



RESERVE ANALYSIS REPORT

Sudden Valley Community Association - CRRRF

Bellingham, WA

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

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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.



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Reserve Study Introduction

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

What Should I Expect In My Reserve Analysis Report?

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

The report includes the following:

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

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

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

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

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

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

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

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

How Do I Read My Reserve Study?

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

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

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

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

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

What Does Percent Funded Mean?

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

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

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

What Are The Assumptions Used In The Reserve Analysis?

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

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

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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,

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

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

Glossary of Terms:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Executive Summary

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

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

Assumed Inflation, Interest & Rate of Annual Reserve Contribution Increase

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

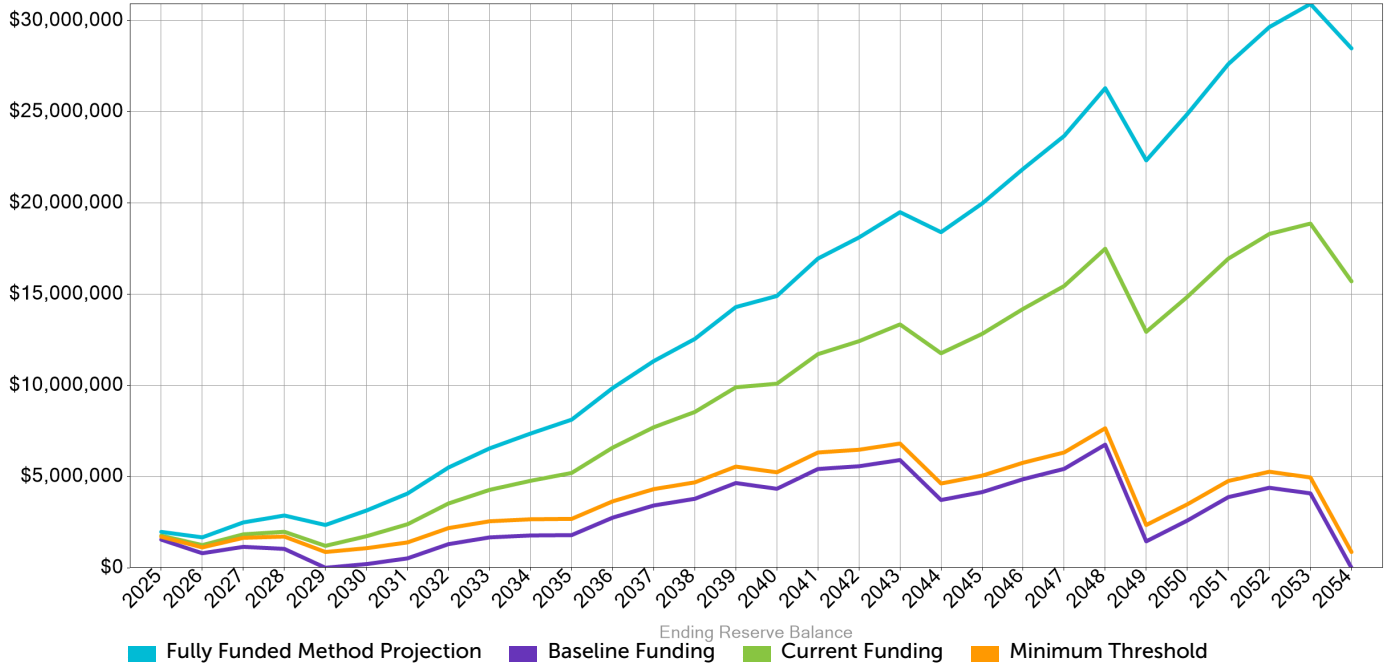
Inflation: 4.00 % Applied to the anticipated expenditures	Interest: 2.00 % Applied to the average annual reserve balance	Annual Reserve Contribution Increase: Varies See individual funding models
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Executive Summary

Summary of Funding Plans

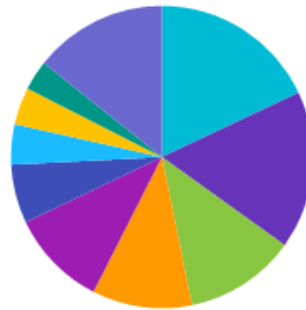
★ Recommended funding plan

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



Expenditures by Category

Current Replacement Cost: \$17,379,535.00



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

Component Inventory

Current Replacement Cost: \$17,379,535

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



Component Inventory

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

Component Inventory

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

Component Inventory

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

Component Inventory

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

Component Inventory

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



Component Inventory

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

Component Inventory

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



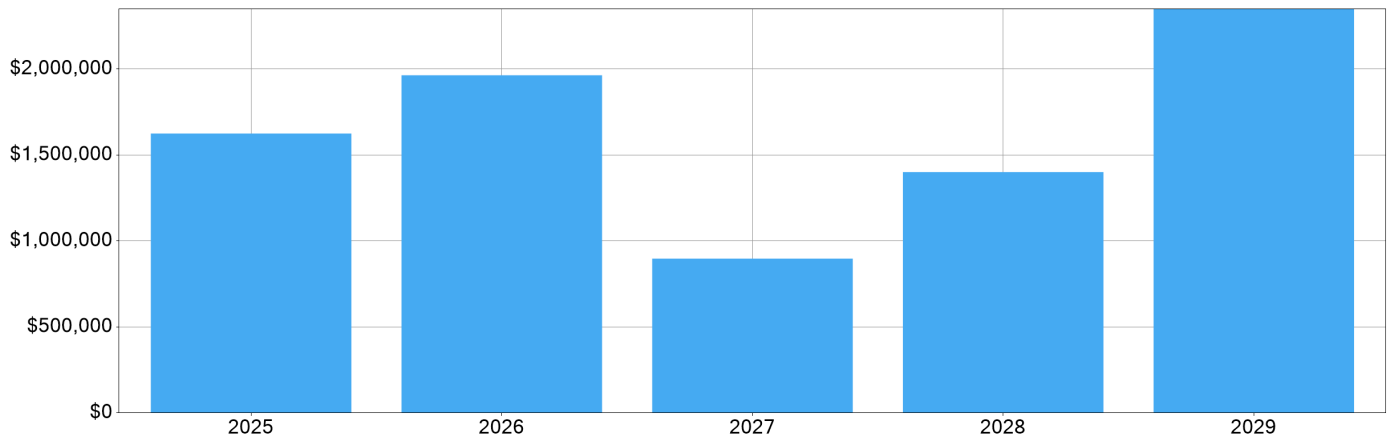
Component Inventory

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

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



Anticipated Expenditures (5 Years)

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



Anticipated Expenditures (5 Years)

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



Anticipated Expenditures (5 Years)

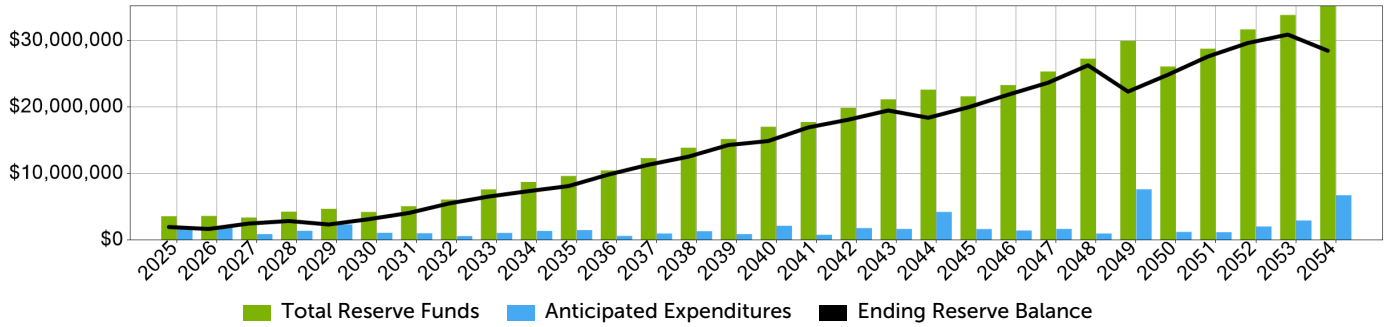
Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Golf Carts - 50 Carts - Replace		1258		Golf	\$351,520	\$395,412
Main Pool - ADA Lift - Replace		1337		Pool - Main	\$9,572	\$10,767
Main Pool - Swim Lanes - Replace		1338		Pool - Main	\$6,490	\$7,300
Maint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

Fully Funded Method Projection

Target - 100% Funded in 30 Years

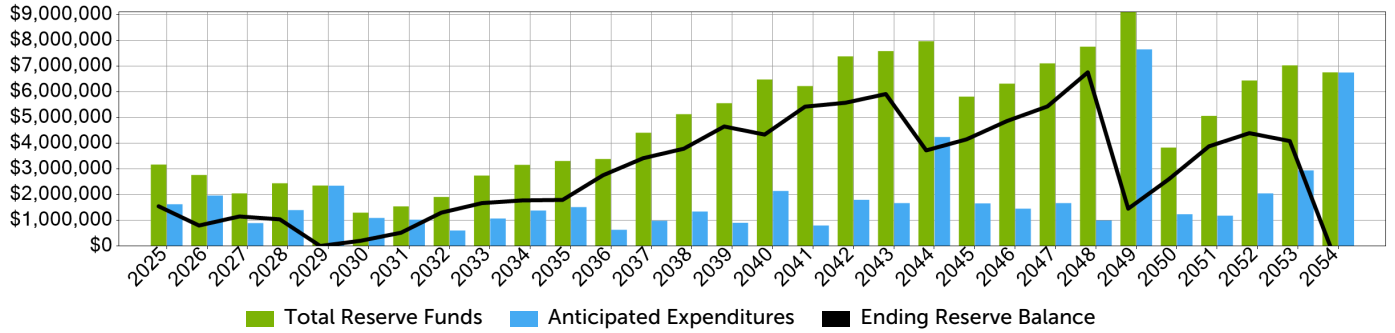
Units: 3,120 | Start Date: 1/1/2025

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



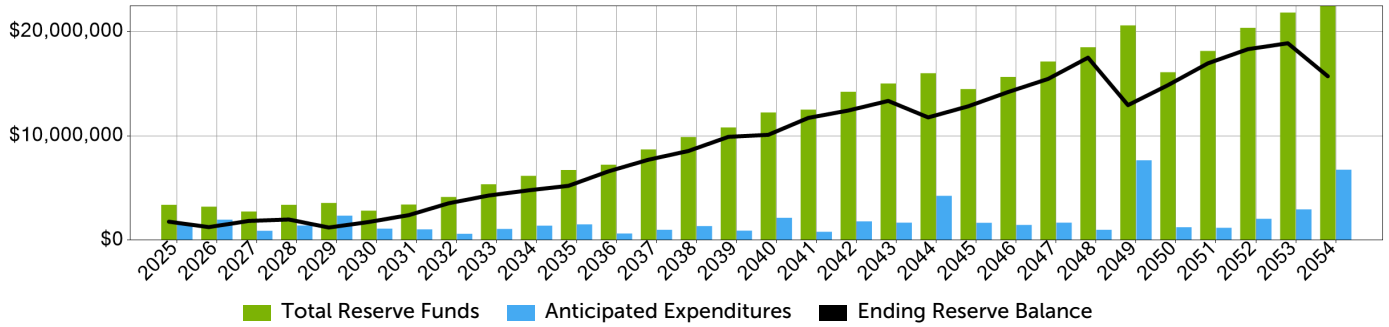
Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Ending Percent Funded
2025	\$1,579,330	\$42.18	\$1,977,904	\$39,109	\$3,596,343	\$1,624,254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

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



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

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



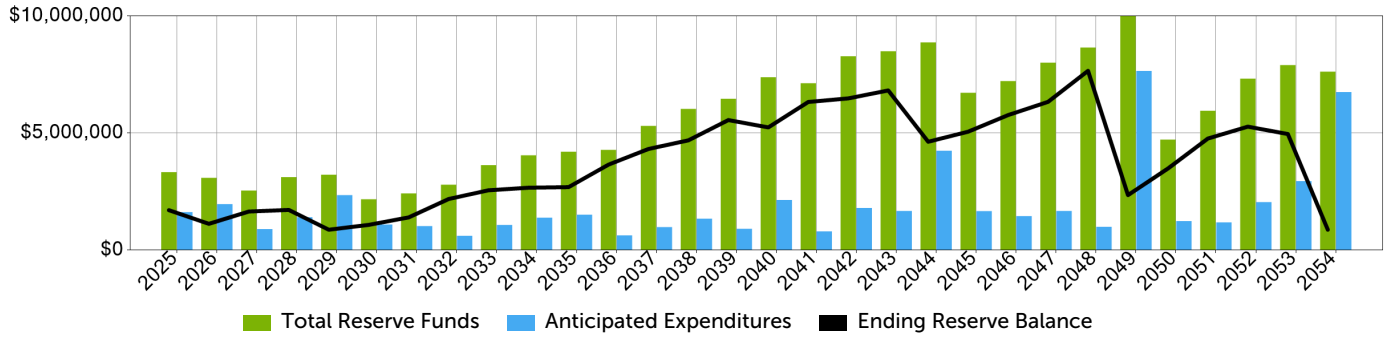
Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Ending Percent Funded
2025	\$1,373,992	\$36.70	\$1,977,904	\$37,055	\$3,388,951	\$1,624,254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

Minimum Threshold

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

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

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



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

Percent Funded Analysis

Current Percent Funded: 24%

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

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

Percent Funded Analysis

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

Percent Funded Analysis

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



Percent Funded Analysis

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

Percent Funded Analysis

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

Percent Funded Analysis

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

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

Reserve Allocation Report

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

Reserve Allocation Report

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



Reserve Allocation Report

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

Reserve Allocation Report

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



Reserve Allocation Report

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

Reserve Allocation Report

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

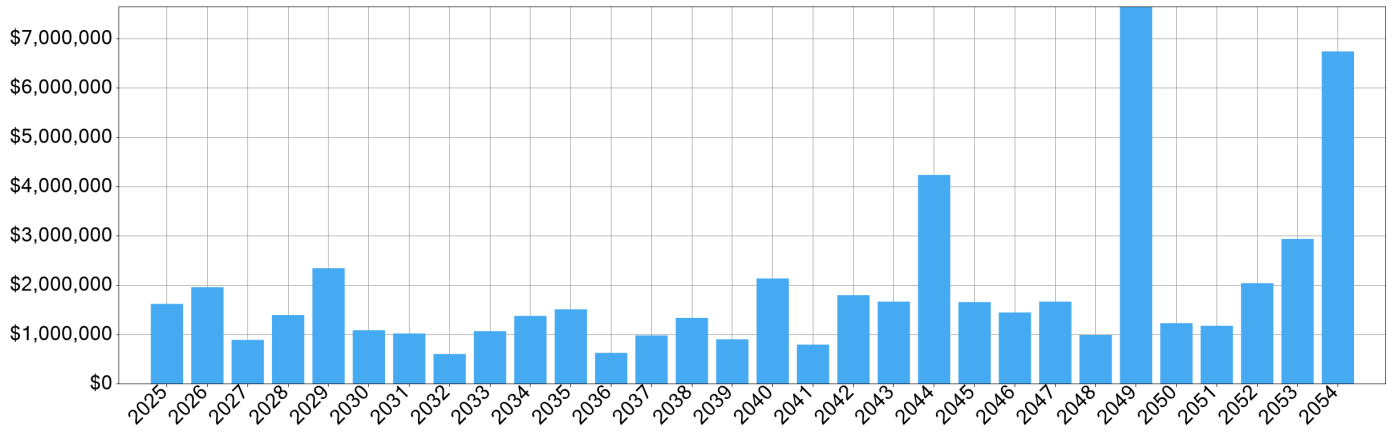


Reserve Allocation Report

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

Anticipated Expenditures (30 Years)

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



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



Anticipated Expenditures (30 Years)

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



Anticipated Expenditures (30 Years)

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



Anticipated Expenditures (30 Years)

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



Anticipated Expenditures (30 Years)

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

Anticipated Expenditures (30 Years)

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



Anticipated Expenditures (30 Years)

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



Anticipated Expenditures (30 Years)

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



Anticipated Expenditures (30 Years)

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

Anticipated Expenditures (30 Years)

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



Anticipated Expenditures (30 Years)

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



Anticipated Expenditures (30 Years)

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



Anticipated Expenditures (30 Years)

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

Anticipated Expenditures (30 Years)

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



Anticipated Expenditures (30 Years)

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



Anticipated Expenditures (30 Years)

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

Anticipated Expenditures (30 Years)

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



Anticipated Expenditures (30 Years)

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



Anticipated Expenditures (30 Years)

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



Anticipated Expenditures (30 Years)

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



Anticipated Expenditures (30 Years)

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