644	$54,749
Maintenance Bldg - Equipment - Replace		1130		Maintenance - Building	$9,359	$9,733
Quiet Pool - ADA Lift Replace		1342		Pool - Quiet	$10,353	$10,767
Quiet Pool - Skimmer- Replace		1341		Pool - Quiet	$5,849	$6,083
Road Sand Spreader		1057		Golf & Maintenance Equipment	$8,774	$9,125
System - Computer - Server Replace				Clubhouse	$19,303	$20,075
Turfco 1530 Top Dresser - Replace		1080		Golf & Maintenance Equipment	$20,356	$21,170
Turfco Torrent 2 Blower		1347		Golf & Maintenance Equipment	$10,400	$10,816
Vicon PS 403 Fertilizer Spreader - Replace		1062		Golf & Maintenance Equipment	$8,189	$8,517
					Total for 2028:	**$1,221,769**
2029						
ACB - Int Renovate (End of		1118		Adult Center Building	$46,794	$50,613

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Lease)						
Alladin 1222 Steam Cleaner - Replace		1034		Golf & Maintenance Equipment	$5,615	$6,074
Barn 6 Construction Loan Repayment (14 Yrs Rem) - Annual				Miscellaneous	$316,441	$316,441
Clubhouse - Ext Deck - Recoating		1148		Clubhouse	$9,070	$9,810
Clubhouse - Golf Locker Rooms & RR's - Renovate		1351		Clubhouse	$70,192	$75,919
CRRRF Loan Repayment (3 Yrs Rem) - Annual		1331		Miscellaneous	$333,039	$333,039
Golf - Hole 14 Centrifugal Pump #1		1359-c		Golf	$4,680	$5,062
Golf - Hole 14 Centrifugal Pump #2		1359-d		Golf	$4,680	$5,062
Golf - Practice Putting Green		1274		Golf	$10,400	$11,249
John Deere Gater TX 2019-1		1324		Golf & Maintenance Equipment	$19,760	$21,372
John Deere Gater TX 2019-2		1325		Golf & Maintenance Equipment	$19,760	$21,372
John Deere Gater TX 2019-3		1063		Golf & Maintenance Equipment	$19,760	$21,372
Kitchen - Equipment		1182		Clubhouse	$93,589	$101,226
Kitchen (19) - Cooler - Replace		1196		Clubhouse	$4,913	$5,314
Kitchen (19) - Drink/Display Cooler - Replace		1197		Clubhouse	$4,095	$4,429
Kitchen (19) - Fryers - Replace		1192		Clubhouse	$3,276	$3,543
Kitchen (19) - Remodel		1198		Clubhouse	$14,038	$15,184
Kitchen (19) - Stove & Flat Top - Replace		1195		Clubhouse	$7,019	$7,592
Kitchen (19) - Walk-in Coolers - Repair		1191		Clubhouse	$10,529	$11,388
Marina - Basin Repair				Marina & AM/PM Areas	$239,200	$258,719
Marina - Wet Slip Docks - Renovation		1137		Marina & AM/PM Areas	$1,749,930	$1,892,725
					Total for 2029:	**$3,177,504**
2030						
1,000 Gal. Gas Storage Tank		1015		Golf & Maintenance Equipment	$17,548	$19,739
AM/PM - Restrooms - Repairs		1132		Marina & AM/PM Areas	$32,448	$36,500
Barn 6 Construction Loan Repayment (14 Yrs Rem) - Annual				Miscellaneous	$316,441	$316,441
Clubhouse - Plumbing Systems - Renovation		1156		Clubhouse	$58,493	$65,797
Clubhouse - Pro Shop - Renovation		1147		Clubhouse	$23,397	$26,319
Golf - Bunkers - Replace (Contingency)		1213		Golf	$17,548	$19,739
Golf - Hole 17 Pressure Maintenace Pump		1359-b		Golf	$11,114	$12,501
Golf - Hole 17 Turbine Pump #1		1359		Golf	$29,246	$32,898
Golf - Hole 17 Turbine Pump #2		1359-a		Golf	$29,246	$32,898
Golf Carts - 10 Additional Carts - Replace				Golf	$50,000	$56,243
Greens King V 186 Mower -		1053		Golf & Maintenance Equipment	$67,600	$76,041

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Replace-Greenmaster 3320 Triflex						
Maint - 14 Dodge 4500 - Replace		1175		Maintenance - Vehicles	$99,438	$111,854
Maint - 15 5500 - Replace		1176		Maintenance - Vehicles	$78,381	$88,167
Maint - 19 Silverado - Replace		1326		Maintenance - Vehicles	$46,794	$52,637
Ryan Core Harvester - Replace		1055		Golf & Maintenance Equipment	$8,774	$9,869
Security Bldg - Electrical		1346		Security Building & Equipment	$40,945	$46,058
Security Bldg - Interior- Repair		1301		Security Building & Equipment	$9,359	$10,527
Security Bldg - Roof - Replace		1227		Security Building & Equipment	$7,604	$8,554
Security Bldg - Siding - Paint		1229		Security Building & Equipment	$3,919	$4,408
Security Bldg - Siding - Repair		1228		Security Building & Equipment	$23,397	$26,319
Sno Way Sander				Golf & Maintenance Equipment	$10,589	$11,912
Toro GM 3280D		1066		Golf & Maintenance Equipment	$33,925	$38,162
TURF - 05 Chevy Colorado - Replace		1181		Turf	$52,644	$59,217
					Total for 2030:	**$1,162,800**
2031						
2009 Club Car Carryall 252 - Replace		1078		Golf & Maintenance Equipment	$26,000	$30,416
2016 Toro GTX Light Utility Vehicle - Replace		1032		Golf & Maintenance Equipment	$22,880	$26,766
ACB - Exterior - Paint		1115		Adult Center Building	$13,336	$15,602
Area Z - Sprung Structure - Repair		1364		Area Z	$32,436	$37,946
Area Z - Storage Gate - Replace		1263		Area Z	$11,699	$13,686
Barn 6 Construction Loan Repayment (14 Yrs Rem) - Annual				Miscellaneous	$316,441	$316,441
Clubhouse - Siding - Painting		1145		Clubhouse	$23,565	$27,567
Cushman Greens Groomer Brush - Replace		1046		Golf & Maintenance Equipment	$5,615	$6,569
Golf - Hole 14 Pressure Maintenance Pump		1359-e		Golf	$4,680	$5,475
Golf - Pro Shop Shed - Replace		1345		Golf	$12,868	$15,054
Honda Walk Behind Mower - Replace		1302		Golf & Maintenance Equipment	$16,378	$19,160
Main Pool - Equipment - Replace		1100		Pool - Main	$43,149	$50,478
Main Pool - Heaters		1356		Pool - Main	$17,316	$20,257
Main Pool - Resurface		1244		Pool - Main	$146,232	$171,071
Maint - Ram 3500 & Attachments - Replace		1178		Maintenance - Vehicles	$101,778	$119,066
Maintenance Bldg - Equipment - Replace		1130		Maintenance - Building	$9,359	$10,949
ProCore 648 Gas Aerifer 23 HP - Replace		1306		Golf & Maintenance Equipment	$38,605	$45,163
Quiet Pool - Resurface		1121		Pool - Quiet	$28,662	$33,530
SEC - Security/Access Control - Replace		1161		Security Building & Equipment	$78,871	$92,268
Toro H-11 Greens Roller - Replacement		1082		Golf & Maintenance Equipment	$19,971	$23,364
					Total for 2031:	**$1,080,828**

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2032						
ACB - Doors & Windows- Repair		1116		Adult Center Building	$19,654	$23,912
ACB - Siding - Repair		1245		Adult Center Building	$23,397	$28,466
Barn 6 Construction Loan Repayment (14 Yrs Rem) - Annual				Miscellaneous	$316,441	$316,441
Dump Trailer - 14 Feet				Golf & Maintenance Equipment	$16,439	$20,000
Golf - Lake Louise - Pump Controller		1216-a		Golf	$4,679	$5,693
HD 8' Series 2 Snow Plow & RVB 2500 Sander - Replace		1304		Golf & Maintenance Equipment	$18,088	$22,007
HD 8' Series 2 Snow Plow & RVB 2500 Sander - Replace		1312		Golf & Maintenance Equipment	$18,088	$22,007
Maint - 2025 Ford F350 - Replacement		1177		Maintenance - Vehicles	$59,664	$72,591
Maintenance - Zero Turn Mower - Replace				Golf & Maintenance Equipment	$22,282	$27,110
Marina - Restrooms - Renovation/Repairs		1136		Marina & AM/PM Areas	$35,096	$42,699
Summit 7x16 Tilt Trailer - Replace		1313		Golf & Maintenance Equipment	$8,219	$10,000
System - AV Projector & Screen				Clubhouse	$4,756	$5,786
System - Computer Systems				Clubhouse	$14,796	$18,002
System - Web Page - Redesign		1160		Clubhouse	$11,792	$14,347
Welcome Center - Painting				Welcome Center	$8,232	$10,016
					Total for 2032:	**$639,077**
2033						
2008 Cat 420e Backhoe - Replace		1012		Golf & Maintenance Equipment	$175,479	$222,037
2008 Cat Skid Steer Loader		1019		Golf & Maintenance Equipment	$53,813	$68,091
2013 Cat 906h Wheel Loader		1018		Golf & Maintenance Equipment	$105,287	$133,222
Barn 6 Construction Loan Repayment (14 Yrs Rem) - Annual				Miscellaneous	$316,441	$316,441
Clubhouse - HVAC Economizer		1317		Clubhouse	$46,794	$59,210
Clubhouse - HVAC Exterior Cover		1319		Clubhouse	$23,397	$29,605
Golf - Central Control Computer		1214-d		Golf	$11,699	$14,802
Golf - Club Car Carry All - Replace		1344		Golf	$18,678	$23,634
Golf - Lake Louise - Pump Station (Rebuild)		1216		Golf	$17,548	$22,204
Golf - Range Picking Unit & Ball Washer		1221		Golf	$7,975	$10,091
Golf - Weather Station		1214-e		Golf	$11,699	$14,802
JD 2030 Fairway Sprayer - Replace		1074		Golf & Maintenance Equipment	$64,342	$81,413
John Deere Triplex Mower - Replacement		1076		Golf & Maintenance Equipment	$72,185	$91,337
Main Pool - Furniture		1106		Pool - Main	$4,406	$5,575
Maint - 08 Dodge 4500 Dump Truck - Replace		1174		Maintenance - Vehicles	$90,000	$113,879
Quiet Pool - Furniture		1106		Pool - Quiet	$4,406	$5,575

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
SEC - Ford Bronco Sport Vehicle x 2				Security Building & Equipment	$62,400	$78,956
System - Computer - Server Replace				Clubhouse	$19,303	$24,424
TURF - Bldg - Paint		1209		Turf	$14,038	$17,763
TURF - Hole 14 Pump Panel PLC		1206-b		Turf	$5,849	$7,401
TURF - Hole 14 Pump Panel VFD		1206-c		Turf	$4,679	$5,921
TURF - Hole 17 Pump Panel VFD		1206-a		Turf	$11,699	$14,802
					Total for 2033:	**$1,361,187**
2034						
ACB - Conference Room (Refurb)				Adult Center Building	$9,359	$12,316
Barn 6 Construction Loan Repayment (14 Yrs Rem) - Annual				Miscellaneous	$316,441	$316,441
Clubhouse - Ext Deck - Recoating		1148		Clubhouse	$9,070	$11,935
Deicer Storage Tank		1357		Golf & Maintenance Equipment	$15,471	$20,359
Golf - Bridges - GCBR2 (10th Hole)				Golf	$20,000	$26,319
Golf - Cart Path - Repave/Repairs (1)				Golf	$60,833	$80,052
Golf - Office Renovation		1363		Golf	$21,642	$28,480
Golf - Safety Net/Posts - Replace		1070		Golf	$11,699	$15,395
Golf Carts - Gas 50 Carts - Replace		1258		Golf	$250,000	$328,983
John Deere ProGator 2030A9-1		1058		Golf & Maintenance Equipment	$58,598	$77,110
John Deere ProGator 2030A9-2		1322		Golf & Maintenance Equipment	$58,598	$77,110
Main Pool - Gutters				Pool - Main	$31,507	$41,462
Maint - 2013 Chevy Express Van - Replace		1270		Maintenance - Vehicles	$34,999	$46,057
Maintenance Bldg - Equipment - Replace		1130		Maintenance - Building	$9,359	$12,316
Maintenance Bldg - Generator				Maintenance - Building	$18,324	$24,113
Marina - Picnic Shelter - Repairs		1133		Marina & AM/PM Areas	$90,000	$118,434
Marina & AM/PM - Bldgs - Painting		1142		Marina & AM/PM Areas	$8,774	$11,546
Parking Lot - Gate 5 - Replace		1257		Miscellaneous	$22,227	$29,250
Snow Plow/Sander - Replace		1327		Golf & Maintenance Equipment	$24,859	$32,713
					Total for 2034:	**$1,310,390**
2035						
Barn 6 Construction Loan Repayment (14 Yrs Rem) - Annual				Miscellaneous	$316,441	$316,441
Gate 1 - Bus Shelter (Replace)		1298		Bus Shelters	$8,774	$12,008
Golf - Bunkers - Replace (Contingency)		1213		Golf	$17,548	$24,015
Golf - Cart Path - Repave/Repairs (2)				Golf	$55,450	$75,888
Golf - Hole 14 Centrifugal Pump #1		1359-c		Golf	$4,680	$6,405
Golf - Hole 14 Centrifugal Pump		1359-d		Golf	$4,680	$6,405

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
#2						
Main Pool - Covers				Pool - Main	$26,997	$36,947
Maint - 18 Silverado - Replace		1315		Maintenance - Vehicles	$56,153	$76,850
Maint - 18 Silverado - Replace		1311		Maintenance - Vehicles	$52,644	$72,046
Parks - Playground Equipment - Replace		1230		Park Areas	$60,833	$83,254
Quiet Pool - Covers				Pool - Quiet	$9,569	$13,096
Ryan Sod Cutter - Replace		1031		Golf & Maintenance Equipment	$4,160	$5,693
TURF - Hole 17 Pump Panel PLC		1206		Turf	$43,100	$58,985
					Total for 2035:	**$788,033**
2036						
2016 SIP 650 - Replace		1026		Golf & Maintenance Equipment	$17,548	$24,976
2016 SIP 7000 Reel Grinder - Replace		1025		Golf & Maintenance Equipment	$37,435	$53,282
2022 John Deere 7500A Fairway Mower		1077		Golf & Maintenance Equipment	$95,279	$135,612
Barn 6 Construction Loan Repayment (14 Yrs Rem) - Annual				Miscellaneous	$316,441	$316,441
Barn 8 - Gym Cardio Machines - Replace		1248		Barn 8	$55,464	$78,943
Golf - Austin Creek - Repair Design & Permitting		1224-D		Golf	$37,406	$53,240
Golf - Bridges - GCBR5 (9th Hole Tee Bridge)				Golf	$58,493	$83,254
John Deere Gater TX 2019-1		1324		Golf & Maintenance Equipment	$19,760	$28,125
John Deere Gater TX 2019-2		1325		Golf & Maintenance Equipment	$19,760	$28,125
John Deere Gater TX 2019-3		1063		Golf & Maintenance Equipment	$19,760	$28,125
John Deere ProGator 2030A		1079		Golf & Maintenance Equipment	$58,598	$83,403
Maint - 16 HydroVac Trailer Pressure Washer - Replace		1278		Maintenance - Vehicles	$116,986	$166,507
Quiet Pool - Controller and filter/heater/pump installation				Pool - Quiet	$22,464	$31,973
SEC - Radio System - Replace		1165		Security Building & Equipment	$33,926	$48,287
SEC: Marina Security System				Security Building & Equipment	$20,091	$28,596
Toro H-11 Greens Roller - Replacement		1082		Golf & Maintenance Equipment	$19,971	$28,425
					Total for 2036:	**$1,217,315**
2037						
2008 Toro 3100 Approach Mower - Replace		1073		Golf & Maintenance Equipment	$67,600	$100,065
2016 John Deere 9009A T4 Rough Mower				Golf & Maintenance Equipment	$78,000	$115,459
ACB - Water Heater - Replace		1119		Adult Center Building	$6,596	$9,763
Barn 6 Construction Loan Repayment (14 Yrs Rem) - Annual				Miscellaneous	$316,441	$316,441
Barn 8 - Bldg Ext Restoration - Covered Bridge				Barn 8	$254,176	$376,243
Barn 8 - Bldg Ext Restoration - Doors (Ext)		1083		Barn 8	$136,282	$201,730
Barn 8 - Bldg Ext Restoration - HVAC Units		1089		Barn 8	$103,563	$153,299

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Barn 8 - Bldg Ext Restoration - Roof (Entry)		1083		Barn 8	$21,632	$32,021
Barn 8 - Bldg Ext Restoration - Roof (Metal)		1339		Barn 8	$529,984	$784,506
Barn 8 - Bldg Ext Restoration - Siding		1083		Barn 8	$237,952	$352,227
Barn 8 - Bldg Ext Restoration - Windows		1083		Barn 8	$15,034	$22,254
Barn 8 - Bldg Structural Upgrades/Repairs				Barn 8	$2,550,072	$3,774,730
Barn 8 - Dance Area - Floor		1091		Barn 8	$136,282	$201,730
Barn 8 - Plumbing System - Repair		1090		Barn 8	$70,192	$103,901
Barn 8 - Restrooms/Locker Rooms - Remodel		1094		Barn 8	$198,876	$294,385
Barn 8 - Upstairs Kitchen Interior Remodel				Barn 8	$41,220	$61,016
Golf - Austin Creek - Repair		1224		Golf	$116,986	$173,168
Golf - Bridges - GCBR1 (17th Hole)				Golf	$20,000	$29,605
Golf - Bridges - GCBR4 (9th Hole Green Bridge)				Golf	$20,000	$29,605
Golf - Hole 14 Pond Aeration Fountain		1354-a		Golf	$9,944	$14,719
Golf - Hole 17 Pond Aeration Fountain		1354		Golf	$11,114	$16,451
Golf - Lake Louise - Pump Controller		1216-a		Golf	$4,679	$6,927
Golf Carts - 10 Additional Carts - Replace				Golf	$50,000	$74,012
Harbor View Bus Shelter - Replace		1299		Miscellaneous	$10,295	$15,239
Maint - 14 Dodge 4500 - Replace		1175		Maintenance - Vehicles	$99,438	$147,192
Maint - 15 5500 - Replace		1176		Maintenance - Vehicles	$78,381	$116,022
Maint - 19 Silverado - Replace		1326		Maintenance - Vehicles	$46,794	$69,267
Maintenance Bldg - Equipment - Replace		1130		Maintenance - Building	$9,359	$13,853
Parks - Tables & Benches - Replace		1256		Park Areas	$11,699	$17,317
SEC - Rekey Bldgs		1162		Miscellaneous	$35,426	$52,440
Security Bldg - Siding - Paint		1229		Security Building & Equipment	$3,919	$5,801
Sno Way Sander				Golf & Maintenance Equipment	$10,589	$15,675
Toro Greensmaster 1000 Mower - Replace		1041		Golf & Maintenance Equipment	$17,548	$25,975
Toro Greensmaster 1000 Mower - Replace		1039		Golf & Maintenance Equipment	$17,548	$25,975
Toro Greensmaster 1000 Mower - Replace		1040		Golf & Maintenance Equipment	$17,548	$25,975
Toro Greensmaster 1000 Mower - Replacement		1042		Golf & Maintenance Equipment	$17,548	$25,975
Vermeer Brush Chipper 2012-05CRRF		1075		Golf & Maintenance Equipment	$115,000	$170,228

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
					Total for 2037:	**$7,971,190**
2038						
ACB - Exterior - Paint		1115		Adult Center Building	$13,336	$20,531
Barn 6 Construction Loan Repayment (14 Yrs Rem) - Annual				Miscellaneous	$316,441	$316,441
Barn 8 - Painting		1099		Barn 8	$58,493	$90,047
Clubhouse - Ext Deck - Glass/Metal Rail				Clubhouse	$27,047	$41,638
Clubhouse - Ext Deck - Resurface				Clubhouse	$30,233	$46,542
Clubhouse - HVAC CH		1316		Clubhouse	$46,794	$72,038
Clubhouse - Siding - Painting		1145		Clubhouse	$23,565	$36,277
Golf - Bridges - GCBR8 (5th Hole Tee Bridge)				Golf	$83,200	$128,083
Golf - Cart Path - Repave/Repairs (3)				Golf	$58,493	$90,047
Golf - Greens & Tee Boxes - Rebuild (Contingency)		1217		Golf	$29,246	$45,024
Golf - Hole 17 Pressure Maintenace Pump		1359-b		Golf	$11,114	$17,109
Golf - Satellite Controllers		1214-c		Golf	$212,914	$327,772
Main Pool - ADA Lift - Replace		1337		Pool - Main	$10,353	$15,938
Main Pool - Swim Lanes - Replace		1338		Pool - Main	$7,019	$10,806
Maint - Ram 3500 & Attachments - Replace		1178		Maintenance - Vehicles	$101,778	$156,682
Quiet Pool - ADA Lift Replace		1342		Pool - Quiet	$10,353	$15,938
Quiet Pool - Skimmer- Replace		1341		Pool - Quiet	$5,849	$9,005
SEC - Security/Access Control - Replace		1161		Security Building & Equipment	$78,871	$121,419
Snow Removal UTV				Golf & Maintenance Equipment	$46,011	$70,832
System - Computer - Server Replace				Clubhouse	$19,303	$29,716
Welcome Center - HVAC				Welcome Center	$56,125	$86,402
					Total for 2038:	**$1,748,285**
2039						
2009 Club Car Carryall 252 - Replace		1078		Golf & Maintenance Equipment	$26,000	$41,627
Barn 6 Construction Loan Repayment (14 Yrs Rem) - Annual				Miscellaneous	$316,441	$316,441
Barn 8 - Furnaces Replace		1360		Barn 8	$24,919	$39,896
Clubhouse - Ext Deck - Recoating		1148		Clubhouse	$9,070	$14,521
Clubhouse - Roof & Gutters - Replace		1144		Clubhouse	$70,192	$112,379
Golf - Hole 14 Pressure Maintenance Pump		1359-e		Golf	$4,680	$7,493
Golf - Irrigation System - Pump Controller				Golf	$49,124	$78,649
Golf - Lake Louise - Pump Station (Rebuild)		1216		Golf	$17,548	$28,095

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
HD 8' Series 2 Snow Plow & RVB 2500 Sander - Replace		1304		Golf & Maintenance Equipment	$18,088	$28,960
HD 8' Series 2 Snow Plow & RVB 2500 Sander - Replace		1312		Golf & Maintenance Equipment	$18,088	$28,960
Kitchen - Equipment		1182		Clubhouse	$93,589	$149,838
Kitchen (19) - Fryers - Replace		1192		Clubhouse	$3,276	$5,244
Maint - 2025 Ford F350 - Replacement		1177		Maintenance - Vehicles	$59,664	$95,525
Maintenance - Zero Turn Mower - Replace				Golf & Maintenance Equipment	$22,282	$35,674
System - AV Projector & Screen				Clubhouse	$4,756	$7,614
System - Computer Systems				Clubhouse	$14,796	$23,689
System - Web Page - Redesign		1160		Clubhouse	$11,792	$18,879
TURF - HVAC Replacement		1276		Turf	$10,134	$16,225
Welcome Center - Building/Siding Repair				Welcome Center	$21,632	$34,634
Welcome Center - Painting				Welcome Center	$8,232	$13,180
					Total for 2039:	**$1,097,524**
2040						
ACB - HVAC - Replace		1117		Adult Center Building	$39,288	$65,417
ACB - Roof - Replace		1114		Adult Center Building	$32,610	$54,298
Barn 6 Construction Loan Repayment (14 Yrs Rem) - Annual				Miscellaneous	$316,441	$316,441
Clubhouse - Water Heater - Replace		1154		Clubhouse	$8,101	$13,489
Gate 3 - Bus Shelter (Replace)		1252		Bus Shelters	$45,624	$75,968
Golf - Bunkers - Replace (Contingency)		1213		Golf	$17,548	$29,219
Golf - Club Car Carry All - Replace		1344		Golf	$18,678	$31,100
Golf - Hole 17 Turbine Pump #1		1359		Golf	$29,246	$48,698
Golf - Hole 17 Turbine Pump #2		1359-a		Golf	$29,246	$48,698
Golf - PVC Irrigation Pipe & Isolation Valves Ph 1		1214		Golf	$1,560,000	$2,597,515
Golf - Range Picking Unit & Ball Washer		1221		Golf	$7,975	$13,280
Golf - Safety Net/Posts - Replace		1070		Golf	$11,699	$19,479
John Deere Triplex Mower - Replacement		1076		Golf & Maintenance Equipment	$72,185	$120,194
Maint - 08 Dodge 4500 Dump Truck - Replace		1174		Maintenance - Vehicles	$90,000	$149,857
Maintenance Bldg - Equipment - Replace		1130		Maintenance - Building	$9,359	$15,583
SEC - Ford Bronco Sport Vehicle x 2				Security Building & Equipment	$62,400	$103,901
TURF - 05 Chevy Colorado - Replace		1181		Turf	$52,644	$87,656
TURF - Bldg - Paint		1209		Turf	$14,038	$23,375
TURF - Fence - Replace/Repair		1208		Turf	$7,424	$12,362
Turfcare- Four to Six Yard Dump Trailer				Golf & Maintenance Equipment	$19,299	$32,134

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
					Total for 2040:	**$3,858,661**
2041						
Area Z - Sprung Structure - Repair		1364		Area Z	$32,436	$56,169
Area Z - Storage Gate - Replace		1263		Area Z	$11,699	$20,258
Barn 6 Construction Loan Repayment (14 Yrs Rem) - Annual				Miscellaneous	$316,441	$316,441
Barn 8 - Gym Weight Machines - Replace		1084		Barn 8	$74,536	$129,072
Clubhouse - Admin - Renovation		1150		Clubhouse	$24,645	$42,676
Clubhouse - HVAC 20 Ton		1318		Clubhouse	$222,679	$385,607
Golf - Bridges - GCBR9 (9th Hole)				Golf	$58,493	$101,291
Golf - Hole 14 Centrifugal Pump #1		1359-c		Golf	$4,680	$8,104
Golf - Hole 14 Centrifugal Pump #2		1359-d		Golf	$4,680	$8,104
Golf - PVC Irrigation Pipe & Isolation Valves Ph 2		1214		Golf	$1,560,000	$2,701,415
Golf Carts - Gas 50 Carts - Replace		1258		Golf	$250,000	$432,919
John Deere 6500A Fairway Mower				Golf & Maintenance Equipment	$77,464	$134,142
John Deere ProGator 2030A9-1		1058		Golf & Maintenance Equipment	$58,598	$101,472
John Deere ProGator 2030A9-2		1322		Golf & Maintenance Equipment	$58,598	$101,472
John Deere Triplex Mower - Replacement		1303		Golf & Maintenance Equipment	$72,185	$125,002
Maint - 2013 Chevy Express Van - Replace		1270		Maintenance - Vehicles	$34,999	$60,608
Marina - Gate Arms/Operators		1365		Marina & AM/PM Areas	$35,096	$60,774
Marina - Picnic Shelter - Repairs		1133		Marina & AM/PM Areas	$90,000	$155,851
Marina & AM/PM - Bldgs - Painting		1142		Marina & AM/PM Areas	$8,774	$15,194
Toro H-11 Greens Roller - Replacement		1082		Golf & Maintenance Equipment	$19,971	$34,584
TURF - Change Room Repair		1352		Turf	$7,780	$13,472
TURF - Restrooms - Replace		1280		Turf	$3,510	$6,077
TURF - Vent System - Replace/Repair		1207		Turf	$13,453	$23,297
					Total for 2041:	**$5,034,002**
2042						
Barn 8 - Roof (Flat) - Replace		1095		Barn 8	$125,000	$225,118
Clubhouse - Upstairs Restrooms - Renovation		1155		Clubhouse	$37,435	$67,419
Dump Trailer - 14 Feet				Golf & Maintenance Equipment	$16,439	$29,605
Golf - Lake Louise - Pump Controller		1216-a		Golf	$4,679	$8,427
Maint - 18 Silverado - Replace		1315		Maintenance - Vehicles	$56,153	$101,129
Maint - 18 Silverado - Replace		1311		Maintenance - Vehicles	$52,644	$94,808
Toro GM 3280D		1066		Golf & Maintenance Equipment	$33,925	$61,098
Yanmar YT359 Tractor &				Golf & Maintenance Equipment	$119,096	$214,486

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Attachments						
					Total for 2042:	**$802,090**
2043						
ACB - Electrical System - Replace		1284		Adult Center Building	$23,397	$43,822
ACB - Plumbing System - Replace		1285		Adult Center Building	$46,794	$87,645
Barn 8 - Safety Nets - Replace		1231		Barn 8	$19,303	$36,154
Cat Rotary Brush - Replace		1014		Golf & Maintenance Equipment	$17,548	$32,867
Clubhouse - 19th Hole - Renovation		1151		Clubhouse	$35,096	$65,734
Clubhouse - Restaurant - Renovation		1149		Clubhouse	$70,192	$131,467
Gate 1 - Bus Shelter (Replace)		1298		Bus Shelters	$8,774	$16,433
Golf - Central Control Computer		1214-d		Golf	$11,699	$21,911
Golf - Control Wire		1214-a		Golf	$20,800	$38,958
Golf - Irrigation Heads		1214-b		Golf	$593,840	$1,112,251
JD 2030 Fairway Sprayer - Replace		1074		Golf & Maintenance Equipment	$64,342	$120,512
John Deere Gater TX 2019-1		1324		Golf & Maintenance Equipment	$19,760	$37,010
John Deere Gater TX 2019-2		1325		Golf & Maintenance Equipment	$19,760	$37,010
John Deere Gater TX 2019-3		1063		Golf & Maintenance Equipment	$19,760	$37,010
Main Pool - Equipment - Replace		1100		Pool - Main	$43,149	$80,816
Main Pool - Furniture		1106		Pool - Main	$4,406	$8,253
Main Pool - Heaters		1356		Pool - Main	$17,316	$32,433
Main Pool - Resurface		1244		Pool - Main	$146,232	$273,890
Maintenance Bldg - Equipment - Replace		1130		Maintenance - Building	$9,359	$17,529
Quiet Pool - Furniture		1106		Pool - Quiet	$4,406	$8,253
Quiet Pool - Resurface		1121		Pool - Quiet	$28,662	$53,683
System - Computer - Server Replace				Clubhouse	$19,303	$36,154
TURF - Hole 14 Pump Panel PLC		1206-b		Turf	$5,849	$10,956
TURF - Hole 14 Pump Panel VFD		1206-c		Turf	$4,679	$8,765
TURF - Hole 17 Pump Panel VFD		1206-a		Turf	$11,699	$21,911
TURF - Sand Storage Roof - Replace		1205		Turf	$19,937	$37,341
Turfco 1530 Top Dresser - Replace		1080		Golf & Maintenance Equipment	$20,356	$38,126
Turfco Torrent 2 Blower		1347		Golf & Maintenance Equipment	$10,400	$19,479
Vicon PS 403 Fertilizer Spreader - Replace		1062		Golf & Maintenance Equipment	$8,189	$15,338
					Total for 2043:	**$2,481,710**
2044						
Area Z - Tall Barn		1253		Area Z	$66,569	$129,671
Clubhouse - Ext Deck - Recoating		1148		Clubhouse	$9,070	$17,667
Clubhouse - Fire Systems - Upgrade		1153		Clubhouse	$29,246	$56,969
Golf - Cart Path - Repave/Repairs (1)				Golf	$60,833	$118,496

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Golf - Practice Putting Green		1274		Golf	$10,400	$20,258
Golf Carts - 10 Additional Carts - Replace				Golf	$50,000	$97,395
Kitchen (19) - Cooler - Replace		1196		Clubhouse	$4,913	$9,571
Kitchen (19) - Drink/Display Cooler - Replace		1197		Clubhouse	$4,095	$7,976
Kitchen (19) - Remodel		1198		Clubhouse	$14,038	$27,345
Maint - 14 Dodge 4500 - Replace		1175		Maintenance - Vehicles	$99,438	$193,695
Maint - 15 5500 - Replace		1176		Maintenance - Vehicles	$78,381	$152,677
Maint - 19 Silverado - Replace		1326		Maintenance - Vehicles	$46,794	$91,151
Maintenance Bldg - Generator				Maintenance - Building	$18,324	$35,693
Marina - Boat Ramp Harbor - Rebuild		1139		Marina & AM/PM Areas	$183,394	$357,234
Marina - Fire Standpipe & East/West Gangways		1348		Marina & AM/PM Areas	$333,410	$649,449
Parks - Playgrounds (ADA Compliance) - Ph 1				Park Areas	$121,232	$236,148
Security Bldg - Siding - Paint		1229		Security Building & Equipment	$3,919	$7,634
Sno Way Sander				Golf & Maintenance Equipment	$10,589	$20,627
Welcome Center - Roof				Welcome Center	$16,224	$31,604
					Total for 2044:	**$2,261,261**
2045						
500 Gal Diesel Fuel Tank - Replace		1071		Golf & Maintenance Equipment	$16,378	$33,179
ACB - Exterior - Paint		1115		Adult Center Building	$13,336	$27,017
Barn 8 - Remodel Inspection, Design, & Permitting				Barn 8	$187,498	$379,836
Clubhouse - Pro Shop - Renovation		1147		Clubhouse	$23,397	$47,398
Clubhouse - Siding - Painting		1145		Clubhouse	$23,565	$47,738
Gate 2 & Welcome Center Directional Signage				Miscellaneous	$21,632	$43,822
Golf - Bunkers - Replace (Contingency)		1213		Golf	$17,548	$35,549
Golf - Cart Path - Repave/Repairs (2)				Golf	$55,450	$112,332
Golf - Lake Louise - Dam Repair		1269		Golf	$62,097	$125,797
Golf - Lake Louise - Pump Station (Rebuild)		1216		Golf	$17,548	$35,549
Greens King V 186 Mower - Replace-Greenmaster 3320 Triflex		1053		Golf & Maintenance Equipment	$67,600	$136,945
Maint - Ram 3500 & Attachments - Replace		1178		Maintenance - Vehicles	$101,778	$206,183
Maintenance Bldg - Facility Remodel		1600		Maintenance - Building	$545,016	$1,104,103
Marina - Directional Signage				Marina & AM/PM Areas	$16,224	$32,867
Quiet Pool - Fence - Replace		1126		Pool - Quiet	$23,937	$48,492
SEC - Security/Access Control - Replace		1161		Security Building & Equipment	$78,871	$159,779
Security Bldg - Roof - Replace		1227		Security Building & Equipment	$7,604	$15,404
TURF - Bldg -				Turf	$10,551	$21,374

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Remodel/Design/Permitting						
					Total for 2045:	$2,613,364
2046						
2016 Toro GTX Light Utility Vehicle - Replace		1032		Golf & Maintenance Equipment	$22,880	$48,205
ACB - Siding - Repair		1245		Adult Center Building	$23,397	$49,294
Barn 6 Design & Permitting				Barn 6	$264,081	$556,379
Barn 8 - Gym Cardio Machines - Replace		1248		Barn 8	$55,464	$116,855
Golf - Austin Creek - Repair Design & Permitting		1224-D		Golf	$37,406	$78,809
Golf - Hole 17 Pressure Maintenace Pump		1359-b		Golf	$11,114	$23,415
Golf - Safety Net/Posts - Replace		1070		Golf	$11,699	$24,647
HD 8' Series 2 Snow Plow & RVB 2500 Sander - Replace		1304		Golf & Maintenance Equipment	$18,088	$38,110
HD 8' Series 2 Snow Plow & RVB 2500 Sander - Replace		1312		Golf & Maintenance Equipment	$18,088	$38,110
Honda Walk Behind Mower - Replace		1302		Golf & Maintenance Equipment	$16,378	$34,506
Main Pool - Gutters				Pool - Main	$31,507	$66,381
Maint - 2025 Ford F350 - Replacement		1177		Maintenance - Vehicles	$59,664	$125,704
Maintenance - Zero Turn Mower - Replace				Golf & Maintenance Equipment	$22,282	$46,945
Maintenance Bldg - Equipment - Replace		1130		Maintenance - Building	$9,359	$19,718
Marina - Off Leash Dog Park Fence				Marina & AM/PM Areas	$72,869	$153,525
Marina - Tennis & Sport Courts - Resurface/Repairs/Refurbish/Fencing		1134		Marina & AM/PM Areas	$400,879	$844,591
Marina & AM/PM - Bldgs - Renovation		1320		Marina & AM/PM Areas	$93,589	$197,177
NH 42 HP Tractor Model #TN55 - Replace		1064		Golf & Maintenance Equipment	$49,970	$105,279
Parks - Marina Community Park Playground Design & Permitting				Park Areas	$25,351	$53,411
ProCore 648 Gas Aerifer 23 HP - Replace		1306		Golf & Maintenance Equipment	$38,605	$81,336
SEC - Radio System - Replace		1165		Security Building & Equipment	$33,926	$71,477
SEC: Marina Security System				Security Building & Equipment	$20,091	$42,329
System - AV Projector & Screen				Clubhouse	$4,756	$10,020
System - Computer Systems				Clubhouse	$14,796	$31,174
System - Web Page - Redesign		1160		Clubhouse	$11,792	$24,844
Toro H-11 Greens Roller - Replacement		1082		Golf & Maintenance Equipment	$19,971	$42,077
TURF - Bldg Overhead Door - Replace		1254		Turf	$2,720	$5,730
Welcome Center - Painting				Welcome Center	$8,232	$17,344
					Total for 2046:	$2,947,390
2047						

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2008 Toro 3100 Approach Mower - Replace		1073		Golf & Maintenance Equipment	$67,600	$148,120
2009 Club Car Carryall 252 - Replace		1078		Golf & Maintenance Equipment	$26,000	$56,969
2016 John Deere 9009A T4 Rough Mower				Golf & Maintenance Equipment	$78,000	$170,908
Barn 8 - Other Necessary Repairs				Barn 8	$75,000	$164,334
Emergency Generator - Replace		1308		Golf & Maintenance Equipment	$116,986	$256,330
Golf - Austin Creek - Repair		1224		Golf	$116,986	$256,330
Golf - Club Car Carry All - Replace		1344		Golf	$18,678	$40,926
Golf - Hole 14 Centrifugal Pump #1		1359-c		Golf	$4,680	$10,254
Golf - Hole 14 Centrifugal Pump #2		1359-d		Golf	$4,680	$10,254
Golf - Hole 14 Pond Aeration Fountain		1354-a		Golf	$9,944	$21,788
Golf - Hole 14 Pressure Maintenance Pump		1359-e		Golf	$4,680	$10,254
Golf - Hole 17 Pond Aeration Fountain		1354		Golf	$11,114	$24,351
Golf - Lake Louise - Pump Controller		1216-a		Golf	$4,679	$10,253
Golf - Range Picking Unit & Ball Washer		1221		Golf	$7,975	$17,475
Harbor View Bus Shelter - Replace		1299		Miscellaneous	$10,295	$22,557
John Deere Triplex Mower - Replacement		1076		Golf & Maintenance Equipment	$72,185	$158,167
Main Pool - Covers				Pool - Main	$26,997	$59,154
Maint - 08 Dodge 4500 Dump Truck - Replace		1174		Maintenance - Vehicles	$90,000	$197,201
Marina - Access Gates				Marina & AM/PM Areas	$90,000	$197,201
Parks - Playgrounds (ADA Compliance) - Ph 2				Park Areas	$100,838	$220,949
Parks - Tables & Benches - Replace		1256		Park Areas	$11,699	$25,633
Quiet Pool - Covers				Pool - Quiet	$9,569	$20,967
SEC - Ford Bronco Sport Vehicle x 2				Security Building & Equipment	$62,400	$136,726
SEC - Rekey Bldgs		1162		Miscellaneous	$35,426	$77,624
Summit 7x16 Tilt Trailer - Replace		1313		Golf & Maintenance Equipment	$8,219	$18,009
TURF - Bldg - Paint		1209		Turf	$14,038	$30,760
TURF - Hole 17 Pump Panel PLC		1206		Turf	$43,100	$94,437
TURF - Roof - Replace		1204		Turf	$25,737	$56,392
Vermeer Brush Chipper 2012-05CRRF		1075		Golf & Maintenance Equipment	$115,000	$251,979
					Total for 2047:	**$2,766,306**
2048						
AM/PM - Picnic Shelter - Repairs		1131		Marina & AM/PM Areas	$67,852	$154,619
Clubhouse - HVAC Economizer		1317		Clubhouse	$46,794	$106,633

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Gate 9 - Bus Shelter (Replace)		1297		Bus Shelters	$9,359	$21,327
Golf - Cart Path - Repave/Repairs (3)				Golf	$58,493	$133,292
Golf - Greens & Tee Boxes - Rebuild (Contingency)		1217		Golf	$29,246	$66,646
Golf - Weather Station		1214-e		Golf	$11,699	$26,658
Golf Carts - Gas 50 Carts - Replace		1258		Golf	$250,000	$569,692
John Deere ProGator 2030A		1079		Golf & Maintenance Equipment	$58,598	$133,530
John Deere ProGator 2030A9-1		1058		Golf & Maintenance Equipment	$58,598	$133,530
John Deere ProGator 2030A9-2		1322		Golf & Maintenance Equipment	$58,598	$133,530
Main Pool - ADA Lift - Replace		1337		Pool - Main	$10,353	$23,593
Main Pool - Swim Lanes - Replace		1338		Pool - Main	$7,019	$15,995
Maint - 2013 Chevy Express Van - Replace		1270		Maintenance - Vehicles	$34,999	$79,756
Marina - Picnic Shelter - Repairs		1133		Marina & AM/PM Areas	$90,000	$205,089
Marina & AM/PM - Bldgs - Painting		1142		Marina & AM/PM Areas	$8,774	$19,994
Quiet Pool - ADA Lift Replace		1342		Pool - Quiet	$10,353	$23,593
Quiet Pool - Skimmer- Replace		1341		Pool - Quiet	$5,849	$13,329
Road Sand Spreader		1057		Golf & Maintenance Equipment	$8,774	$19,994
System - Computer - Server Replace				Clubhouse	$19,303	$43,986
					Total for 2048:	**$1,924,786**
2049						
2022 John Deere 7500A Fairway Mower		1077		Golf & Maintenance Equipment	$95,279	$225,804
ACB - Conference Room (Refurb)				Adult Center Building	$9,359	$22,180
ACB - Int Renovate (End of Lease)		1118		Adult Center Building	$46,794	$110,899
ACB - Water Heater - Replace		1119		Adult Center Building	$6,596	$15,631
Alladin 1222 Steam Cleaner - Replace		1034		Golf & Maintenance Equipment	$5,615	$13,308
Clubhouse - Ext Deck - Recoating		1148		Clubhouse	$9,070	$21,495
Clubhouse - Golf Locker Rooms & RR's - Renovate		1351		Clubhouse	$70,192	$166,348
Deicer Storage Tank		1357		Golf & Maintenance Equipment	$15,471	$36,666
Golf - Office Renovation		1363		Golf	$21,642	$51,291
Kitchen - Equipment		1182		Clubhouse	$93,589	$221,798
Kitchen (19) - Fryers - Replace		1192		Clubhouse	$3,276	$7,763
Kitchen (19) - Stove & Flat Top - Replace		1195		Clubhouse	$7,019	$16,635
Kitchen (19) - Walk-in Coolers - Repair		1191		Clubhouse	$10,529	$24,952
Kubota M5660SUHD Tractor				Golf & Maintenance Equipment	$57,297	$135,790
Main Pool - Deck - Repair		1105		Pool - Main	$403,601	$956,502
Main Pool - Fence - Replace		1104		Pool - Main	$29,247	$69,312
Maint - 18 Silverado - Replace		1315		Maintenance - Vehicles	$56,153	$133,079
Maint - 18 Silverado - Replace		1311		Maintenance - Vehicles	$52,644	$124,761

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Maintenance Bldg - Equipment - Replace		1130		Maintenance - Building	$9,359	$22,180
Marina - Wet Slip Docks - Renovation		1137		Marina & AM/PM Areas	$1,749,930	$4,147,193
Quiet Pool - Deck - Repairs		1123		Pool - Quiet	$76,041	$180,211
Quiet Pool - Pumphouse - Improvements		1362		Pool - Quiet	$46,794	$110,899
Quiet Pool - Retaining Wall - Repair		1343		Pool - Quiet	$29,246	$69,312
Quiet Pool - Shed - Rebuild		1124		Pool - Quiet	$23,397	$55,449
Quiet Pool - Shed Improvements		1361		Pool - Quiet	$9,359	$22,180
Snow Plow/Sander - Replace		1327		Golf & Maintenance Equipment	$24,859	$58,915
Welcome Center - Door/Window Replacement				Welcome Center	$32,448	$76,900
					Total for 2049:	**$7,097,450**
2050						
AM/PM - Restrooms - Repairs		1132		Marina & AM/PM Areas	$32,448	$79,975
Barn 8 - Painting		1099		Barn 8	$58,493	$144,168
Fairway Top Dresser Replacement - Turfco CR-20		1045-R		Golf & Maintenance Equipment	$54,720	$134,870
Golf - Bunkers - Replace (Contingency)		1213		Golf	$17,548	$43,251
Golf - Hole 17 Turbine Pump #1		1359		Golf	$29,246	$72,084
Golf - Hole 17 Turbine Pump #2		1359-a		Golf	$29,246	$72,084
John Deere Gater TX 2019-1		1324		Golf & Maintenance Equipment	$19,760	$48,703
John Deere Gater TX 2019-2		1325		Golf & Maintenance Equipment	$19,760	$48,703
John Deere Gater TX 2019-3		1063		Golf & Maintenance Equipment	$19,760	$48,703
Parks - Playground Equipment - Replace		1230		Park Areas	$60,833	$149,935
Ryan Core Harvester - Replace		1055		Golf & Maintenance Equipment	$8,774	$21,625
TURF - 05 Chevy Colorado - Replace		1181		Turf	$52,644	$129,752
Utility Rake Replacement - John Deere Tru Finish 1220		1047-R		Golf & Maintenance Equipment	$35,237	$86,850
					Total for 2050:	**$1,080,703**
2051						
Area Z - Sprung Structure - Repair		1364		Area Z	$32,436	$83,144
Area Z - Storage Gate - Replace		1263		Area Z	$11,699	$29,987
Gate 1 - Bus Shelter (Replace)		1298		Bus Shelters	$8,774	$22,490
Golf - Lake Louise - Pump Station (Rebuild)		1216		Golf	$17,548	$44,981
Golf Carts - 10 Additional Carts - Replace				Golf	$50,000	$128,165
Maint - 14 Dodge 4500 - Replace		1175		Maintenance - Vehicles	$99,438	$254,890
Maint - 15 5500 - Replace		1176		Maintenance - Vehicles	$78,381	$200,913
Maint - 16 HydroVac Trailer Pressure Washer - Replace		1278		Maintenance - Vehicles	$116,986	$299,870
Maint - 19 Silverado - Replace		1326		Maintenance - Vehicles	$46,794	$119,948
Quiet Pool - Controller and filter/heater/pump installation				Pool - Quiet	$22,464	$57,582

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Security Bldg - Siding - Paint		1229		Security Building & Equipment	$3,919	$10,046
Sno Way Sander				Golf & Maintenance Equipment	$10,589	$27,144
Toro H-11 Greens Roller - Replacement		1082		Golf & Maintenance Equipment	$19,971	$51,193
TURF - Wash Pad - Refurbish		1211		Turf	$8,774	$22,490
					Total for 2051:	**$1,352,843**
2052						
ACB - Exterior - Paint		1115		Adult Center Building	$13,336	$35,553
Clubhouse - Siding - Painting		1145		Clubhouse	$23,565	$62,820
Dump Trailer - 14 Feet				Golf & Maintenance Equipment	$16,439	$43,823
Golf - Lake Louise - Pump Controller		1216-a		Golf	$4,679	$12,475
Golf - Safety Net/Posts - Replace		1070		Golf	$11,699	$31,187
Kitchen - Renovation		1193		Clubhouse	$111,035	$296,001
Maint - Ram 3500 & Attachments - Replace		1178		Maintenance - Vehicles	$101,778	$271,323
Maintenance Bldg - Equipment - Replace		1130		Maintenance - Building	$9,359	$24,949
Marina - Restrooms - Renovation/Repairs		1136		Marina & AM/PM Areas	$35,096	$93,560
SEC - Security/Access Control - Replace		1161		Security Building & Equipment	$78,871	$210,258
Toro Greensmaster 1000 Mower - Replace		1041		Golf & Maintenance Equipment	$17,548	$46,780
Toro Greensmaster 1000 Mower - Replace		1039		Golf & Maintenance Equipment	$17,548	$46,780
Toro Greensmaster 1000 Mower - Replace		1040		Golf & Maintenance Equipment	$17,548	$46,780
Toro Greensmaster 1000 Mower - Replacement		1042		Golf & Maintenance Equipment	$17,548	$46,780
TURF - Gutters - Replace		1255		Turf	$1,528	$4,073
					Total for 2052:	**$1,273,139**
2053						
2008 Cat 420e Backhoe - Replace		1012		Golf & Maintenance Equipment	$175,479	$486,510
2008 Cat Skid Steer Loader		1019		Golf & Maintenance Equipment	$53,813	$149,196
2013 Cat 906h Wheel Loader		1018		Golf & Maintenance Equipment	$105,287	$291,906
250 Gal. Gas Storage Tank (Proshop) - Replace		1036		Golf & Maintenance Equipment	$11,699	$32,434
Barn 8 - Bldg Ext Restoration - HVAC Units		1089		Barn 8	$103,563	$287,126
Clubhouse - HVAC Exterior Cover		1319		Clubhouse	$23,397	$64,868
Cushman Greens Groomer Brush - Replace		1046		Golf & Maintenance Equipment	$5,615	$15,568
Golf - Central Control Computer		1214-d		Golf	$11,699	$32,434
Golf - Hole 14 Centrifugal Pump #1		1359-c		Golf	$4,680	$12,975
Golf - Hole 14 Centrifugal Pump #2		1359-d		Golf	$4,680	$12,975
Golf - Lower Pump House #17 Hole		1246-a		Golf	$8,189	$22,704

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Golf - Satellite Controllers		1214-c		Golf	$212,914	$590,298
Golf - Upper Pump House #14 Hole		1246-b		Golf	$8,189	$22,704
HD 8' Series 2 Snow Plow & RVB 2500 Sander - Replace		1304		Golf & Maintenance Equipment	$18,088	$50,150
HD 8' Series 2 Snow Plow & RVB 2500 Sander - Replace		1312		Golf & Maintenance Equipment	$18,088	$50,150
JD 2030 Fairway Sprayer - Replace		1074		Golf & Maintenance Equipment	$64,342	$178,387
Main Pool - Furniture		1106		Pool - Main	$4,406	$12,216
Maint - 2025 Ford F350 - Replacement		1177		Maintenance - Vehicles	$59,664	$165,418
Maintenance - Zero Turn Mower - Replace				Golf & Maintenance Equipment	$22,282	$61,776
Quiet Pool - Furniture		1106		Pool - Quiet	$4,406	$12,216
Snow Removal UTV				Golf & Maintenance Equipment	$46,011	$127,565
System - AV Projector & Screen				Clubhouse	$4,756	$13,185
System - Computer - Server Replace				Clubhouse	$19,303	$53,516
System - Computer Systems				Clubhouse	$14,796	$41,022
System - Web Page - Redesign		1160		Clubhouse	$11,792	$32,693
TURF - Hole 14 Pump Panel PLC		1206-b		Turf	$5,849	$16,217
TURF - Hole 14 Pump Panel VFD		1206-c		Turf	$4,679	$12,974
TURF - Hole 17 Pump Panel VFD		1206-a		Turf	$11,699	$32,434
Welcome Center - HVAC				Welcome Center	$56,125	$155,605
Welcome Center - Painting				Welcome Center	$8,232	$22,824
					Total for 2053:	**$3,060,046**
2054						
Barn 8 - Furnaces Replace		1360		Barn 8	$24,919	$71,850
Clubhouse - Ext Deck - Recoating		1148		Clubhouse	$9,070	$26,152
Core Area - Tennis Courts - Fencing/Gates		1112		Core Area	$39,570	$114,096
Core Area - Tennis Courts - Replace/Repair		1110		Core Area	$353,141	$1,018,234
Golf - Cart Path - Repave/Repairs (1)				Golf	$60,833	$175,403
Golf - Club Car Carry All - Replace		1344		Golf	$18,678	$53,856
Golf - Hole 17 Pressure Maintenace Pump		1359-b		Golf	$11,114	$32,045
Golf - Irrigation System - Pump Controller				Golf	$49,124	$141,642
Golf - Range Picking Unit & Ball Washer		1221		Golf	$7,975	$22,996
John Deere Triplex Mower - Replacement		1076		Golf & Maintenance Equipment	$72,185	$208,137
Maint - 08 Dodge 4500 Dump Truck - Replace		1174		Maintenance - Vehicles	$90,000	$259,503
Maintenance Bldg - Generator				Maintenance - Building	$18,324	$52,835
SEC - Ford Bronco Sport Vehicle x 2				Security Building & Equipment	$62,400	$179,922
Toro GM 3280D		1066		Golf & Maintenance Equipment	$33,925	$97,820

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
TURF - Bldg - Paint		1209		Turf	$14,038	$40,478
TURF - HVAC Replacement		1276		Turf	$10,134	$29,220
Welcome Center - Building/Siding Repair				Welcome Center	$21,632	$62,374
					Total for 2054:	**$2,586,563**
2055						
1,000 Gal. Gas Storage Tank		1015		Golf & Maintenance Equipment	$17,548	$52,621
2009 Club Car Carryall 252 - Replace		1078		Golf & Maintenance Equipment	$26,000	$77,966
ACB - HVAC - Replace		1117		Adult Center Building	$39,288	$117,813
Area Z - RV Area - Chain Link Fence				Area Z	$29,480	$88,402
Area Z - RV Area - Rehab		1128		Area Z	$16,873	$50,597
Clubhouse - Water Heater - Replace		1154		Clubhouse	$8,101	$24,293
Fairway Aerator Replacement - Wiedenmann Terra Spike XF6		1030-R		Golf & Maintenance Equipment	$62,187	$186,479
Golf - Bunkers - Replace (Contingency)		1213		Golf	$17,548	$52,621
Golf - Cart Path - Repave/Repairs (2)				Golf	$55,450	$166,279
Golf - Hole 14 Pressure Maintenance Pump		1359-e		Golf	$4,680	$14,034
Golf Carts - Gas 50 Carts - Replace		1258		Golf	$250,000	$749,676
John Deere ProGator 2030A9-1		1058		Golf & Maintenance Equipment	$58,598	$175,717
John Deere ProGator 2030A9-2		1322		Golf & Maintenance Equipment	$58,598	$175,717
Main Pool - Equipment - Replace		1100		Pool - Main	$43,149	$129,390
Main Pool - Heaters		1356		Pool - Main	$17,316	$51,926
Main Pool - Resurface		1244		Pool - Main	$146,232	$438,507
Maint - 2013 Chevy Express Van - Replace		1270		Maintenance - Vehicles	$34,999	$104,953
Maintenance Bldg - Equipment - Replace		1130		Maintenance - Building	$9,359	$28,064
Marina - Picnic Shelter - Repairs		1133		Marina & AM/PM Areas	$90,000	$269,883
Marina & AM/PM - Bldgs - Painting		1142		Marina & AM/PM Areas	$8,774	$26,310
Quiet Pool - Resurface		1121		Pool - Quiet	$28,662	$85,947
Security Bldg - Electrical		1346		Security Building & Equipment	$40,945	$122,782
Security Bldg - Interior- Repair		1301		Security Building & Equipment	$9,359	$28,064
Security Bldg - Siding - Repair		1228		Security Building & Equipment	$23,397	$70,161
TURF - Fence - Replace/Repair		1208		Turf	$7,424	$22,263
Turfcare- Four to Six Yard Dump Trailer				Golf & Maintenance Equipment	$19,299	$57,872
					Total for 2055:	**$3,368,338**
2056						
2016 SIP 650 - Replace		1026		Golf & Maintenance Equipment	$17,548	$54,726
2016 SIP 7000 Reel Grinder - Replace		1025		Golf & Maintenance Equipment	$37,435	$116,748
Barn 6 Demo & Site Work Phase 1				Barn 6	$524,160	$1,634,672

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Barn 8 - Gym Cardio Machines - Replace		1248		Barn 8	$55,464	$172,974
Barn 8 - Gym Weight Machines - Replace		1084		Barn 8	$74,536	$232,451
Clubhouse - Admin - Renovation		1150		Clubhouse	$24,645	$76,858
Clubhouse - Exterior - Replace		1146		Clubhouse	$848,147	$2,645,076
Clubhouse - HVAC 20 Ton		1318		Clubhouse	$222,679	$694,457
Golf - Austin Creek - Repair Design & Permitting		1224-D		Golf	$37,406	$116,656
John Deere 6500A Fairway Mower				Golf & Maintenance Equipment	$77,464	$241,583
John Deere Triplex Mower - Replacement		1303		Golf & Maintenance Equipment	$72,185	$225,121
Maint - 18 Silverado - Replace		1315		Maintenance - Vehicles	$56,153	$175,122
Maint - 18 Silverado - Replace		1311		Maintenance - Vehicles	$52,644	$164,177
SEC - Radio System - Replace		1165		Security Building & Equipment	$33,926	$105,803
SEC: Marina Security System				Security Building & Equipment	$20,091	$62,657
Toro H-11 Greens Roller - Replacement		1082		Golf & Maintenance Equipment	$19,971	$62,284
TURF - Bldg - Repair		1210		Turf	$51,459	$160,484
TURF - Change Room Repair		1352		Turf	$7,780	$24,262
TURF - Restrooms - Replace		1280		Turf	$3,510	$10,945
TURF - Vent System - Replace/Repair		1207		Turf	$13,453	$41,956
					Total for 2056:	**$7,019,012**