



SUDDEN
VALLEY

Pre-Work for Strategic Planning Team Members

Planning Processes

The Budget

Linking Budgeting and Strategy

2024 Budget Presentation

2024 Reserve Studies

Budgeting and Strategy

THE BUDGETING PROCESS

The SVCA's annual budget is: prepared every year; approved by the Board, and; voted on by the membership; to be executed over the following calendar year. While maintaining the core concept of annual authorization, the annual budget is developed within a multiyear perspective through strategic and long-range planning, the preparation of a 10-year Capital Plan, and a 30-year Reserve Study.

Revenue and expenditure, as well as constraints on assessment increases, are considered together to determine annual budget targets. The budget covers all SVCA Departments and operations, based on input and recommendations received from each Department's manager. This process ensures the budget presented to the membership is a consolidated picture of operations and is voted on, as a whole.

The Linking Budgeting and Strategy statement has been included in all Budget Presentations and AGM Election Booklets since 2021:

Successful long-term organizational sustainability requires planning and a strategic planning process that identifies vital and measurable goals. Identified priorities have been pulled out of our mission, vision, and values and act as the guiding principles for Association decisions and actions taken by both the Board and staff. These identified priorities are the overarching strategies and values that will help us reach our shared vision.

STRATEGIC PRIORITIES

The 2022 Budget listed each Strategic Priority along with their associated budgeted Expenditures, as presented to the Community at the Town Hall and Annual General Meeting. The Budget Ballot Measure was passed by the membership, with 642 voting to Approve and 173 voting to reject.

- *A checked box indicates the identified 2021 Goals/Tasks have been completed or is in progress. An "x" indicates the item is not moving forward. A blank box represents an unaddressed item.*

SUSTAINABILITY.

We strive to be a sustainable community that manages our human, natural, and financial resources to meet current needs while ensuring that these resources are available for future generations.

- All employees will receive a 3% pay increase.
- An updated Capital Improvement Plan (CIP) 2023 -2032 is scheduled.
- Southern Court Repairs
- Continued implementation of Firewise and Clean Green programs for our membership

Ecologically, we seek to gain an understanding of our impacts on the watershed and climate, and will promote good stewardship by lessening such impacts wherever we can.

- Large Culvert or Bridge Inspection (alternating years)
- Design of a required Stormwater Mitigation Project and Stormwater Mitigation Bank
- Fast Response for Unforeseen Drainage Issues
- Design, remove and replace Culverts 432 & 24
(Substituted Culvert 315, all culverts have been re-evaluated)
- Annual vegetation control of ditches, culverts, and swales (per 2016 SGM)

We conduct our business in a socially and fiscally responsible manner. We consider the true costs of our decisions and actions.

- There is no assessment increase planned for 2022.
- New Level I Reserve Study planned for 2022 to ensure we have a proper maintenance plan for all of our assets and to have a complete understanding of what our assets will cost to maintain over the next 10 - 30 years

COLLABORATION.

We are a collaborative community, and our members are its heart and soul.

- Defibrillator - replacement

We continually strive to build collaborative and ethical decision-making into our budgeting and planning processes.

- All employees will receive a 3% pay increase.
- Golf Enterprise presented a balanced operations budget
- New Maintenance Building/Offices (In-Process)

We are a compassionate Community where the well-being of everyone is a top priority, and all people and living things are treated with respect.

- Marina Park / Small Dog Park

NATURAL BEAUTY.

It is both our duty and, in our self-interest, to be strong guardians of the quality of Sudden Valley's natural environment.

We are conscious of the human impacts our community has on our surroundings.

- Barn 8 exterior rehabilitation (In-Process)
- Remove Barn 7 Foundation
- New road mower

We also recognize the effects our environment has on the lives of our residents and employees.

- New HVAC unit in Clubhouse

RECREATION.

With our parks, trails, greenspace, pools, lakes, golf course, recreation/ fitness center, and recreation programs, the Sudden Valley community enjoys a variety of recreational opportunities.

- Additional kayak/canoe racks
- Replace Sauna in Barn 8 (*Repaired*)
- 4 new Golf Course mowers
- Ice Barn refurbishment (*Now the open-air pavilion project*)

Sudden Valley provides recreational opportunities that are accessible and inclusive because we believe all our residents should have access to recreation and leisure opportunities.

- Connected Trail System Design
- Marina Parking Lot Reconfiguration
- Side-walk alternatives on main roads – phased to coincide with resurfacing

CIVIC ENGAGEMENT.

Through civic participation, our community works together to protect our shared Values.

- All meetings live streamed and viewable on YouTube, providing our members the ability to participate on their own schedule
- Monthly community newsletter, The Views

Our engaged and informed membership and employees actively contribute to the community decision-making processes.

- The SVCA Community Survey
- Staff meetings / training
- Department Heads and key employee participation in the strategic planning process
- Open-door policy with Board

Community feedback is embraced and considered, allowing the SVCA Board and management to best meet the needs of the community.

- SVCA website redesign
- Survey

QUALITY OF LIFE.

We value the quality of life in our community and protect it through our relationships, bylaws, policies, and procedures.

- Barn 8 plumbing system repair
- Barn 8 Fire System
- Clubhouse plumbing system repair
- Collaborate with Whatcom County on required Stormwater Mitigation Project and Stormwater Mitigation Bank, ensuring the SVCA receives additional support from our tax dollars.

Livability (social, economic, ecological) and a sense of belonging are required elements of a sustainable community and a successful, collaborative planning process.

Fiscal soundness and prudence enable us to deliver the services and maintain the resources our community needs and desires.

- The Operational Budget is solid and balanced
- Consistent and on-going support of existing services
- Roads resurfacing and pothole repair

DIVERSITY & INCLUSIVENESS.

We are a community that values difference and creates a welcoming, inclusive, environment that encourages innovation, increased participation and an elevated sense of community and belonging for all.

- Reconfiguring the Marina Parking Lot
- Diverse recreation opportunities for our multi-generational residents
- Increase the use of graphics, translation tools, and the readability of the SVCA website and eBlasts (Sudden Valley's weekly community update email)



SUDDEN VALLEY

Town Hall
2024 Budget
Presentation

October 14, 2023



SUDDEN
VALLEY

The Budgeting Process

- SVCA's capital and operations budgets are prepared annually
- Anticipated revenues and expenses, as well as necessary repair and maintenance of assets are considered
- Input is solicited from SVCA Department Managers and a draft budget is prepared by the Finance Director, GM, and Treasurer
- The Board of Directors reviews and approves the budget, which is then voted on by the membership
- This process ensures the budget presented to the membership is a consolidated picture of operations

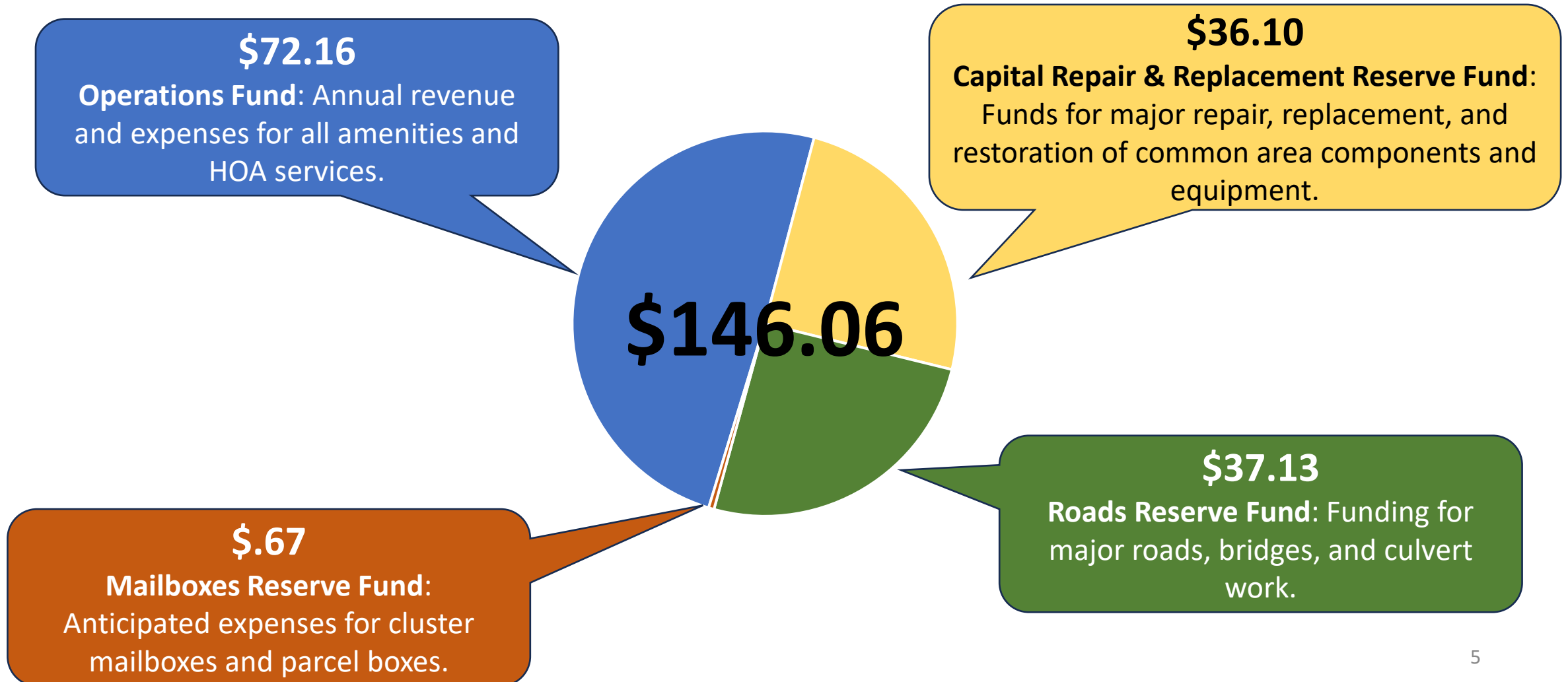


Sudden Valley's operating budget for 2024 balances \$4,287,474 in revenues with \$4,287,474 in expenditures.

The proposed monthly dues for a developed lot in 2024 will be \$146.06
The proposed monthly dues for an undeveloped lot in 2024 will be \$138.71

** There will be no additional user fees in 2024 for the Parks / Pools / Fitness Center.*

What is covered by the 2024 annual assessment?



2024 Dues Proposal

		January Through May**		June Through December		95% Collections*		As Compared to 2023 Monthly Dues Amount at December 31 Year End		
		2023		2023		2024		\$ Change	% Change	
DEVELOPED LOTS										
OPS		\$	58.28	\$	67.91	\$	72.16	\$	4.25	6.3%
OPS Rec Special Assessment**		\$	12.13	\$	-	\$	-	\$	-	0.0%
Ops Total		\$	70.41	\$	67.91	\$	72.16	\$	4.25	6.3%
CRRRF		\$	36.10	\$	36.10	\$	36.10	\$	-	0.0%
ROADS		\$	37.13	\$	37.13	\$	37.13	\$	-	0.0%
MAILBOX		\$	0.67	\$	0.67	\$	0.67	\$	-	0.0%
Capital Total		\$	73.90	\$	73.90	\$	73.90	\$	-	0.0%
MONTHLY TOTAL		\$	144.31	\$	141.81	\$	146.06	\$	4.25	3.0%
ANNUAL TOTAL			N/A	\$	1,714.22	\$	1,752.72			
Monthly \$ Change						\$	4.25			
Monthly % Change							3%			
								As Compared to 2023 Monthly Dues Amount at December 31 Year End		
UNDEVELOPED LOTS		January Through May**		June Through December		95% Collections*		\$ Change	% Change	
		2023		2023		2024				
OPS		\$	52.24	\$	60.77	\$	64.81	\$	4.04	6.6%
OPS Rec Special Assessment**		\$	8.53	\$	-	\$	-	\$	-	0.0%
Ops Total		\$	60.77	\$	60.77	\$	64.81	\$	4.04	6.6%
CRRRF		\$	36.10	\$	36.10	\$	36.10	\$	-	0.0%
ROADS		\$	37.13	\$	37.13	\$	37.13	\$	-	0.0%
MAILBOX		\$	0.67	\$	0.67	\$	0.67	\$	-	0.0%
Capital Total		\$	73.90	\$	73.90	\$	73.90	\$	-	0.0%
MONTHLY TOTAL		\$	134.67	\$	134.67	\$	138.71	\$	4.04	3.0%
Annual Total			N/A	\$	1,616.04	\$	1,664.52			
Monthly \$ Change						\$	4.04			
Monthly % Change							3%			

Dues Projection- 2024 Operating Budget Assumptions & Capital Planning for 2024-2033													
Fund	Description of Change	January	June	Average	2024	2025	2026	2027	2028	2029	2030	2031	2032
		through May 2023	through December 2023	Monthly Amount 2023									
OPS	2023 Assessment	\$ 58.28	\$ 67.91	\$ 63.90	\$ 72.16	\$ 72.16	\$ 72.16	\$ 72.16	\$ 72.16	\$ 72.16	\$ 72.16	\$ 72.16	\$ 72.16
Recreation SA	2023*	12.13	-	5.05	-	-	-	-	-	-	-	-	-
Ops Assessment Total (Developed)		\$ 70.41	\$ 67.91	\$ 68.95	\$ 72.16	\$ 72.16	\$ 72.16	\$ 72.16	\$ 72.16	\$ 72.16	\$ 72.16	\$ 72.16	\$ 72.16
CRRRF	2023 Assessment	36.10	36.10	36.10	36.10	36.10	36.10	36.10	36.10	36.10	36.10	36.10	36.10
ROADS	2023 Assessment	37.13	37.13	37.13	37.13	37.13	37.13	37.13	37.13	37.13	37.13	37.13	37.13
MAILBOX	2023 Assessment	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67
Capital Assessment Total		\$ 73.90	\$ 73.90	\$ 73.90	\$ 73.90	\$ 73.90	\$ 73.90	\$ 73.90	\$ 73.90	\$ 73.90	\$ 73.90	\$ 73.90	\$ 73.90
MONTHLY Projected Assessment Total		\$144.31	\$141.81	\$142.85	\$146.06	\$146.06	\$146.06	\$146.06	\$146.06	\$146.06	\$146.06	\$146.06	\$146.06
\$ Change from Previous Year's Monthly Dues Amount at December 31st					\$ 4.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
% Change from Previous Year's Monthly Dues Amount at December 31st					3%	0%	0%	0%	0%	0%	0%	0%	0%

*The Recreation Special Assessment expired at the end of May 2023.

This positive projection includes allocations of funds for many critical infrastructure improvements that had previously been deferred and were assumed to require a special assessment.

Dues Projection- 2021 Budget Assumptions & Reserve Study from 2020-2029

Fund	Description of Change	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
OPS	2020 Assessment	\$ 59.30	\$ 58.97	\$ 58.97	\$ 58.97	\$ 58.97	\$ 58.97	\$ 58.97	\$ 58.97	\$ 58.97	\$ 58.97	
OPS	(2021 per budget assumptions, +3% 2022-2029)	-	-	1.77	3.59	5.47	7.40	9.39	11.44	13.56	15.73	
Recreation SA	(+3% 2020-2023)*	11.11	11.44	11.78	12.13	-	-	-	-	-	-	
Recreation	(+3% 2024-2029)	-	-	-	-	12.50	12.88	13.27	13.67	14.09	14.52	
Ops Assessment Total (Developed)		\$ 70.41	\$ 70.41	\$ 72.52	\$ 74.69	\$ 76.94	\$ 79.25	\$ 81.63	\$ 84.08	\$ 86.62	\$ 89.22	
CRRRF	2020 Assessment	36.10	36.10	36.10	36.10	36.10	36.10	36.10	36.10	36.10	36.10	
CRRRF	Additional Assessment	-	-	1.28	16.85	8.42	(18.04)	(23.87)	(12.63)	1.88	28.07	
ROADS	2020 Assessment	37.13	37.13	37.13	37.13	37.13	37.13	37.13	37.13	37.13	37.13	
ROADS	Additional Assessment	-	-	5.78	(5.92)	9.32	10.15	7.46	(6.10)	19.98	(17.23)	
MAILBOX	(Based on Fully Funded RS in 2019)	0.67	0.67	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	
Capital Assessment Total		\$ 73.90	\$ 73.90	\$ 81.39	\$ 85.26	\$ 92.07	\$ 66.44	\$ 57.92	\$ 55.60	\$ 96.19	\$ 85.17	
MONTHLY Projected Assessment Total		\$ 144.31	\$ 144.31	\$ 153.91	\$ 159.95	\$ 169.01	\$ 145.69	\$ 139.55	\$ 139.68	\$ 182.81	\$ 174.39	
	\$ Change		0.00	9.60	6.04	9.06	(23.32)	(6.14)	0.13	43.12	(8.41)	
	% Change		0%	7%	4%	6%	14%	4%	0%	31%	5%	
Additional Special Assessment												
CRRRF	Additional Special Assessment	-	-	-	-	-	-	-	-	-	368.64	See Notes
ROADS	Additional Special Assessment	-	-	-	-	-	-	-	-	-	83.01	See Notes
Total Additional Special Assessments		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$ 451.65	

- Notes
- (1) Barn 8 building replacement (asset# 1332) moved to year 2029 to accommodate long range planning considerations for this item.
 - (2) Clubhouse refurbishment (asset# 1333) moved to year 2029 to accommodate long range planning considerations for this item.
 - (3) Area Z maintenance building replacement (asset# 1334) moved to year 2029 to accommodate long range planning considerations for this item.
 - (4) Marina parking lot design (CIP Number R-16a) moved to year 2029 to accommodate long range planning considerations for this item.
 - (5) Marina parking lot construction (CIP Number R-16b) moved to year 2029 to accommodate long range planning considerations for this item.

The same table from 2020 shows that critical infrastructure maintenance was deferred to 2029 and planned to be paid for through special assessments.

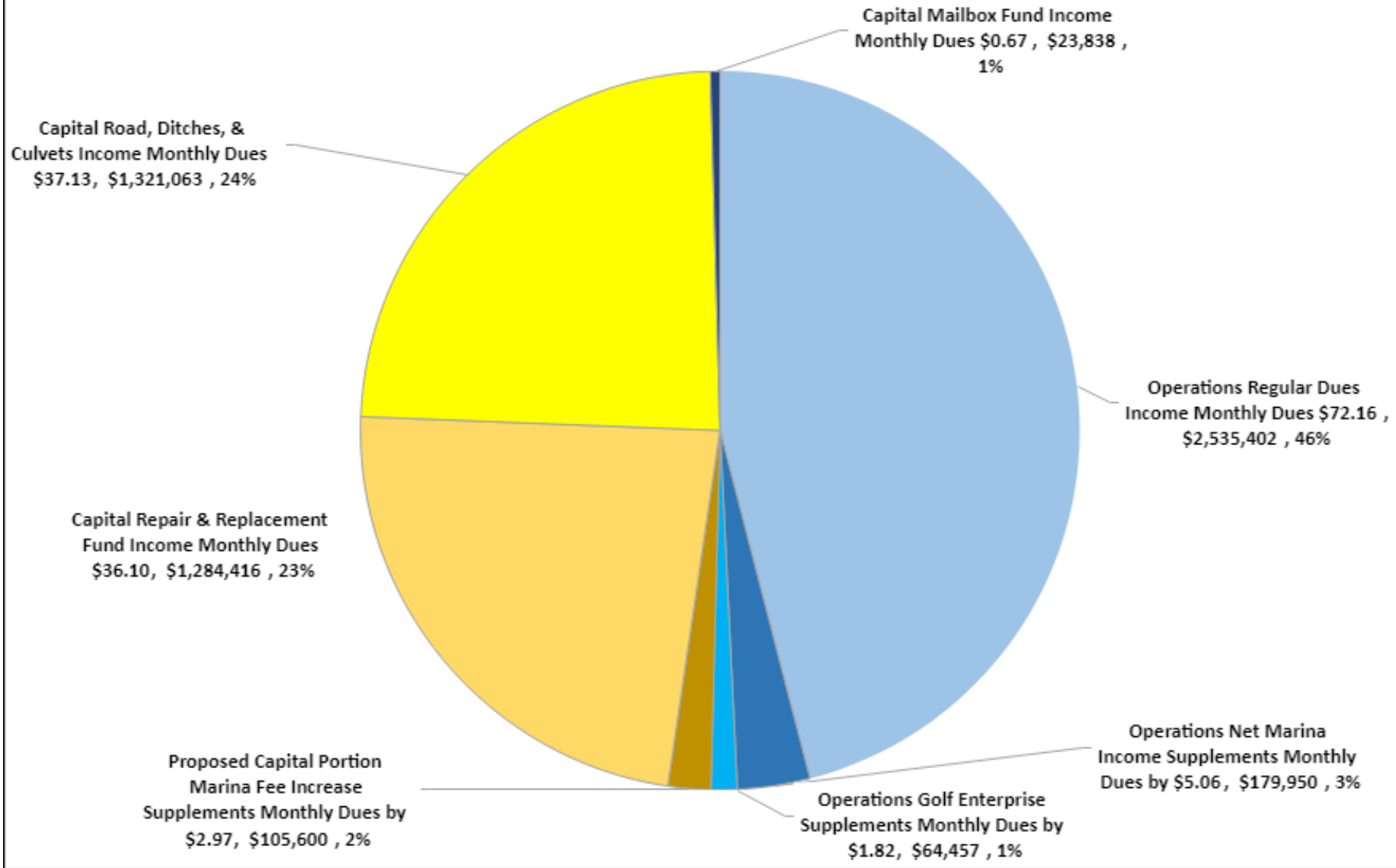
Summary of Operations Budget by Department

Department	2023 Budget	2024		% Change
		Proposed Budget	Increase / (Decrease)	
Common Costs: Property Taxes, Views, & Legal	(303,905)	(326,415)	22,510	7.4%
Operations	(595,461)	(580,197)	(15,264)	-2.6%
Accounting	(373,980)	(397,665)	23,685	6.3%
Facilities	(148,760)	(181,851)	33,091	22.2%
Maintenance*	(441,183)	(553,322)	112,139	25.4%
Security & ACC	(328,715)	(394,162)	65,447	19.9%
Recreation Community Center	(209,909)	(248,435)	38,526	18.4%
Parks*	(84,462)	-	(84,462)	-100.0%
Pools	(79,534)	(97,762)	18,228	22.9%
Subtotal Net Expense	(2,565,909)	(2,779,809)	213,900	8.3%
Operations Regular Dues Income	2,241,648	2,535,402	293,754	13.1%
Operations Rec Special Assessment Income**	172,371	-	(172,371)	-100.0%
Golf Enterprise	7,551	64,457	56,906	> 100%
Operations Net Marina Income	144,339	179,950	35,611	24.7%
Subtotal Net Income	2,565,909	2,779,809	213,900	8.3%
Grand Total Budget	-	-	-	

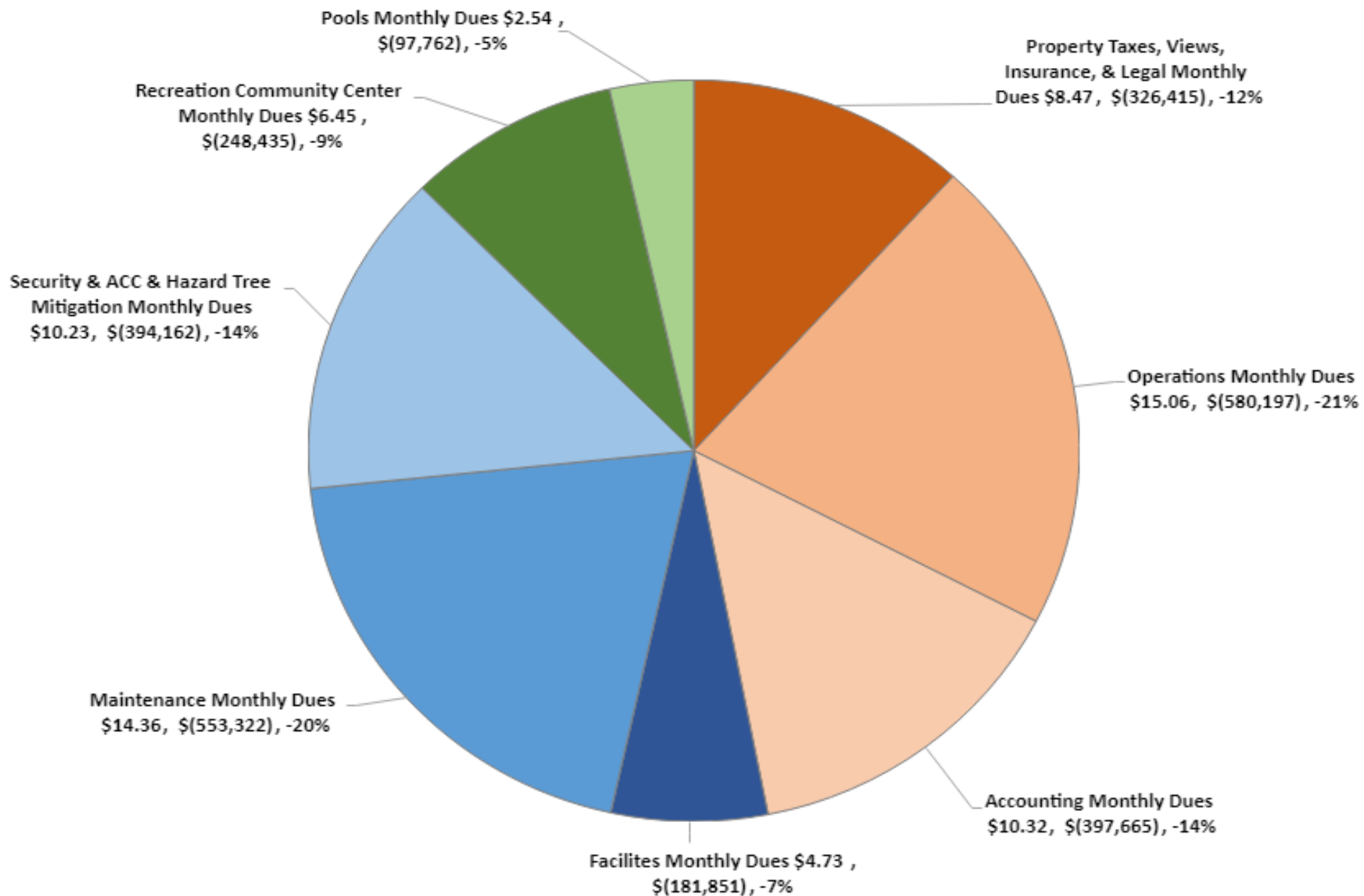
*Beginning with the 2024 budget year, Parks expenditures are accounted for in the Maintenance Department.

**The Recreation Special Assessment expired at the end of May 2023.

**2024 DRAFT NET INCOME SOURCES
 BASED ON 95% COLLECTIONS - 2739 DEVELOPED LOTS & 382 VACANT LOTS**



2024 DRAFT BUDGET- WHAT YOUR OPERATIONS DUES PAY FOR



Net Income is derived by subtracting operating expense from the total operating income.

This table compares the Marina's Net Income to the Capital Expenses related to the Marina between 2014 and year-to-date 2023.

As can be seen, the Net Income is less than the amount spent on capital improvements during the same time period.

Marina Net Income & Capital Expenditures (2014 to 2023)

Year	Net Income	Capital Expenditures Closed Out to Fixed Assets	Wet Slip Docks Related
2014	\$ 93,818	\$ -	\$ -
2015	102,162	142,955	-
2016	101,473	4,999	4,999
2017	65,574	-	-
2018	98,441	-	-
2019	99,824	801,313	801,313
2020	82,179	-	-
2021	66,059	33,510	-
2022	123,779	-	-
Total	\$ 833,309	\$ 982,777	\$ 806,312
YTD AUG 2023	179,792	309,008 *	12,188
Grand Total	\$ 1,013,101	\$ 1,291,785	\$ 818,500

63% of total Marina capital expenditures closed out to fixed assets relates only to the Wet Slip Docks.

*2023 capital expenditures listed of \$309,008 relateds to current budgeted amounts.

Linking Budget and Strategy

Successful long-term organizational sustainability requires planning and the incorporation of both strategic and long-term planning processes, to identify vital and measurable goals. SVCA's mission, vision, and strategic priorities act as the guiding principles for Association decisions and actions taken by both the Board and staff.





2024 Operational Budget Background

- The proposed 2024 Operational Budget accounts for expected additional payroll expense, as well as increases in property/casualty insurance, fuel, utilities, and the prioritization of the maintenance of infrastructure and facilities that has been neglected.
- The 5-year Recreation Special Assessment – which included recreation, pools, and parks – expired in May 2023. Beginning in the budget year 2024, all parks-related expenditures will be accounted for within the Maintenance Department budget. This budgeting change was made at the request of the Maintenance Superintendent.
- After careful review of the 10-year Capital Plan, the proposed 3% monthly dues increase in 2024 will be allocated to the Operations Budget.

A blue ballpoint pen with a silver tip is positioned diagonally across the upper left portion of the image. The background is a document featuring a bar chart with several blue bars of varying heights. The overall color palette is light blue and white, creating a professional and clean aesthetic.

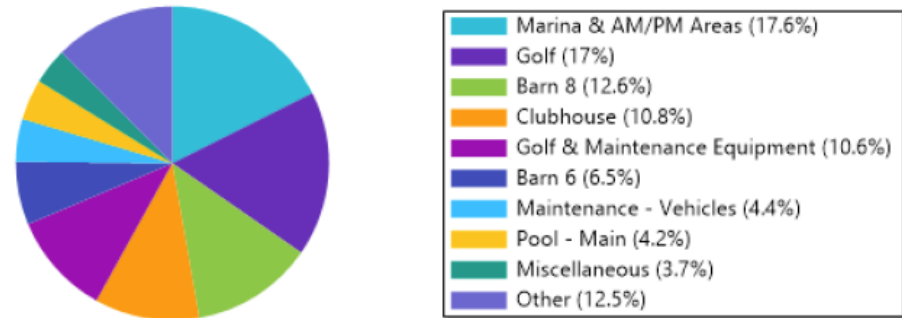
Capital Projects and Proposed Budget

Review of 2023 CRRRF Capital Projects

Project Name	Cost	Status
Area Z Maintenance Facility Remodel	\$ 483,399	Contracted, work not begun
Area Z Tall Barn Refurbishment	\$ 59,475	Work in progress
Barn 8 Remodel*	\$ 800,000	Permitted, not contracted
Tennis Court Resurfacing & Fencing*	\$ 189,500	Permitted, not contracted
2023 Playground ADA Improvements	\$ 107,867	Work in in progress
Irrigation System Pump Controller	\$ 44,981	Complete
Austin Creek Repair	\$ 32,571	Permitted, not contracted
Marina Launch Dock Replacement	\$ 169,820	Contracted, work not begun
Marina Wet Slips Replacement - Preliminary Design & Engineer's Estimate	\$ 12,188	Completed
	\$ 1,899,801	

*Final costs not yet determined

Current Replacement Cost: \$16,225,840.00



From the 2024 CRRRF Reserve Study:

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

	UL	RUL	Current Replacement Cost
Adult Center Building	7-50	0-19	\$210,158
Area Z	10-20	1-19	\$137,774
Barn 6	40-40	2-2	\$1,054,408
Barn 8	10-40	3-39	\$2,038,938
Bus Shelters	8-25	0-24	\$56,680
Clubhouse	5-50	0-48	\$1,748,020
Core Area	10-30	0-29	\$226,642
Golf	5-43	0-38	\$2,766,431
Golf & Maintenance Equipment	5-30	0-23	\$1,724,287
Maintenance - Building	3-20	0-19	\$363,123
Maintenance - Vehicles	5-15	0-7	\$706,160
Marina & AM/PM Areas	5-50	2-22	\$2,861,914
Miscellaneous	1-30	0-14	\$593,302
Park Areas	10-20	1-19	\$288,844
Pool - Main	10-30	4-25	\$682,614
Pool - Quiet	10-30	0-25	\$264,482
Security Building & Equipment	7-25	0-6	\$245,736
Turf	7-50	0-11	\$256,327
Totals			\$16,225,840

Review of 2023 Roads Capital Projects

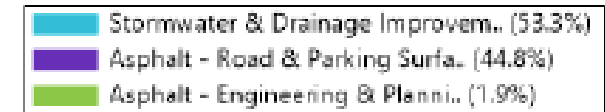
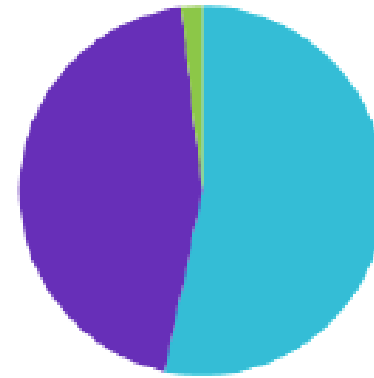
Project Name	Cost	Status
Culvert C-315	\$ 481,615	Complete
2023 Pothole & Other Road Repairs	\$ 35,000	Complete
2023 Pavement Markings	\$ 31,803	Complete
2023 Street Asphalt Repairs	\$ 295,735	Complete
Culvert Cleaning	\$ 452,117	Complete
Ten-Year Roads & Drainage Improvement Plan	\$ 132,350	Final report due in October
2023 On-Call Engineering	\$ 40,000	In Progress
2023 Street Sign Replacement	\$ 31,084	In Progress
Cold Spring Drainage Repair	\$ 35,596	Permit submitted
	\$ 1,535,300	

*Final costs not yet determined

From the 2024 Roads Reserve Study:

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

Current Replacement Cost: \$9,918,012.00



	UL	RUL	Current Replacement Cost
Asphalt - Engineering & Planning	1-5	0-4	\$186,004
Asphalt - Road & Parking Surfaces	1-12	0-11	\$4,441,408
Stormwater & Drainage Improvements	1-30	0-29	\$5,290,600
	Totals		\$9,918,012

Advisory Vote – Ice Barn

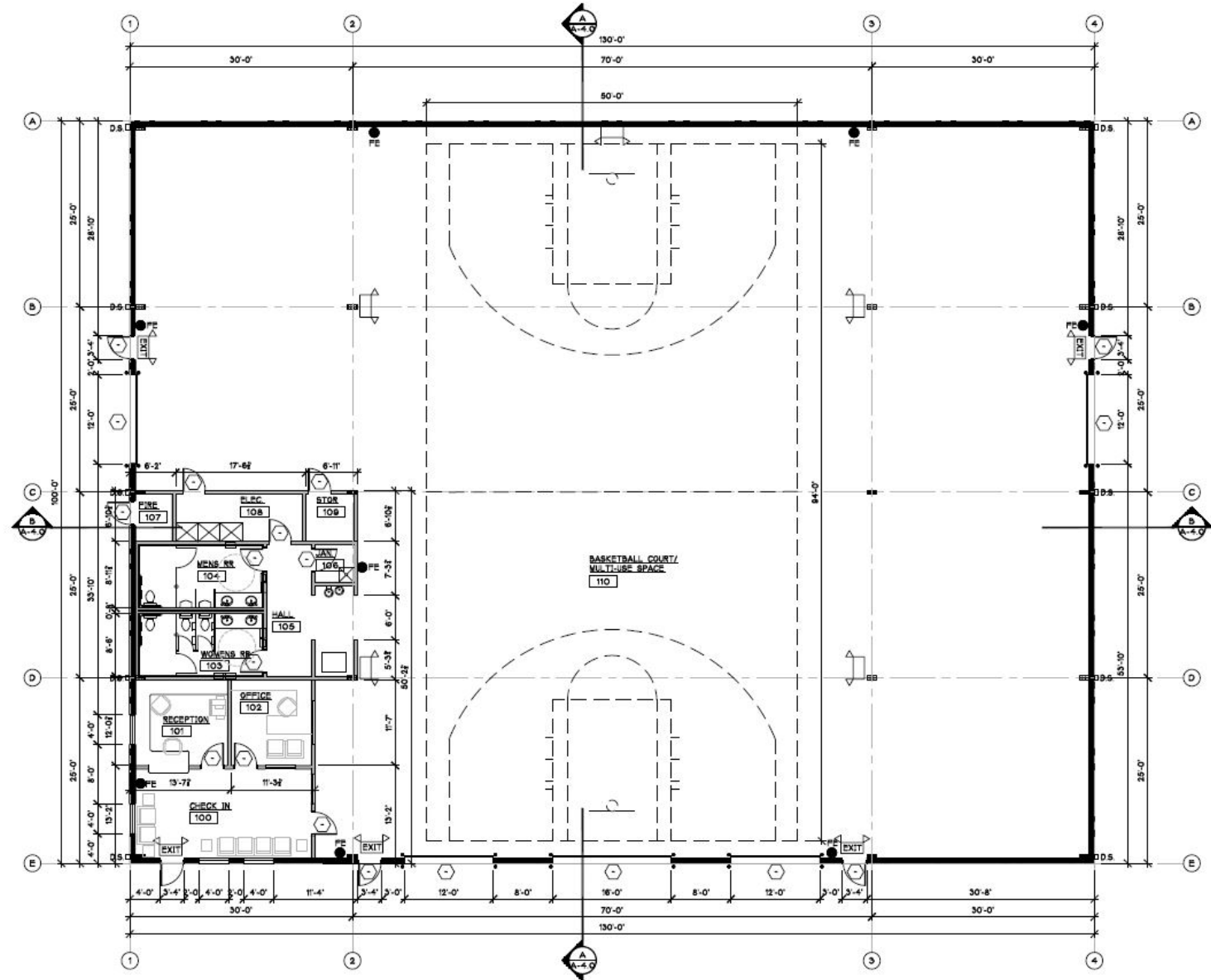
Which of the following options do you prefer for the replacement of Barn 6, also known as the Ice Barn?

1. Remove the existing structure and replace with an open-air pavilion; this option requires no special assessment for funding. The 2024 Capital Budget was prepared using this option.
2. Remove the existing structure and replace it with an enclosed structure; this option would require a special assessment of approximately \$11 per month for 6 years on all members.
3. Remove the existing structure and do not replace; this option requires no special assessment for funding.

Ice Barn – Current Condition



Ice Barn – Conceptual Barn 6 Layout – Concept #1

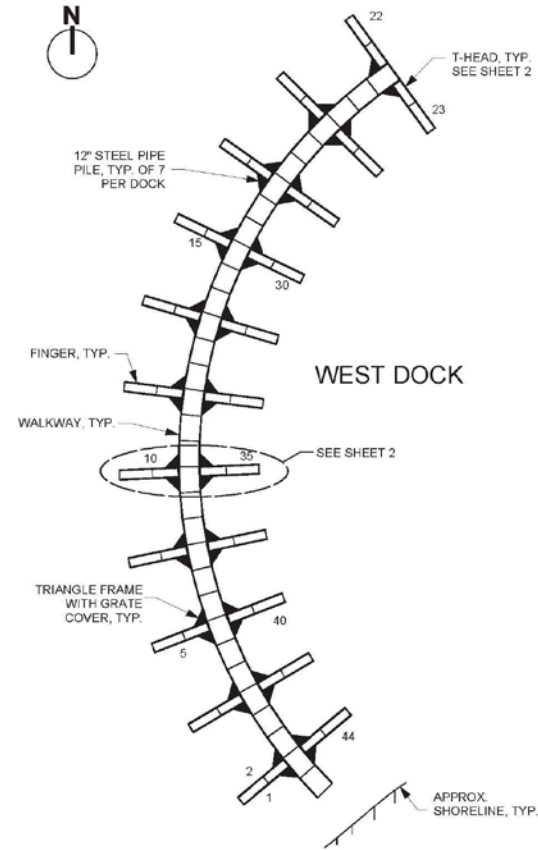


Advisory Vote – Marina Docks

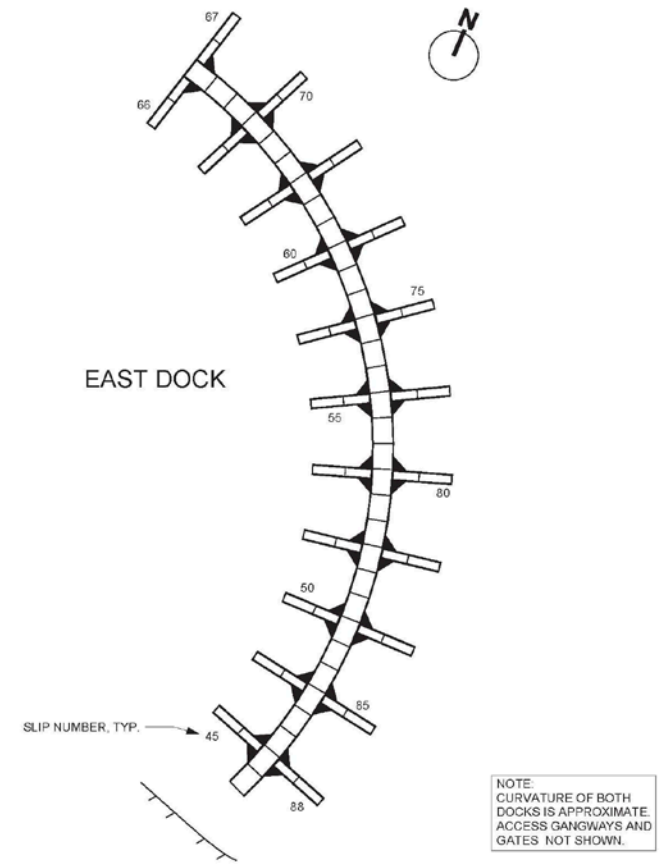
The replacement of the Marina Wet Slip Docks is estimated to cost approximately \$1.9M; which of the following options do you prefer for the funding of the Marina Wet Slip Docks replacement when they have reached the end of their useful life?

1. Beginning in 2024, increase annual wet slip use fees an additional \$1,200 to provide about one-third of the funding required to replace the marina Wet Slip Docks; this option requires no special assessment for funding. The 2024 Capital Budget was prepared using this option.
2. Place a 6-year Special Assessment of approximately \$9 per month on all members to fund the replacement of the Marina Wet Slip Docks.
3. Do not replace the Marina Wet Slip Docks at the end of their useful life.

Marina Docks Existing Layout



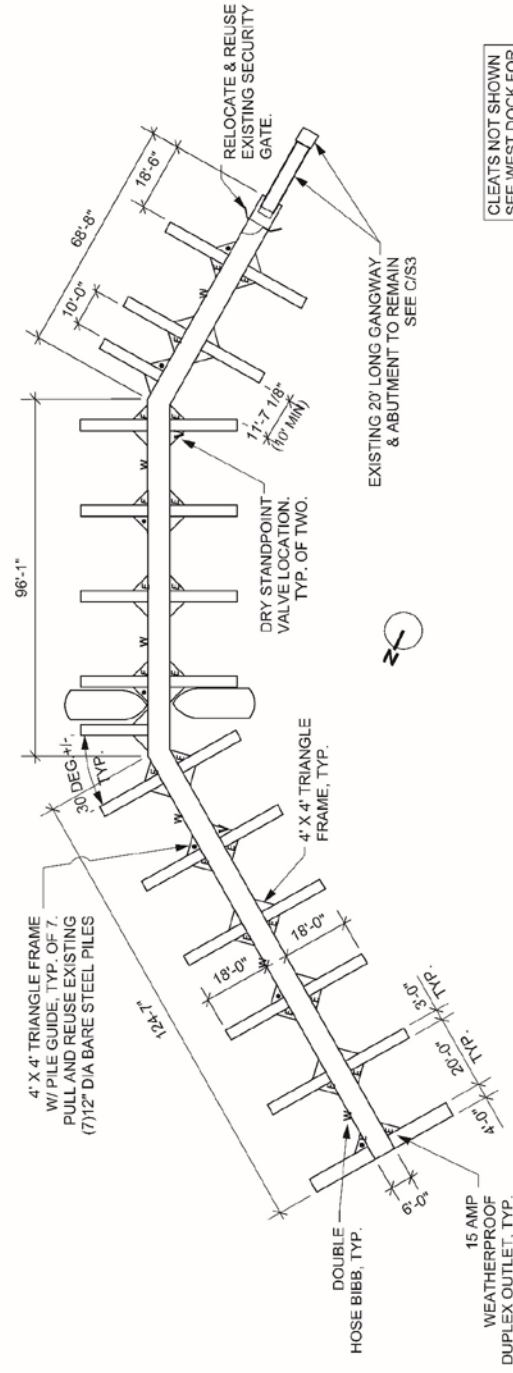
A Plan - West Dock (Approx.)
Scale: 1" = 30 ft



B Plan - East Dock (Approx.)
Scale: 1" = 30 ft

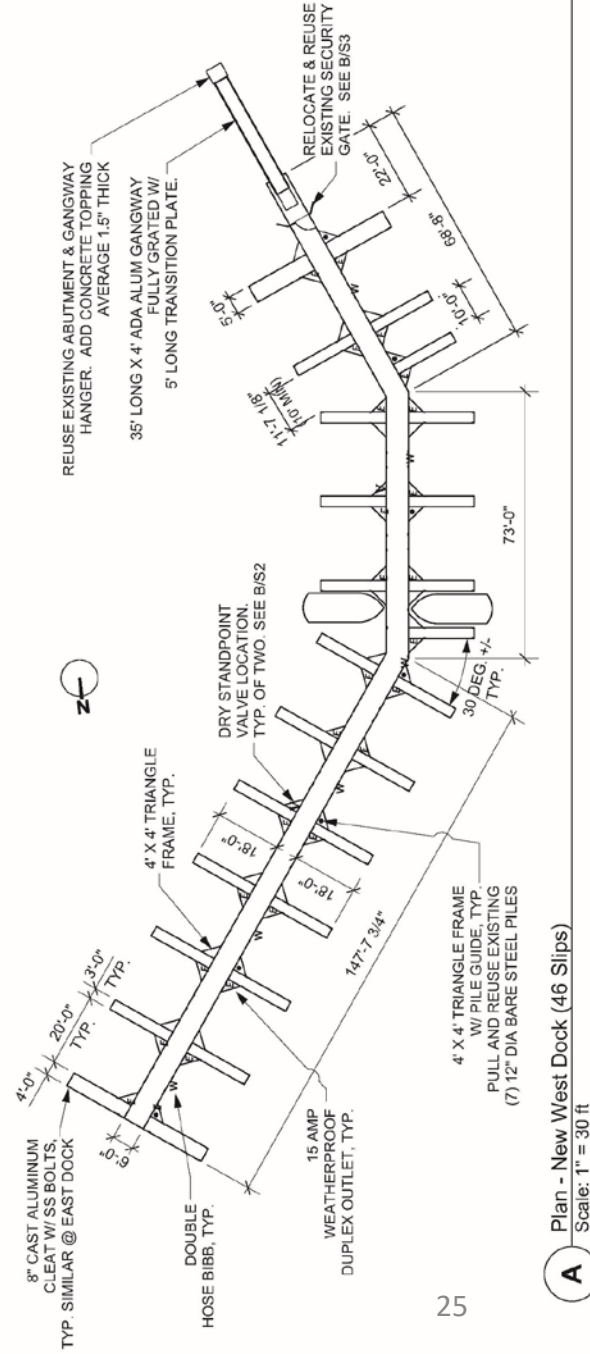
NOTE:
CURVATURE OF BOTH
DOCKS IS APPROXIMATE.
ACCESS GANGWAYS AND
GATES NOT SHOWN.

Marina Docks – Preliminary Design for Estimation



CLEATS NOT SHOWN SEE WEST DOCK FOR SIZE AND LOCATIONS

A Plan - New East Dock (46 Slips)
Scale: 1" = 30 ft



A Plan - New West Dock (46 Slips)
Scale: 1" = 30 ft



SUDDEN VALLEY

This presentation is available at SuddenValley.com on the 2023 AGM page.

Additional budget information is also available on the site.



RESERVE ANALYSIS REPORT

Sudden Valley Community Association - CRRRF

Bellingham, WA

Report Period: Jan 01, 2024 - Dec 31, 2024

Property Description		Financial Summary	
Property Name:	Sudden Valley Community Association - CRRRF	Starting Reserve Balance:	\$1,576,858
Location:	Bellingham, WA	Fully Funded Reserve Balance:	\$7,550,758
Project Type:	Master Association	Percent Funded:	21%
Number of Units:	3121	Current Replacement Cost:	\$16,225,840
Age of Project:	50 Year(s)	Deficit/Surplus vs. Fully Funded Reserve:	(\$5,973,900) or (\$1,914.10) Per Unit Avg

2023 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 September 12, 2023. This reserve study meets the requirements of RCW 64.90.550.

Current Funding Plan

Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2024	\$1,390,016	\$37.11	\$1,397,586	\$1,600,750	\$7,693,483	21%
2025	\$1,431,716	\$38.23	\$956,438	\$2,112,796	\$8,339,158	25%
2026	\$1,474,668	\$39.37	\$1,904,647	\$1,720,774	\$8,064,505	21%
2027	\$1,518,908	\$40.56	\$1,024,490	\$2,254,551	\$8,735,812	26%
2028	\$1,564,475	\$41.77	\$1,367,079	\$2,499,012	\$9,120,925	27%

Recommended Funding Plan

Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2024	\$1,390,016	\$37.11	\$1,397,586	\$1,600,750	\$7,693,483	21%
2025	\$1,431,716	\$38.23	\$956,438	\$2,112,796	\$8,339,158	25%
2026	\$1,474,668	\$39.37	\$1,904,647	\$1,720,774	\$8,064,505	21%
2027	\$1,518,908	\$40.56	\$1,024,490	\$2,254,551	\$8,735,812	26%
2028	\$1,564,475	\$41.77	\$1,367,079	\$2,499,012	\$9,120,925	27%

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

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

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

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

Yes No

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

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

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

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

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

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

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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.

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

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

Reserve Study Introduction

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.

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

Reserve Study Introduction

rates can be pegged to current bank rates or CD rates. Obviously, a lower rate is more conservative for planning purposes. Note that income from the reserve and operating accounts is taxable to an association, even if the association is established as a non-profit organization. Adjustments to the operating budget may be required to account for applicable federal and state taxes.

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

What Methodology Is Used to Perform the Reserve Analysis?

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

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

Disclosure

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

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

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

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

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

Construction pricing, costs, and life expectancies included in the reserve study may have been obtained from numerous vendors, contractors, historical data and costs, proposals and quotes obtained; and our general experience in the field with similar components or projects. Data and information obtained from previous reserve studies provided by the client were not audited and

Reserve Study Introduction

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 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.

Reserve Study Introduction

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 Location: Bellingham, WA Project Type: Master Association Number of Units: 3121 Age of Project: 50 Year(s)	Starting Reserve Balance: Fully Funded Reserve Balance: Percent Funded: Current Replacement Cost: Deficit/Surplus vs. Fully Funded Reserve:	\$1,576,858 \$7,550,758 21% \$16,225,840 (\$5,973,900) or (\$1,914.10) Per Unit Avg

2023 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 September 12, 2023. 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:

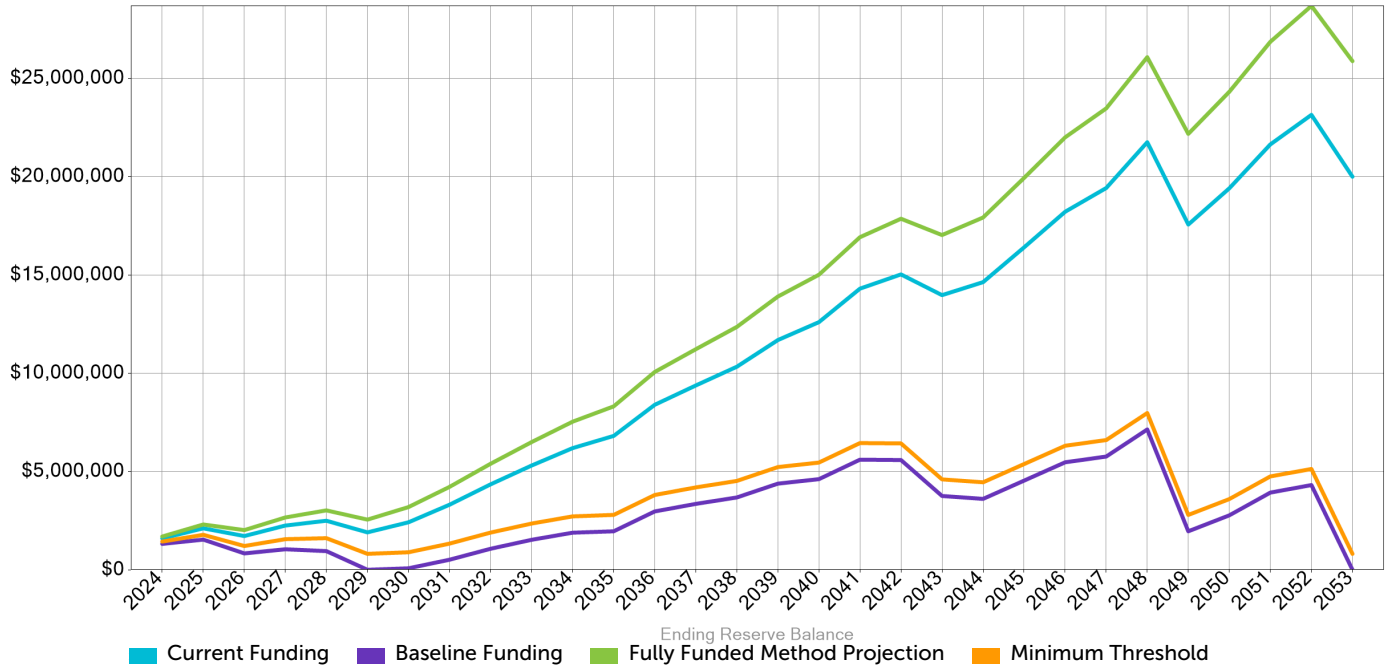
Inflation: 4.00 % Applied to the anticipated expenditures	Interest: 2.00 % Applied to the average annual reserve balance	Annual Reserve Contribution Increase: Varies See individual funding models
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Executive Summary

Summary of Funding Plans

★ Recommended funding plan

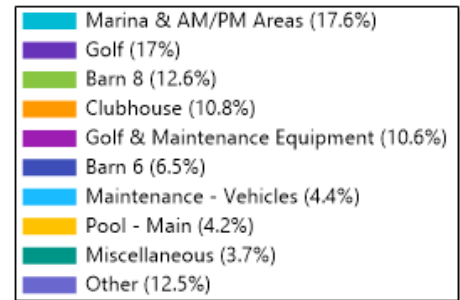
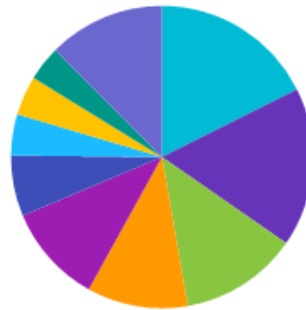
Funding Plans	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Meet All Anticipated Expenditures During Next 30 Years	1st Year of Reserve Deficit (If Applicable)	Average Reserve Balance Over 30 Years	Average Percent Funded Over 30 Years
Current Funding ★	\$1,390,016	\$37.11	Yes	N/A	\$10,945,952	59%
Baseline Funding	\$1,112,618	\$29.71	Yes	N/A	\$2,874,313	17%
Fully Funded Method Projection	\$1,484,500	\$39.64	Yes	N/A	\$13,370,874	71%
Minimum Threshold	\$1,230,747	\$32.86	Yes	N/A	\$3,631,423	22%



Executive Summary

Expenditures by Category

Current Replacement Cost: \$16,225,840.00



	UL	RUL	Current Replacement Cost	Accumulated Reserve Balance	Annual Fully Funded Requirement	Fully Funded Reserve Balance	Annual Reserve Contribution
Adult Center Building	7-50	0-19	\$210,158	\$29,455	\$10,716	\$141,047	\$11,848
Area Z	10-20	1-19	\$137,774	\$13,091	\$10,685	\$62,685	\$11,813
Barn 6	40-40	2-2	\$1,054,408	\$209,187	\$26,360	\$1,001,688	\$29,145
Barn 8	10-40	3-39	\$2,038,938	\$72,279	\$91,751	\$346,106	\$101,443
Bus Shelters	8-25	0-24	\$56,680	\$4,748	\$2,930	\$22,734	\$3,240
Clubhouse	5-50	0-48	\$1,748,020	\$165,058	\$78,884	\$790,378	\$87,216
Core Area	10-30	0-29	\$226,642	\$13,747	\$8,109	\$65,827	\$8,966
Golf	5-43	0-38	\$2,766,431	\$195,677	\$189,583	\$936,998	\$209,608
Golf & Maintenance Equipment	5-30	0-23	\$1,724,287	\$182,786	\$123,101	\$875,266	\$136,104
Maintenance - Building	3-20	0-19	\$363,123	\$7,321	\$20,513	\$35,056	\$22,680
Maintenance - Vehicles	5-15	0-7	\$706,160	\$77,180	\$94,382	\$369,576	\$104,352
Marina & AM/PM Areas	5-50	2-22	\$2,861,914	\$354,871	\$138,365	\$1,699,294	\$152,980
Miscellaneous	1-30	0-14	\$593,302	\$105,267	\$351,883	\$504,070	\$389,052
Park Areas	10-20	1-19	\$288,844	\$27,959	\$15,864	\$133,883	\$17,539
Pool - Main	10-30	4-25	\$682,614	\$35,906	\$38,119	\$171,935	\$42,145
Pool - Quiet	10-30	0-25	\$264,482	\$15,477	\$13,266	\$74,114	\$14,667
Security Building & Equipment	7-25	0-6	\$245,736	\$28,568	\$25,029	\$136,798	\$27,672
Turf	7-50	0-11	\$256,327	\$38,280	\$17,678	\$183,304	\$19,546
Totals			\$16,225,840	\$1,576,858	\$1,257,217	\$7,550,758	\$1,390,016

Component Inventory

Current Replacement Cost: \$16,225,840

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Adult Center Building									
ACB - Conference Room (Refurb)			15	10	\$8,320.00 / Total	1	\$8,320	\$12,316	On File
ACB - Doors & Windows- Repair	1116		30	8	\$17,472.00 / Total	1	\$17,472	\$23,912	On File
ACB - Electrical System - Replace	1284		50	19	\$20,800.00 / Total	1	\$20,800	\$43,822	On File
ACB - Exterior - Paint	1115		7	0	\$3.12 / SF	3,800	\$11,856	\$11,856	On File
ACB - HVAC - Replace	1117		15	0	\$14,560.00 / Total	1	\$14,560	\$14,560	On File
ACB - Int Renovate (End of Lease)	1118		20	0	\$41,600.00 / Total	1	\$41,600	\$41,600	On File
ACB - Plumbing System - Replace	1285		50	19	\$41,600.00 / Total	1	\$41,600	\$87,645	On File
ACB - Roof - Replace	1114		25	16	\$5.20 / SF	5,575	\$28,990	\$54,298	On File
ACB - Siding - Repair	1245		10	8	\$20,800.00 / Total	1	\$20,800	\$28,466	On File
ACB - Water Heater - Replace	1119		12	0	\$4,160.00 / Total	1	\$4,160	\$4,160	On File
Totals							\$210,158	\$322,635	
Area Z									
Area Z - Doors (Repair Contingency)	1250		10	9	\$3,120.00 / Total	1	\$3,120	\$4,441	On File
Area Z - Sprung Structure - Repair	1364		10	1	\$10.82 / SF	5,765	\$62,400	\$64,896	On File
Area Z - Storage Gate - Replace	1263		10	7	\$10,400.00 / Total	1	\$10,400	\$13,686	On File
Area Z - Tall Barn	1253		20	19	\$61,854.00 / Total	1	\$61,854	\$130,317	On File
Totals							\$137,774	\$213,339	
Barn 6									
Barn 6 - (Ice Barn) - Rehab	1309		40	2	\$1,054,408.00 / Total	1	\$1,054,408	\$1,140,448	On File
Status of Barn 6 to be determined.									
Totals							\$1,054,408	\$1,140,448	
Barn 8									
Barn 8 - Bldg Exterior Envelope Restoration Include Permitting & Design.	1083		30	29	\$853,840.00 / Total	1	\$853,840	\$2,662,829	On File
Barn 8 - Coffee Area - Equipment - Replace	1097		15	3	\$5,720.00 / Total	1	\$5,720	\$6,434	On File
Barn 8 - Coffee Area - Ice Machine - Replace	1200		10	3	\$4,784.00 / Total	1	\$4,784	\$5,381	On File
Barn 8 - Coffee Area - Kitchen - Renovation	1098		15	13	\$12,480.00 / Total	1	\$12,480	\$20,780	On File
Barn 8 - Coffee Area - Lobby - Renovation	1096		15	13	\$18,200.00 / Total	1	\$18,200	\$30,304	On File
Barn 8 - Covered Bridge Entrance			30	29	\$208,000.00 / Total	1	\$208,000	\$648,680	On File
Barn 8 - Dance Area - Renovation	1085		20	18	\$35,360.00 / Total	1	\$35,360	\$71,633	On File
Barn 8 - Dance Area Kitchen Equipment - Replace	1087		20	18	\$20,800.00 / Total	1	\$20,800	\$42,137	On File
Barn 8 - Electrical System - Repair	1091		40	39	\$72,800.00 / Total	1	\$72,800	\$336,071	On File

Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Barn 8 - Flat Roof - Replace	1095		15	14	\$52,000.00 / Total	1	\$52,000	\$90,047	On File
Barn 8 - Furnace Replace	1360		20	17	\$3,952.00 / Total	1	\$3,952	\$7,698	On File
Barn 8 - Gym Cardio Machines - Replace	1248		10	6	\$74,880.00 / Total	1	\$74,880	\$94,747	On File
Barn 8 - Gym Weight Machines - Replace	1084		15	8	\$83,200.00 / Total	1	\$83,200	\$113,865	On File
Barn 8 - HVAC - Replace	1089		20	19	\$114,400.00 / Total	1	\$114,400	\$241,024	On File
Barn 8 - Painting	1099		12	11	\$52,000.00 / Total	1	\$52,000	\$80,052	On File
Barn 8 - Plumbing System - Repair	1090		40	6	\$62,400.00 / Total	1	\$62,400	\$78,956	On File
Awaiting Status of repairs and cost.									
Barn 8 - Remodel Design & Permitting			20	19	\$41,384.00 / Total	1	\$41,384	\$87,190	On File
Barn 8 - Restrooms/Locker Rooms - Remodel	1094		20	6	\$176,800.00 / Total	1	\$176,800	\$223,708	On File
Barn 8 - Roof Replace	1339		20	18	\$83,200.00 / Total	1	\$83,200	\$168,548	On File
Barn 8 - Safety Nets - Replace	1231		15	4	\$17,160.00 / Total	1	\$17,160	\$20,075	On File
Barn 8 - Sauna - Replace	1340		10	8	\$29,978.00 / Total	1	\$29,978	\$41,027	On File
Barn 8 - Water Heaters - Replace	1092		12	10	\$15,600.00 / Total	1	\$15,600	\$23,092	On File
Totals							\$2,038,938	\$5,094,278	
Bus Shelters									
Gate 1 - Bus Shelter (Replace)	1298		8	0	\$7,800.00 / Total	1	\$7,800	\$7,800	On File
Gate 3 - Bus Shelter (Replace)	1252		25	16	\$40,560.00 / Total	1	\$40,560	\$75,968	On File
Gate 9 - Bus Shelter (Replace)	1297		25	24	\$8,320.00 / Total	1	\$8,320	\$21,327	On File
Totals							\$56,680	\$105,095	
Clubhouse									
Clubhouse - 19th Hole - Renovation	1151		15	0	\$31,200.00 / Total	1	\$31,200	\$31,200	On File
Clubhouse - Admin - Renovation	1150		15	0	\$31,200.00 / Total	1	\$31,200	\$31,200	On File
Clubhouse - Electrical Systems - Renovation	1157		50	48	\$67,600.00 / Total	1	\$67,600	\$444,168	On File
Clubhouse - Ext Deck - Glass/Metal Rail			25	14	\$88.40 / SF	272	\$24,045	\$41,638	On File
Clubhouse - Ext Deck - Recoating	1148		5	0	\$6.24 / SF	1,292	\$8,062	\$8,062	On File
Clubhouse - Ext Deck - Resurface			25	14	\$20.80 / SF	1,292	\$26,874	\$46,536	On File
Clubhouse - Exterior - Replace	1146		42	32	\$754,000.00 / Total	1	\$754,000	\$2,645,076	On File
Clubhouse - Fire Systems - Upgrade	1153		25	20	\$26,000.00 / Total	1	\$26,000	\$56,969	On File
Clubhouse - Golf Locker Rooms & RR's - Renovate	1351		20	3	\$62,400.00 / Total	1	\$62,400	\$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	14	\$41,600.00 / Total	1	\$41,600	\$72,038	On File
Clubhouse - HVAC Economizer	1317		15	9	\$41,600.00 / Total	1	\$41,600	\$59,210	On File
Clubhouse - HVAC Exterior Cover	1319		20	9	\$20,800.00 / Total	1	\$20,800	\$29,605	On File
Clubhouse - Plumbing Systems - Renovation	1156		50	2	\$52,000.00 / Total	1	\$52,000	\$56,243	On File
Clubhouse - Pro Shop -	1147		15	3	\$20,800.00 / Total	1	\$20,800	\$23,397	On File



Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Renovation									
Clubhouse - Restaurant - Renovation	1149		15	0	\$62,400.00 / Total	1	\$62,400	\$62,400	On File
Clubhouse - Roof & Gutters - Replace	1144		25	15	\$62,400.00 / Total	1	\$62,400	\$112,379	On File
Clubhouse - Siding - Painting	1145		7	0	\$19,635.20 / Total	1	\$19,635	\$19,635	On File
Clubhouse - Upstairs Restrooms - Renovation	1155		20	18	\$33,280.00 / Total	1	\$33,280	\$67,419	On File
Clubhouse - Water Heater - Replace	1154		15	12	\$9,152.00 / Total	1	\$9,152	\$14,653	On File
Kitchen - Equipment	1182		10	0	\$83,200.00 / Total	1	\$83,200	\$83,200	On File
Kitchen - Renovation	1193		30	28	\$98,710.00 / Total	1	\$98,710	\$296,002	On File
Kitchen (19) - Cooler - Replace	1196		15	0	\$4,368.00 / Total	1	\$4,368	\$4,368	On File
Kitchen (19) - Drink/Display Cooler - Replace	1197		15	0	\$3,640.00 / Total	1	\$3,640	\$3,640	On File
Kitchen (19) - Fryers - Replace	1192		10	0	\$2,912.00 / Total	1	\$2,912	\$2,912	On File
Kitchen (19) - Remodel	1198		15	0	\$12,480.00 / Total	1	\$12,480	\$12,480	On File
Kitchen (19) - Stove & Flat Top - Replace	1195		20	0	\$6,240.00 / Total	1	\$6,240	\$6,240	On File
Kitchen (19) - Walk-in Coolers - Repair	1191		20	0	\$9,360.00 / Total	1	\$9,360	\$9,360	On File
System - Computer - Server Replace			5	4	\$17,160.00 / Total	1	\$17,160	\$20,075	On File
System - Computer Systems			7	0	\$20,800.00 / Total	1	\$20,800	\$20,800	On File
System - Web Page - Redesign	1160		7	6	\$10,902.00 / Total	1	\$10,902	\$13,795	On File
Totals							\$1,748,020	\$4,448,091	
Core Area									
Core Area - Field Equipment - Replace	1113		10	3	\$8,320.00 / Total	1	\$8,320	\$9,359	On File
Core Area - Outdoor Amenities - Replace	1109		30	2	\$20,800.00 / Total	1	\$20,800	\$22,497	On File
Core Area - Tennis Courts - Replace/Repair	1110		30	29	\$7.28 / SF	22,300	\$162,344	\$506,294	On File
Core Area - Tennis Courts Fence - Replace	1112		30	0	\$57.20 / LF	615	\$35,178	\$35,178	On File
Totals							\$226,642	\$573,328	
Golf									
Golf - Austin Creek - Repair	1224		10	0	\$104,000.00 / Total	1	\$104,000	\$104,000	On File
Golf - Bridges - GCBR1 (17th Hole)			30	8	\$52,000.00 / Total	1	\$52,000	\$71,166	On File
Golf - Bridges - GCBR2 (10th Hole)			30	9	\$52,000.00 / Total	1	\$52,000	\$74,012	On File
Golf - Bridges - GCBR3 (9th Hole)			30	10	\$52,000.00 / Total	1	\$52,000	\$76,973	On File
Golf - Bridges - GCBR4 (9th Hole Green Bridge)			30	11	\$52,000.00 / Total	1	\$52,000	\$80,052	On File
Golf - Bridges - GCBR5 (9th Hole Tee Bridge)			30	12	\$52,000.00 / Total	1	\$52,000	\$83,254	On File
Golf - Bridges - GCBR6 (8th Hole)	1212		40	38	\$338,000.00 / Total	1	\$338,000	\$1,500,319	On File
Golf - Bridges - GCBR7 (7th Hole Bridge)			30	13	\$52,000.00 / Total	1	\$52,000	\$86,584	On File

Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Golf - Bridges - GCBR8 (5th Hole Tee Bridge)			30	14	\$52,000.00 / Total	1	\$52,000	\$90,047	On File
Golf - Bridges - GCBR9 (9th Hole)			30	17	\$52,000.00 / Total	1	\$52,000	\$101,291	On File
Golf - Bunkers - Replace (Contingency)	1213		5	3	\$15,600.00 / Total	1	\$15,600	\$17,548	On File
Golf - Cart Path - Repave/Repairs (1)			10	1	\$52,000.00 / Total	1	\$52,000	\$54,080	On File
Golf - Cart Path - Repave/Repairs (2)			10	2	\$52,000.00 / Total	1	\$52,000	\$56,243	On File
Golf - Cart Path - Repave/Repairs (3)			10	3	\$52,000.00 / Total	1	\$52,000	\$58,493	On File
Golf - Central Control Computer	1214-d		10	9	\$10,400.00 / Total	1	\$10,400	\$14,802	On File
Golf - Club Car Carry All - Replace	1344		7	3	\$15,600.00 / Total	1	\$15,600	\$17,548	On File
Golf - Control Wire	1214-a		20	19	\$15,600.00 / Total	1	\$15,600	\$32,867	On File
Golf - Gold Office Replace	1363		15	10	\$19,240.00 / Total	1	\$19,240	\$28,480	On File
Golf - Greens & Tee Boxes - Rebuild (Contingency)	1217		10	6	\$26,000.00 / Total	1	\$26,000	\$32,898	On File
Golf - Hole 14 Centrifugal Pump #1	1359-c		6	5	\$3,120.00 / Total	1	\$3,120	\$3,796	On File
Golf - Hole 14 Centrifugal Pump #2	1359-d		6	5	\$3,120.00 / Total	1	\$3,120	\$3,796	On File
Golf - Hole 14 Pond Aeration Fountain	1354-a		10	9	\$8,840.00 / Total	1	\$8,840	\$12,582	On File
Golf - Hole 14 Pressure Maintenance Pump	1359-e		8	7	\$3,120.00 / Total	1	\$3,120	\$4,106	On File
Golf - Hole 17 Pond Aeration Fountain	1354		10	9	\$9,880.00 / Total	1	\$9,880	\$14,062	On File
Golf - Hole 17 Pressure Maintenance Pump	1359-b		8	7	\$9,880.00 / Total	1	\$9,880	\$13,001	On File
Golf - Hole 17 Turbine Pump #1	1359		10	9	\$26,000.00 / Total	1	\$26,000	\$37,006	On File
Golf - Hole 17 Turbine Pump #2	1359-a		10	9	\$26,000.00 / Total	1	\$26,000	\$37,006	On File
Golf - Irrigation Heads	1214-b		20	19	\$227.67 / EA	1,142	\$259,999	\$547,779	On File
Golf - Irrigation System - Pump Controller			15	14	\$46,780.00 / Total	1	\$46,780	\$81,008	On File
Golf - Lake Louise - Damn Repair	1269		20	8	\$91,520.00 / Total	1	\$91,520	\$125,251	On File
Golf - Lake Louise - Pump Controller	1216-a		5	4	\$4,160.00 / Total	1	\$4,160	\$4,867	On File
Golf - Lake Louise - Pump Station (Rebuild)	1216		6	1	\$15,600.00 / Total	1	\$15,600	\$16,224	On File
Golf - Lower Pump House #17 Hole	1246-a		30	29	\$7,280.00 / Total	1	\$7,280	\$22,704	On File
Golf - Practice Putting Green	1274		15	0	\$36,400.00 / Total	1	\$36,400	\$36,400	On File
Golf - Pro Shop Shed - Replace	1345		43	1	\$11,440.00 / Total	1	\$11,440	\$11,898	On File
Golf - Pump Houses - Renovation	1246		30	1	\$7,280.00 / Total	1	\$7,280	\$7,571	On File
Golf - PVC Irrigation Pipe & Isolation Valves	1214		17	16	\$457,600.00 / Total	1	\$457,600	\$857,076	On File



Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Golf - Range Picking Unit - Replace	1221		7	3	\$4,212.00 / Total	1	\$4,212	\$4,738	On File
Golf - Restrooms - Renovation	1247		30	1	\$62,400.00 / Total	1	\$62,400	\$64,896	On File
Golf - Safety Net/Posts - Replace	1070		6	2	\$10,400.00 / Total	1	\$10,400	\$11,249	On File
Golf - Satellite Controllers	1214-c		15	14	\$189,280.00 / Total	1	\$189,280	\$327,772	On File
Golf - Upper Pump House #14 Hole	1246-b		30	29	\$7,280.00 / Total	1	\$7,280	\$22,704	On File
Golf - Weather Station	1214-e		15	14	\$10,400.00 / Total	1	\$10,400	\$18,009	On File
Golf Carts - Replace	1258		7	4	\$6,760.00 / EA	50	\$338,000	\$395,412	On File
Totals							\$2,766,431	\$5,261,569	
Golf & Maintenance Equipment									
1,000 Gal. Gas Storage Tank	1015		25	3	\$15,600.00 / EA	1	\$15,600	\$17,548	On File
2005 JD ProGator 2030A #1 - Replace	1079		12	1	\$24,960.00 / EA	1	\$24,960	\$25,958	On File
2005 JD ProGator 2030A #2 - Replace	1079		12	1	\$24,960.00 / EA	1	\$24,960	\$25,958	On File
2008 Cat 420e Backhoe - Replace	1012		20	6	\$156,000.00 / EA	1	\$156,000	\$197,390	On File
2008 Cat Skid Steer Loader	1019		20	9	\$47,840.00 / EA	1	\$47,840	\$68,091	On File
2008 Toro 3100 Approach Mower - Replace	1073		10	6	\$37,440.00 / EA	1	\$37,440	\$47,374	On File
2009 Club Car Carryall 252 - Replace	1078		8	3	\$13,291.20 / EA	1	\$13,291	\$14,951	On File
2012 Toro Greens Triplex Mower - Replace	1076		7	3	\$41,600.00 / EA	1	\$41,600	\$46,794	On File
2013 Cat 906h Wheel Loader	1018		20	9	\$93,600.00 / EA	1	\$93,600	\$133,222	On File
2016 SIP 650 - Replace	1026		20	12	\$15,600.00 / EA	1	\$15,600	\$24,976	On File
2016 SIP 7000 Reel Grinder - Replace	1025		20	12	\$33,280.00 / EA	1	\$33,280	\$53,282	On File
2016 Toro GTX Light Utility Vehicle - Replace	1032		15	7	\$12,480.00 / EA	1	\$12,480	\$16,423	On File
2022 John Deere 7500A Fairway Mower	1077		13	12	\$87,360.00 / EA	1	\$87,360	\$139,866	On File
250 Gal. Gas Storage Tank (Proshop) - Replace	1036		25	2	\$10,400.00 / EA	1	\$10,400	\$11,249	On File
250 Gallon Gas Tank - Replace	1296		25	1	\$12,480.00 / EA	1	\$12,480	\$12,979	On File
500 Gal Diesel Fuel Tank - Replace	1071		18	3	\$14,560.00 / EA	1	\$14,560	\$16,378	On File
Alladin 1222 Steam Cleaner - Replace	1034		20	2	\$4,992.00 / EA	1	\$4,992	\$5,399	On File
Cat Rotary Brush - Replace	1014		15	4	\$15,600.00 / EA	1	\$15,600	\$18,250	On File
Cushman Greens Groomer Brush - Replace	1046		22	2	\$4,992.00 / EA	1	\$4,992	\$5,399	On File
Cushman Groommaster Trap Rake	1047		25	0	\$16,640.00 / EA	1	\$16,640	\$16,640	On File
Deicer Storage Tank	1357		15	10	\$13,754.00 / EA	1	\$13,754	\$20,359	On File
Dump Trailer - 14 Feet			10	8	\$14,614.00 / EA	1	\$14,614	\$20,000	On File
Emergency Generator - Replace	1308		30	23	\$104,000.00 / EA	1	\$104,000	\$256,330	On File
Ford 1920 Turf Tractor 7108 Loader - Replace	1037		25	2	\$41,600.00 / EA	1	\$41,600	\$44,995	On File
Greens King V 186 Mower -	1053		17	12	\$41,600.00 / EA	1	\$41,600	\$66,603	On File



Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Replace=Greenmaster 3320 Triflex									
Greensmaster 1000 Walking Mower - Replace	1061		15	2	\$14,560.00 / EA	1	\$14,560	\$15,748	On File
Greensmaster 1000 Walking Mower - Replace	1060		15	2	\$14,560.00 / EA	1	\$14,560	\$15,748	On File
Honda Walk Behind Mower - Replace	1302		15	7	\$14,560.00 / EA	1	\$14,560	\$19,160	On File
JD 2030 Fairway Sprayer - Replace	1074		10	9	\$57,200.00 / EA	1	\$57,200	\$81,413	On File
JD 2030 Fairway Sprayer (sprayer tank only)			10	8	\$22,100.00 / EA	1	\$22,100	\$30,245	On File
John Deere Gater TX 2019-1	1324		7	3	\$13,286.00 / EA	1	\$13,286	\$14,945	On File
John Deere Gater TX 2019-2	1325		7	3	\$13,286.00 / EA	1	\$13,286	\$14,945	On File
John Deere Gater TX 2019-3	1063		7	3	\$13,286.00 / EA	1	\$13,286	\$14,945	On File
John Deere ProGator 2030A9-1	1058		7	3	\$29,120.00 / EA	1	\$29,120	\$32,756	On File
John Deere ProGator 2030A9-2	1322		7	3	\$29,120.00 / EA	1	\$29,120	\$32,756	On File
NH 42 HP Tractor Model #TN55 - Replace	1064		20	0	\$52,000.00 / EA	1	\$52,000	\$52,000	On File
ProCore 648 Gas Aerifer 23 HP - Replace	1306		15	7	\$34,320.00 / EA	1	\$34,320	\$45,163	On File
Road Sand Spreader	1057		20	4	\$7,800.00 / EA	1	\$7,800	\$9,125	On File
Ryan Core Harvester - Replace	1055		20	1	\$7,800.00 / EA	1	\$7,800	\$8,112	On File
Ryan Renovaire Fairway Aerifier - Replace	1030		30	1	\$14,560.00 / EA	1	\$14,560	\$15,142	On File
Ryan Sod Cutter - Replace	1031		30	1	\$7,280.00 / EA	1	\$7,280	\$7,571	On File
Salt Dogg Sander - Replace	1328		15	2	\$7,488.00 / EA	1	\$7,488	\$8,099	On File
Sno Way Sander			7	6	\$9,414.00 / EA	1	\$9,414	\$11,912	On File
Snow Plow/Sander - Replace	1327		15	10	\$22,100.00 / EA	1	\$22,100	\$32,713	On File
Snow Removal UTV			15	14	\$40,904.00 / EA	1	\$40,904	\$70,832	On File
SnowDogg 9' Snow Plow & Beyers HP 2000 Sander - Replace	1304		7	1	\$12,480.00 / EA	1	\$12,480	\$12,979	On File
SnowDogg 9' Snow Plow & Spreader - Replace	1312		7	1	\$13,520.00 / EA	1	\$13,520	\$14,061	On File
Summit 7x16 Tilt Trailer - Replace	1313		15	8	\$4,368.00 / EA	1	\$4,368	\$5,978	On File
Toro 3300 TriPlex Mower - Replace	1303		15	7	\$36,400.00 / EA	1	\$36,400	\$47,900	On File
Toro GM 3280D	1066		12	6	\$30,160.00 / EA	1	\$30,160	\$38,162	On File
Toro Greensmaster 1000 Mower - Replace	1042		15	13	\$15,600.00 / EA	1	\$15,600	\$25,975	On File
Toro Greensmaster 1000 Mower - Replace	1041		15	13	\$15,600.00 / EA	1	\$15,600	\$25,975	On File
Toro Greensmaster 1000 Mower - Replace	1039		15	13	\$15,600.00 / EA	1	\$15,600	\$25,975	On File
Toro Greensmaster 1000 Mower - Replace	1040		15	13	\$15,600.00 / EA	1	\$15,600	\$25,975	On File
Tru Turf Greens Roller - Replace	1082		5	2	\$20,800.00 / EA	1	\$20,800	\$22,497	On File
Turfco 1530 Top Dresser -	1080		15	4	\$18,096.00 / EA	1	\$18,096	\$21,170	On File

Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Replace									
Turfco Torrent 2 Blower	1347		15	10	\$9,880.00 / EA	1	\$9,880	\$14,625	On File
TyCrop MH 400 Fairway Top Dresser & Twin Spinner	1045		25	3	\$31,200.00 / EA	1	\$31,200	\$35,096	On File
Vermeer Brush Chipper 2012-05CRRF	1075		10	3	\$47,840.00 / EA	1	\$47,840	\$53,813	On File
Vicon PS 403 Fertilizer Spreader - Replace	1062		15	3	\$7,280.00 / EA	1	\$7,280	\$8,189	On File
Yanmar YT359 Tractor & Attachments			20	18	\$105,876.00 / EA	1	\$105,876	\$214,485	On File
Totals							\$1,724,287	\$2,432,603	
Maintenance - Building									
Maintenance Bldg - Electrical System - Replace	1288		20	17	\$23,920.00 / Total	1	\$23,920	\$46,594	On File
Maintenance Bldg - Equipment - Replace	1130		3	0	\$8,320.00 / Total	1	\$8,320	\$8,320	On File
Maintenance Bldg - Facility Remodel	1600		20	19	\$264,843.00 / Total	1	\$264,843	\$557,984	On File
Maintenance Bldg - Plumbing System - Replace	1287		20	17	\$24,440.00 / Total	1	\$24,440	\$47,607	On File
Maintenance Bldg - Siding & Roof - Replace	1129		20	17	\$41,600.00 / Total	1	\$41,600	\$81,033	On File
Totals							\$363,123	\$741,537	
Maintenance - Vehicles									
Maint - 05 Chevy 3500 - Replace	1172		7	0	\$90,480.00 / Total	1	\$90,480	\$90,480	On File
Maint - 08 Dodge 4500 Dump Truck - Replace	1174		7	2	\$136,240.00 / Total	1	\$136,240	\$147,357	On File
Maint - 14 Dodge 4500 - Replace	1175		7	6	\$88,400.00 / Total	1	\$88,400	\$111,854	On File
Maint - 15 5500 - Replace	1176		7	6	\$69,680.00 / Total	1	\$69,680	\$88,167	On File
Maint - 16 3500 - Replace	1177		7	1	\$54,080.00 / Total	1	\$54,080	\$56,243	On File
Maint - 16 HydroVac Trailer Pressure Washer - Replace	1278		15	7	\$104,000.00 / Total	1	\$104,000	\$136,857	On File
Maint - 18 Silverado - Replace	1315		7	4	\$49,920.00 / Total	1	\$49,920	\$58,399	On File
Maint - 18 Silverado - Replace	1311		7	4	\$46,800.00 / Total	1	\$46,800	\$54,749	On File
Maint - 19 Silverado - Replace	1326		7	6	\$41,600.00 / Total	1	\$41,600	\$52,637	On File
Maint - 2013 Chevy Express Van - Replace	1270		5	3	\$24,960.00 / Total	1	\$24,960	\$28,077	On File
Totals							\$706,160	\$824,822	
Marina & AM/PM Areas									
AM/PM - Picnic Shelter - Repairs	1131		20	11	\$60,320.00 / Total	1	\$60,320	\$92,860	On File
AM/PM - Restrooms - Repairs	1132		20	5	\$3,120.00 / EA	1	\$3,120	\$3,796	On File
Marina - Basin Repair			50	4	\$312,000.00 / Total	1	\$312,000	\$364,996	On File
Marina - Boat Ramp Harbor - Rebuild	1139		20	19	\$277,493.00 / Total	1	\$277,493	\$584,636	On File
Marina - Fire Standpipe & East/West Gangways	1348		25	20	\$296,400.00 / Total	1	\$296,400	\$649,449	On File
Marina - Gate Arm	1365		20	17	\$31,200.00 / Total	1	\$31,200	\$60,774	On File
Marina - Outdoor Amenities - Replace	1141		5	3	\$31,200.00 / Total	1	\$31,200	\$35,096	On File



Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Marina - Picnic Shelter - Repairs	1133		5	4	\$26,000.00 / Total	1	\$26,000	\$30,416	On File
Marina - Restroom - Renovation/Repairs	1136		20	8	\$31,200.00 / EA	1	\$31,200	\$42,699	On File
Marina - Tennis & Sport Courts - Resurface/Repairs	1134		20	10	\$6.24 / SF	18,422	\$114,953	\$170,159	On File
Marina - Tennis Court Fence - Replace	1135		30	10	\$57.20 / LF	548	\$31,346	\$46,399	On File
Marina - Wet Slip Docks - Renovation	1137		20	5	\$1,555,682.00 / Total	1	\$1,555,682	\$1,892,725	On File
Marina & AM/PM - Bldgs - Painting	1142		7	2	\$7,800.00 / Total	1	\$7,800	\$8,436	On File
Marina & AM/PM - Bldgs - Renovation	1320		28	22	\$83,200.00 / Total	1	\$83,200	\$197,177	On File
Totals							\$2,861,914	\$4,179,619	
Miscellaneous									
Campground - Trails & Roads	1266		12	3	\$10,400.00 / Total	1	\$10,400	\$11,699	On File
CRRRF Loan Repayment (6 Yrs Rem) - Annual	1331		1	0	\$333,039.00 / Total	1	\$333,039	\$333,039	On File
Gates - Lighting (Replace/Repair)	1251		15	1	\$15,600.00 / Total	1	\$15,600	\$16,224	On File
Harbor View Bus Shelter - Replace	1299		5	3	\$9,152.00 / Total	1	\$9,152	\$10,295	On File
Parking Lot - Gate 5 - Replace	1257		25	10	\$19,760.00 / Total	1	\$19,760	\$29,250	On File
RV - Area - Chain Link Fence			30	0	\$37.44 / LF	728	\$27,256	\$27,256	On File
RV - Area - Rehab	1128		30	0	\$15,600.00 / Total	1	\$15,600	\$15,600	On File
SEC - Rekey Bldgs	1162		10	9	\$26,000.00 / Total	1	\$26,000	\$37,006	On File
Trails - Planning Impact Study			15	0	\$71,000.00 / Total	1	\$71,000	\$71,000	On File
Welcome Center - HVAC			15	14	\$49,895.00 / Total	1	\$49,895	\$86,402	On File
Welcome Center - Painting			7	1	\$15,600.00 / Total	1	\$15,600	\$16,224	On File
Totals							\$593,302	\$653,994	
Park Areas									
Parks - Playground Equipment - Replace	1230		15	11	\$54,080.00 / Total	1	\$54,080	\$83,254	On File
Parks - Playgrounds (ADA Compliance) - Ph 1			20	19	\$112,182.00 / Total	1	\$112,182	\$236,351	On File
Parks - Playgrounds (ADA Compliance) - Ph 2			20	1	\$112,182.00 / Total	1	\$112,182	\$116,669	On File
Parks - Tables & Benches - Replace	1256		10	3	\$10,400.00 / Total	1	\$10,400	\$11,699	On File
Totals							\$288,844	\$447,972	
Pool - Main									
Main Pool - ADA Lift - Replace	1337		10	4	\$9,204.00 / Total	1	\$9,204	\$10,767	On File
Main Pool - Covers			12	11	\$24,000.00 / Total	1	\$24,000	\$36,947	On File
Main Pool - Deck - Repair	1105		30	25	\$358,800.00 / Total	1	\$358,800	\$956,502	On File
Main Pool - Equipment - Replace	1100		12	7	\$78,000.00 / Total	1	\$78,000	\$102,643	On File
Main Pool - Fence - Replace	1104		30	25	\$26,000.00 / Total	1	\$26,000	\$69,312	On File
Main Pool - Furniture	1106		10	9	\$13,000.00 / Total	1	\$13,000	\$18,503	On File
Main Pool - Gutters			12	10	\$28,010.00 / Total	1	\$28,010	\$41,462	On File
Main Pool - Heaters	1356		12	7	\$9,360.00 / Total	1	\$9,360	\$12,317	On File
Main Pool - Resurface	1244		12	7	\$130,000.00 / Total	1	\$130,000	\$171,071	On File

Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Main Pool - Swim Lanes - Replace	1338		10	4	\$6,240.00 / Total	1	\$6,240	\$7,300	On File
Totals							\$682,614	\$1,426,824	
Pool - Quiet									
Quiet Pool - ADA Lift Replace	1342		10	4	\$9,204.00 / Total	1	\$9,204	\$10,767	On File
Quiet Pool - Controller and filter/heater/pump installation			15	12	\$16,640.00 / Total	1	\$16,640	\$26,641	On File
Quiet Pool - Covers			12	11	\$8,507.00 / Total	1	\$8,507	\$13,096	On File
Quiet Pool - Deck - Repairs	1123		30	25	\$67,600.00 / Total	1	\$67,600	\$180,211	On File
Quiet Pool - Fence - Replace	1126		20	0	\$22,131.00 / Total	1	\$22,131	\$22,131	On File
Quiet Pool - Furniture	1106		10	9	\$13,000.00 / Total	1	\$13,000	\$18,503	On File
Quiet Pool - Pumphouse - Improvements	1362		30	25	\$41,600.00 / Total	1	\$41,600	\$110,899	On File
Quiet Pool - Resurface	1121		12	7	\$25,480.00 / Total	1	\$25,480	\$33,530	On File
Quiet Pool - Retaining Wall - Repair	1343		30	25	\$26,000.00 / Total	1	\$26,000	\$69,312	On File
Quiet Pool - Shed - Rebuild	1124		30	25	\$20,800.00 / Total	1	\$20,800	\$55,449	On File
Quiet Pool - Shed Improvements	1361		30	25	\$8,320.00 / Total	1	\$8,320	\$22,180	On File
Quiet Pool - Skimmer- Replace	1341		10	4	\$5,200.00 / Total	1	\$5,200	\$6,083	On File
Totals							\$264,482	\$568,802	
Security Building & Equipment									
SEC - 05 Honda Element - Replace	1180		10	1	\$26,000.00 / Total	1	\$26,000	\$27,040	On File
SEC - Defibrillator - Replace	1164		10	0	\$9,691.00 / Total	1	\$9,691	\$9,691	On File
SEC - Honda 16 CRV - Replace	1178		7	3	\$31,200.00 / Total	1	\$31,200	\$35,096	On File
SEC - Radio System - Replace	1165		10	3	\$30,160.00 / Total	1	\$30,160	\$33,926	On File
SEC - Security/Access Control - Replace	1161		7	6	\$72,921.00 / Total	1	\$72,921	\$92,268	On File
Security Bldg - Electrical	1346		25	6	\$36,400.00 / Total	1	\$36,400	\$46,058	On File
Security Bldg - Interior- Repair	1301		25	6	\$8,320.00 / Total	1	\$8,320	\$10,527	On File
Security Bldg - Roof - Replace	1227		15	6	\$6,760.00 / Total	1	\$6,760	\$8,554	On File
Security Bldg - Siding - Paint	1229		7	6	\$3,484.00 / Total	1	\$3,484	\$4,408	On File
Security Bldg - Siding - Repair	1228		25	6	\$20,800.00 / Total	1	\$20,800	\$26,319	On File
Totals							\$245,736	\$293,887	
Turf									
TURF - 05 Chevy Colorado - Replace	1181		10	1	\$46,800.00 / Total	1	\$46,800	\$48,672	On File
TURF - Bldg - Paint	1209		7	0	\$12,480.00 / Total	1	\$12,480	\$12,480	On File
TURF - Bldg - Repair	1210		30	0	\$46,800.00 / Total	1	\$46,800	\$46,800	On File
TURF - Bldg Overhead Door - Replace	1254		20	0	\$2,418.00 / Total	1	\$2,418	\$2,418	On File
TURF - Change Room Repair	1352		15	10	\$6,916.00 / Total	1	\$6,916	\$10,237	On File
TURF - Electrical System - Replace	1283		50	0	\$20,800.00 / Total	1	\$20,800	\$20,800	On File
TURF - Fence - Replace/Repair	1208		15	0	\$6,864.00 / Total	1	\$6,864	\$6,864	On File
TURF - Furnace - Replace	1276		15	7	\$3,120.00 / Total	1	\$3,120	\$4,106	On File
TURF - Gutters - Replace	1255		25	4	\$1,358.00 / Total	1	\$1,358	\$1,589	On File
TURF - Hole 14 Pump Panel PLC	1206-b		10	9	\$5,200.00 / Total	1	\$5,200	\$7,401	On File
TURF - Hole 14 Pump Panel	1206-c		10	9	\$4,160.00 / Total	1	\$4,160	\$5,921	On File



Component Inventory

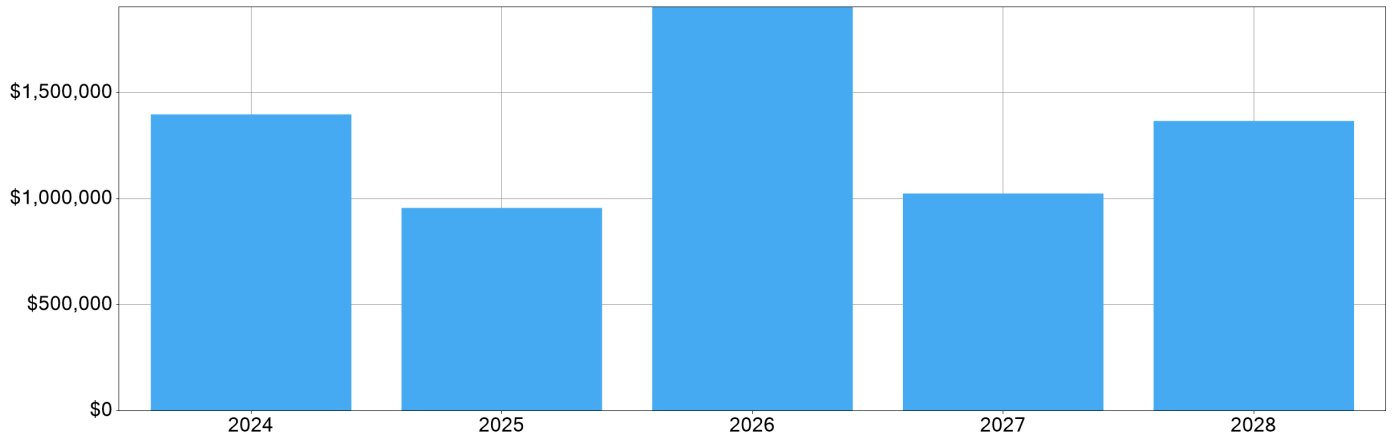
Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
VFD									
TURF - Hole 17 Pump Panel PLC	1206		12	11	\$38,316.00 / Total	1	\$38,316	\$58,986	On File
TURF - Hole 17 Pump Panel VFD	1206-a		10	9	\$10,400.00 / Total	1	\$10,400	\$14,802	On File
TURF - Restrooms - Replace	1280		15	0	\$3,120.00 / Total	1	\$3,120	\$3,120	On File
TURF - Roof - Replace	1204		20	8	\$22,880.00 / Total	1	\$22,880	\$31,313	On File
TURF - Sand Storage Roof - Replace	1205		20	0	\$3,120.00 / Total	1	\$3,120	\$3,120	On File
TURF - Vent System - Replace/Repair	1207		15	0	\$11,960.00 / Total	1	\$11,960	\$11,960	On File
TURF - Wash Pad - Refurbish	1211		25	0	\$7,800.00 / Total	1	\$7,800	\$7,800	On File
TURF - Water Heater - Replace	1281		12	0	\$1,815.00 / Total	1	\$1,815	\$1,815	On File
Totals							\$256,327	\$300,204	

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



Anticipated Expenditures (5 Years)

Units: 3,121 | Start Date: 1/1/2024



Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2024						
ACB - Exterior - Paint		1115		Adult Center Building	\$11,856	\$11,856
ACB - HVAC - Replace		1117		Adult Center Building	\$14,560	\$14,560
ACB - Int Renovate (End of Lease)		1118		Adult Center Building	\$41,600	\$41,600
ACB - Water Heater - Replace		1119		Adult Center Building	\$4,160	\$4,160
Clubhouse - 19th Hole - Renovation		1151		Clubhouse	\$31,200	\$31,200
Clubhouse - Admin - Renovation		1150		Clubhouse	\$31,200	\$31,200
Clubhouse - Ext Deck - Recoating		1148		Clubhouse	\$8,062	\$8,062
Clubhouse - HVAC 20 Ton		1318		Clubhouse	\$83,200	\$83,200
Clubhouse - Restaurant - Renovation		1149		Clubhouse	\$62,400	\$62,400
Clubhouse - Siding - Painting		1145		Clubhouse	\$19,635	\$19,635
Core Area - Tennis Courts Fence - Replace		1112		Core Area	\$35,178	\$35,178
CRRRF Loan Repayment (6 Yrs Rem) - Annual		1331		Miscellaneous	\$333,039	\$333,039
Cushman Groomaster Trap Rake		1047		Golf & Maintenance Equipment	\$16,640	\$16,640
Gate 1 - Bus Shelter (Replace)		1298		Bus Shelters	\$7,800	\$7,800
Golf - Austin Creek - Repair		1224		Golf	\$104,000	\$104,000
Golf - Practice Putting Green		1274		Golf	\$36,400	\$36,400
Kitchen - Equipment		1182		Clubhouse	\$83,200	\$83,200
Kitchen (19) - Cooler - Replace		1196		Clubhouse	\$4,368	\$4,368
Kitchen (19) - Drink/Display Cooler - Replace		1197		Clubhouse	\$3,640	\$3,640
Kitchen (19) - Fryers - Replace		1192		Clubhouse	\$2,912	\$2,912
Kitchen (19) - Remodel		1198		Clubhouse	\$12,480	\$12,480
Kitchen (19) - Stove & Flat Top - Replace		1195		Clubhouse	\$6,240	\$6,240
Kitchen (19) - Walk-in Coolers - Repair		1191		Clubhouse	\$9,360	\$9,360
Maint - 05 Chevy 3500 - Replace		1172		Maintenance - Vehicles	\$90,480	\$90,480
Maintenance Bldg - Equipment - Replace		1130		Maintenance - Building	\$8,320	\$8,320
NH 42 HP Tractor Model #TN55		1064		Golf & Maintenance Equipment	\$52,000	\$52,000



Anticipated Expenditures (5 Years)

Units: 3,121 | Start Date: 1/1/2024

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
- Replace						
Quiet Pool - Fence - Replace		1126		Pool - Quiet	\$22,131	\$22,131
RV - Area - Chain Link Fence				Miscellaneous	\$27,256	\$27,256
RV - Area - Rehab		1128		Miscellaneous	\$15,600	\$15,600
SEC - Defibrillator - Replace		1164		Security Building & Equipment	\$9,691	\$9,691
System - Computer Systems				Clubhouse	\$20,800	\$20,800
Trails - Planning Impact Study				Miscellaneous	\$71,000	\$71,000
TURF - Bldg - Paint		1209		Turf	\$12,480	\$12,480
TURF - Bldg - Repair		1210		Turf	\$46,800	\$46,800
TURF - Bldg Overhead Door - Replace		1254		Turf	\$2,418	\$2,418
TURF - Electrical System - Replace		1283		Turf	\$20,800	\$20,800
TURF - Fence - Replace/Repair		1208		Turf	\$6,864	\$6,864
TURF - Restrooms - Replace		1280		Turf	\$3,120	\$3,120
TURF - Sand Storage Roof - Replace		1205		Turf	\$3,120	\$3,120
TURF - Vent System - Replace/Repair		1207		Turf	\$11,960	\$11,960
TURF - Wash Pad - Refurbish		1211		Turf	\$7,800	\$7,800
TURF - Water Heater - Replace		1281		Turf	\$1,815	\$1,815
					Total for 2024:	\$1,397,586
2025						
2005 JD ProGator 2030A #1 - Replace		1079		Golf & Maintenance Equipment	\$24,960	\$25,958
2005 JD ProGator 2030A #2 - Replace		1079		Golf & Maintenance Equipment	\$24,960	\$25,958
250 Gallon Gas Tank - Replace		1296		Golf & Maintenance Equipment	\$12,480	\$12,979
Area Z - Sprung Structure - Repair		1364		Area Z	\$62,400	\$64,896
CRRRF Loan Repayment (6 Yrs Rem) - Annual		1331		Miscellaneous	\$333,039	\$333,039
Gates - Lighting (Replace/Repair)		1251		Miscellaneous	\$15,600	\$16,224
Golf - Cart Path - Repave/Repairs (1)				Golf	\$52,000	\$54,080
Golf - Lake Louise - Pump Station (Rebuild)		1216		Golf	\$15,600	\$16,224
Golf - Pro Shop Shed - Replace		1345		Golf	\$11,440	\$11,898
Golf - Pump Houses - Renovation		1246		Golf	\$7,280	\$7,571
Golf - Restrooms - Renovation		1247		Golf	\$62,400	\$64,896
Maint - 16 3500 - Replace		1177		Maintenance - Vehicles	\$54,080	\$56,243
Parks - Playgrounds (ADA Compliance) - Ph 2				Park Areas	\$112,182	\$116,669
Ryan Core Harvester - Replace		1055		Golf & Maintenance Equipment	\$7,800	\$8,112
Ryan Renovaire Fairway Aerifier - Replace		1030		Golf & Maintenance Equipment	\$14,560	\$15,142
Ryan Sod Cutter - Replace		1031		Golf & Maintenance Equipment	\$7,280	\$7,571
SEC - 05 Honda Element - Replace		1180		Security Building & Equipment	\$26,000	\$27,040
SnowDogg 9' Snow Plow & Beyers HP 2000 Sander -		1304		Golf & Maintenance Equipment	\$12,480	\$12,979

Anticipated Expenditures (5 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Replace						
SnowDogg 9' Snow Plow & Spreader - Replace		1312		Golf & Maintenance Equipment	\$13,520	\$14,061
TURF - 05 Chevy Colorado - Replace		1181		Turf	\$46,800	\$48,672
Welcome Center - Painting				Miscellaneous	\$15,600	\$16,224
					Total for 2025:	\$956,438
2026						
250 Gal. Gas Storage Tank (Proshop) - Replace		1036		Golf & Maintenance Equipment	\$10,400	\$11,249
Alladin 1222 Steam Cleaner - Replace		1034		Golf & Maintenance Equipment	\$4,992	\$5,399
Barn 6 - (Ice Barn) - Rehab		1309		Barn 6	\$1,054,408	\$1,140,448
Clubhouse - Plumbing Systems - Renovation		1156		Clubhouse	\$52,000	\$56,243
Core Area - Outdoor Amenities - Replace		1109		Core Area	\$20,800	\$22,497
CRRRF Loan Repayment (6 Yrs Rem) - Annual		1331		Miscellaneous	\$333,039	\$333,039
Cushman Greens Groomer Brush - Replace		1046		Golf & Maintenance Equipment	\$4,992	\$5,399
Ford 1920 Turf Tractor 7108 Loader - Replace		1037		Golf & Maintenance Equipment	\$41,600	\$44,995
Golf - Cart Path - Repave/Repairs (2)				Golf	\$52,000	\$56,243
Golf - Safety Net/Posts - Replace		1070		Golf	\$10,400	\$11,249
Greensmaster 1000 Walking Mower - Replace		1061		Golf & Maintenance Equipment	\$14,560	\$15,748
Greensmaster 1000 Walking Mower - Replace		1060		Golf & Maintenance Equipment	\$14,560	\$15,748
Maint - 08 Dodge 4500 Dump Truck - Replace		1174		Maintenance - Vehicles	\$136,240	\$147,357
Marina & AM/PM - Bldgs - Painting		1142		Marina & AM/PM Areas	\$7,800	\$8,436
Salt Dogg Sander - Replace		1328		Golf & Maintenance Equipment	\$7,488	\$8,099
Tru Turf Greens Roller - Replace		1082		Golf & Maintenance Equipment	\$20,800	\$22,497
					Total for 2026:	\$1,904,647
2027						
1,000 Gal. Gas Storage Tank		1015		Golf & Maintenance Equipment	\$15,600	\$17,548
2009 Club Car Carryall 252 - Replace		1078		Golf & Maintenance Equipment	\$13,291	\$14,951
2012 Toro Greens Triplex Mower - Replace		1076		Golf & Maintenance Equipment	\$41,600	\$46,794
500 Gal Diesel Fuel Tank - Replace		1071		Golf & Maintenance Equipment	\$14,560	\$16,378
Barn 8 - Coffee Area - Equipment - Replace		1097		Barn 8	\$5,720	\$6,434
Barn 8 - Coffee Area - Ice Machine - Replace		1200		Barn 8	\$4,784	\$5,381
Campground - Trails & Roads		1266		Miscellaneous	\$10,400	\$11,699
Clubhouse - Golf Locker Rooms & RR's - Renovate		1351		Clubhouse	\$62,400	\$70,192

Anticipated Expenditures (5 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Clubhouse - Pro Shop - Renovation		1147		Clubhouse	\$20,800	\$23,397
Core Area - Field Equipment - Replace		1113		Core Area	\$8,320	\$9,359
CRRRF Loan Repayment (6 Yrs Rem) - Annual		1331		Miscellaneous	\$333,039	\$333,039
Golf - Bunkers - Replace (Contingency)		1213		Golf	\$15,600	\$17,548
Golf - Cart Path - Repave/Repairs (3)				Golf	\$52,000	\$58,493
Golf - Club Car Carry All - Replace		1344		Golf	\$15,600	\$17,548
Golf - Range Picking Unit - Replace		1221		Golf	\$4,212	\$4,738
Harbor View Bus Shelter - Replace		1299		Miscellaneous	\$9,152	\$10,295
John Deere Gater TX 2019-1		1324		Golf & Maintenance Equipment	\$13,286	\$14,945
John Deere Gater TX 2019-2		1325		Golf & Maintenance Equipment	\$13,286	\$14,945
John Deere Gater TX 2019-3		1063		Golf & Maintenance Equipment	\$13,286	\$14,945
John Deere ProGator 2030A9-1		1058		Golf & Maintenance Equipment	\$29,120	\$32,756
John Deere ProGator 2030A9-2		1322		Golf & Maintenance Equipment	\$29,120	\$32,756
Maint - 2013 Chevy Express Van - Replace		1270		Maintenance - Vehicles	\$24,960	\$28,077
Maintenance Bldg - Equipment - Replace		1130		Maintenance - Building	\$8,320	\$9,359
Marina - Outdoor Amenities - Replace		1141		Marina & AM/PM Areas	\$31,200	\$35,096
Parks - Tables & Benches - Replace		1256		Park Areas	\$10,400	\$11,699
SEC - Honda 16 CRV - Replace		1178		Security Building & Equipment	\$31,200	\$35,096
SEC - Radio System - Replace		1165		Security Building & Equipment	\$30,160	\$33,926
TyCrop MH 400 Fairway Top Dresser & Twin Spinner		1045		Golf & Maintenance Equipment	\$31,200	\$35,096
Vermeer Brush Chipper 2012-05CRRF		1075		Golf & Maintenance Equipment	\$47,840	\$53,813
Vicon PS 403 Fertilizer Spreader - Replace		1062		Golf & Maintenance Equipment	\$7,280	\$8,189
					Total for 2027:	\$1,024,490
2028						
Barn 8 - Safety Nets - Replace		1231		Barn 8	\$17,160	\$20,075
Cat Rotary Brush - Replace		1014		Golf & Maintenance Equipment	\$15,600	\$18,250
CRRRF Loan Repayment (6 Yrs Rem) - Annual		1331		Miscellaneous	\$333,039	\$333,039
Golf - Lake Louise - Pump Controller		1216-a		Golf	\$4,160	\$4,867
Golf Carts - Replace		1258		Golf	\$338,000	\$395,412
Main Pool - ADA Lift - Replace		1337		Pool - Main	\$9,204	\$10,767
Main Pool - Swim Lanes - Replace		1338		Pool - Main	\$6,240	\$7,300
Maint - 18 Silverado - Replace		1315		Maintenance - Vehicles	\$49,920	\$58,399
Maint - 18 Silverado - Replace		1311		Maintenance - Vehicles	\$46,800	\$54,749
Marina - Basin Repair				Marina & AM/PM Areas	\$312,000	\$364,996
Marina - Picnic Shelter - Repairs		1133		Marina & AM/PM Areas	\$26,000	\$30,416



Anticipated Expenditures (5 Years)

Units: 3,121 | Start Date: 1/1/2024

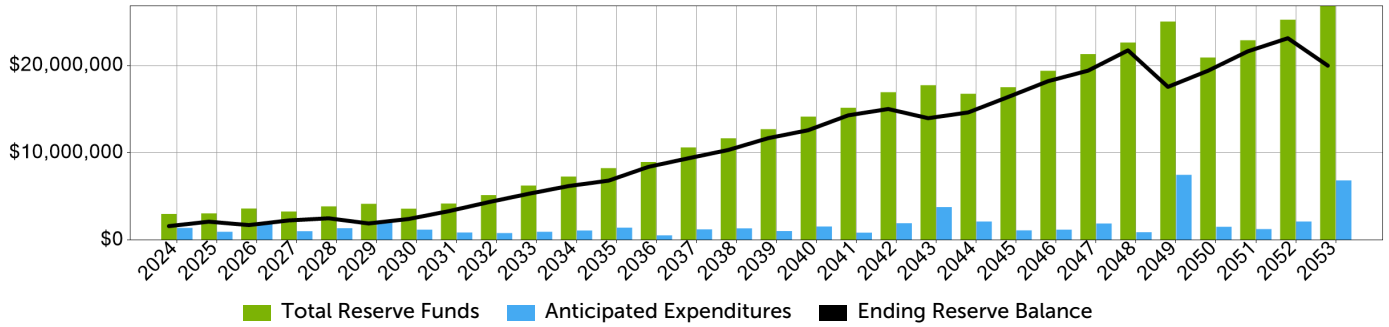
Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Quiet Pool - ADA Lift Replace		1342		Pool - Quiet	\$9,204	\$10,767
Quiet Pool - Skimmer- Replace		1341		Pool - Quiet	\$5,200	\$6,083
Road Sand Spreader		1057		Golf & Maintenance Equipment	\$7,800	\$9,125
System - Computer - Server Replace				Clubhouse	\$17,160	\$20,075
TURF - Gutters - Replace		1255		Turf	\$1,358	\$1,589
Turfco 1530 Top Dresser - Replace		1080		Golf & Maintenance Equipment	\$18,096	\$21,170
Total for 2028:						\$1,367,079

Current Funding

Annual Reserve Contribution Increase of 3%

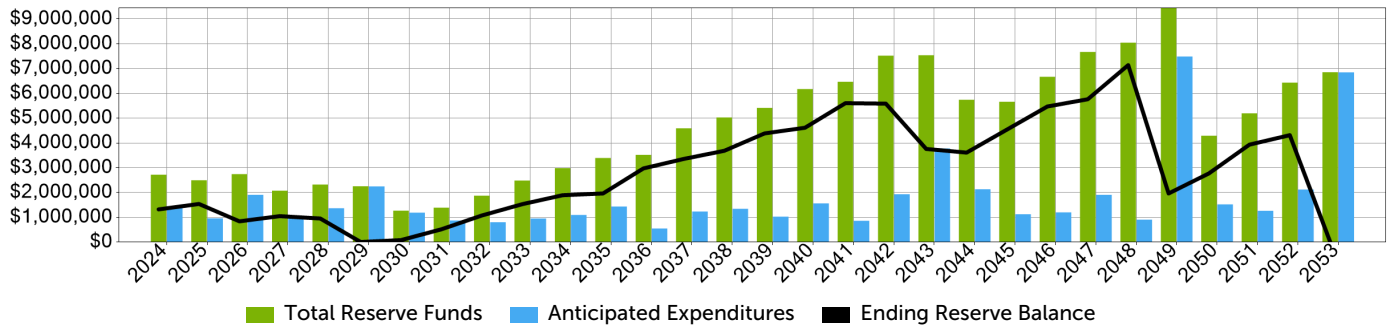
Units: 3,121 | Start Date: 1/1/2024

This plan represents a first-year reserve contribution of \$1,390,016 or \$37.11 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 \$1,576,858 as of Jan 1, 2024, 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	Percent Funded
2024	\$1,390,016	\$37.11	\$1,576,858	\$31,461	\$2,998,335	\$1,397,586	\$1,600,750	\$7,693,483	21%
2025	\$1,431,716	\$38.23	\$1,600,750	\$36,768	\$3,069,234	\$956,438	\$2,112,796	\$8,339,158	25%
2026	\$1,474,668	\$39.37	\$2,112,796	\$37,956	\$3,625,421	\$1,904,647	\$1,720,774	\$8,064,505	21%
2027	\$1,518,908	\$40.56	\$1,720,774	\$39,360	\$3,279,041	\$1,024,490	\$2,254,551	\$8,735,812	26%
2028	\$1,564,475	\$41.77	\$2,254,551	\$47,065	\$3,866,092	\$1,367,079	\$2,499,012	\$9,120,925	27%
2029	\$1,611,410	\$43.03	\$2,499,012	\$43,625	\$4,154,047	\$2,246,961	\$1,907,086	\$8,318,304	23%
2030	\$1,659,752	\$44.32	\$1,907,086	\$42,837	\$3,609,674	\$1,190,262	\$2,419,413	\$8,629,319	28%
2031	\$1,709,544	\$45.65	\$2,419,413	\$56,762	\$4,185,719	\$872,162	\$3,313,558	\$9,332,245	36%
2032	\$1,760,831	\$47.02	\$3,313,558	\$75,874	\$5,150,263	\$800,509	\$4,349,754	\$10,188,400	43%
2033	\$1,813,656	\$48.43	\$4,349,754	\$95,614	\$6,259,023	\$951,797	\$5,307,226	\$10,974,076	48%
2034	\$1,868,065	\$49.88	\$5,307,226	\$113,865	\$7,289,156	\$1,096,053	\$6,193,103	\$11,695,874	53%
2035	\$1,924,107	\$51.38	\$6,193,103	\$128,776	\$8,245,986	\$1,432,730	\$6,813,256	\$12,153,309	56%
2036	\$1,981,830	\$52.92	\$6,813,256	\$150,596	\$8,945,683	\$548,717	\$8,396,966	\$13,607,600	62%
2037	\$2,041,285	\$54.50	\$8,396,966	\$176,007	\$10,614,258	\$1,234,514	\$9,379,745	\$14,468,388	65%
2038	\$2,102,524	\$56.14	\$9,379,745	\$195,172	\$11,677,441	\$1,344,814	\$10,332,627	\$15,312,909	67%
2039	\$2,165,600	\$57.82	\$10,332,627	\$218,039	\$12,716,265	\$1,026,995	\$11,689,269	\$16,588,319	70%
2040	\$2,230,568	\$59.56	\$11,689,269	\$240,491	\$14,160,328	\$1,560,025	\$12,600,303	\$17,429,633	72%
2041	\$2,297,485	\$61.34	\$12,600,303	\$266,374	\$15,164,161	\$860,719	\$14,303,443	\$19,103,886	75%
2042	\$2,366,409	\$63.19	\$14,303,443	\$290,408	\$16,960,260	\$1,932,467	\$15,027,793	\$19,805,380	76%
2043	\$2,437,401	\$65.08	\$15,027,793	\$287,149	\$17,752,343	\$3,778,133	\$13,974,210	\$18,693,325	75%
2044	\$2,510,524	\$67.03	\$13,974,210	\$283,249	\$16,767,983	\$2,134,012	\$14,633,971	\$19,327,673	76%
2045	\$2,585,839	\$69.04	\$14,633,971	\$307,325	\$17,527,135	\$1,121,320	\$16,405,815	\$21,124,835	78%
2046	\$2,663,414	\$71.12	\$16,405,815	\$342,779	\$19,412,008	\$1,197,193	\$18,214,815	\$23,002,584	79%
2047	\$2,743,317	\$73.25	\$18,214,815	\$372,641	\$21,330,772	\$1,908,890	\$19,421,882	\$24,306,391	80%
2048	\$2,825,616	\$75.45	\$19,421,882	\$407,653	\$22,655,152	\$904,039	\$21,751,113	\$26,802,154	81%
2049	\$2,910,385	\$77.71	\$21,751,113	\$389,263	\$25,050,761	\$7,486,292	\$17,564,468	\$22,650,752	78%
2050	\$2,997,696	\$80.04	\$17,564,468	\$366,071	\$20,928,236	\$1,519,535	\$19,408,700	\$24,641,212	79%
2051	\$3,087,627	\$82.44	\$19,408,700	\$406,438	\$22,902,766	\$1,261,198	\$21,641,568	\$27,086,551	80%
2052	\$3,180,256	\$84.92	\$21,641,568	\$443,408	\$25,265,232	\$2,122,618	\$23,142,614	\$28,844,680	80%
2053	\$3,275,664	\$87.46	\$23,142,614	\$427,135	\$26,845,413	\$6,847,439	\$19,997,974	\$25,874,608	77%

This plan represents the minimum annual reserve contribution of \$1,112,618 or \$29.71 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.



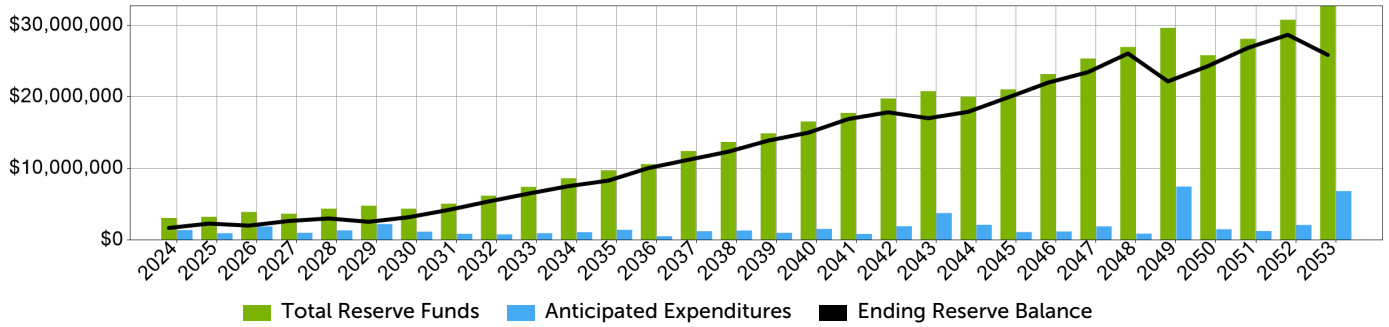
Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2024	\$1,112,618	\$29.71	\$1,576,858	\$28,687	\$2,718,163	\$1,397,586	\$1,320,578	\$7,693,483	17%
2025	\$1,145,996	\$30.60	\$1,320,578	\$28,307	\$2,494,881	\$956,438	\$1,538,443	\$8,339,158	18%
2026	\$1,180,376	\$31.52	\$1,538,443	\$23,526	\$2,742,346	\$1,904,647	\$837,699	\$8,064,505	10%
2027	\$1,215,787	\$32.46	\$837,699	\$18,667	\$2,072,153	\$1,024,490	\$1,047,663	\$8,735,812	12%
2028	\$1,252,261	\$33.44	\$1,047,663	\$19,805	\$2,319,729	\$1,367,079	\$952,650	\$9,120,925	10%
2029	\$1,289,829	\$34.44	\$952,650	\$9,482	\$2,251,961	\$2,246,961	\$5,000	\$8,318,304	0%
2030	\$1,264,661	\$33.77	\$5,000	\$844	\$1,270,506	\$1,190,262	\$80,244	\$8,629,319	1%
2031	\$1,302,601	\$34.78	\$80,244	\$5,909	\$1,388,755	\$872,162	\$516,593	\$9,332,245	6%
2032	\$1,341,679	\$35.82	\$516,593	\$15,744	\$1,874,016	\$800,509	\$1,073,507	\$10,188,400	11%
2033	\$1,381,930	\$36.90	\$1,073,507	\$25,771	\$2,481,208	\$951,797	\$1,529,411	\$10,974,076	14%
2034	\$1,423,388	\$38.01	\$1,529,411	\$33,862	\$2,986,660	\$1,096,053	\$1,890,608	\$11,695,874	16%
2035	\$1,466,089	\$39.15	\$1,890,608	\$38,146	\$3,394,843	\$1,432,730	\$1,962,113	\$12,153,309	16%
2036	\$1,510,072	\$40.32	\$1,962,113	\$48,856	\$3,521,040	\$548,717	\$2,972,324	\$13,607,600	22%
2037	\$1,555,374	\$41.53	\$2,972,324	\$62,655	\$4,590,353	\$1,234,514	\$3,355,839	\$14,468,388	23%
2038	\$1,602,035	\$42.78	\$3,355,839	\$69,689	\$5,027,563	\$1,344,814	\$3,682,749	\$15,312,909	24%
2039	\$1,650,096	\$44.06	\$3,682,749	\$79,886	\$5,412,732	\$1,026,995	\$4,385,736	\$16,588,319	26%
2040	\$1,699,599	\$45.38	\$4,385,736	\$89,110	\$6,174,446	\$1,560,025	\$4,614,421	\$17,429,633	26%
2041	\$1,750,587	\$46.74	\$4,614,421	\$101,187	\$6,466,195	\$860,719	\$5,605,477	\$19,103,886	29%
2042	\$1,803,105	\$48.14	\$5,605,477	\$110,816	\$7,519,397	\$1,932,467	\$5,586,931	\$19,805,380	28%
2043	\$1,857,198	\$49.59	\$5,586,931	\$92,529	\$7,536,658	\$3,778,133	\$3,758,525	\$18,693,325	20%
2044	\$1,912,914	\$51.08	\$3,758,525	\$72,960	\$5,744,398	\$2,134,012	\$3,610,386	\$19,327,673	19%
2045	\$1,970,301	\$52.61	\$3,610,386	\$80,698	\$5,661,385	\$1,121,320	\$4,540,065	\$21,124,835	21%
2046	\$2,029,410	\$54.19	\$4,540,065	\$99,123	\$6,668,599	\$1,197,193	\$5,471,406	\$23,002,584	24%
2047	\$2,090,293	\$55.81	\$5,471,406	\$111,242	\$7,672,941	\$1,908,890	\$5,764,051	\$24,306,391	24%
2048	\$2,153,002	\$57.49	\$5,764,051	\$127,771	\$8,044,823	\$904,039	\$7,140,784	\$26,802,154	27%
2049	\$2,217,592	\$59.21	\$7,140,784	\$90,129	\$9,448,504	\$7,486,292	\$1,962,212	\$22,650,752	9%
2050	\$2,284,119	\$60.99	\$1,962,212	\$46,890	\$4,293,221	\$1,519,535	\$2,773,686	\$24,641,212	11%
2051	\$2,352,643	\$62.82	\$2,773,686	\$66,388	\$5,192,717	\$1,261,198	\$3,931,520	\$27,086,551	15%
2052	\$2,423,222	\$64.70	\$3,931,520	\$81,636	\$6,436,378	\$2,122,618	\$4,313,760	\$28,844,680	15%
2053	\$2,495,919	\$66.64	\$4,313,760	\$42,760	\$6,852,439	\$6,847,439	\$5,000	\$25,874,608	0%

Fully Funded Method Projection

Target - 100% Funded in 30 Years

Units: 3,121 | Start Date: 1/1/2024

This plan represents a first-year reserve contribution of \$1,484,500 or \$39.64 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.



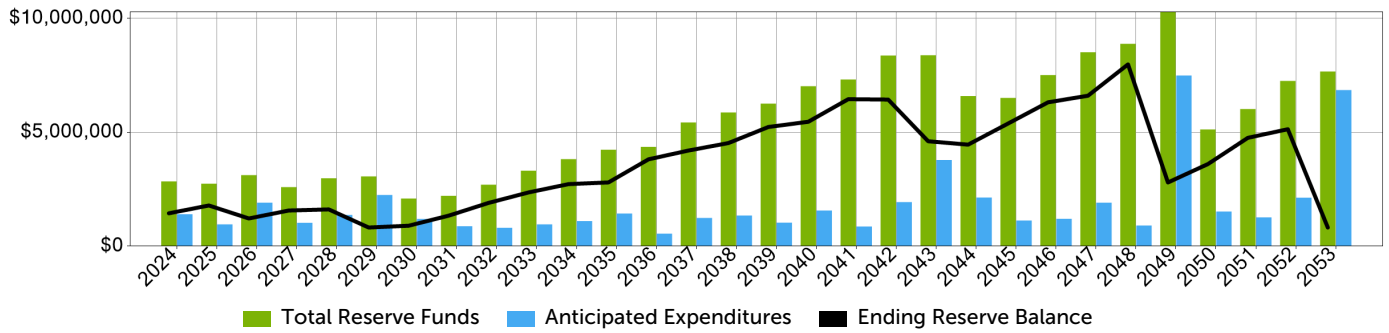
Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2024	\$1,484,500	\$39.64	\$1,576,858	\$32,406	\$3,093,764	\$1,397,586	\$1,696,179	\$7,693,483	22%
2025	\$1,529,035	\$40.83	\$1,696,179	\$39,650	\$3,264,863	\$956,438	\$2,308,426	\$8,339,158	28%
2026	\$1,574,906	\$42.05	\$2,308,426	\$42,871	\$3,926,203	\$1,904,647	\$2,021,556	\$8,064,505	25%
2027	\$1,622,153	\$43.31	\$2,021,556	\$46,408	\$3,690,117	\$1,024,490	\$2,665,627	\$8,735,812	31%
2028	\$1,670,818	\$44.61	\$2,665,627	\$56,350	\$4,392,795	\$1,367,079	\$3,025,715	\$9,120,925	33%
2029	\$1,720,942	\$45.95	\$3,025,715	\$55,254	\$4,801,912	\$2,246,961	\$2,554,951	\$8,318,304	31%
2030	\$1,772,571	\$47.33	\$2,554,951	\$56,922	\$4,384,444	\$1,190,262	\$3,194,182	\$8,629,319	37%
2031	\$1,825,748	\$48.75	\$3,194,182	\$73,420	\$5,093,350	\$872,162	\$4,221,188	\$9,332,245	45%
2032	\$1,880,520	\$50.21	\$4,221,188	\$95,224	\$6,196,932	\$800,509	\$5,396,423	\$10,188,400	53%
2033	\$1,936,936	\$51.72	\$5,396,423	\$117,780	\$7,451,139	\$951,797	\$6,499,342	\$10,974,076	59%
2034	\$1,995,044	\$53.27	\$6,499,342	\$138,977	\$8,633,362	\$1,096,053	\$7,537,310	\$11,695,874	64%
2035	\$2,054,895	\$54.87	\$7,537,310	\$156,968	\$9,749,173	\$1,432,730	\$8,316,443	\$12,153,309	68%
2036	\$2,116,542	\$56.51	\$8,316,443	\$182,007	\$10,614,992	\$548,717	\$10,066,275	\$13,607,600	74%
2037	\$2,180,038	\$58.21	\$10,066,275	\$210,781	\$12,457,094	\$1,234,514	\$11,222,580	\$14,468,388	78%
2038	\$2,245,439	\$59.96	\$11,222,580	\$233,458	\$13,701,477	\$1,344,814	\$12,356,663	\$15,312,909	81%
2039	\$2,312,803	\$61.75	\$12,356,663	\$259,991	\$14,929,457	\$1,026,995	\$13,902,462	\$16,588,319	84%
2040	\$2,382,187	\$63.61	\$13,902,462	\$286,271	\$16,570,920	\$1,560,025	\$15,010,895	\$17,429,633	86%
2041	\$2,453,652	\$65.51	\$15,010,895	\$316,147	\$17,780,694	\$860,719	\$16,919,976	\$19,103,886	89%
2042	\$2,527,262	\$67.48	\$16,919,976	\$344,347	\$19,791,585	\$1,932,467	\$17,859,118	\$19,805,380	90%
2043	\$2,603,080	\$69.50	\$17,859,118	\$345,432	\$20,807,630	\$3,778,133	\$17,029,496	\$18,693,325	91%
2044	\$2,681,172	\$71.59	\$17,029,496	\$346,062	\$20,056,730	\$2,134,012	\$17,922,718	\$19,327,673	93%
2045	\$2,761,607	\$73.74	\$17,922,718	\$374,857	\$21,059,183	\$1,121,320	\$19,937,863	\$21,124,835	94%
2046	\$2,844,456	\$75.95	\$19,937,863	\$415,230	\$23,197,548	\$1,197,193	\$22,000,355	\$23,002,584	96%
2047	\$2,929,789	\$78.23	\$22,000,355	\$450,216	\$25,380,360	\$1,908,890	\$23,471,470	\$24,306,391	97%
2048	\$3,017,683	\$80.57	\$23,471,470	\$490,566	\$26,979,719	\$904,039	\$26,075,680	\$26,802,154	97%
2049	\$3,108,213	\$82.99	\$26,075,680	\$477,733	\$29,661,626	\$7,486,292	\$22,175,334	\$22,650,752	98%
2050	\$3,201,460	\$85.48	\$22,175,334	\$460,326	\$25,837,119	\$1,519,535	\$24,317,584	\$24,641,212	99%
2051	\$3,297,504	\$88.05	\$24,317,584	\$506,715	\$28,121,802	\$1,261,198	\$26,860,605	\$27,086,551	99%
2052	\$3,396,429	\$90.69	\$26,860,605	\$549,950	\$30,806,984	\$2,122,618	\$28,684,366	\$28,844,680	99%
2053	\$3,498,321	\$93.41	\$28,684,366	\$540,196	\$32,722,883	\$6,847,439	\$25,875,444	\$25,874,608	100%

Minimum Threshold

Min Balance: \$815,000 (5% of Current Replacement Cost)

Units: 3,121 | Start Date: 1/1/2024

This plan represents the minimum annual reserve contribution of \$1,230,747 or \$32.86 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 \$815,000 (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	Percent Funded
2024	\$1,230,747	\$32.86	\$1,576,858	\$29,869	\$2,837,474	\$1,397,586	\$1,439,888	\$7,693,483	19%
2025	\$1,267,670	\$33.85	\$1,439,888	\$31,910	\$2,739,468	\$956,438	\$1,783,031	\$8,339,158	21%
2026	\$1,305,700	\$34.86	\$1,783,031	\$29,671	\$3,118,402	\$1,904,647	\$1,213,755	\$8,064,505	15%
2027	\$1,344,871	\$35.91	\$1,213,755	\$27,479	\$2,586,104	\$1,024,490	\$1,561,615	\$8,735,812	18%
2028	\$1,385,217	\$36.99	\$1,561,615	\$31,414	\$2,978,245	\$1,367,079	\$1,611,166	\$9,120,925	18%
2029	\$1,426,773	\$38.10	\$1,611,166	\$24,021	\$3,061,961	\$2,246,961	\$815,000	\$8,318,304	10%
2030	\$1,253,163	\$33.46	\$815,000	\$16,929	\$2,085,092	\$1,190,262	\$894,830	\$8,629,319	10%
2031	\$1,290,758	\$34.46	\$894,830	\$22,083	\$2,207,671	\$872,162	\$1,335,509	\$9,332,245	14%
2032	\$1,329,480	\$35.50	\$1,335,509	\$32,000	\$2,696,989	\$800,509	\$1,896,480	\$10,188,400	19%
2033	\$1,369,365	\$36.56	\$1,896,480	\$42,105	\$3,307,950	\$951,797	\$2,356,153	\$10,974,076	21%
2034	\$1,410,446	\$37.66	\$2,356,153	\$50,267	\$3,816,866	\$1,096,053	\$2,720,813	\$11,695,874	23%
2035	\$1,452,759	\$38.79	\$2,720,813	\$54,617	\$4,228,189	\$1,432,730	\$2,795,459	\$12,153,309	23%
2036	\$1,496,342	\$39.95	\$2,795,459	\$65,385	\$4,357,187	\$548,717	\$3,808,470	\$13,607,600	28%
2037	\$1,541,232	\$41.15	\$3,808,470	\$79,237	\$5,428,938	\$1,234,514	\$4,194,425	\$14,468,388	29%
2038	\$1,587,469	\$42.39	\$4,194,425	\$86,315	\$5,868,209	\$1,344,814	\$4,523,395	\$15,312,909	30%
2039	\$1,635,093	\$43.66	\$4,523,395	\$96,549	\$6,255,037	\$1,026,995	\$5,228,042	\$16,588,319	32%
2040	\$1,684,146	\$44.97	\$5,228,042	\$105,802	\$7,017,990	\$1,560,025	\$5,457,965	\$17,429,633	31%
2041	\$1,734,670	\$46.32	\$5,457,965	\$117,899	\$7,310,534	\$860,719	\$6,449,815	\$19,103,886	34%
2042	\$1,786,711	\$47.71	\$6,449,815	\$127,539	\$8,364,064	\$1,932,467	\$6,431,598	\$19,805,380	32%
2043	\$1,840,312	\$49.14	\$6,431,598	\$109,254	\$8,381,163	\$3,778,133	\$4,603,030	\$18,693,325	25%
2044	\$1,895,521	\$50.61	\$4,603,030	\$89,676	\$6,588,227	\$2,134,012	\$4,454,215	\$19,327,673	23%
2045	\$1,952,387	\$52.13	\$4,454,215	\$97,395	\$6,503,997	\$1,121,320	\$5,382,677	\$21,124,835	25%
2046	\$2,010,958	\$53.69	\$5,382,677	\$115,791	\$7,509,426	\$1,197,193	\$6,312,233	\$23,002,584	27%
2047	\$2,071,287	\$55.31	\$6,312,233	\$127,869	\$8,511,389	\$1,908,890	\$6,602,499	\$24,306,391	27%
2048	\$2,133,426	\$56.96	\$6,602,499	\$144,344	\$8,880,269	\$904,039	\$7,976,230	\$26,802,154	30%
2049	\$2,197,429	\$58.67	\$7,976,230	\$106,636	\$10,280,294	\$7,486,292	\$2,794,002	\$22,650,752	12%
2050	\$2,263,351	\$60.43	\$2,794,002	\$63,318	\$5,120,671	\$1,519,535	\$3,601,136	\$24,641,212	15%
2051	\$2,331,252	\$62.25	\$3,601,136	\$82,723	\$6,015,111	\$1,261,198	\$4,753,914	\$27,086,551	18%
2052	\$2,401,190	\$64.11	\$4,753,914	\$97,864	\$7,252,967	\$2,122,618	\$5,130,350	\$28,844,680	18%
2053	\$2,473,225	\$66.04	\$5,130,350	\$58,865	\$7,662,440	\$6,847,439	\$815,001	\$25,874,608	3%

Percent Funded Analysis

Current Percent Funded: 21%

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	10	5	\$8,320	\$579	\$555	\$2,773	\$613
ACB - Doors & Windows- Repair	30	8	22	\$17,472	\$2,676	\$582	\$12,813	\$644
ACB - Electrical System - Replace	50	19	31	\$20,800	\$2,693	\$416	\$12,896	\$460
ACB - Exterior - Paint	7	0	7	\$11,856	\$2,476	\$1,694	\$11,856	\$1,873
ACB - HVAC - Replace	15	0	15	\$14,560	\$3,041	\$971	\$14,560	\$1,073
ACB - Int Renovate (End of Lease)	20	0	20	\$41,600	\$8,688	\$2,080	\$41,600	\$2,300
ACB - Plumbing System - Replace	50	19	31	\$41,600	\$5,386	\$832	\$25,792	\$920
ACB - Roof - Replace	25	16	9	\$28,990	\$2,179	\$1,160	\$10,436	\$1,282
ACB - Siding - Repair	10	8	2	\$20,800	\$869	\$2,080	\$4,160	\$2,300
ACB - Water Heater - Replace	12	0	12	\$4,160	\$869	\$347	\$4,160	\$383
			Total	\$210,158	\$29,455	\$10,716	\$141,047	\$11,848
AREA Z								
Area Z - Doors (Repair Contingency)	10	9	1	\$3,120	\$65	\$312	\$312	\$345
Area Z - Sprung Structure - Repair	10	1	9	\$62,400	\$11,728	\$6,240	\$56,160	\$6,899
Area Z - Storage Gate - Replace	10	7	3	\$10,400	\$652	\$1,040	\$3,120	\$1,150
Area Z - Tall Barn	20	19	1	\$61,854	\$646	\$3,093	\$3,093	\$3,419
			Total	\$137,774	\$13,091	\$10,685	\$62,685	\$11,813
BARN 6								
Barn 6 - (Ice Barn) - Rehab	40	2	38	\$1,054,408	\$209,187	\$26,360	\$1,001,688	\$29,145
			Total	\$1,054,408	\$209,187	\$26,360	\$1,001,688	\$29,145
BARN 8								
Barn 8 - Bldg Exterior Envelope Restoration	30	29	1	\$853,840	\$5,944	\$28,461	\$28,461	\$31,468
Barn 8 - Coffee Area - Equipment - Replace	15	3	12	\$5,720	\$956	\$381	\$4,576	\$422
Barn 8 - Coffee Area - Ice Machine - Replace	10	3	7	\$4,784	\$699	\$478	\$3,349	\$529
Barn 8 - Coffee Area - Kitchen - Renovation	15	13	2	\$12,480	\$348	\$832	\$1,664	\$920
Barn 8 - Coffee Area - Lobby - Renovation	15	13	2	\$18,200	\$507	\$1,213	\$2,427	\$1,341
Barn 8 - Covered Bridge Entrance	30	29	1	\$208,000	\$1,448	\$6,933	\$6,933	\$7,666
Barn 8 - Dance Area - Renovation	20	18	2	\$35,360	\$738	\$1,768	\$3,536	\$1,955
Barn 8 - Dance Area Kitchen Equipment - Replace	20	18	2	\$20,800	\$434	\$1,040	\$2,080	\$1,150
Barn 8 - Electrical System - Repair	40	39	1	\$72,800	\$380	\$1,820	\$1,820	\$2,012
Barn 8 - Flat Roof - Replace	15	14	1	\$52,000	\$724	\$3,467	\$3,467	\$3,833
Barn 8 - Furnace Replace	20	17	3	\$3,952	\$124	\$198	\$593	\$218
Barn 8 - Gym Cardio Machines - Replace	10	6	4	\$74,880	\$6,255	\$7,488	\$29,952	\$8,279
Barn 8 - Gym Weight Machines - Replace	15	8	7	\$83,200	\$8,108	\$5,547	\$38,827	\$6,133
Barn 8 - HVAC - Replace	20	19	1	\$114,400	\$1,195	\$5,720	\$5,720	\$6,324
Barn 8 - Painting	12	11	1	\$52,000	\$905	\$4,333	\$4,333	\$4,791
Barn 8 - Plumbing System - Repair	40	6	34	\$62,400	\$11,077	\$1,560	\$53,040	\$1,725
Barn 8 - Remodel Design & Permitting	20	19	1	\$41,384	\$432	\$2,069	\$2,069	\$2,288
Barn 8 - Restrooms/Locker Rooms - Remodel	20	6	14	\$176,800	\$25,845	\$8,840	\$123,760	\$9,774
Barn 8 - Roof Replace	20	18	2	\$83,200	\$1,738	\$4,160	\$8,320	\$4,599
Barn 8 - Safety Nets - Replace	15	4	11	\$17,160	\$2,628	\$1,144	\$12,584	\$1,265
Barn 8 - Sauna - Replace	10	8	2	\$29,978	\$1,252	\$2,998	\$5,996	\$3,314
Barn 8 - Water Heaters - Replace	12	10	2	\$15,600	\$543	\$1,300	\$2,600	\$1,437
			Total	\$2,038,938	\$72,279	\$91,751	\$346,106	\$101,443
BUS SHELTERS								

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						
	Gate 1 - Bus Shelter (Replace)	8	0	8	\$7,800	\$1,629	\$975	\$7,800
Gate 3 - Bus Shelter (Replace)	25	16	9	\$40,560	\$3,049	\$1,622	\$14,602	\$1,794
Gate 9 - Bus Shelter (Replace)	25	24	1	\$8,320	\$70	\$333	\$333	\$368
Total				\$56,680	\$4,748	\$2,930	\$22,734	\$3,240
CLUBHOUSE								
Clubhouse - 19th Hole - Renovation	15	0	15	\$31,200	\$6,516	\$2,080	\$31,200	\$2,300
Clubhouse - Admin - Renovation	15	0	15	\$31,200	\$6,516	\$2,080	\$31,200	\$2,300
Clubhouse - Electrical Systems - Renovation	50	48	2	\$67,600	\$565	\$1,352	\$2,704	\$1,495
Clubhouse - Ext Deck - Glass/Metal Rail	25	14	11	\$24,045	\$2,209	\$962	\$10,580	\$1,063
Clubhouse - Ext Deck - Recoating	5	0	5	\$8,062	\$1,684	\$1,612	\$8,062	\$1,783
Clubhouse - Ext Deck - Resurface	25	14	11	\$26,874	\$2,469	\$1,075	\$11,824	\$1,188
Clubhouse - Exterior - Replace	42	32	10	\$754,000	\$37,491	\$17,952	\$179,524	\$19,849
Clubhouse - Fire Systems - Upgrade	25	20	5	\$26,000	\$1,086	\$1,040	\$5,200	\$1,150
Clubhouse - Golf Locker Rooms & RR's - Renovate	20	3	17	\$62,400	\$11,077	\$3,120	\$53,040	\$3,450
Clubhouse - HVAC 20 Ton	15	0	15	\$83,200	\$17,375	\$5,547	\$83,200	\$6,133
Clubhouse - HVAC CH	20	14	6	\$41,600	\$2,606	\$2,080	\$12,480	\$2,300
Clubhouse - HVAC Economizer	15	9	6	\$41,600	\$3,475	\$2,773	\$16,640	\$3,066
Clubhouse - HVAC Exterior Cover	20	9	11	\$20,800	\$2,389	\$1,040	\$11,440	\$1,150
Clubhouse - Plumbing Systems - Renovation	50	2	48	\$52,000	\$10,425	\$1,040	\$49,920	\$1,150
Clubhouse - Pro Shop - Renovation	15	3	12	\$20,800	\$3,475	\$1,387	\$16,640	\$1,533
Clubhouse - Restaurant - Renovation	15	0	15	\$62,400	\$13,031	\$4,160	\$62,400	\$4,599
Clubhouse - Roof & Gutters - Replace	25	15	10	\$62,400	\$5,213	\$2,496	\$24,960	\$2,760
Clubhouse - Siding - Painting	7	0	7	\$19,635	\$4,101	\$2,805	\$19,635	\$3,101
Clubhouse - Upstairs Restrooms - Renovation	20	18	2	\$33,280	\$695	\$1,664	\$3,328	\$1,840
Clubhouse - Water Heater - Replace	15	12	3	\$9,152	\$382	\$610	\$1,830	\$675
Kitchen - Equipment	10	0	10	\$83,200	\$17,375	\$8,320	\$83,200	\$9,199
Kitchen - Renovation	30	28	2	\$98,710	\$1,374	\$3,290	\$6,581	\$3,638
Kitchen (19) - Cooler - Replace	15	0	15	\$4,368	\$912	\$291	\$4,368	\$322
Kitchen (19) - Drink/Display Cooler - Replace	15	0	15	\$3,640	\$760	\$243	\$3,640	\$268
Kitchen (19) - Fryers - Replace	10	0	10	\$2,912	\$608	\$291	\$2,912	\$322
Kitchen (19) - Remodel	15	0	15	\$12,480	\$2,606	\$832	\$12,480	\$920
Kitchen (19) - Stove & Flat Top - Replace	20	0	20	\$6,240	\$1,303	\$312	\$6,240	\$345
Kitchen (19) - Walk-in Coolers - Repair	20	0	20	\$9,360	\$1,955	\$468	\$9,360	\$517
System - Computer - Server Replace	5	4	1	\$17,160	\$717	\$3,432	\$3,432	\$3,795
System - Computer Systems	7	0	7	\$20,800	\$4,344	\$2,971	\$20,800	\$3,285
System - Web Page - Redesign	7	6	1	\$10,902	\$325	\$1,557	\$1,557	\$1,722
Total				\$1,748,020	\$165,058	\$78,884	\$790,378	\$87,216
CORE AREA								
Core Area - Field Equipment - Replace	10	3	7	\$8,320	\$1,216	\$832	\$5,824	\$920
Core Area - Outdoor Amenities - Replace	30	2	28	\$20,800	\$4,054	\$693	\$19,413	\$767
Core Area - Tennis Courts - Replace/Repair	30	29	1	\$162,344	\$1,130	\$5,411	\$5,411	\$5,983
Core Area - Tennis Courts Fence - Replace	30	0	30	\$35,178	\$7,346	\$1,173	\$35,178	\$1,296
Total				\$226,642	\$13,747	\$8,109	\$65,827	\$8,966
GOLF								
Golf - Austin Creek - Repair	10	0	10	\$104,000	\$21,719	\$10,400	\$104,000	\$11,499
Golf - Bridges - GCBR1 (17th Hole)	30	8	22	\$52,000	\$7,964	\$1,733	\$38,133	\$1,916
Golf - Bridges - GCBR2 (10th Hole)	30	9	21	\$52,000	\$7,602	\$1,733	\$36,400	\$1,916
Golf - Bridges - GCBR3 (9th Hole)	30	10	20	\$52,000	\$7,240	\$1,733	\$34,667	\$1,916
Golf - Bridges - GCBR4 (9th Hole Green Bridge)	30	11	19	\$52,000	\$6,878	\$1,733	\$32,933	\$1,916

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						
Golf - Bridges - GCBR5 (9th Hole Tee Bridge)	30	12	18	\$52,000	\$6,516	\$1,733	\$31,200	\$1,916
Golf - Bridges - GCBR6 (8th Hole)	40	38	2	\$338,000	\$3,529	\$8,450	\$16,900	\$9,343
Golf - Bridges - GCBR7 (7th Hole Bridge)	30	13	17	\$52,000	\$6,154	\$1,733	\$29,467	\$1,916
Golf - Bridges - GCBR8 (5th Hole Tee Bridge)	30	14	16	\$52,000	\$5,792	\$1,733	\$27,733	\$1,916
Golf - Bridges - GCBR9 (9th Hole)	30	17	13	\$52,000	\$4,706	\$1,733	\$22,533	\$1,916
Golf - Bunkers - Replace (Contingency)	5	3	2	\$15,600	\$1,303	\$3,120	\$6,240	\$3,450
Golf - Cart Path - Repave/Repairs (1)	10	1	9	\$52,000	\$9,773	\$5,200	\$46,800	\$5,749
Golf - Cart Path - Repave/Repairs (2)	10	2	8	\$52,000	\$8,688	\$5,200	\$41,600	\$5,749
Golf - Cart Path - Repave/Repairs (3)	10	3	7	\$52,000	\$7,602	\$5,200	\$36,400	\$5,749
Golf - Central Control Computer	10	9	1	\$10,400	\$217	\$1,040	\$1,040	\$1,150
Golf - Club Car Carry All - Replace	7	3	4	\$15,600	\$1,862	\$2,229	\$8,914	\$2,464
Golf - Control Wire	20	19	1	\$15,600	\$163	\$780	\$780	\$862
Golf - Gold Office Replace	15	10	5	\$19,240	\$1,339	\$1,283	\$6,413	\$1,418
Golf - Greens & Tee Boxes - Rebuild (Contingency)	10	6	4	\$26,000	\$2,172	\$2,600	\$10,400	\$2,875
Golf - Hole 14 Centrifugal Pump #1	6	5	1	\$3,120	\$109	\$520	\$520	\$575
Golf - Hole 14 Centrifugal Pump #2	6	5	1	\$3,120	\$109	\$520	\$520	\$575
Golf - Hole 14 Pond Aeration Fountain	10	9	1	\$8,840	\$185	\$884	\$884	\$977
Golf - Hole 14 Pressure Maintenance Pump	8	7	1	\$3,120	\$81	\$390	\$390	\$431
Golf - Hole 17 Pond Aeration Fountain	10	9	1	\$9,880	\$206	\$988	\$988	\$1,092
Golf - Hole 17 Pressure Maintenance Pump	8	7	1	\$9,880	\$258	\$1,235	\$1,235	\$1,365
Golf - Hole 17 Turbine Pump #1	10	9	1	\$26,000	\$543	\$2,600	\$2,600	\$2,875
Golf - Hole 17 Turbine Pump #2	10	9	1	\$26,000	\$543	\$2,600	\$2,600	\$2,875
Golf - Irrigation Heads	20	19	1	\$259,999	\$2,715	\$13,000	\$13,000	\$14,373
Golf - Irrigation System - Pump Controller	15	14	1	\$46,780	\$651	\$3,119	\$3,119	\$3,448
Golf - Lake Louise - Damn Repair	20	8	12	\$91,520	\$11,468	\$4,576	\$54,912	\$5,059
Golf - Lake Louise - Pump Controller	5	4	1	\$4,160	\$174	\$832	\$832	\$920
Golf - Lake Louise - Pump Station (Rebuild)	6	1	5	\$15,600	\$2,715	\$2,600	\$13,000	\$2,875
Golf - Lower Pump House #17 Hole	30	29	1	\$7,280	\$51	\$243	\$243	\$268
Golf - Practice Putting Green	15	0	15	\$36,400	\$7,602	\$2,427	\$36,400	\$2,683
Golf - Pro Shop Shed - Replace	43	1	42	\$11,440	\$2,334	\$266	\$11,174	\$294
Golf - Pump Houses - Renovation	30	1	29	\$7,280	\$1,470	\$243	\$7,037	\$268
Golf - PVC Irrigation Pipe & Isolation Valves	17	16	1	\$457,600	\$5,621	\$26,918	\$26,918	\$29,761
Golf - Range Picking Unit - Replace	7	3	4	\$4,212	\$503	\$602	\$2,407	\$665
Golf - Restrooms - Renovation	30	1	29	\$62,400	\$12,597	\$2,080	\$60,320	\$2,300
Golf - Safety Net/Posts - Replace	6	2	4	\$10,400	\$1,448	\$1,733	\$6,933	\$1,916
Golf - Satellite Controllers	15	14	1	\$189,280	\$2,635	\$12,619	\$12,619	\$13,952
Golf - Upper Pump House #14 Hole	30	29	1	\$7,280	\$51	\$243	\$243	\$268
Golf - Weather Station	15	14	1	\$10,400	\$145	\$693	\$693	\$767
Golf Carts - Replace	7	4	3	\$338,000	\$30,251	\$48,286	\$144,857	\$53,386
			Total	\$2,766,431	\$195,677	\$189,583	\$936,998	\$209,608
GOLF & MAINTENANCE EQUIPMENT								
1,000 Gal. Gas Storage Tank	25	3	22	\$15,600	\$2,867	\$624	\$13,728	\$690
2005 JD ProGator 2030A #1 - Replace	12	1	11	\$24,960	\$4,778	\$2,080	\$22,880	\$2,300
2005 JD ProGator 2030A #2 - Replace	12	1	11	\$24,960	\$4,778	\$2,080	\$22,880	\$2,300
2008 Cat 420e Backhoe - Replace	20	6	14	\$156,000	\$22,805	\$7,800	\$109,200	\$8,624
2008 Cat Skid Steer Loader	20	9	11	\$47,840	\$5,495	\$2,392	\$26,312	\$2,645
2008 Toro 3100 Approach Mower - Replace	10	6	4	\$37,440	\$3,128	\$3,744	\$14,976	\$4,139
2009 Club Car Carryall 252 - Replace	8	3	5	\$13,291	\$1,735	\$1,661	\$8,307	\$1,837
2012 Toro Greens Triplex Mower - Replace	7	3	4	\$41,600	\$4,964	\$5,943	\$23,771	\$6,571

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						
2013 Cat 906h Wheel Loader	20	9	11	\$93,600	\$10,751	\$4,680	\$51,480	\$5,174
2016 SIP 650 - Replace	20	12	8	\$15,600	\$1,303	\$780	\$6,240	\$862
2016 SIP 7000 Reel Grinder - Replace	20	12	8	\$33,280	\$2,780	\$1,664	\$13,312	\$1,840
2016 Toro GTX Light Utility Vehicle - Replace	15	7	8	\$12,480	\$1,390	\$832	\$6,656	\$920
2022 John Deere 7500A Fairway Mower	13	12	1	\$87,360	\$1,403	\$6,720	\$6,720	\$7,430
250 Gal. Gas Storage Tank (Proshop) - Replace	25	2	23	\$10,400	\$1,998	\$416	\$9,568	\$460
250 Gallon Gas Tank - Replace	25	1	24	\$12,480	\$2,502	\$499	\$11,981	\$552
500 Gal Diesel Fuel Tank - Replace	18	3	15	\$14,560	\$2,534	\$809	\$12,133	\$894
Alladin 1222 Steam Cleaner - Replace	20	2	18	\$4,992	\$938	\$250	\$4,493	\$276
Cat Rotary Brush - Replace	15	4	11	\$15,600	\$2,389	\$1,040	\$11,440	\$1,150
Cushman Greens Groomer Brush - Replace	22	2	20	\$4,992	\$948	\$227	\$4,538	\$251
Cushman Groommaster Trap Rake	25	0	25	\$16,640	\$3,475	\$666	\$16,640	\$736
Deicer Storage Tank	15	10	5	\$13,754	\$957	\$917	\$4,585	\$1,014
Dump Trailer - 14 Feet	10	8	2	\$14,614	\$610	\$1,461	\$2,923	\$1,616
Emergency Generator - Replace	30	23	7	\$104,000	\$5,068	\$3,467	\$24,267	\$3,833
Ford 1920 Turf Tractor 7108 Loader - Replace	25	2	23	\$41,600	\$7,993	\$1,664	\$38,272	\$1,840
Greens King V 186 Mower - Replace=Greenmaster 3320 Triflex	17	12	5	\$41,600	\$2,555	\$2,447	\$12,235	\$2,706
Greensmaster 1000 Walking Mower - Replace	15	2	13	\$14,560	\$2,635	\$971	\$12,619	\$1,073
Greensmaster 1000 Walking Mower - Replace	15	2	13	\$14,560	\$2,635	\$971	\$12,619	\$1,073
Honda Walk Behind Mower - Replace	15	7	8	\$14,560	\$1,622	\$971	\$7,765	\$1,073
JD 2030 Fairway Sprayer - Replace	10	9	1	\$57,200	\$1,195	\$5,720	\$5,720	\$6,324
JD 2030 Fairway Sprayer (sprayer tank only)	10	8	2	\$22,100	\$923	\$2,210	\$4,420	\$2,443
John Deere Gater TX 2019-1	7	3	4	\$13,286	\$1,585	\$1,898	\$7,592	\$2,098
John Deere Gater TX 2019-2	7	3	4	\$13,286	\$1,585	\$1,898	\$7,592	\$2,098
John Deere Gater TX 2019-3	7	3	4	\$13,286	\$1,585	\$1,898	\$7,592	\$2,098
John Deere ProGator 2030A9-1	7	3	4	\$29,120	\$3,475	\$4,160	\$16,640	\$4,599
John Deere ProGator 2030A9-2	7	3	4	\$29,120	\$3,475	\$4,160	\$16,640	\$4,599
NH 42 HP Tractor Model #TN55 - Replace	20	0	20	\$52,000	\$10,859	\$2,600	\$52,000	\$2,875
ProCore 648 Gas Aerifer 23 HP - Replace	15	7	8	\$34,320	\$3,823	\$2,288	\$18,304	\$2,530
Road Sand Spreader	20	4	16	\$7,800	\$1,303	\$390	\$6,240	\$431
Ryan Core Harvester - Replace	20	1	19	\$7,800	\$1,547	\$390	\$7,410	\$431
Ryan Renovaire Fairway Aerifer - Replace	30	1	29	\$14,560	\$2,939	\$485	\$14,075	\$537
Ryan Sod Cutter - Replace	30	1	29	\$7,280	\$1,470	\$243	\$7,037	\$268
Salt Dogg Sander - Replace	15	2	13	\$7,488	\$1,355	\$499	\$6,490	\$552
Sno Way Sander	7	6	1	\$9,414	\$281	\$1,345	\$1,345	\$1,487
Snow Plow/Sander - Replace	15	10	5	\$22,100	\$1,538	\$1,473	\$7,367	\$1,629
Snow Removal UTV	15	14	1	\$40,904	\$569	\$2,727	\$2,727	\$3,015
SnowDogg 9' Snow Plow & Beyers HP 2000 Sander - Replace	7	1	6	\$12,480	\$2,234	\$1,783	\$10,697	\$1,971
SnowDogg 9' Snow Plow & Spreader - Replace	7	1	6	\$13,520	\$2,420	\$1,931	\$11,589	\$2,135
Summit 7x16 Tilt Trailer - Replace	15	8	7	\$4,368	\$426	\$291	\$2,038	\$322
Toro 3300 TriPlex Mower - Replace	15	7	8	\$36,400	\$4,054	\$2,427	\$19,413	\$2,683
Toro GM 3280D	12	6	6	\$30,160	\$3,149	\$2,513	\$15,080	\$2,779
Toro Greensmaster 1000 Mower - Replace	15	13	2	\$15,600	\$434	\$1,040	\$2,080	\$1,150
Toro Greensmaster 1000 Mower - Replace	15	13	2	\$15,600	\$434	\$1,040	\$2,080	\$1,150
Toro Greensmaster 1000 Mower - Replace	15	13	2	\$15,600	\$434	\$1,040	\$2,080	\$1,150
Toro Greensmaster 1000 Mower - Replace	15	13	2	\$15,600	\$434	\$1,040	\$2,080	\$1,150
Tru Turf Greens Roller - Replace	5	2	3	\$20,800	\$2,606	\$4,160	\$12,480	\$4,599
Turfco 1530 Top Dresser - Replace	15	4	11	\$18,096	\$2,771	\$1,206	\$13,270	\$1,334
Turfco Torrent 2 Blower	15	10	5	\$9,880	\$688	\$659	\$3,293	\$728

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						
	TyCrop MH 400 Fairway Top Dresser & Twin Spinner	25	3	22	\$31,200	\$5,734	\$1,248	\$27,456
Vermeer Brush Chipper 2012-05CRRF	10	3	7	\$47,840	\$6,993	\$4,784	\$33,488	\$5,289
Vicon PS 403 Fertilizer Spreader - Replace	15	3	12	\$7,280	\$1,216	\$485	\$5,824	\$537
Yanmar YT359 Tractor & Attachments	20	18	2	\$105,876	\$2,211	\$5,294	\$10,588	\$5,853
			Total	\$1,724,287	\$182,786	\$123,101	\$875,266	\$136,104
MAINTENANCE - BUILDING								
Maintenance Bldg - Electrical System - Replace	20	17	3	\$23,920	\$749	\$1,196	\$3,588	\$1,322
Maintenance Bldg - Equipment - Replace	3	0	3	\$8,320	\$1,738	\$2,773	\$8,320	\$3,066
Maintenance Bldg - Facility Remodel	20	19	1	\$264,843	\$2,765	\$13,242	\$13,242	\$14,641
Maintenance Bldg - Plumbing System - Replace	20	17	3	\$24,440	\$766	\$1,222	\$3,666	\$1,351
Maintenance Bldg - Siding & Roof - Replace	20	17	3	\$41,600	\$1,303	\$2,080	\$6,240	\$2,300
			Total	\$363,123	\$7,321	\$20,513	\$35,056	\$22,680
MAINTENANCE - VEHICLES								
Maint - 05 Chevy 3500 - Replace	7	0	7	\$90,480	\$18,895	\$12,926	\$90,480	\$14,291
Maint - 08 Dodge 4500 Dump Truck - Replace	7	2	5	\$136,240	\$20,323	\$19,463	\$97,314	\$21,519
Maint - 14 Dodge 4500 - Replace	7	6	1	\$88,400	\$2,637	\$12,629	\$12,629	\$13,963
Maint - 15 5500 - Replace	7	6	1	\$69,680	\$2,079	\$9,954	\$9,954	\$11,006
Maint - 16 3500 - Replace	7	1	6	\$54,080	\$9,680	\$7,726	\$46,354	\$8,542
Maint - 16 HydroVac Trailer Pressure Washer - Replace	15	7	8	\$104,000	\$11,583	\$6,933	\$55,467	\$7,666
Maint - 18 Silverado - Replace	7	4	3	\$49,920	\$4,468	\$7,131	\$21,394	\$7,885
Maint - 18 Silverado - Replace	7	4	3	\$46,800	\$4,189	\$6,686	\$20,057	\$7,392
Maint - 19 Silverado - Replace	7	6	1	\$41,600	\$1,241	\$5,943	\$5,943	\$6,571
Maint - 2013 Chevy Express Van - Replace	5	3	2	\$24,960	\$2,085	\$4,992	\$9,984	\$5,519
			Total	\$706,160	\$77,180	\$94,382	\$369,576	\$104,352
MARINA & AM/PM AREAS								
AM/PM - Picnic Shelter - Repairs	20	11	9	\$60,320	\$5,669	\$3,016	\$27,144	\$3,335
AM/PM - Restrooms - Repairs	20	5	15	\$3,120	\$489	\$156	\$2,340	\$172
Marina - Basin Repair	50	4	46	\$312,000	\$59,944	\$6,240	\$287,040	\$6,899
Marina - Boat Ramp Harbor - Rebuild	20	19	1	\$277,493	\$2,898	\$13,875	\$13,875	\$15,340
Marina - Fire Standpipe & East/West Gangways	25	20	5	\$296,400	\$12,380	\$11,856	\$59,280	\$13,108
Marina - Gate Arm	20	17	3	\$31,200	\$977	\$1,560	\$4,680	\$1,725
Marina - Outdoor Amenities - Replace	5	3	2	\$31,200	\$2,606	\$6,240	\$12,480	\$6,899
Marina - Picnic Shelter - Repairs	5	4	1	\$26,000	\$1,086	\$5,200	\$5,200	\$5,749
Marina - Restroom - Renovation/Repairs	20	8	12	\$31,200	\$3,909	\$1,560	\$18,720	\$1,725
Marina - Tennis & Sport Courts - Resurface/Repairs	20	10	10	\$114,953	\$12,003	\$5,748	\$57,477	\$6,355
Marina - Tennis Court Fence - Replace	30	10	20	\$31,346	\$4,364	\$1,045	\$20,897	\$1,155
Marina - Wet Slip Docks - Renovation	20	5	15	\$1,555,682	\$243,660	\$77,784	\$1,166,762	\$86,000
Marina & AM/PM - Bldgs - Painting	7	2	5	\$7,800	\$1,164	\$1,114	\$5,571	\$1,232
Marina & AM/PM - Bldgs - Renovation	28	22	6	\$83,200	\$3,723	\$2,971	\$17,829	\$3,285
			Total	\$2,861,914	\$354,871	\$138,365	\$1,699,294	\$152,980
MISCELLANEOUS								
Campground - Trails & Roads	12	3	9	\$10,400	\$1,629	\$867	\$7,800	\$958
CRRRF Loan Repayment (6 Yrs Rem) - Annual	1	0	1	\$333,039	\$69,550	\$333,039	\$333,039	\$368,218
Gates - Lighting (Replace/Repair)	15	1	14	\$15,600	\$3,041	\$1,040	\$14,560	\$1,150
Harbor View Bus Shelter - Replace	5	3	2	\$9,152	\$765	\$1,830	\$3,661	\$2,024
Parking Lot - Gate 5 - Replace	25	10	15	\$19,760	\$2,476	\$790	\$11,856	\$874
RV - Area - Chain Link Fence	30	0	30	\$27,256	\$5,692	\$909	\$27,256	\$1,005
RV - Area - Rehab	30	0	30	\$15,600	\$3,258	\$520	\$15,600	\$575



Percent Funded Analysis

Component	UL RUL		Effective Age	Current Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.
	A	B						
	SEC - Rekey Bldgs	10	9	1	\$26,000	\$543	\$2,600	\$2,600
Trails - Planning Impact Study	15	0	15	\$71,000	\$14,827	\$4,733	\$71,000	\$5,233
Welcome Center - HVAC	15	14	1	\$49,895	\$695	\$3,326	\$3,326	\$3,678
Welcome Center - Painting	7	1	6	\$15,600	\$2,792	\$2,229	\$13,371	\$2,464
			Total	\$593,302	\$105,267	\$351,883	\$504,070	\$389,052
PARK AREAS								
Parks - Playground Equipment - Replace	15	11	4	\$54,080	\$3,012	\$3,605	\$14,421	\$3,986
Parks - Playgrounds (ADA Compliance) - Ph 1	20	19	1	\$112,182	\$1,171	\$5,609	\$5,609	\$6,202
Parks - Playgrounds (ADA Compliance) - Ph 2	20	1	19	\$112,182	\$22,256	\$5,609	\$106,573	\$6,202
Parks - Tables & Benches - Replace	10	3	7	\$10,400	\$1,520	\$1,040	\$7,280	\$1,150
			Total	\$288,844	\$27,959	\$15,864	\$133,883	\$17,539
POOL - MAIN								
Main Pool - ADA Lift - Replace	10	4	6	\$9,204	\$1,153	\$920	\$5,522	\$1,018
Main Pool - Covers	12	11	1	\$24,000	\$418	\$2,000	\$2,000	\$2,211
Main Pool - Deck - Repair	30	25	5	\$358,800	\$12,488	\$11,960	\$59,800	\$13,223
Main Pool - Equipment - Replace	12	7	5	\$78,000	\$6,787	\$6,500	\$32,500	\$7,187
Main Pool - Fence - Replace	30	25	5	\$26,000	\$905	\$867	\$4,333	\$958
Main Pool - Furniture	10	9	1	\$13,000	\$271	\$1,300	\$1,300	\$1,437
Main Pool - Gutters	12	10	2	\$28,010	\$975	\$2,334	\$4,668	\$2,581
Main Pool - Heaters	12	7	5	\$9,360	\$814	\$780	\$3,900	\$862
Main Pool - Resurface	12	7	5	\$130,000	\$11,312	\$10,833	\$54,167	\$11,978
Main Pool - Swim Lanes - Replace	10	4	6	\$6,240	\$782	\$624	\$3,744	\$690
			Total	\$682,614	\$35,906	\$38,119	\$171,935	\$42,145
POOL - QUIET								
Quiet Pool - ADA Lift Replace	10	4	6	\$9,204	\$1,153	\$920	\$5,522	\$1,018
Quiet Pool - Controller and filter/heater/pump installation	15	12	3	\$16,640	\$695	\$1,109	\$3,328	\$1,227
Quiet Pool - Covers	12	11	1	\$8,507	\$148	\$709	\$709	\$784
Quiet Pool - Deck - Repairs	30	25	5	\$67,600	\$2,353	\$2,253	\$11,267	\$2,491
Quiet Pool - Fence - Replace	20	0	20	\$22,131	\$4,622	\$1,107	\$22,131	\$1,223
Quiet Pool - Furniture	10	9	1	\$13,000	\$271	\$1,300	\$1,300	\$1,437
Quiet Pool - Pumphouse - Improvements	30	25	5	\$41,600	\$1,448	\$1,387	\$6,933	\$1,533
Quiet Pool - Resurface	12	7	5	\$25,480	\$2,217	\$2,123	\$10,617	\$2,348
Quiet Pool - Retaining Wall - Repair	30	25	5	\$26,000	\$905	\$867	\$4,333	\$958
Quiet Pool - Shed - Rebuild	30	25	5	\$20,800	\$724	\$693	\$3,467	\$767
Quiet Pool - Shed Improvements	30	25	5	\$8,320	\$290	\$277	\$1,387	\$307
Quiet Pool - Skimmer- Replace	10	4	6	\$5,200	\$652	\$520	\$3,120	\$575
			Total	\$264,482	\$15,477	\$13,266	\$74,114	\$14,667
SECURITY BUILDING & EQUIPMENT								
SEC - 05 Honda Element - Replace	10	1	9	\$26,000	\$4,887	\$2,600	\$23,400	\$2,875
SEC - Defibrillator - Replace	10	0	10	\$9,691	\$2,024	\$969	\$9,691	\$1,071
SEC - Honda 16 CRV - Replace	7	3	4	\$31,200	\$3,723	\$4,457	\$17,829	\$4,928
SEC - Radio System - Replace	10	3	7	\$30,160	\$4,409	\$3,016	\$21,112	\$3,335
SEC - Security/Access Control - Replace	7	6	1	\$72,921	\$2,175	\$10,417	\$10,417	\$11,518
Security Bldg - Electrical	25	6	19	\$36,400	\$5,777	\$1,456	\$27,664	\$1,610
Security Bldg - Interior- Repair	25	6	19	\$8,320	\$1,321	\$333	\$6,323	\$368
Security Bldg - Roof - Replace	15	6	9	\$6,760	\$847	\$451	\$4,056	\$498
Security Bldg - Siding - Paint	7	6	1	\$3,484	\$104	\$498	\$498	\$550
Security Bldg - Siding - Repair	25	6	19	\$20,800	\$3,301	\$832	\$15,808	\$920

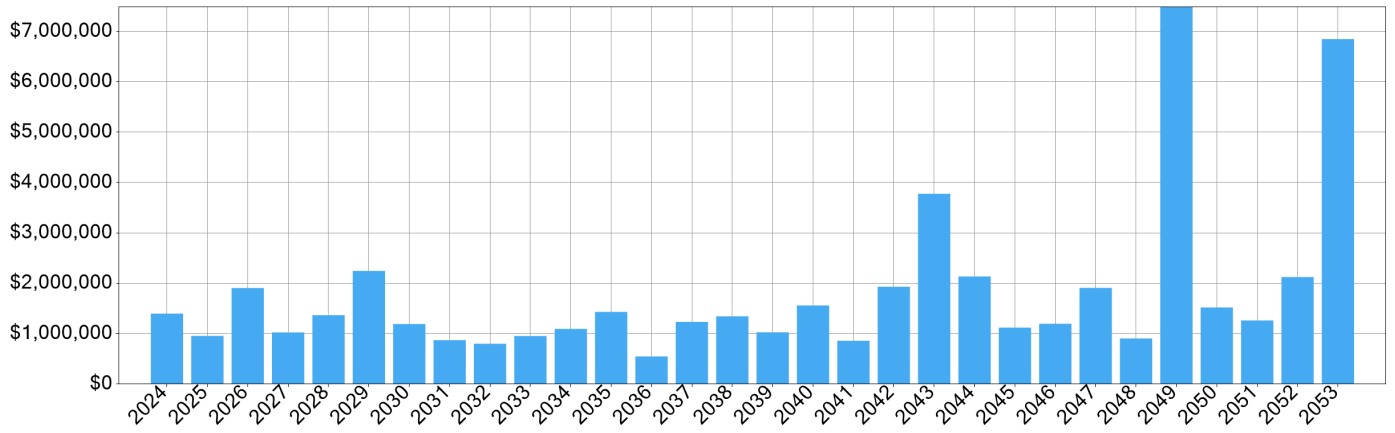
Percent Funded Analysis

Component	UL RUL		Effective Age	Current Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.
	A	B						
	Total			\$245,736	\$28,568	\$25,029	\$136,798	\$27,672
TURF								
TURF - 05 Chevy Colorado - Replace	10	1	9	\$46,800	\$8,796	\$4,680	\$42,120	\$5,174
TURF - Bldg - Paint	7	0	7	\$12,480	\$2,606	\$1,783	\$12,480	\$1,971
TURF - Bldg - Repair	30	0	30	\$46,800	\$9,773	\$1,560	\$46,800	\$1,725
TURF - Bldg Overhead Door - Replace	20	0	20	\$2,418	\$505	\$121	\$2,418	\$134
TURF - Change Room Repair	15	10	5	\$6,916	\$481	\$461	\$2,305	\$510
TURF - Electrical System - Replace	50	0	50	\$20,800	\$4,344	\$416	\$20,800	\$460
TURF - Fence - Replace/Repair	15	0	15	\$6,864	\$1,433	\$458	\$6,864	\$506
TURF - Furnace - Replace	15	7	8	\$3,120	\$348	\$208	\$1,664	\$230
TURF - Gutters - Replace	25	4	21	\$1,358	\$238	\$54	\$1,141	\$60
TURF - Hole 14 Pump Panel PLC	10	9	1	\$5,200	\$109	\$520	\$520	\$575
TURF - Hole 14 Pump Panel VFD	10	9	1	\$4,160	\$87	\$416	\$416	\$460
TURF - Hole 17 Pump Panel PLC	12	11	1	\$38,316	\$667	\$3,193	\$3,193	\$3,530
TURF - Hole 17 Pump Panel VFD	10	9	1	\$10,400	\$217	\$1,040	\$1,040	\$1,150
TURF - Restrooms - Replace	15	0	15	\$3,120	\$652	\$208	\$3,120	\$230
TURF - Roof - Replace	20	8	12	\$22,880	\$2,867	\$1,144	\$13,728	\$1,265
TURF - Sand Storage Roof - Replace	20	0	20	\$3,120	\$652	\$156	\$3,120	\$172
TURF - Vent System - Replace/Repair	15	0	15	\$11,960	\$2,498	\$797	\$11,960	\$882
TURF - Wash Pad - Refurbish	25	0	25	\$7,800	\$1,629	\$312	\$7,800	\$345
TURF - Water Heater - Replace	12	0	12	\$1,815	\$379	\$151	\$1,815	\$167
Total				\$256,327	\$38,280	\$17,678	\$183,304	\$19,546
Totals				\$16,225,840	\$1,576,858	\$1,257,217	\$7,550,758	\$1,390,016

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

Anticipated Expenditures (30 Years)

Units: 3,121 | Start Date: 1/1/2024



Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2024						
ACB - Exterior - Paint		1115		Adult Center Building	\$11,856	\$11,856
ACB - HVAC - Replace		1117		Adult Center Building	\$14,560	\$14,560
ACB - Int Renovate (End of Lease)		1118		Adult Center Building	\$41,600	\$41,600
ACB - Water Heater - Replace		1119		Adult Center Building	\$4,160	\$4,160
Clubhouse - 19th Hole - Renovation		1151		Clubhouse	\$31,200	\$31,200
Clubhouse - Admin - Renovation		1150		Clubhouse	\$31,200	\$31,200
Clubhouse - Ext Deck - Recoating		1148		Clubhouse	\$8,062	\$8,062
Clubhouse - HVAC 20 Ton		1318		Clubhouse	\$83,200	\$83,200
Clubhouse - Restaurant - Renovation		1149		Clubhouse	\$62,400	\$62,400
Clubhouse - Siding - Painting		1145		Clubhouse	\$19,635	\$19,635
Core Area - Tennis Courts Fence - Replace		1112		Core Area	\$35,178	\$35,178
CRRRF Loan Repayment (6 Yrs Rem) - Annual		1331		Miscellaneous	\$333,039	\$333,039
Cushman Groomaster Trap Rake		1047		Golf & Maintenance Equipment	\$16,640	\$16,640
Gate 1 - Bus Shelter (Replace)		1298		Bus Shelters	\$7,800	\$7,800
Golf - Austin Creek - Repair		1224		Golf	\$104,000	\$104,000
Golf - Practice Putting Green		1274		Golf	\$36,400	\$36,400
Kitchen - Equipment		1182		Clubhouse	\$83,200	\$83,200
Kitchen (19) - Cooler - Replace		1196		Clubhouse	\$4,368	\$4,368
Kitchen (19) - Drink/Display Cooler - Replace		1197		Clubhouse	\$3,640	\$3,640
Kitchen (19) - Fryers - Replace		1192		Clubhouse	\$2,912	\$2,912
Kitchen (19) - Remodel		1198		Clubhouse	\$12,480	\$12,480
Kitchen (19) - Stove & Flat Top - Replace		1195		Clubhouse	\$6,240	\$6,240
Kitchen (19) - Walk-in Coolers - Repair		1191		Clubhouse	\$9,360	\$9,360
Maint - 05 Chevy 3500 - Replace		1172		Maintenance - Vehicles	\$90,480	\$90,480
Maintenance Bldg - Equipment - Replace		1130		Maintenance - Building	\$8,320	\$8,320
NH 42 HP Tractor Model #TN55		1064		Golf & Maintenance Equipment	\$52,000	\$52,000



Anticipated Expenditures (30 Years)

Units: 3,121 | Start Date: 1/1/2024

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
- Replace						
Quiet Pool - Fence - Replace		1126		Pool - Quiet	\$22,131	\$22,131
RV - Area - Chain Link Fence				Miscellaneous	\$27,256	\$27,256
RV - Area - Rehab		1128		Miscellaneous	\$15,600	\$15,600
SEC - Defibrillator - Replace		1164		Security Building & Equipment	\$9,691	\$9,691
System - Computer Systems				Clubhouse	\$20,800	\$20,800
Trails - Planning Impact Study				Miscellaneous	\$71,000	\$71,000
TURF - Bldg - Paint		1209		Turf	\$12,480	\$12,480
TURF - Bldg - Repair		1210		Turf	\$46,800	\$46,800
TURF - Bldg Overhead Door - Replace		1254		Turf	\$2,418	\$2,418
TURF - Electrical System - Replace		1283		Turf	\$20,800	\$20,800
TURF - Fence - Replace/Repair		1208		Turf	\$6,864	\$6,864
TURF - Restrooms - Replace		1280		Turf	\$3,120	\$3,120
TURF - Sand Storage Roof - Replace		1205		Turf	\$3,120	\$3,120
TURF - Vent System - Replace/Repair		1207		Turf	\$11,960	\$11,960
TURF - Wash Pad - Refurbish		1211		Turf	\$7,800	\$7,800
TURF - Water Heater - Replace		1281		Turf	\$1,815	\$1,815
					Total for 2024:	\$1,397,586
2025						
2005 JD ProGator 2030A #1 - Replace		1079		Golf & Maintenance Equipment	\$24,960	\$25,958
2005 JD ProGator 2030A #2 - Replace		1079		Golf & Maintenance Equipment	\$24,960	\$25,958
250 Gallon Gas Tank - Replace		1296		Golf & Maintenance Equipment	\$12,480	\$12,979
Area Z - Sprung Structure - Repair		1364		Area Z	\$62,400	\$64,896
CRRRF Loan Repayment (6 Yrs Rem) - Annual		1331		Miscellaneous	\$333,039	\$333,039
Gates - Lighting (Replace/Repair)		1251		Miscellaneous	\$15,600	\$16,224
Golf - Cart Path - Repave/Repairs (1)				Golf	\$52,000	\$54,080
Golf - Lake Louise - Pump Station (Rebuild)		1216		Golf	\$15,600	\$16,224
Golf - Pro Shop Shed - Replace		1345		Golf	\$11,440	\$11,898
Golf - Pump Houses - Renovation		1246		Golf	\$7,280	\$7,571
Golf - Restrooms - Renovation		1247		Golf	\$62,400	\$64,896
Maint - 16 3500 - Replace		1177		Maintenance - Vehicles	\$54,080	\$56,243
Parks - Playgrounds (ADA Compliance) - Ph 2				Park Areas	\$112,182	\$116,669
Ryan Core Harvester - Replace		1055		Golf & Maintenance Equipment	\$7,800	\$8,112
Ryan Renovaire Fairway Aerifier - Replace		1030		Golf & Maintenance Equipment	\$14,560	\$15,142
Ryan Sod Cutter - Replace		1031		Golf & Maintenance Equipment	\$7,280	\$7,571
SEC - 05 Honda Element - Replace		1180		Security Building & Equipment	\$26,000	\$27,040
SnowDogg 9' Snow Plow & Beyers HP 2000 Sander -		1304		Golf & Maintenance Equipment	\$12,480	\$12,979

Anticipated Expenditures (30 Years)

Units: 3,121 | Start Date: 1/1/2024

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Replace						
SnowDogg 9' Snow Plow & Spreader - Replace		1312		Golf & Maintenance Equipment	\$13,520	\$14,061
TURF - 05 Chevy Colorado - Replace		1181		Turf	\$46,800	\$48,672
Welcome Center - Painting				Miscellaneous	\$15,600	\$16,224
					Total for 2025:	\$956,438
2026						
250 Gal. Gas Storage Tank (Proshop) - Replace		1036		Golf & Maintenance Equipment	\$10,400	\$11,249
Alladin 1222 Steam Cleaner - Replace		1034		Golf & Maintenance Equipment	\$4,992	\$5,399
Barn 6 - (Ice Barn) - Rehab		1309		Barn 6	\$1,054,408	\$1,140,448
Clubhouse - Plumbing Systems - Renovation		1156		Clubhouse	\$52,000	\$56,243
Core Area - Outdoor Amenities - Replace		1109		Core Area	\$20,800	\$22,497
CRRRF Loan Repayment (6 Yrs Rem) - Annual		1331		Miscellaneous	\$333,039	\$333,039
Cushman Greens Groomer Brush - Replace		1046		Golf & Maintenance Equipment	\$4,992	\$5,399
Ford 1920 Turf Tractor 7108 Loader - Replace		1037		Golf & Maintenance Equipment	\$41,600	\$44,995
Golf - Cart Path - Repave/Repairs (2)				Golf	\$52,000	\$56,243
Golf - Safety Net/Posts - Replace		1070		Golf	\$10,400	\$11,249
Greensmaster 1000 Walking Mower - Replace		1061		Golf & Maintenance Equipment	\$14,560	\$15,748
Greensmaster 1000 Walking Mower - Replace		1060		Golf & Maintenance Equipment	\$14,560	\$15,748
Maint - 08 Dodge 4500 Dump Truck - Replace		1174		Maintenance - Vehicles	\$136,240	\$147,357
Marina & AM/PM - Bldgs - Painting		1142		Marina & AM/PM Areas	\$7,800	\$8,436
Salt Dogg Sander - Replace		1328		Golf & Maintenance Equipment	\$7,488	\$8,099
Tru Turf Greens Roller - Replace		1082		Golf & Maintenance Equipment	\$20,800	\$22,497
					Total for 2026:	\$1,904,647
2027						
1,000 Gal. Gas Storage Tank		1015		Golf & Maintenance Equipment	\$15,600	\$17,548
2009 Club Car Carryall 252 - Replace		1078		Golf & Maintenance Equipment	\$13,291	\$14,951
2012 Toro Greens Triplex Mower - Replace		1076		Golf & Maintenance Equipment	\$41,600	\$46,794
500 Gal Diesel Fuel Tank - Replace		1071		Golf & Maintenance Equipment	\$14,560	\$16,378
Barn 8 - Coffee Area - Equipment - Replace		1097		Barn 8	\$5,720	\$6,434
Barn 8 - Coffee Area - Ice Machine - Replace		1200		Barn 8	\$4,784	\$5,381
Campground - Trails & Roads		1266		Miscellaneous	\$10,400	\$11,699
Clubhouse - Golf Locker Rooms & RR's - Renovate		1351		Clubhouse	\$62,400	\$70,192

Anticipated Expenditures (30 Years)

Units: 3,121 | Start Date: 1/1/2024

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Clubhouse - Pro Shop - Renovation		1147		Clubhouse	\$20,800	\$23,397
Core Area - Field Equipment - Replace		1113		Core Area	\$8,320	\$9,359
CRRRF Loan Repayment (6 Yrs Rem) - Annual		1331		Miscellaneous	\$333,039	\$333,039
Golf - Bunkers - Replace (Contingency)		1213		Golf	\$15,600	\$17,548
Golf - Cart Path - Repave/Repairs (3)				Golf	\$52,000	\$58,493
Golf - Club Car Carry All - Replace		1344		Golf	\$15,600	\$17,548
Golf - Range Picking Unit - Replace		1221		Golf	\$4,212	\$4,738
Harbor View Bus Shelter - Replace		1299		Miscellaneous	\$9,152	\$10,295
John Deere Gater TX 2019-1		1324		Golf & Maintenance Equipment	\$13,286	\$14,945
John Deere Gater TX 2019-2		1325		Golf & Maintenance Equipment	\$13,286	\$14,945
John Deere Gater TX 2019-3		1063		Golf & Maintenance Equipment	\$13,286	\$14,945
John Deere ProGator 2030A9-1		1058		Golf & Maintenance Equipment	\$29,120	\$32,756
John Deere ProGator 2030A9-2		1322		Golf & Maintenance Equipment	\$29,120	\$32,756
Maint - 2013 Chevy Express Van - Replace		1270		Maintenance - Vehicles	\$24,960	\$28,077
Maintenance Bldg - Equipment - Replace		1130		Maintenance - Building	\$8,320	\$9,359
Marina - Outdoor Amenities - Replace		1141		Marina & AM/PM Areas	\$31,200	\$35,096
Parks - Tables & Benches - Replace		1256		Park Areas	\$10,400	\$11,699
SEC - Honda 16 CRV - Replace		1178		Security Building & Equipment	\$31,200	\$35,096
SEC - Radio System - Replace		1165		Security Building & Equipment	\$30,160	\$33,926
TyCrop MH 400 Fairway Top Dresser & Twin Spinner		1045		Golf & Maintenance Equipment	\$31,200	\$35,096
Vermeer Brush Chipper 2012-05CRRF		1075		Golf & Maintenance Equipment	\$47,840	\$53,813
Vicon PS 403 Fertilizer Spreader - Replace		1062		Golf & Maintenance Equipment	\$7,280	\$8,189
					Total for 2027:	\$1,024,490
2028						
Barn 8 - Safety Nets - Replace		1231		Barn 8	\$17,160	\$20,075
Cat Rotary Brush - Replace		1014		Golf & Maintenance Equipment	\$15,600	\$18,250
CRRRF Loan Repayment (6 Yrs Rem) - Annual		1331		Miscellaneous	\$333,039	\$333,039
Golf - Lake Louise - Pump Controller		1216-a		Golf	\$4,160	\$4,867
Golf Carts - Replace		1258		Golf	\$338,000	\$395,412
Main Pool - ADA Lift - Replace		1337		Pool - Main	\$9,204	\$10,767
Main Pool - Swim Lanes - Replace		1338		Pool - Main	\$6,240	\$7,300
Maint - 18 Silverado - Replace		1315		Maintenance - Vehicles	\$49,920	\$58,399
Maint - 18 Silverado - Replace		1311		Maintenance - Vehicles	\$46,800	\$54,749
Marina - Basin Repair				Marina & AM/PM Areas	\$312,000	\$364,996
Marina - Picnic Shelter - Repairs		1133		Marina & AM/PM Areas	\$26,000	\$30,416



Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Quiet Pool - ADA Lift Replace		1342		Pool - Quiet	\$9,204	\$10,767
Quiet Pool - Skimmer- Replace		1341		Pool - Quiet	\$5,200	\$6,083
Road Sand Spreader		1057		Golf & Maintenance Equipment	\$7,800	\$9,125
System - Computer - Server Replace				Clubhouse	\$17,160	\$20,075
TURF - Gutters - Replace		1255		Turf	\$1,358	\$1,589
Turfco 1530 Top Dresser - Replace		1080		Golf & Maintenance Equipment	\$18,096	\$21,170
					Total for 2028:	\$1,367,079
2029						
AM/PM - Restrooms - Repairs		1132		Marina & AM/PM Areas	\$3,120	\$3,796
Clubhouse - Ext Deck - Recoating		1148		Clubhouse	\$8,062	\$9,809
CRRRF Loan Repayment (6 Yrs Rem) - Annual		1331		Miscellaneous	\$333,039	\$333,039
Golf - Hole 14 Centrifugal Pump #1		1359-c		Golf	\$3,120	\$3,796
Golf - Hole 14 Centrifugal Pump #2		1359-d		Golf	\$3,120	\$3,796
Marina - Wet Slip Docks - Renovation		1137		Marina & AM/PM Areas	\$1,555,682	\$1,892,725
					Total for 2029:	\$2,246,961
2030						
2008 Cat 420e Backhoe - Replace		1012		Golf & Maintenance Equipment	\$156,000	\$197,390
2008 Toro 3100 Approach Mower - Replace		1073		Golf & Maintenance Equipment	\$37,440	\$47,374
Barn 8 - Gym Cardio Machines - Replace		1248		Barn 8	\$74,880	\$94,747
Barn 8 - Plumbing System - Repair		1090		Barn 8	\$62,400	\$78,956
Barn 8 - Restrooms/Locker Rooms - Remodel		1094		Barn 8	\$176,800	\$223,708
Golf - Greens & Tee Boxes - Rebuild (Contingency)		1217		Golf	\$26,000	\$32,898
Maint - 14 Dodge 4500 - Replace		1175		Maintenance - Vehicles	\$88,400	\$111,854
Maint - 15 5500 - Replace		1176		Maintenance - Vehicles	\$69,680	\$88,167
Maint - 19 Silverado - Replace		1326		Maintenance - Vehicles	\$41,600	\$52,637
Maintenance Bldg - Equipment - Replace		1130		Maintenance - Building	\$8,320	\$10,527
SEC - Security/Access Control - Replace		1161		Security Building & Equipment	\$72,921	\$92,268
Security Bldg - Electrical		1346		Security Building & Equipment	\$36,400	\$46,058
Security Bldg - Interior- Repair		1301		Security Building & Equipment	\$8,320	\$10,527
Security Bldg - Roof - Replace		1227		Security Building & Equipment	\$6,760	\$8,554
Security Bldg - Siding - Paint		1229		Security Building & Equipment	\$3,484	\$4,408
Security Bldg - Siding - Repair		1228		Security Building & Equipment	\$20,800	\$26,319
Sno Way Sander				Golf & Maintenance Equipment	\$9,414	\$11,912
System - Web Page - Redesign		1160		Clubhouse	\$10,902	\$13,795
Toro GM 3280D		1066		Golf & Maintenance Equipment	\$30,160	\$38,162
					Total for 2030:	\$1,190,262

Anticipated Expenditures (30 Years)

Units: 3,121 | Start Date: 1/1/2024

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2031						
2016 Toro GTX Light Utility Vehicle - Replace		1032		Golf & Maintenance Equipment	\$12,480	\$16,423
ACB - Exterior - Paint		1115		Adult Center Building	\$11,856	\$15,602
Area Z - Storage Gate - Replace		1263		Area Z	\$10,400	\$13,686
Clubhouse - Siding - Painting		1145		Clubhouse	\$19,635	\$25,839
Golf - Hole 14 Pressure Maintenance Pump		1359-e		Golf	\$3,120	\$4,106
Golf - Hole 17 Pressure Maintenance Pump		1359-b		Golf	\$9,880	\$13,001
Golf - Lake Louise - Pump Station (Rebuild)		1216		Golf	\$15,600	\$20,529
Honda Walk Behind Mower - Replace		1302		Golf & Maintenance Equipment	\$14,560	\$19,160
Main Pool - Equipment - Replace		1100		Pool - Main	\$78,000	\$102,643
Main Pool - Heaters		1356		Pool - Main	\$9,360	\$12,317
Main Pool - Resurface		1244		Pool - Main	\$130,000	\$171,071
Maint - 05 Chevy 3500 - Replace		1172		Maintenance - Vehicles	\$90,480	\$119,066
Maint - 16 HydroVac Trailer Pressure Washer - Replace		1278		Maintenance - Vehicles	\$104,000	\$136,857
ProCore 648 Gas Aerifer 23 HP - Replace		1306		Golf & Maintenance Equipment	\$34,320	\$45,163
Quiet Pool - Resurface		1121		Pool - Quiet	\$25,480	\$33,530
System - Computer Systems				Clubhouse	\$20,800	\$27,371
Toro 3300 TriPlex Mower - Replace		1303		Golf & Maintenance Equipment	\$36,400	\$47,900
Tru Turf Greens Roller - Replace		1082		Golf & Maintenance Equipment	\$20,800	\$27,371
TURF - Bldg - Paint		1209		Turf	\$12,480	\$16,423
TURF - Furnace - Replace		1276		Turf	\$3,120	\$4,106
					Total for 2031:	\$872,162
2032						
ACB - Doors & Windows- Repair		1116		Adult Center Building	\$17,472	\$23,912
ACB - Siding - Repair		1245		Adult Center Building	\$20,800	\$28,466
Barn 8 - Gym Weight Machines - Replace		1084		Barn 8	\$83,200	\$113,865
Barn 8 - Sauna - Replace		1340		Barn 8	\$29,978	\$41,027
Dump Trailer - 14 Feet				Golf & Maintenance Equipment	\$14,614	\$20,000
Gate 1 - Bus Shelter (Replace)		1298		Bus Shelters	\$7,800	\$10,675
Golf - Bridges - GCBR1 (17th Hole)				Golf	\$52,000	\$71,166
Golf - Bunkers - Replace (Contingency)		1213		Golf	\$15,600	\$21,350
Golf - Lake Louise - Damn Repair		1269		Golf	\$91,520	\$125,251
Golf - Safety Net/Posts - Replace		1070		Golf	\$10,400	\$14,233
Harbor View Bus Shelter - Replace		1299		Miscellaneous	\$9,152	\$12,525
JD 2030 Fairway Sprayer (sprayer tank only)				Golf & Maintenance Equipment	\$22,100	\$30,245
Maint - 16 3500 - Replace		1177		Maintenance - Vehicles	\$54,080	\$74,012



Anticipated Expenditures (30 Years)

Units: 3,121 | Start Date: 1/1/2024

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Maint - 2013 Chevy Express Van - Replace		1270		Maintenance - Vehicles	\$24,960	\$34,159
Marina - Outdoor Amenities - Replace		1141		Marina & AM/PM Areas	\$31,200	\$42,699
Marina - Restroom - Renovation/Repairs		1136		Marina & AM/PM Areas	\$31,200	\$42,699
SnowDogg 9' Snow Plow & Beyers HP 2000 Sander - Replace		1304		Golf & Maintenance Equipment	\$12,480	\$17,080
SnowDogg 9' Snow Plow & Spreader - Replace		1312		Golf & Maintenance Equipment	\$13,520	\$18,503
Summit 7x16 Tilt Trailer - Replace		1313		Golf & Maintenance Equipment	\$4,368	\$5,978
TURF - Roof - Replace		1204		Turf	\$22,880	\$31,313
Welcome Center - Painting				Miscellaneous	\$15,600	\$21,350
					Total for 2032:	\$800,509
2033						
2008 Cat Skid Steer Loader		1019		Golf & Maintenance Equipment	\$47,840	\$68,091
2013 Cat 906h Wheel Loader		1018		Golf & Maintenance Equipment	\$93,600	\$133,222
Area Z - Doors (Repair Contingency)		1250		Area Z	\$3,120	\$4,441
Clubhouse - HVAC Economizer		1317		Clubhouse	\$41,600	\$59,210
Clubhouse - HVAC Exterior Cover		1319		Clubhouse	\$20,800	\$29,605
Golf - Bridges - GCBR2 (10th Hole)				Golf	\$52,000	\$74,012
Golf - Central Control Computer		1214-d		Golf	\$10,400	\$14,802
Golf - Hole 14 Pond Aeration Fountain		1354-a		Golf	\$8,840	\$12,582
Golf - Hole 17 Pond Aeration Fountain		1354		Golf	\$9,880	\$14,062
Golf - Hole 17 Turbine Pump #1		1359		Golf	\$26,000	\$37,006
Golf - Hole 17 Turbine Pump #2		1359-a		Golf	\$26,000	\$37,006
Golf - Lake Louise - Pump Controller		1216-a		Golf	\$4,160	\$5,921
JD 2030 Fairway Sprayer - Replace		1074		Golf & Maintenance Equipment	\$57,200	\$81,413
Main Pool - Furniture		1106		Pool - Main	\$13,000	\$18,503
Maint - 08 Dodge 4500 Dump Truck - Replace		1174		Maintenance - Vehicles	\$136,240	\$193,912
Maintenance Bldg - Equipment - Replace		1130		Maintenance - Building	\$8,320	\$11,842
Marina - Picnic Shelter - Repairs		1133		Marina & AM/PM Areas	\$26,000	\$37,006
Marina & AM/PM - Bldgs - Painting		1142		Marina & AM/PM Areas	\$7,800	\$11,102
Quiet Pool - Furniture		1106		Pool - Quiet	\$13,000	\$18,503
SEC - Rekey Bldgs		1162		Miscellaneous	\$26,000	\$37,006
System - Computer - Server Replace				Clubhouse	\$17,160	\$24,424
TURF - Hole 14 Pump Panel PLC		1206-b		Turf	\$5,200	\$7,401
TURF - Hole 14 Pump Panel VFD		1206-c		Turf	\$4,160	\$5,921
TURF - Hole 17 Pump Panel VFD		1206-a		Turf	\$10,400	\$14,802
					Total for 2033:	\$951,797

Anticipated Expenditures (30 Years)

Units: 3,121 | Start Date: 1/1/2024

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2034						
2012 Toro Greens Triplex Mower - Replace		1076		Golf & Maintenance Equipment	\$41,600	\$61,578
ACB - Conference Room (Refurb)				Adult Center Building	\$8,320	\$12,316
Barn 8 - Water Heaters - Replace		1092		Barn 8	\$15,600	\$23,092
Clubhouse - Ext Deck - Recoating		1148		Clubhouse	\$8,062	\$11,934
Deicer Storage Tank		1357		Golf & Maintenance Equipment	\$13,754	\$20,359
Golf - Austin Creek - Repair		1224		Golf	\$104,000	\$153,945
Golf - Bridges - GCBR3 (9th Hole)				Golf	\$52,000	\$76,973
Golf - Club Car Carry All - Replace		1344		Golf	\$15,600	\$23,092
Golf - Gold Office Replace		1363		Golf	\$19,240	\$28,480
Golf - Range Picking Unit - Replace		1221		Golf	\$4,212	\$6,235
John Deere Gater TX 2019-1		1324		Golf & Maintenance Equipment	\$13,286	\$19,667
John Deere Gater TX 2019-2		1325		Golf & Maintenance Equipment	\$13,286	\$19,667
John Deere Gater TX 2019-3		1063		Golf & Maintenance Equipment	\$13,286	\$19,667
John Deere ProGator 2030A9-1		1058		Golf & Maintenance Equipment	\$29,120	\$43,105
John Deere ProGator 2030A9-2		1322		Golf & Maintenance Equipment	\$29,120	\$43,105
Kitchen - Equipment		1182		Clubhouse	\$83,200	\$123,156
Kitchen (19) - Fryers - Replace		1192		Clubhouse	\$2,912	\$4,310
Main Pool - Gutters				Pool - Main	\$28,010	\$41,462
Marina - Tennis & Sport Courts - Resurface/Repairs		1134		Marina & AM/PM Areas	\$114,953	\$170,159
Marina - Tennis Court Fence - Replace		1135		Marina & AM/PM Areas	\$31,346	\$46,399
Parking Lot - Gate 5 - Replace		1257		Miscellaneous	\$19,760	\$29,250
SEC - Defibrillator - Replace		1164		Security Building & Equipment	\$9,691	\$14,345
SEC - Honda 16 CRV - Replace		1178		Security Building & Equipment	\$31,200	\$46,184
Snow Plow/Sander - Replace		1327		Golf & Maintenance Equipment	\$22,100	\$32,713
TURF - Change Room Repair		1352		Turf	\$6,916	\$10,237
Turfco Torrent 2 Blower		1347		Golf & Maintenance Equipment	\$9,880	\$14,625
					Total for 2034:	\$1,096,053
2035						
2009 Club Car Carryall 252 - Replace		1078		Golf & Maintenance Equipment	\$13,291	\$20,461
AM/PM - Picnic Shelter - Repairs		1131		Marina & AM/PM Areas	\$60,320	\$92,860
Area Z - Sprung Structure - Repair		1364		Area Z	\$62,400	\$96,062
Barn 8 - Painting		1099		Barn 8	\$52,000	\$80,052
Golf - Bridges - GCBR4 (9th Hole Green Bridge)				Golf	\$52,000	\$80,052
Golf - Cart Path - Repave/Repairs (1)				Golf	\$52,000	\$80,052
Golf - Hole 14 Centrifugal Pump #1		1359-c		Golf	\$3,120	\$4,803
Golf - Hole 14 Centrifugal Pump #2		1359-d		Golf	\$3,120	\$4,803

Anticipated Expenditures (30 Years)

Units: 3,121 | Start Date: 1/1/2024

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Golf Carts - Replace		1258		Golf	\$338,000	\$520,335
Main Pool - Covers				Pool - Main	\$24,000	\$36,947
Maint - 18 Silverado - Replace		1315		Maintenance - Vehicles	\$49,920	\$76,850
Maint - 18 Silverado - Replace		1311		Maintenance - Vehicles	\$46,800	\$72,046
Parks - Playground Equipment - Replace		1230		Park Areas	\$54,080	\$83,254
Quiet Pool - Covers				Pool - Quiet	\$8,507	\$13,096
SEC - 05 Honda Element - Replace		1180		Security Building & Equipment	\$26,000	\$40,026
TURF - 05 Chevy Colorado - Replace		1181		Turf	\$46,800	\$72,046
TURF - Hole 17 Pump Panel PLC		1206		Turf	\$38,316	\$58,986
					Total for 2035:	\$1,432,730
2036						
2016 SIP 650 - Replace		1026		Golf & Maintenance Equipment	\$15,600	\$24,976
2016 SIP 7000 Reel Grinder - Replace		1025		Golf & Maintenance Equipment	\$33,280	\$53,282
2022 John Deere 7500A Fairway Mower		1077		Golf & Maintenance Equipment	\$87,360	\$139,866
ACB - Water Heater - Replace		1119		Adult Center Building	\$4,160	\$6,660
Clubhouse - Water Heater - Replace		1154		Clubhouse	\$9,152	\$14,653
Golf - Bridges - GCBR5 (9th Hole Tee Bridge)				Golf	\$52,000	\$83,254
Golf - Cart Path - Repave/Repairs (2)				Golf	\$52,000	\$83,254
Greens King V 186 Mower - Replace=Greenmaster 3320 Triflex		1053		Golf & Maintenance Equipment	\$41,600	\$66,603
Maintenance Bldg - Equipment - Replace		1130		Maintenance - Building	\$8,320	\$13,321
Quiet Pool - Controller and filter/heater/pump installation				Pool - Quiet	\$16,640	\$26,641
Tru Turf Greens Roller - Replace		1082		Golf & Maintenance Equipment	\$20,800	\$33,301
TURF - Water Heater - Replace		1281		Turf	\$1,815	\$2,906
					Total for 2036:	\$548,717
2037						
2005 JD ProGator 2030A #1 - Replace		1079		Golf & Maintenance Equipment	\$24,960	\$41,560
2005 JD ProGator 2030A #2 - Replace		1079		Golf & Maintenance Equipment	\$24,960	\$41,560
Barn 8 - Coffee Area - Ice Machine - Replace		1200		Barn 8	\$4,784	\$7,966
Barn 8 - Coffee Area - Kitchen - Renovation		1098		Barn 8	\$12,480	\$20,780
Barn 8 - Coffee Area - Lobby - Renovation		1096		Barn 8	\$18,200	\$30,304
Core Area - Field Equipment - Replace		1113		Core Area	\$8,320	\$13,853
Golf - Bridges - GCBR7 (7th Hole Bridge)				Golf	\$52,000	\$86,584
Golf - Bunkers - Replace (Contingency)		1213		Golf	\$15,600	\$25,975

Anticipated Expenditures (30 Years)

Units: 3,121 | Start Date: 1/1/2024

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Golf - Cart Path - Repave/Repairs (3)				Golf	\$52,000	\$86,584
Golf - Lake Louise - Pump Station (Rebuild)		1216		Golf	\$15,600	\$25,975
Harbor View Bus Shelter - Replace		1299		Miscellaneous	\$9,152	\$15,239
Maint - 14 Dodge 4500 - Replace		1175		Maintenance - Vehicles	\$88,400	\$147,192
Maint - 15 5500 - Replace		1176		Maintenance - Vehicles	\$69,680	\$116,022
Maint - 19 Silverado - Replace		1326		Maintenance - Vehicles	\$41,600	\$69,267
Maint - 2013 Chevy Express Van - Replace		1270		Maintenance - Vehicles	\$24,960	\$41,560
Marina - Outdoor Amenities - Replace		1141		Marina & AM/PM Areas	\$31,200	\$51,950
Parks - Tables & Benches - Replace		1256		Park Areas	\$10,400	\$17,317
SEC - Radio System - Replace		1165		Security Building & Equipment	\$30,160	\$50,219
SEC - Security/Access Control - Replace		1161		Security Building & Equipment	\$72,921	\$121,419
Security Bldg - Siding - Paint		1229		Security Building & Equipment	\$3,484	\$5,801
Sno Way Sander				Golf & Maintenance Equipment	\$9,414	\$15,675
System - Web Page - Redesign		1160		Clubhouse	\$10,902	\$18,153
Toro Greensmaster 1000 Mower - Replace		1042		Golf & Maintenance Equipment	\$15,600	\$25,975
Toro Greensmaster 1000 Mower - Replace		1041		Golf & Maintenance Equipment	\$15,600	\$25,975
Toro Greensmaster 1000 Mower - Replace		1039		Golf & Maintenance Equipment	\$15,600	\$25,975
Toro Greensmaster 1000 Mower - Replace		1040		Golf & Maintenance Equipment	\$15,600	\$25,975
Vermeer Brush Chipper 2012-05CRRF		1075		Golf & Maintenance Equipment	\$47,840	\$79,657
					Total for 2037:	\$1,234,514
2038						
ACB - Exterior - Paint		1115		Adult Center Building	\$11,856	\$20,531
Barn 8 - Flat Roof - Replace		1095		Barn 8	\$52,000	\$90,047
Clubhouse - Ext Deck - Glass/Metal Rail				Clubhouse	\$24,045	\$41,638
Clubhouse - Ext Deck - Resurface				Clubhouse	\$26,874	\$46,536
Clubhouse - HVAC CH		1316		Clubhouse	\$41,600	\$72,038
Clubhouse - Siding - Painting		1145		Clubhouse	\$19,635	\$34,002
Golf - Bridges - GCBR8 (5th Hole Tee Bridge)				Golf	\$52,000	\$90,047
Golf - Irrigation System - Pump Controller				Golf	\$46,780	\$81,008
Golf - Lake Louise - Pump Controller		1216-a		Golf	\$4,160	\$7,204
Golf - Safety Net/Posts - Replace		1070		Golf	\$10,400	\$18,009
Golf - Satellite Controllers		1214-c		Golf	\$189,280	\$327,772
Golf - Weather Station		1214-e		Golf	\$10,400	\$18,009
Main Pool - ADA Lift - Replace		1337		Pool - Main	\$9,204	\$15,938



Anticipated Expenditures (30 Years)

Units: 3,121 | Start Date: 1/1/2024

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Main Pool - Swim Lanes - Replace		1338		Pool - Main	\$6,240	\$10,806
Maint - 05 Chevy 3500 - Replace		1172		Maintenance - Vehicles	\$90,480	\$156,682
Marina - Picnic Shelter - Repairs		1133		Marina & AM/PM Areas	\$26,000	\$45,024
Quiet Pool - ADA Lift Replace		1342		Pool - Quiet	\$9,204	\$15,938
Quiet Pool - Skimmer- Replace		1341		Pool - Quiet	\$5,200	\$9,005
Snow Removal UTV				Golf & Maintenance Equipment	\$40,904	\$70,832
System - Computer - Server Replace				Clubhouse	\$17,160	\$29,716
System - Computer Systems				Clubhouse	\$20,800	\$36,019
TURF - Bldg - Paint		1209		Turf	\$12,480	\$21,611
Welcome Center - HVAC				Miscellaneous	\$49,895	\$86,402
					Total for 2038:	\$1,344,814
2039						
ACB - HVAC - Replace		1117		Adult Center Building	\$14,560	\$26,222
Campground - Trails & Roads		1266		Miscellaneous	\$10,400	\$18,730
Clubhouse - 19th Hole - Renovation		1151		Clubhouse	\$31,200	\$56,189
Clubhouse - Admin - Renovation		1150		Clubhouse	\$31,200	\$56,189
Clubhouse - Ext Deck - Recoating		1148		Clubhouse	\$8,062	\$14,519
Clubhouse - HVAC 20 Ton		1318		Clubhouse	\$83,200	\$149,838
Clubhouse - Restaurant - Renovation		1149		Clubhouse	\$62,400	\$112,379
Clubhouse - Roof & Gutters - Replace		1144		Clubhouse	\$62,400	\$112,379
Golf - Hole 14 Pressure Maintenance Pump		1359-e		Golf	\$3,120	\$5,619
Golf - Hole 17 Pressure Maintenance Pump		1359-b		Golf	\$9,880	\$17,793
Golf - Practice Putting Green		1274		Golf	\$36,400	\$65,554
Kitchen (19) - Cooler - Replace		1196		Clubhouse	\$4,368	\$7,867
Kitchen (19) - Drink/Display Cooler - Replace		1197		Clubhouse	\$3,640	\$6,555
Kitchen (19) - Remodel		1198		Clubhouse	\$12,480	\$22,476
Maint - 16 3500 - Replace		1177		Maintenance - Vehicles	\$54,080	\$97,395
Maintenance Bldg - Equipment - Replace		1130		Maintenance - Building	\$8,320	\$14,984
SnowDogg 9' Snow Plow & Beyers HP 2000 Sander - Replace		1304		Golf & Maintenance Equipment	\$12,480	\$22,476
SnowDogg 9' Snow Plow & Spreader - Replace		1312		Golf & Maintenance Equipment	\$13,520	\$24,349
Trails - Planning Impact Study				Miscellaneous	\$71,000	\$127,867
TURF - Fence - Replace/Repair		1208		Turf	\$6,864	\$12,362
TURF - Restrooms - Replace		1280		Turf	\$3,120	\$5,619
TURF - Vent System - Replace/Repair		1207		Turf	\$11,960	\$21,539
Welcome Center - Painting				Miscellaneous	\$15,600	\$28,095
					Total for 2039:	\$1,026,995
2040						



Anticipated Expenditures (30 Years)

Units: 3,121 | Start Date: 1/1/2024

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2008 Toro 3100 Approach Mower - Replace		1073		Golf & Maintenance Equipment	\$37,440	\$70,124
ACB - Roof - Replace		1114		Adult Center Building	\$28,990	\$54,298
Barn 8 - Gym Cardio Machines - Replace		1248		Barn 8	\$74,880	\$140,249
Gate 1 - Bus Shelter (Replace)		1298		Bus Shelters	\$7,800	\$14,609
Gate 3 - Bus Shelter (Replace)		1252		Bus Shelters	\$40,560	\$75,968
Gates - Lighting (Replace/Repair)		1251		Miscellaneous	\$15,600	\$29,219
Golf - Greens & Tee Boxes - Rebuild (Contingency)		1217		Golf	\$26,000	\$48,698
Golf - PVC Irrigation Pipe & Isolation Valves		1214		Golf	\$457,600	\$857,076
Maint - 08 Dodge 4500 Dump Truck - Replace		1174		Maintenance - Vehicles	\$136,240	\$255,175
Marina & AM/PM - Bldgs - Painting		1142		Marina & AM/PM Areas	\$7,800	\$14,609
Total for 2040:						\$1,560,025
2041						
2012 Toro Greens Triplex Mower - Replace		1076		Golf & Maintenance Equipment	\$41,600	\$81,033
Area Z - Storage Gate - Replace		1263		Area Z	\$10,400	\$20,258
Barn 8 - Furnace Replace		1360		Barn 8	\$3,952	\$7,698
Golf - Bridges - GCBR9 (9th Hole)				Golf	\$52,000	\$101,291
Golf - Club Car Carry All - Replace		1344		Golf	\$15,600	\$30,387
Golf - Hole 14 Centrifugal Pump #1		1359-c		Golf	\$3,120	\$6,077
Golf - Hole 14 Centrifugal Pump #2		1359-d		Golf	\$3,120	\$6,077
Golf - Range Picking Unit - Replace		1221		Golf	\$4,212	\$8,205
Greensmaster 1000 Walking Mower - Replace		1061		Golf & Maintenance Equipment	\$14,560	\$28,361
Greensmaster 1000 Walking Mower - Replace		1060		Golf & Maintenance Equipment	\$14,560	\$28,361
John Deere Gater TX 2019-1		1324		Golf & Maintenance Equipment	\$13,286	\$25,880
John Deere Gater TX 2019-2		1325		Golf & Maintenance Equipment	\$13,286	\$25,880
John Deere Gater TX 2019-3		1063		Golf & Maintenance Equipment	\$13,286	\$25,880
John Deere ProGator 2030A9-1		1058		Golf & Maintenance Equipment	\$29,120	\$56,723
John Deere ProGator 2030A9-2		1322		Golf & Maintenance Equipment	\$29,120	\$56,723
Maintenance Bldg - Electrical System - Replace		1288		Maintenance - Building	\$23,920	\$46,594
Maintenance Bldg - Plumbing System - Replace		1287		Maintenance - Building	\$24,440	\$47,607
Maintenance Bldg - Siding & Roof - Replace		1129		Maintenance - Building	\$41,600	\$81,033
Marina - Gate Arm		1365		Marina & AM/PM Areas	\$31,200	\$60,774
Salt Dogg Sander - Replace		1328		Golf & Maintenance Equipment	\$7,488	\$14,586
SEC - Honda 16 CRV - Replace		1178		Security Building & Equipment	\$31,200	\$60,774
Tru Turf Greens Roller - Replace		1082		Golf & Maintenance Equipment	\$20,800	\$40,516
Total for 2041:						\$860,719



Anticipated Expenditures (30 Years)

Units: 3,121 | Start Date: 1/1/2024

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2042						
ACB - Siding - Repair		1245		Adult Center Building	\$20,800	\$42,137
Barn 8 - Coffee Area - Equipment - Replace		1097		Barn 8	\$5,720	\$11,588
Barn 8 - Dance Area - Renovation		1085		Barn 8	\$35,360	\$71,633
Barn 8 - Dance Area Kitchen Equipment - Replace		1087		Barn 8	\$20,800	\$42,137
Barn 8 - Roof Replace		1339		Barn 8	\$83,200	\$168,548
Barn 8 - Sauna - Replace		1340		Barn 8	\$29,978	\$60,730
Clubhouse - Pro Shop - Renovation		1147		Clubhouse	\$20,800	\$42,137
Clubhouse - Upstairs Restrooms - Renovation		1155		Clubhouse	\$33,280	\$67,419
Dump Trailer - 14 Feet				Golf & Maintenance Equipment	\$14,614	\$29,605
Golf - Bunkers - Replace (Contingency)		1213		Golf	\$15,600	\$31,603
Golf Carts - Replace		1258		Golf	\$338,000	\$684,726
Harbor View Bus Shelter - Replace		1299		Miscellaneous	\$9,152	\$18,540
JD 2030 Fairway Sprayer (sprayer tank only)				Golf & Maintenance Equipment	\$22,100	\$44,771
Maint - 18 Silverado - Replace		1315		Maintenance - Vehicles	\$49,920	\$101,129
Maint - 18 Silverado - Replace		1311		Maintenance - Vehicles	\$46,800	\$94,808
Maint - 2013 Chevy Express Van - Replace		1270		Maintenance - Vehicles	\$24,960	\$50,564
Maintenance Bldg - Equipment - Replace		1130		Maintenance - Building	\$8,320	\$16,855
Marina - Outdoor Amenities - Replace		1141		Marina & AM/PM Areas	\$31,200	\$63,205
Toro GM 3280D		1066		Golf & Maintenance Equipment	\$30,160	\$61,099
Vicon PS 403 Fertilizer Spreader - Replace		1062		Golf & Maintenance Equipment	\$7,280	\$14,748
Yanmar YT359 Tractor & Attachments				Golf & Maintenance Equipment	\$105,876	\$214,485
					Total for 2042:	\$1,932,467
2043						
2009 Club Car Carryall 252 - Replace		1078		Golf & Maintenance Equipment	\$13,291	\$28,003
ACB - Electrical System - Replace		1284		Adult Center Building	\$20,800	\$43,822
ACB - Plumbing System - Replace		1285		Adult Center Building	\$41,600	\$87,645
Area Z - Doors (Repair Contingency)		1250		Area Z	\$3,120	\$6,573
Area Z - Tall Barn		1253		Area Z	\$61,854	\$130,317
Barn 8 - HVAC - Replace		1089		Barn 8	\$114,400	\$241,024
Barn 8 - Remodel Design & Permitting				Barn 8	\$41,384	\$87,190
Barn 8 - Safety Nets - Replace		1231		Barn 8	\$17,160	\$36,154
Cat Rotary Brush - Replace		1014		Golf & Maintenance Equipment	\$15,600	\$32,867
Golf - Central Control Computer		1214-d		Golf	\$10,400	\$21,911
Golf - Control Wire		1214-a		Golf	\$15,600	\$32,867

Anticipated Expenditures (30 Years)

Units: 3,121 | Start Date: 1/1/2024

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Golf - Hole 14 Pond Aeration Fountain		1354-a		Golf	\$8,840	\$18,625
Golf - Hole 17 Pond Aeration Fountain		1354		Golf	\$9,880	\$20,816
Golf - Hole 17 Turbine Pump #1		1359		Golf	\$26,000	\$54,778
Golf - Hole 17 Turbine Pump #2		1359-a		Golf	\$26,000	\$54,778
Golf - Irrigation Heads		1214-b		Golf	\$259,999	\$547,779
Golf - Lake Louise - Pump Controller		1216-a		Golf	\$4,160	\$8,764
Golf - Lake Louise - Pump Station (Rebuild)		1216		Golf	\$15,600	\$32,867
JD 2030 Fairway Sprayer - Replace		1074		Golf & Maintenance Equipment	\$57,200	\$120,512
Main Pool - Equipment - Replace		1100		Pool - Main	\$78,000	\$164,334
Main Pool - Furniture		1106		Pool - Main	\$13,000	\$27,389
Main Pool - Heaters		1356		Pool - Main	\$9,360	\$19,720
Main Pool - Resurface		1244		Pool - Main	\$130,000	\$273,890
Maintenance Bldg - Facility Remodel		1600		Maintenance - Building	\$264,843	\$557,984
Marina - Boat Ramp Harbor - Rebuild		1139		Marina & AM/PM Areas	\$277,493	\$584,636
Marina - Picnic Shelter - Repairs		1133		Marina & AM/PM Areas	\$26,000	\$54,778
Parks - Playgrounds (ADA Compliance) - Ph 1				Park Areas	\$112,182	\$236,351
Quiet Pool - Furniture		1106		Pool - Quiet	\$13,000	\$27,389
Quiet Pool - Resurface		1121		Pool - Quiet	\$25,480	\$53,683
SEC - Rekey Bldgs		1162		Miscellaneous	\$26,000	\$54,778
System - Computer - Server Replace				Clubhouse	\$17,160	\$36,154
TURF - Hole 14 Pump Panel PLC		1206-b		Turf	\$5,200	\$10,956
TURF - Hole 14 Pump Panel VFD		1206-c		Turf	\$4,160	\$8,764
TURF - Hole 17 Pump Panel VFD		1206-a		Turf	\$10,400	\$21,911
Turfco 1530 Top Dresser - Replace		1080		Golf & Maintenance Equipment	\$18,096	\$38,126
					Total for 2043:	\$3,778,133
2044						
ACB - Int Renovate (End of Lease)		1118		Adult Center Building	\$41,600	\$91,151
Clubhouse - Ext Deck - Recoating		1148		Clubhouse	\$8,062	\$17,665
Clubhouse - Fire Systems - Upgrade		1153		Clubhouse	\$26,000	\$56,969
Golf - Austin Creek - Repair		1224		Golf	\$104,000	\$227,877
Golf - Safety Net/Posts - Replace		1070		Golf	\$10,400	\$22,788
Kitchen - Equipment		1182		Clubhouse	\$83,200	\$182,301
Kitchen (19) - Fryers - Replace		1192		Clubhouse	\$2,912	\$6,381
Kitchen (19) - Stove & Flat Top - Replace		1195		Clubhouse	\$6,240	\$13,673
Kitchen (19) - Walk-in Coolers - Repair		1191		Clubhouse	\$9,360	\$20,509
Maint - 14 Dodge 4500 -		1175		Maintenance - Vehicles	\$88,400	\$193,695

Anticipated Expenditures (30 Years)

Units: 3,121 | Start Date: 1/1/2024

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Replace						
Maint - 15 5500 - Replace		1176		Maintenance - Vehicles	\$69,680	\$152,677
Maint - 19 Silverado - Replace		1326		Maintenance - Vehicles	\$41,600	\$91,151
Marina - Fire Standpipe & East/West Gangways		1348		Marina & AM/PM Areas	\$296,400	\$649,449
NH 42 HP Tractor Model #TN55 - Replace		1064		Golf & Maintenance Equipment	\$52,000	\$113,938
Quiet Pool - Fence - Replace		1126		Pool - Quiet	\$22,131	\$48,492
SEC - Defibrillator - Replace		1164		Security Building & Equipment	\$9,691	\$21,234
SEC - Security/Access Control - Replace		1161		Security Building & Equipment	\$72,921	\$159,779
Security Bldg - Siding - Paint		1229		Security Building & Equipment	\$3,484	\$7,634
Sno Way Sander				Golf & Maintenance Equipment	\$9,414	\$20,627
System - Web Page - Redesign		1160		Clubhouse	\$10,902	\$23,888
TURF - Bldg Overhead Door - Replace		1254		Turf	\$2,418	\$5,298
TURF - Sand Storage Roof - Replace		1205		Turf	\$3,120	\$6,836
					Total for 2044:	\$2,134,012
2045						
500 Gal Diesel Fuel Tank - Replace		1071		Golf & Maintenance Equipment	\$14,560	\$33,179
ACB - Exterior - Paint		1115		Adult Center Building	\$11,856	\$27,017
Area Z - Sprung Structure - Repair		1364		Area Z	\$62,400	\$142,195
Clubhouse - Siding - Painting		1145		Clubhouse	\$19,635	\$44,744
Golf - Cart Path - Repave/Repairs (1)				Golf	\$52,000	\$118,496
Maint - 05 Chevy 3500 - Replace		1172		Maintenance - Vehicles	\$90,480	\$206,183
Maintenance Bldg - Equipment - Replace		1130		Maintenance - Building	\$8,320	\$18,959
Parks - Playgrounds (ADA Compliance) - Ph 2				Park Areas	\$112,182	\$255,637
Ryan Core Harvester - Replace		1055		Golf & Maintenance Equipment	\$7,800	\$17,774
SEC - 05 Honda Element - Replace		1180		Security Building & Equipment	\$26,000	\$59,248
Security Bldg - Roof - Replace		1227		Security Building & Equipment	\$6,760	\$15,404
System - Computer Systems				Clubhouse	\$20,800	\$47,398
TURF - 05 Chevy Colorado - Replace		1181		Turf	\$46,800	\$106,646
TURF - Bldg - Paint		1209		Turf	\$12,480	\$28,439
					Total for 2045:	\$1,121,320
2046						
2016 Toro GTX Light Utility Vehicle - Replace		1032		Golf & Maintenance Equipment	\$12,480	\$29,577
Alladin 1222 Steam Cleaner - Replace		1034		Golf & Maintenance Equipment	\$4,992	\$11,831
Barn 8 - Water Heaters - Replace		1092		Barn 8	\$15,600	\$36,971
Golf - Cart Path - Repave/Repairs (2)				Golf	\$52,000	\$123,236
Honda Walk Behind Mower -		1302		Golf & Maintenance Equipment	\$14,560	\$34,506



Anticipated Expenditures (30 Years)

Units: 3,121 | Start Date: 1/1/2024

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Replace						
Main Pool - Gutters				Pool - Main	\$28,010	\$66,381
Maint - 16 3500 - Replace		1177		Maintenance - Vehicles	\$54,080	\$128,165
Maint - 16 HydroVac Trailer Pressure Washer - Replace		1278		Maintenance - Vehicles	\$104,000	\$246,472
Marina & AM/PM - Bldgs - Renovation		1320		Marina & AM/PM Areas	\$83,200	\$197,177
ProCore 648 Gas Aerifer 23 HP - Replace		1306		Golf & Maintenance Equipment	\$34,320	\$81,336
SnowDogg 9' Snow Plow & Beyers HP 2000 Sander - Replace		1304		Golf & Maintenance Equipment	\$12,480	\$29,577
SnowDogg 9' Snow Plow & Spreader - Replace		1312		Golf & Maintenance Equipment	\$13,520	\$32,041
Toro 3300 TriPlex Mower - Replace		1303		Golf & Maintenance Equipment	\$36,400	\$86,265
Tru Turf Greens Roller - Replace		1082		Golf & Maintenance Equipment	\$20,800	\$49,294
TURF - Furnace - Replace		1276		Turf	\$3,120	\$7,394
Welcome Center - Painting				Miscellaneous	\$15,600	\$36,971
					Total for 2046:	\$1,197,193
2047						
Barn 8 - Coffee Area - Ice Machine - Replace		1200		Barn 8	\$4,784	\$11,791
Barn 8 - Gym Weight Machines - Replace		1084		Barn 8	\$83,200	\$205,064
Barn 8 - Painting		1099		Barn 8	\$52,000	\$128,165
Clubhouse - Golf Locker Rooms & RR's - Renovate		1351		Clubhouse	\$62,400	\$153,798
Core Area - Field Equipment - Replace		1113		Core Area	\$8,320	\$20,506
Emergency Generator - Replace		1308		Golf & Maintenance Equipment	\$104,000	\$256,330
Golf - Bunkers - Replace (Contingency)		1213		Golf	\$15,600	\$38,450
Golf - Cart Path - Repave/Repairs (3)				Golf	\$52,000	\$128,165
Golf - Hole 14 Centrifugal Pump #1		1359-c		Golf	\$3,120	\$7,690
Golf - Hole 14 Centrifugal Pump #2		1359-d		Golf	\$3,120	\$7,690
Golf - Hole 14 Pressure Maintenance Pump		1359-e		Golf	\$3,120	\$7,690
Golf - Hole 17 Pressure Maintenance Pump		1359-b		Golf	\$9,880	\$24,351
Harbor View Bus Shelter - Replace		1299		Miscellaneous	\$9,152	\$22,557
Main Pool - Covers				Pool - Main	\$24,000	\$59,153
Maint - 08 Dodge 4500 Dump Truck - Replace		1174		Maintenance - Vehicles	\$136,240	\$335,793
Maint - 2013 Chevy Express Van - Replace		1270		Maintenance - Vehicles	\$24,960	\$61,519
Marina - Outdoor Amenities - Replace		1141		Marina & AM/PM Areas	\$31,200	\$76,899
Marina & AM/PM - Bldgs -		1142		Marina & AM/PM Areas	\$7,800	\$19,225



Anticipated Expenditures (30 Years)

Units: 3,121 | Start Date: 1/1/2024

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Painting						
Parks - Tables & Benches - Replace		1256		Park Areas	\$10,400	\$25,633
Quiet Pool - Covers				Pool - Quiet	\$8,507	\$20,967
SEC - Radio System - Replace		1165		Security Building & Equipment	\$30,160	\$74,336
Summit 7x16 Tilt Trailer - Replace		1313		Golf & Maintenance Equipment	\$4,368	\$10,766
TURF - Hole 17 Pump Panel PLC		1206		Turf	\$38,316	\$94,438
Vermeer Brush Chipper 2012-05CRRF		1075		Golf & Maintenance Equipment	\$47,840	\$117,912
					Total for 2047:	\$1,908,890
2048						
2012 Toro Greens Triplex Mower - Replace		1076		Golf & Maintenance Equipment	\$41,600	\$106,633
ACB - Water Heater - Replace		1119		Adult Center Building	\$4,160	\$10,663
Clubhouse - HVAC Economizer		1317		Clubhouse	\$41,600	\$106,633
Cushman Greens Groomer Brush - Replace		1046		Golf & Maintenance Equipment	\$4,992	\$12,796
Gate 1 - Bus Shelter (Replace)		1298		Bus Shelters	\$7,800	\$19,994
Gate 9 - Bus Shelter (Replace)		1297		Bus Shelters	\$8,320	\$21,327
Golf - Club Car Carry All - Replace		1344		Golf	\$15,600	\$39,988
Golf - Lake Louise - Pump Controller		1216-a		Golf	\$4,160	\$10,663
Golf - Range Picking Unit - Replace		1221		Golf	\$4,212	\$10,797
John Deere Gater TX 2019-1		1324		Golf & Maintenance Equipment	\$13,286	\$34,056
John Deere Gater TX 2019-2		1325		Golf & Maintenance Equipment	\$13,286	\$34,056
John Deere Gater TX 2019-3		1063		Golf & Maintenance Equipment	\$13,286	\$34,056
John Deere ProGator 2030A9-1		1058		Golf & Maintenance Equipment	\$29,120	\$74,643
John Deere ProGator 2030A9-2		1322		Golf & Maintenance Equipment	\$29,120	\$74,643
Main Pool - ADA Lift - Replace		1337		Pool - Main	\$9,204	\$23,593
Main Pool - Swim Lanes - Replace		1338		Pool - Main	\$6,240	\$15,995
Maintenance Bldg - Equipment - Replace		1130		Maintenance - Building	\$8,320	\$21,327
Marina - Picnic Shelter - Repairs		1133		Marina & AM/PM Areas	\$26,000	\$66,646
Quiet Pool - ADA Lift Replace		1342		Pool - Quiet	\$9,204	\$23,593
Quiet Pool - Skimmer- Replace		1341		Pool - Quiet	\$5,200	\$13,329
Road Sand Spreader		1057		Golf & Maintenance Equipment	\$7,800	\$19,994
SEC - Honda 16 CRV - Replace		1178		Security Building & Equipment	\$31,200	\$79,975
System - Computer - Server Replace				Clubhouse	\$17,160	\$43,986
TURF - Water Heater - Replace		1281		Turf	\$1,815	\$4,652
					Total for 2048:	\$904,039
2049						
2005 JD ProGator 2030A #1 - Replace		1079		Golf & Maintenance Equipment	\$24,960	\$66,539
2005 JD ProGator 2030A #2 - Replace		1079		Golf & Maintenance Equipment	\$24,960	\$66,539
2022 John Deere 7500A Fairway Mower		1077		Golf & Maintenance Equipment	\$87,360	\$232,887



Anticipated Expenditures (30 Years)

Units: 3,121 | Start Date: 1/1/2024

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
ACB - Conference Room (Refurb)				Adult Center Building	\$8,320	\$22,180
AM/PM - Restrooms - Repairs		1132		Marina & AM/PM Areas	\$3,120	\$8,317
Clubhouse - Ext Deck - Recoating		1148		Clubhouse	\$8,062	\$21,492
Cushman Groomaster Trap Rake		1047		Golf & Maintenance Equipment	\$16,640	\$44,360
Deicer Storage Tank		1357		Golf & Maintenance Equipment	\$13,754	\$36,666
Golf - Gold Office Replace		1363		Golf	\$19,240	\$51,291
Golf - Lake Louise - Pump Station (Rebuild)		1216		Golf	\$15,600	\$41,587
Golf Carts - Replace		1258		Golf	\$338,000	\$901,053
Main Pool - Deck - Repair		1105		Pool - Main	\$358,800	\$956,502
Main Pool - Fence - Replace		1104		Pool - Main	\$26,000	\$69,312
Maint - 18 Silverado - Replace		1315		Maintenance - Vehicles	\$49,920	\$133,079
Maint - 18 Silverado - Replace		1311		Maintenance - Vehicles	\$46,800	\$124,761
Marina - Wet Slip Docks - Renovation		1137		Marina & AM/PM Areas	\$1,555,682	\$4,147,194
Quiet Pool - Deck - Repairs		1123		Pool - Quiet	\$67,600	\$180,211
Quiet Pool - Pumphouse - Improvements		1362		Pool - Quiet	\$41,600	\$110,899
Quiet Pool - Retaining Wall - Repair		1343		Pool - Quiet	\$26,000	\$69,312
Quiet Pool - Shed - Rebuild		1124		Pool - Quiet	\$20,800	\$55,449
Quiet Pool - Shed Improvements		1361		Pool - Quiet	\$8,320	\$22,180
Snow Plow/Sander - Replace		1327		Golf & Maintenance Equipment	\$22,100	\$58,915
TURF - Change Room Repair		1352		Turf	\$6,916	\$18,437
TURF - Wash Pad - Refurbish		1211		Turf	\$7,800	\$20,794
Turfcoc Torrent 2 Blower		1347		Golf & Maintenance Equipment	\$9,880	\$26,338
					Total for 2049:	\$7,486,292
2050						
2008 Cat 420e Backhoe - Replace		1012		Golf & Maintenance Equipment	\$156,000	\$432,505
2008 Toro 3100 Approach Mower - Replace		1073		Golf & Maintenance Equipment	\$37,440	\$103,801
250 Gallon Gas Tank - Replace		1296		Golf & Maintenance Equipment	\$12,480	\$34,600
Barn 8 - Gym Cardio Machines - Replace		1248		Barn 8	\$74,880	\$207,603
Barn 8 - Restrooms/Locker Rooms - Remodel		1094		Barn 8	\$176,800	\$490,173
Golf - Greens & Tee Boxes - Rebuild (Contingency)		1217		Golf	\$26,000	\$72,084
Golf - Safety Net/Posts - Replace		1070		Golf	\$10,400	\$28,834
Parks - Playground Equipment - Replace		1230		Park Areas	\$54,080	\$149,935
					Total for 2050:	\$1,519,535
2051						
2009 Club Car Carryall 252 - Replace		1078		Golf & Maintenance Equipment	\$13,291	\$38,323
250 Gal. Gas Storage Tank (Proshop) - Replace		1036		Golf & Maintenance Equipment	\$10,400	\$29,987
Area Z - Storage Gate - Replace		1263		Area Z	\$10,400	\$29,987



Anticipated Expenditures (30 Years)

Units: 3,121 | Start Date: 1/1/2024

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Campground - Trails & Roads		1266		Miscellaneous	\$10,400	\$29,987
Clubhouse - Water Heater - Replace		1154		Clubhouse	\$9,152	\$26,389
Ford 1920 Turf Tractor 7108 Loader - Replace		1037		Golf & Maintenance Equipment	\$41,600	\$119,948
Maint - 14 Dodge 4500 - Replace		1175		Maintenance - Vehicles	\$88,400	\$254,890
Maint - 15 5500 - Replace		1176		Maintenance - Vehicles	\$69,680	\$200,913
Maint - 19 Silverado - Replace		1326		Maintenance - Vehicles	\$41,600	\$119,948
Maintenance Bldg - Equipment - Replace		1130		Maintenance - Building	\$8,320	\$23,990
Quiet Pool - Controller and filter/heater/pump installation				Pool - Quiet	\$16,640	\$47,979
SEC - Security/Access Control - Replace		1161		Security Building & Equipment	\$72,921	\$210,258
Security Bldg - Siding - Paint		1229		Security Building & Equipment	\$3,484	\$10,046
Sno Way Sander				Golf & Maintenance Equipment	\$9,414	\$27,144
System - Web Page - Redesign		1160		Clubhouse	\$10,902	\$31,434
Tru Turf Greens Roller - Replace		1082		Golf & Maintenance Equipment	\$20,800	\$59,974
					Total for 2051:	\$1,261,198
2052						
1,000 Gal. Gas Storage Tank		1015		Golf & Maintenance Equipment	\$15,600	\$46,780
ACB - Exterior - Paint		1115		Adult Center Building	\$11,856	\$35,553
ACB - Siding - Repair		1245		Adult Center Building	\$20,800	\$62,373
Barn 8 - Coffee Area - Kitchen - Renovation		1098		Barn 8	\$12,480	\$37,424
Barn 8 - Coffee Area - Lobby - Renovation		1096		Barn 8	\$18,200	\$54,576
Barn 8 - Sauna - Replace		1340		Barn 8	\$29,978	\$89,895
Clubhouse - Siding - Painting		1145		Clubhouse	\$19,635	\$58,880
Dump Trailer - 14 Feet				Golf & Maintenance Equipment	\$14,614	\$43,823
Golf - Bunkers - Replace (Contingency)		1213		Golf	\$15,600	\$46,780
Golf - Lake Louise - Damn Repair		1269		Golf	\$91,520	\$274,441
Harbor View Bus Shelter - Replace		1299		Miscellaneous	\$9,152	\$27,444
JD 2030 Fairway Sprayer (sprayer tank only)				Golf & Maintenance Equipment	\$22,100	\$66,271
Kitchen - Renovation		1193		Clubhouse	\$98,710	\$296,002
Maint - 05 Chevy 3500 - Replace		1172		Maintenance - Vehicles	\$90,480	\$271,323
Maint - 2013 Chevy Express Van - Replace		1270		Maintenance - Vehicles	\$24,960	\$74,848
Marina - Outdoor Amenities - Replace		1141		Marina & AM/PM Areas	\$31,200	\$93,560
Marina - Restroom - Renovation/Repairs		1136		Marina & AM/PM Areas	\$31,200	\$93,560
System - Computer Systems				Clubhouse	\$20,800	\$62,373
Toro Greensmaster 1000 Mower - Replace		1042		Golf & Maintenance Equipment	\$15,600	\$46,780
Toro Greensmaster 1000 Mower - Replace		1041		Golf & Maintenance Equipment	\$15,600	\$46,780
Toro Greensmaster 1000 Mower		1039		Golf & Maintenance Equipment	\$15,600	\$46,780



Anticipated Expenditures (30 Years)

Units: 3,121 | Start Date: 1/1/2024

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
- Replace						
Toro Greensmaster 1000 Mower		1040		Golf & Maintenance Equipment	\$15,600	\$46,780
- Replace						
TURF - Bldg - Paint		1209		Turf	\$12,480	\$37,424
TURF - Roof - Replace		1204		Turf	\$22,880	\$68,610
TyCrop MH 400 Fairway Top Dresser & Twin Spinner		1045		Golf & Maintenance Equipment	\$31,200	\$93,560
					Total for 2052:	\$2,122,618
2053						
2008 Cat Skid Steer Loader		1019		Golf & Maintenance Equipment	\$47,840	\$149,196
2013 Cat 906h Wheel Loader		1018		Golf & Maintenance Equipment	\$93,600	\$291,906
Area Z - Doors (Repair Contingency)		1250		Area Z	\$3,120	\$9,730
Barn 8 - Bldg Exterior Envelope Restoration		1083		Barn 8	\$853,840	\$2,662,829
Barn 8 - Covered Bridge Entrance				Barn 8	\$208,000	\$648,680
Barn 8 - Flat Roof - Replace		1095		Barn 8	\$52,000	\$162,170
Clubhouse - HVAC Exterior Cover		1319		Clubhouse	\$20,800	\$64,868
Core Area - Tennis Courts - Replace/Repair		1110		Core Area	\$162,344	\$506,294
Golf - Central Control Computer		1214-d		Golf	\$10,400	\$32,434
Golf - Hole 14 Centrifugal Pump #1		1359-c		Golf	\$3,120	\$9,730
Golf - Hole 14 Centrifugal Pump #2		1359-d		Golf	\$3,120	\$9,730
Golf - Hole 14 Pond Aeration Fountain		1354-a		Golf	\$8,840	\$27,569
Golf - Hole 17 Pond Aeration Fountain		1354		Golf	\$9,880	\$30,812
Golf - Hole 17 Turbine Pump #1		1359		Golf	\$26,000	\$81,085
Golf - Hole 17 Turbine Pump #2		1359-a		Golf	\$26,000	\$81,085
Golf - Irrigation System - Pump Controller				Golf	\$46,780	\$145,891
Golf - Lake Louise - Pump Controller		1216-a		Golf	\$4,160	\$12,974
Golf - Lower Pump House #17 Hole		1246-a		Golf	\$7,280	\$22,704
Golf - Satellite Controllers		1214-c		Golf	\$189,280	\$590,298
Golf - Upper Pump House #14 Hole		1246-b		Golf	\$7,280	\$22,704
Golf - Weather Station		1214-e		Golf	\$10,400	\$32,434
Greens King V 186 Mower - Replace=Greenmaster 3320 Triflex		1053		Golf & Maintenance Equipment	\$41,600	\$129,736
JD 2030 Fairway Sprayer - Replace		1074		Golf & Maintenance Equipment	\$57,200	\$178,387
Main Pool - Furniture		1106		Pool - Main	\$13,000	\$40,542
Maint - 16 3500 - Replace		1177		Maintenance - Vehicles	\$54,080	\$168,657
Marina - Picnic Shelter - Repairs		1133		Marina & AM/PM Areas	\$26,000	\$81,085
Quiet Pool - Furniture		1106		Pool - Quiet	\$13,000	\$40,542
SEC - Rekey Bldgs		1162		Miscellaneous	\$26,000	\$81,085

Anticipated Expenditures (30 Years)

Units: 3,121 | Start Date: 1/1/2024

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Snow Removal UTV				Golf & Maintenance Equipment	\$40,904	\$127,565
SnowDogg 9' Snow Plow & Beyers HP 2000 Sander - Replace		1304		Golf & Maintenance Equipment	\$12,480	\$38,921
SnowDogg 9' Snow Plow & Spreader - Replace		1312		Golf & Maintenance Equipment	\$13,520	\$42,164
System - Computer - Server Replace				Clubhouse	\$17,160	\$53,516
TURF - Gutters - Replace		1255		Turf	\$1,358	\$4,235
TURF - Hole 14 Pump Panel PLC		1206-b		Turf	\$5,200	\$16,217
TURF - Hole 14 Pump Panel VFD		1206-c		Turf	\$4,160	\$12,974
TURF - Hole 17 Pump Panel VFD		1206-a		Turf	\$10,400	\$32,434
Welcome Center - HVAC				Miscellaneous	\$49,895	\$155,605
Welcome Center - Painting				Miscellaneous	\$15,600	\$48,651
Total for 2053:						\$6,847,439





RESERVE ANALYSIS REPORT

Sudden Valley Community Association - Roads

Bellingham, WA

Report Period: Jan 01, 2024 - Dec 31, 2024

Property Description		Financial Summary	
Property Name:	Sudden Valley Community Association - Roads	Starting Reserve Balance:	\$1,912,770
Location:	Bellingham, WA	Fully Funded Reserve Balance:	\$6,733,555
Project Type:	Master Association	Percent Funded:	28%
Number of Units:	3121	Current Replacement Cost:	\$9,918,012
Age of Project:	50 Year(s)	Deficit/Surplus vs. Fully Funded Reserve:	(\$4,820,785) or (\$1,544.63) Per Unit Avg

2023 RS Completed: Level 3 (update with no visual site inspection). The Reserve Study was completed by Smartproperty.com (Independent Certified Reserve Specialists). Final report was issued on September 12, 2023. This reserve study meets the requirements of RCW 64.90.550.

Current Funding Plan

Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2024	\$1,321,063	\$35.27	\$1,187,680	\$2,085,742	\$6,661,010	31%
2025	\$1,360,695	\$36.33	\$1,276,829	\$2,212,162	\$6,528,581	34%
2026	\$1,401,516	\$37.42	\$1,335,214	\$2,323,370	\$6,367,295	36%
2027	\$1,443,561	\$38.54	\$1,381,018	\$2,433,006	\$6,190,569	39%
2028	\$1,486,868	\$39.70	\$1,483,526	\$2,485,042	\$5,940,359	42%

Recommended Funding Plan

Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2024	\$1,321,063	\$35.27	\$1,187,680	\$2,085,742	\$6,661,010	31%
2025	\$1,360,695	\$36.33	\$1,276,829	\$2,212,162	\$6,528,581	34%
2026	\$1,401,516	\$37.42	\$1,335,214	\$2,323,370	\$6,367,295	36%
2027	\$1,443,561	\$38.54	\$1,381,018	\$2,433,006	\$6,190,569	39%
2028	\$1,486,868	\$39.70	\$1,483,526	\$2,485,042	\$5,940,359	42%

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

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

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

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

Yes No

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

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

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

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

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

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

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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.

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

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

Reserve Study Introduction

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.

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

Reserve Study Introduction

rates can be pegged to current bank rates or CD rates. Obviously, a lower rate is more conservative for planning purposes. Note that income from the reserve and operating accounts is taxable to an association, even if the association is established as a non-profit organization. Adjustments to the operating budget may be required to account for applicable federal and state taxes.

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

What Methodology Is Used to Perform the Reserve Analysis?

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

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

Disclosure

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

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

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

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

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

Construction pricing, costs, and life expectancies included in the reserve study may have been obtained from numerous vendors, contractors, historical data and costs, proposals and quotes obtained; and our general experience in the field with similar components or projects. Data and information obtained from previous reserve studies provided by the client were not audited and

Reserve Study Introduction

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 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.

Reserve Study Introduction

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 - Roads Location: Bellingham, WA Project Type: Master Association Number of Units: 3121 Age of Project: 50 Year(s)	Starting Reserve Balance: \$1,912,770 Fully Funded Reserve Balance: \$6,733,555 Percent Funded: 28% Current Replacement Cost: \$9,918,012 Deficit/Surplus vs. Fully Funded Reserve: (\$4,820,785) or (\$1,544.63) Per Unit Avg

2023 RS Completed: Level 3 (update with no visual site inspection). The Reserve Study was completed by Smartproperty.com (Independent Certified Reserve Specialists). Final report was issued on September 12, 2023. 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:

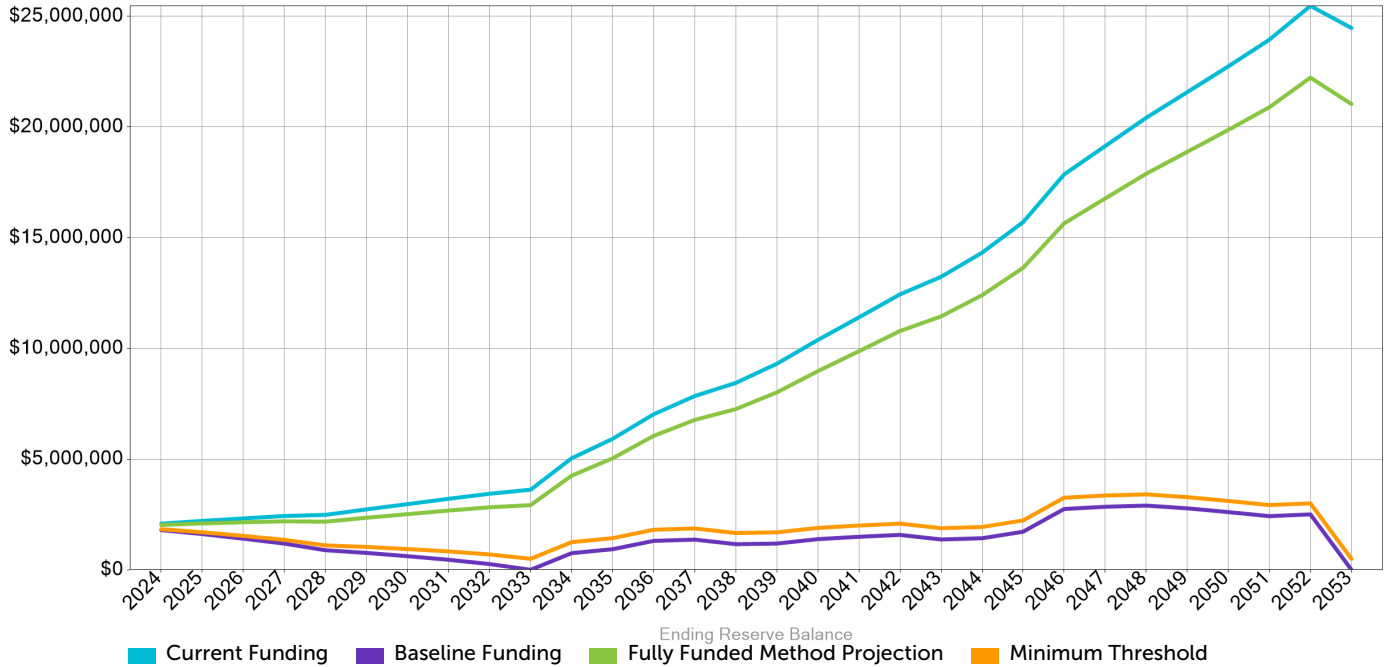
Inflation: 4.00 % Applied to the anticipated expenditures	Interest: 2.00 % Applied to the average annual reserve balance	Annual Reserve Contribution Increase: Varies See individual funding models
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Executive Summary

Summary of Funding Plans

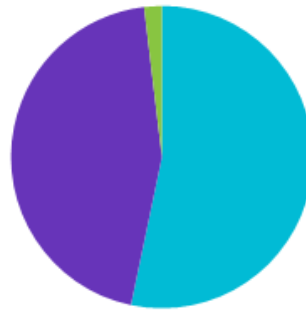
★ Recommended funding plan

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
Current Funding ★	\$1,321,063	\$35.27	Yes	N/A	\$10,807,890	87%
Baseline Funding	\$1,034,434	\$27.62	Yes	N/A	\$1,451,607	14%
Fully Funded Method Projection	\$1,265,840	\$33.80	Yes	N/A	\$9,390,597	75%
Minimum Threshold	\$1,073,666	\$28.67	Yes	N/A	\$1,872,487	18%



Expenditures by Category

Current Replacement Cost: \$9,918,012.00



	UL	RUL	Current Replacement Cost	Accumulated Reserve Balance	Annual Fully Funded Requirement	Fully Funded Reserve Balance	Annual Reserve Contribution
Asphalt - Engineering & Planning	1-5	0-4	\$186,004	\$21,557	\$72,509	\$75,889	\$111,519
Asphalt - Road & Parking Surfaces	1-12	0-11	\$4,441,408	\$735,138	\$403,484	\$2,587,917	\$620,563
Stormwater & Drainage Improvements	1-30	0-29	\$5,290,600	\$1,156,075	\$382,949	\$4,069,749	\$588,981
Totals			\$9,918,012	\$1,912,770	\$858,942	\$6,733,555	\$1,321,063

Component Inventory

Current Replacement Cost: \$9,918,012

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Asphalt - Engineering & Planning									
Capital Improvement Plan (CIP) - Update			5	4	\$137,644.00 / Total	1	\$137,644	\$161,024	On File
Large Culvert & Bridge Inspection (2 Yr Cycle)			2	0	\$6,760.00 / Total	1	\$6,760	\$6,760	On File
On-Call Engineering Services for CIP - Annual			1	0	\$41,600.00 / Total	1	\$41,600	\$41,600	On File
Totals							\$186,004	\$209,384	
Asphalt - Road & Parking Surfaces									
2023 Road Reconstruction & Drainage			12	11	\$395,808.00 / Total	1	\$395,808	\$609,328	On File
2024 Area Z Bridge Design & Permitting			12	0	\$31,200.00 / Total	1	\$31,200	\$31,200	On File
2024 Deer Run Lane Asphalt Overlay			12	0	\$234,000.00 / Total	1	\$234,000	\$234,000	On File
2025 Area Z Bridge Replacement			12	1	\$182,000.00 / Total	1	\$182,000	\$189,280	On File
2025 Road Projects			12	1	\$286,000.00 / Total	1	\$286,000	\$297,440	On File
2026 Road Projects			12	2	\$468,000.00 / Total	1	\$468,000	\$506,189	On File
2027 Road Projects			12	3	\$468,000.00 / Total	1	\$468,000	\$526,436	On File
2028 Road Projects			12	4	\$364,000.00 / Total	1	\$364,000	\$425,829	On File
2029 Road Projects			12	5	\$416,000.00 / Total	1	\$416,000	\$506,128	On File
2030 Road Projects			12	6	\$416,000.00 / Total	1	\$416,000	\$526,373	On File
2031 Road Projects			12	7	\$416,000.00 / Total	1	\$416,000	\$547,428	On File
2032 Road Projects			12	8	\$416,000.00 / Total	1	\$416,000	\$569,325	On File
2033 Road Projects			12	9	\$312,000.00 / Total	1	\$312,000	\$444,073	On File
Pothole Repairs (Annual)			1	0	\$36,400.00 / Total	1	\$36,400	\$36,400	On File
Totals							\$4,441,408	\$5,449,428	
Stormwater & Drainage Improvements									
2025 Culvert Projects			30	1	\$468,000.00 / Total	1	\$468,000	\$486,720	On File
2026 Culvert Projects			30	2	\$468,000.00 / Total	1	\$468,000	\$506,189	On File
2027 Culvert Projects			30	3	\$468,000.00 / Total	1	\$468,000	\$526,436	On File
2028 Culvert Projects			30	4	\$468,000.00 / Total	1	\$468,000	\$547,494	On File
2029 Culvert Projects			30	5	\$390,000.00 / Total	1	\$390,000	\$474,495	On File
2030 Culvert Projects			30	6	\$390,000.00 / Total	1	\$390,000	\$493,474	On File
2031 Culvert Projects			30	7	\$390,000.00 / Total	1	\$390,000	\$513,213	On File
2032 Culvert Projects			30	8	\$390,000.00 / Total	1	\$390,000	\$533,742	On File
2033 Culvert Projects			30	9	\$390,000.00 / Total	1	\$390,000	\$555,092	On File
Culvert 1 (150 Polo Park Dr)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert 103 (142 Harbor View Dr)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert 109 (55 Green Hill Rd)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert 11 (15 Big Leaf Ln)			30	29	\$13,000.00 / Total	1	\$13,000	\$40,542	On File
Culvert 111 (113 Harbor View Dr)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert 117 (54 Harbor View Dr)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert 118 (46 Harbor View Dr)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert 120 (10 Harbor View			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File

Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Dr)									
Culvert 122 (2 Rocky Ridge Dr)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert 126 (1 Sudden Valley Dr)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert 143 (26 Longshore Ln)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert 144 (26 Longshore Ln)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert 145 (17 Marina Dr)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert 147 (20 Par Ln)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert 148 (11A Par Ln)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert 15 (19 Tumbling Water Dr)			30	29	\$13,000.00 / Total	1	\$13,000	\$40,542	On File
Culvert 157 (5 North Point Dr)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert 162 (188 Sudden Valley Dr)			30	29	\$13,000.00 / Total	1	\$13,000	\$40,542	On File
Culvert 17 (3 Shetland Ct)			30	29	\$13,000.00 / Total	1	\$13,000	\$40,542	On File
Culvert 171 (32 Stable Ln)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert 176 (24 Lost Fork Ln)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert 178 (23 Canyon Ct)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert 203 (14 Lake Louise Dr)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert 205 (15 Spring Rd)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert 214 (46 Maple Ct)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert 27 (66 Polo Park Dr)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert 28 (67 Polo Park Dr)			30	29	\$13,000.00 / Total	1	\$13,000	\$40,542	On File
Culvert 315			30	29	\$500,880.00 / Total	1	\$500,880	\$1,562,070	On File
Culvert 403 (230 Polo Park Dr)			30	29	\$13,000.00 / Total	1	\$13,000	\$40,542	On File
Culvert 404 (230 Polo Park Dr)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert 406 (30 Rocky Ridge Dr)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert 408.1 (7 Larkspur Ct)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert 408.2 (7 Larkspur Ct)			30	29	\$13,000.00 / Total	1	\$13,000	\$40,542	On File
Culvert 409 (Whispering Cedars Entrance)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert 410 (22 Lake Louise Dr)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert 415 (28 Windward Dr)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert 431 (29 Lost Lake Ln)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert 432/433 (13 Strawberry Cyn Ct)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert 441 (3 Jubilee Ln)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert 445 (20 Lake Louise Dr (Outlet))			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert 58 (1 Catkin Ct)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert 63 (52 Lake Louise Dr)			30	29	\$13,000.00 / Total	1	\$13,000	\$40,542	On File
Culvert 66 (20 Louise View Dr)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert 67 (12 Sweetclover			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File

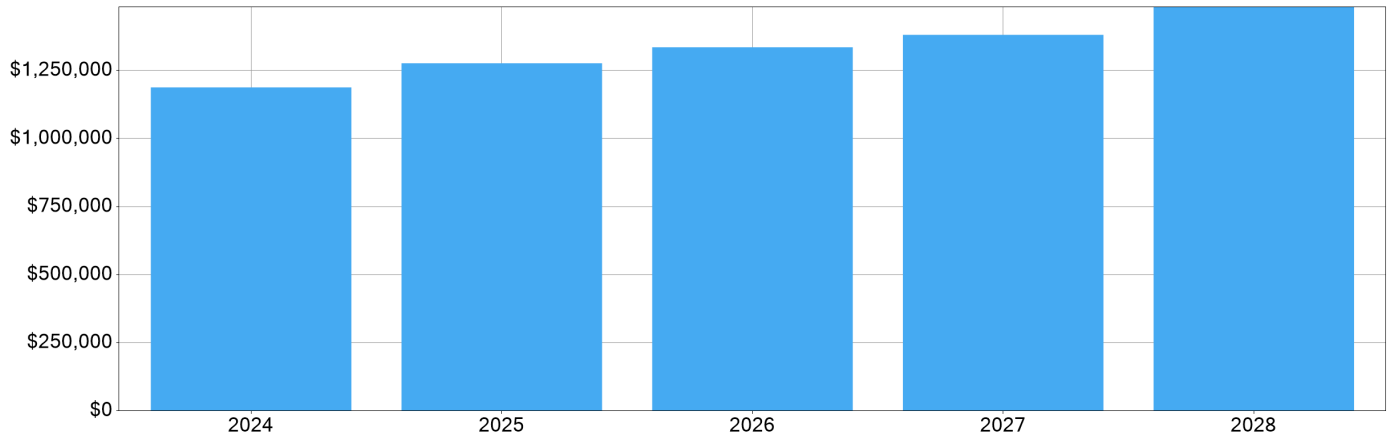
Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Cir)									
Culvert 75 (43 Marigold Dr)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert 78 (29 Sunnyside Ln)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert 81 (1 Sparrow Ct)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert 89 (39 Sudden Valley Dr)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert 99 (28 Plum Ln)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert FND 13 (5 Meadow Ct)			30	29	\$13,000.00 / Total	1	\$13,000	\$40,542	On File
Culvert FND 30 (99 Harbor View Dr)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert FND 38 (1 Indian Meadow Ct)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert FND 45 (23 Sunflower Cir)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert FND 48 (20 Par Ln)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert FND 49 (17 Marina Dr)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert FND 52 (36 North Point Dr)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert FND 61 (37-30 Marigold Dr)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert FND 62 (3 Barn View Ct)			30	0	\$13,000.00 / Total	1	\$13,000	\$13,000	On File
Culvert FND 67 (Gate 1 Mailboxes)			30	29	\$13,000.00 / Total	1	\$13,000	\$40,542	On File
Ditches, Culverts and Swales (Annual) 2016 SGM mandate			1	0	\$125,320.00 / Total	1	\$125,320	\$125,320	On File
Fast Response for Unforeseen Drainage Issues (Annual)			1	0	\$88,400.00 / Total	1	\$88,400	\$88,400	On File
Totals							\$5,290,600	\$7,442,070	

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

Anticipated Expenditures (5 Years)

Units: 3,121 | Start Date: 1/1/2024



Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2024						
2024 Area Z Bridge Design & Permitting				Asphalt - Road & Parking Surfaces	\$31,200	\$31,200
2024 Deer Run Lane Asphalt Overlay				Asphalt - Road & Parking Surfaces	\$234,000	\$234,000
Culvert 1 (150 Polo Park Dr)				Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 103 (142 Harbor View Dr)				Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 109 (55 Green Hill Rd)				Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 111 (113 Harbor View Dr)				Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 117 (54 Harbor View Dr)				Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 118 (46 Harbor View Dr)				Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 120 (10 Harbor View Dr)				Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 122 (2 Rocky Ridge Dr)				Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 126 (1 Sudden Valley Dr)				Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 143 (26 Longshore Ln)				Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 144 (26 Longshore Ln)				Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 145 (17 Marina Dr)				Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 147 (20 Par Ln)				Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 148 (11A Par Ln)				Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 157 (5 North Point Dr)				Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 171 (32 Stable Ln)				Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 176 (24 Lost Fork Ln)				Stormwater & Drainage Improvements	\$13,000	\$13,000

Anticipated Expenditures (5 Years)

Units: 3,121 | Start Date: 1/1/2024

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Culvert 178	(23 Canyon Ct)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 203	(14 Lake Louise Dr)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 205	(15 Spring Rd)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 214	(46 Maple Ct)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 27	(66 Polo Park Dr)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 404	(230 Polo Park Dr)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 406	(30 Rocky Ridge Dr)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 408.1	(7 Larkspur Ct)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 409	(Whispering Cedars Entrance)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 410	(22 Lake Louise Dr)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 415	(28 Windward Dr)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 431	(29 Lost Lake Ln)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 432/433	(13 Strawberry Cyn Ct)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 441	(3 Jubilee Ln)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 445	(20 Lake Louise Dr (Outlet))			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 58	(1 Catkin Ct)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 66	(20 Louise View Dr)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 67	(12 Sweetclover Cir)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 75	(43 Marigold Dr)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 78	(29 Sunnyside Ln)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 81	(1 Sparrow Ct)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 89	(39 Sudden Valley Dr)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 99	(28 Plum Ln)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert FND 30	(99 Harbor View Dr)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert FND 38	(1 Indian Meadow Ct)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert FND 45	(23 Sunflower Cir)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert FND 48	(20 Par Ln)			Stormwater & Drainage Improvements	\$13,000	\$13,000

Anticipated Expenditures (5 Years)

Units: 3,121 | Start Date: 1/1/2024

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Culvert FND 49 (17 Marina Dr)				Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert FND 52 (36 North Point Dr)				Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert FND 61 (37-30 Marigold Dr)				Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert FND 62 (3 Barn View Ct)				Stormwater & Drainage Improvements	\$13,000	\$13,000
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	\$125,320	\$125,320
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	\$88,400	\$88,400
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	\$6,760	\$6,760
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$41,600	\$41,600
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$36,400	\$36,400
Total for 2024:						\$1,187,680
2025						
2025 Area Z Bridge Replacement				Asphalt - Road & Parking Surfaces	\$182,000	\$189,280
2025 Culvert Projects				Stormwater & Drainage Improvements	\$468,000	\$486,720
2025 Road Projects				Asphalt - Road & Parking Surfaces	\$286,000	\$297,440
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	\$125,320	\$130,333
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	\$88,400	\$91,936
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$41,600	\$43,264
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$36,400	\$37,856
Total for 2025:						\$1,276,829
2026						
2026 Culvert Projects				Stormwater & Drainage Improvements	\$468,000	\$506,189
2026 Road Projects				Asphalt - Road & Parking Surfaces	\$468,000	\$506,189
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	\$125,320	\$135,546
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	\$88,400	\$95,613
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	\$6,760	\$7,312
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$41,600	\$44,995
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$36,400	\$39,370
Total for 2026:						\$1,335,214
2027						
2027 Culvert Projects				Stormwater & Drainage	\$468,000	\$526,436

Anticipated Expenditures (5 Years)

Units: 3,121 | Start Date: 1/1/2024

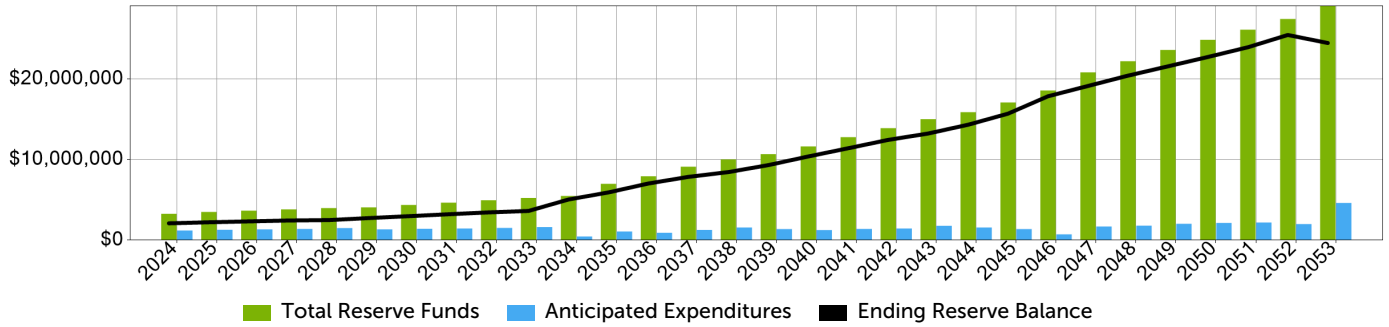
Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
				Improvements		
2027 Road Projects				Asphalt - Road & Parking Surfaces	\$468,000	\$526,436
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	\$125,320	\$140,968
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	\$88,400	\$99,438
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$41,600	\$46,794
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$36,400	\$40,945
Total for 2027:						\$1,381,018
2028						
2028 Culvert Projects				Stormwater & Drainage Improvements	\$468,000	\$547,494
2028 Road Projects				Asphalt - Road & Parking Surfaces	\$364,000	\$425,829
Capital Improvement Plan (CIP) - Update				Asphalt - Engineering & Planning	\$137,644	\$161,024
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	\$125,320	\$146,607
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	\$88,400	\$103,415
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	\$6,760	\$7,908
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$41,600	\$48,666
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$36,400	\$42,583
Total for 2028:						\$1,483,526

Current Funding

Annual Reserve Contribution Increase of 3%

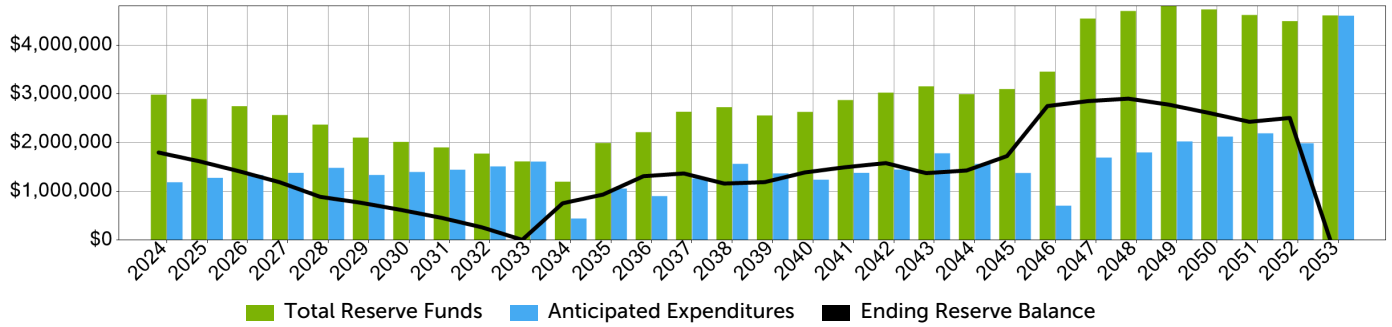
Units: 3,121 | Start Date: 1/1/2024

This plan represents a first-year reserve contribution of \$1,321,063 or \$35.27 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 \$1,912,770 as of Jan 1, 2024, 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	Percent Funded
2024	\$1,321,063	\$35.27	\$1,912,770	\$39,589	\$3,273,422	\$1,187,680	\$2,085,742	\$6,661,010	31%
2025	\$1,360,695	\$36.33	\$2,085,742	\$42,554	\$3,488,991	\$1,276,829	\$2,212,162	\$6,528,581	34%
2026	\$1,401,516	\$37.42	\$2,212,162	\$44,906	\$3,658,584	\$1,335,214	\$2,323,370	\$6,367,295	36%
2027	\$1,443,561	\$38.54	\$2,323,370	\$47,093	\$3,814,024	\$1,381,018	\$2,433,006	\$6,190,569	39%
2028	\$1,486,868	\$39.70	\$2,433,006	\$48,694	\$3,968,568	\$1,483,526	\$2,485,042	\$5,940,359	42%
2029	\$1,531,474	\$40.89	\$2,485,042	\$51,660	\$4,068,176	\$1,335,544	\$2,732,632	\$5,875,843	47%
2030	\$1,577,418	\$42.12	\$2,732,632	\$56,452	\$4,366,502	\$1,397,520	\$2,968,983	\$5,787,766	51%
2031	\$1,624,741	\$43.38	\$2,968,983	\$61,182	\$4,654,905	\$1,444,525	\$3,210,381	\$5,692,493	56%
2032	\$1,673,483	\$44.68	\$3,210,381	\$65,827	\$4,949,691	\$1,511,557	\$3,438,133	\$5,570,715	62%
2033	\$1,723,688	\$46.02	\$3,438,133	\$69,897	\$5,231,718	\$1,610,284	\$3,621,434	\$5,390,293	67%
2034	\$1,775,398	\$47.40	\$3,621,434	\$85,764	\$5,482,597	\$441,823	\$5,040,773	\$6,468,710	78%
2035	\$1,828,660	\$48.83	\$5,040,773	\$108,518	\$6,977,951	\$1,058,418	\$5,919,534	\$7,001,898	85%
2036	\$1,883,520	\$50.29	\$5,919,534	\$128,201	\$7,931,255	\$902,470	\$7,028,785	\$7,773,607	90%
2037	\$1,940,026	\$51.80	\$7,028,785	\$147,326	\$9,116,136	\$1,264,990	\$7,851,147	\$8,256,372	95%
2038	\$1,998,226	\$53.35	\$7,851,147	\$161,349	\$10,010,722	\$1,565,650	\$8,445,072	\$8,505,257	99%
2039	\$2,058,173	\$54.95	\$8,445,072	\$175,801	\$10,679,046	\$1,368,213	\$9,310,833	\$9,031,309	103%
2040	\$2,119,918	\$56.60	\$9,310,833	\$195,008	\$11,625,759	\$1,240,813	\$10,384,946	\$9,775,250	106%
2041	\$2,183,516	\$58.30	\$10,384,946	\$215,748	\$12,784,211	\$1,378,568	\$11,405,642	\$10,472,608	109%
2042	\$2,249,021	\$60.05	\$11,405,642	\$236,129	\$13,890,793	\$1,447,405	\$12,443,387	\$11,195,872	111%
2043	\$2,316,492	\$61.85	\$12,443,387	\$254,222	\$15,014,101	\$1,781,054	\$13,233,047	\$11,673,459	113%
2044	\$2,385,987	\$63.71	\$13,233,047	\$272,866	\$15,891,899	\$1,565,514	\$14,326,386	\$12,469,593	115%
2045	\$2,457,566	\$65.62	\$14,326,386	\$297,346	\$17,081,298	\$1,375,738	\$15,705,560	\$13,573,232	116%
2046	\$2,531,293	\$67.59	\$15,705,560	\$332,350	\$18,569,204	\$707,373	\$17,861,831	\$15,497,541	115%
2047	\$2,607,232	\$69.62	\$17,861,831	\$366,363	\$20,835,426	\$1,694,561	\$19,140,865	\$16,556,829	116%
2048	\$2,685,449	\$71.70	\$19,140,865	\$391,695	\$22,218,009	\$1,797,707	\$20,420,302	\$17,639,287	116%
2049	\$2,766,013	\$73.85	\$20,420,302	\$415,813	\$23,602,128	\$2,025,289	\$21,576,839	\$18,619,948	116%
2050	\$2,848,993	\$76.07	\$21,576,839	\$438,776	\$24,864,608	\$2,125,043	\$22,739,565	\$19,631,349	116%
2051	\$2,934,463	\$78.35	\$22,739,565	\$462,230	\$26,136,258	\$2,190,553	\$23,945,706	\$20,714,141	116%
2052	\$3,022,497	\$80.70	\$23,945,706	\$489,273	\$27,457,476	\$1,986,581	\$25,470,895	\$22,155,403	115%
2053	\$3,113,171	\$83.12	\$25,470,895	\$494,511	\$29,078,577	\$4,603,890	\$24,474,686	\$21,039,464	116%

This plan represents the minimum annual reserve contribution of \$1,034,434 or \$27.62 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.



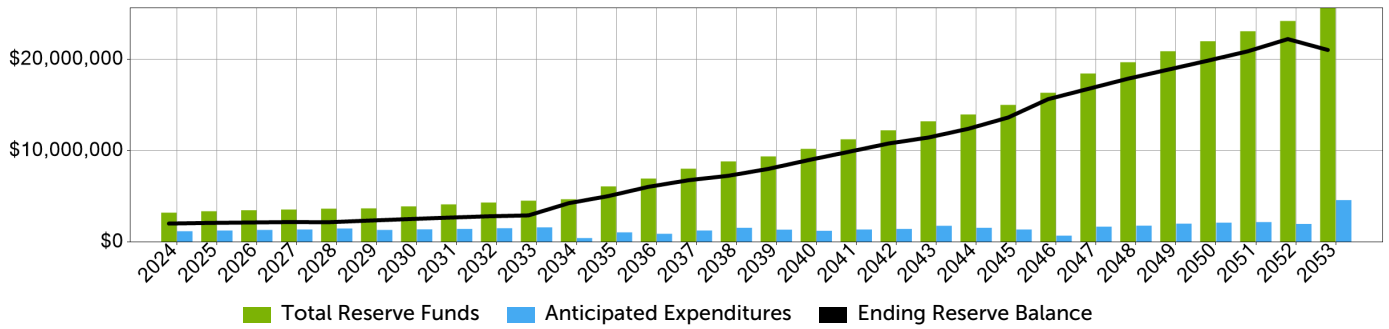
Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2024	\$1,034,434	\$27.62	\$1,912,770	\$36,723	\$2,983,927	\$1,187,680	\$1,796,247	\$6,661,010	27%
2025	\$1,065,467	\$28.45	\$1,796,247	\$33,811	\$2,895,525	\$1,276,829	\$1,618,696	\$6,528,581	25%
2026	\$1,097,431	\$29.30	\$1,618,696	\$29,996	\$2,746,123	\$1,335,214	\$1,410,910	\$6,367,295	22%
2027	\$1,130,354	\$30.18	\$1,410,910	\$25,712	\$2,566,975	\$1,381,018	\$1,185,957	\$6,190,569	19%
2028	\$1,164,264	\$31.09	\$1,185,957	\$20,527	\$2,370,748	\$1,483,526	\$887,222	\$5,940,359	15%
2029	\$1,199,192	\$32.02	\$887,222	\$16,381	\$2,102,795	\$1,335,544	\$767,251	\$5,875,843	13%
2030	\$1,235,168	\$32.98	\$767,251	\$13,722	\$2,016,141	\$1,397,520	\$618,621	\$5,787,766	11%
2031	\$1,272,223	\$33.97	\$618,621	\$10,649	\$1,901,494	\$1,444,525	\$456,969	\$5,692,493	8%
2032	\$1,310,390	\$34.99	\$456,969	\$7,128	\$1,774,487	\$1,511,557	\$262,929	\$5,570,715	5%
2033	\$1,349,702	\$36.04	\$262,929	\$2,653	\$1,615,284	\$1,610,284	\$5,000	\$5,390,293	0%
2034	\$1,184,863	\$31.64	\$5,000	\$7,530	\$1,197,394	\$441,823	\$755,571	\$6,468,710	12%
2035	\$1,220,409	\$32.59	\$755,571	\$16,731	\$1,992,711	\$1,058,418	\$934,293	\$7,001,898	13%
2036	\$1,257,022	\$33.56	\$934,293	\$22,231	\$2,213,546	\$902,470	\$1,311,077	\$7,773,607	17%
2037	\$1,294,732	\$34.57	\$1,311,077	\$26,519	\$2,632,328	\$1,264,990	\$1,367,338	\$8,256,372	17%
2038	\$1,333,574	\$35.61	\$1,367,338	\$25,026	\$2,725,938	\$1,565,650	\$1,160,288	\$8,505,257	14%
2039	\$1,373,581	\$36.68	\$1,160,288	\$23,259	\$2,557,129	\$1,368,213	\$1,188,916	\$9,031,309	13%
2040	\$1,414,789	\$37.78	\$1,188,916	\$25,518	\$2,629,223	\$1,240,813	\$1,388,411	\$9,775,250	14%
2041	\$1,457,233	\$38.91	\$1,388,411	\$28,555	\$2,874,198	\$1,378,568	\$1,495,630	\$10,472,608	14%
2042	\$1,500,950	\$40.08	\$1,495,630	\$30,448	\$3,027,028	\$1,447,405	\$1,579,622	\$11,195,872	14%
2043	\$1,545,978	\$41.28	\$1,579,622	\$29,242	\$3,154,842	\$1,781,054	\$1,373,787	\$11,673,459	12%
2044	\$1,592,357	\$42.52	\$1,373,787	\$27,744	\$2,993,889	\$1,565,514	\$1,428,375	\$12,469,593	11%
2045	\$1,640,128	\$43.79	\$1,428,375	\$31,211	\$3,099,715	\$1,375,738	\$1,723,977	\$13,573,232	13%
2046	\$1,689,332	\$45.11	\$1,723,977	\$44,299	\$3,457,608	\$707,373	\$2,750,235	\$15,497,541	18%
2047	\$1,740,012	\$46.46	\$2,750,235	\$55,459	\$4,545,706	\$1,694,561	\$2,851,145	\$16,556,829	17%
2048	\$1,792,212	\$47.85	\$2,851,145	\$56,968	\$4,700,325	\$1,797,707	\$2,902,618	\$17,639,287	16%
2049	\$1,845,979	\$49.29	\$2,902,618	\$56,259	\$4,804,856	\$2,025,289	\$2,779,567	\$18,619,948	15%
2050	\$1,901,358	\$50.77	\$2,779,567	\$53,354	\$4,734,280	\$2,125,043	\$2,609,237	\$19,631,349	13%
2051	\$1,958,399	\$52.29	\$2,609,237	\$49,863	\$4,617,499	\$2,190,553	\$2,426,946	\$20,714,141	12%
2052	\$2,017,151	\$53.86	\$2,426,946	\$48,845	\$4,492,941	\$1,986,581	\$2,506,360	\$22,155,403	11%
2053	\$2,077,665	\$55.48	\$2,506,360	\$24,865	\$4,608,891	\$4,603,890	\$5,000	\$21,039,464	0%

Fully Funded Method Projection

Target - 100% Funded in 30 Years

Units: 3,121 | Start Date: 1/1/2024

This plan represents a first-year reserve contribution of \$1,265,840 or \$33.80 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.



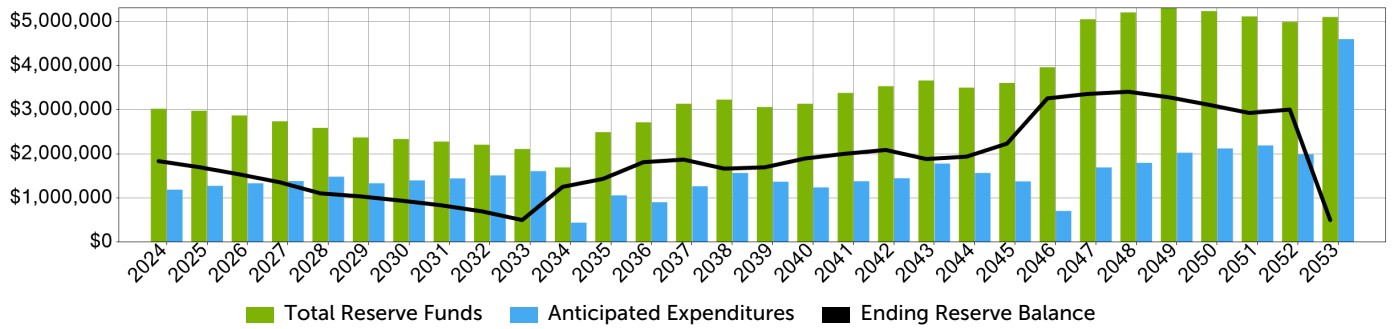
Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2024	\$1,265,840	\$33.80	\$1,912,770	\$39,037	\$3,217,647	\$1,187,680	\$2,029,967	\$6,661,010	30%
2025	\$1,303,815	\$34.81	\$2,029,967	\$40,869	\$3,374,651	\$1,276,829	\$2,097,823	\$6,528,581	32%
2026	\$1,342,930	\$35.86	\$2,097,823	\$42,034	\$3,482,786	\$1,335,214	\$2,147,572	\$6,367,295	34%
2027	\$1,383,218	\$36.93	\$2,147,572	\$42,973	\$3,573,763	\$1,381,018	\$2,192,745	\$6,190,569	35%
2028	\$1,424,714	\$38.04	\$2,192,745	\$43,267	\$3,660,726	\$1,483,526	\$2,177,200	\$5,940,359	37%
2029	\$1,467,455	\$39.18	\$2,177,200	\$44,863	\$3,689,519	\$1,335,544	\$2,353,975	\$5,875,843	40%
2030	\$1,511,479	\$40.36	\$2,353,975	\$48,219	\$3,913,673	\$1,397,520	\$2,516,153	\$5,787,766	43%
2031	\$1,556,824	\$41.57	\$2,516,153	\$51,446	\$4,124,423	\$1,444,525	\$2,679,898	\$5,692,493	47%
2032	\$1,603,528	\$42.82	\$2,679,898	\$54,518	\$4,337,944	\$1,511,557	\$2,826,387	\$5,570,715	51%
2033	\$1,651,634	\$44.10	\$2,826,387	\$56,941	\$4,534,963	\$1,610,284	\$2,924,679	\$5,390,293	54%
2034	\$1,701,183	\$45.42	\$2,924,679	\$71,087	\$4,696,949	\$441,823	\$4,255,126	\$6,468,710	66%
2035	\$1,752,219	\$46.79	\$4,255,126	\$92,041	\$6,099,385	\$1,058,418	\$5,040,967	\$7,001,898	72%
2036	\$1,804,785	\$48.19	\$5,040,967	\$109,842	\$6,955,595	\$902,470	\$6,053,125	\$7,773,607	78%
2037	\$1,858,929	\$49.63	\$6,053,125	\$127,002	\$8,039,056	\$1,264,990	\$6,774,066	\$8,256,372	82%
2038	\$1,914,697	\$51.12	\$6,774,066	\$138,972	\$8,827,734	\$1,565,650	\$7,262,084	\$8,505,257	85%
2039	\$1,972,137	\$52.66	\$7,262,084	\$151,281	\$9,385,502	\$1,368,213	\$8,017,290	\$9,031,309	89%
2040	\$2,031,302	\$54.24	\$8,017,290	\$168,251	\$10,216,842	\$1,240,813	\$8,976,029	\$9,775,250	92%
2041	\$2,092,241	\$55.86	\$8,976,029	\$186,657	\$11,254,927	\$1,378,568	\$9,876,359	\$10,472,608	94%
2042	\$2,155,008	\$57.54	\$9,876,359	\$204,603	\$12,235,970	\$1,447,405	\$10,788,565	\$11,195,872	96%
2043	\$2,219,658	\$59.27	\$10,788,565	\$220,157	\$13,228,380	\$1,781,054	\$11,447,326	\$11,673,459	98%
2044	\$2,286,248	\$61.04	\$11,447,326	\$236,154	\$13,969,728	\$1,565,514	\$12,404,214	\$12,469,593	99%
2045	\$2,354,835	\$62.88	\$12,404,214	\$257,875	\$15,016,924	\$1,375,738	\$13,641,187	\$13,573,232	101%
2046	\$2,425,480	\$64.76	\$13,641,187	\$290,005	\$16,356,672	\$707,373	\$15,649,298	\$15,497,541	101%
2047	\$2,498,245	\$66.71	\$15,649,298	\$321,023	\$18,468,566	\$1,694,561	\$16,774,005	\$16,556,829	101%
2048	\$2,573,192	\$68.71	\$16,774,005	\$343,235	\$19,690,432	\$1,797,707	\$17,892,725	\$17,639,287	101%
2049	\$2,650,388	\$70.77	\$17,892,725	\$364,105	\$20,907,219	\$2,025,289	\$18,881,929	\$18,619,948	101%
2050	\$2,729,899	\$72.89	\$18,881,929	\$383,687	\$21,995,516	\$2,125,043	\$19,870,473	\$19,631,349	101%
2051	\$2,811,796	\$75.08	\$19,870,473	\$403,622	\$23,085,892	\$2,190,553	\$20,895,339	\$20,714,141	101%
2052	\$2,896,150	\$77.33	\$20,895,339	\$427,002	\$24,218,492	\$1,986,581	\$22,231,911	\$22,155,403	100%
2053	\$2,983,035	\$79.65	\$22,231,911	\$428,430	\$25,643,375	\$4,603,890	\$21,039,485	\$21,039,464	100%

Minimum Threshold

Min Balance: \$500,000 (5% of Current Replacement Cost)

Units: 3,121 | Start Date: 1/1/2024

This plan represents the minimum annual reserve contribution of \$1,073,666 or \$28.67 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 \$500,000 (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	Percent Funded
2024	\$1,073,666	\$28.67	\$1,912,770	\$37,115	\$3,023,552	\$1,187,680	\$1,835,872	\$6,661,010	28%
2025	\$1,105,876	\$29.53	\$1,835,872	\$35,008	\$2,976,756	\$1,276,829	\$1,699,927	\$6,528,581	26%
2026	\$1,139,053	\$30.41	\$1,699,927	\$32,037	\$2,871,016	\$1,335,214	\$1,535,803	\$6,367,295	24%
2027	\$1,173,224	\$31.33	\$1,535,803	\$28,638	\$2,737,665	\$1,381,018	\$1,356,647	\$6,190,569	22%
2028	\$1,208,421	\$32.27	\$1,356,647	\$24,382	\$2,589,450	\$1,483,526	\$1,105,924	\$5,940,359	19%
2029	\$1,244,673	\$33.23	\$1,105,924	\$21,210	\$2,371,807	\$1,335,544	\$1,036,263	\$5,875,843	18%
2030	\$1,282,014	\$34.23	\$1,036,263	\$19,570	\$2,337,847	\$1,397,520	\$940,327	\$5,787,766	16%
2031	\$1,320,474	\$35.26	\$940,327	\$17,566	\$2,278,367	\$1,444,525	\$833,843	\$5,692,493	15%
2032	\$1,360,088	\$36.32	\$833,843	\$15,162	\$2,209,093	\$1,511,557	\$697,536	\$5,570,715	13%
2033	\$1,400,891	\$37.40	\$697,536	\$11,857	\$2,110,284	\$1,610,284	\$500,000	\$5,390,293	9%
2034	\$1,177,425	\$31.44	\$500,000	\$17,356	\$1,694,781	\$441,823	\$1,252,958	\$6,468,710	19%
2035	\$1,212,747	\$32.38	\$1,252,958	\$26,602	\$2,492,307	\$1,058,418	\$1,433,890	\$7,001,898	20%
2036	\$1,249,130	\$33.35	\$1,433,890	\$32,144	\$2,715,164	\$902,470	\$1,812,694	\$7,773,607	23%
2037	\$1,286,604	\$34.35	\$1,812,694	\$36,470	\$3,135,768	\$1,264,990	\$1,870,778	\$8,256,372	23%
2038	\$1,325,202	\$35.38	\$1,870,778	\$35,011	\$3,230,991	\$1,565,650	\$1,665,341	\$8,505,257	20%
2039	\$1,364,958	\$36.45	\$1,665,341	\$33,274	\$3,063,573	\$1,368,213	\$1,695,360	\$9,031,309	19%
2040	\$1,405,907	\$37.54	\$1,695,360	\$35,558	\$3,136,825	\$1,240,813	\$1,896,012	\$9,775,250	19%
2041	\$1,448,084	\$38.67	\$1,896,012	\$38,615	\$3,382,712	\$1,378,568	\$2,004,144	\$10,472,608	19%
2042	\$1,491,526	\$39.83	\$2,004,144	\$40,524	\$3,536,194	\$1,447,405	\$2,088,789	\$11,195,872	19%
2043	\$1,536,272	\$41.02	\$2,088,789	\$39,328	\$3,664,389	\$1,781,054	\$1,883,334	\$11,673,459	16%
2044	\$1,582,360	\$42.25	\$1,883,334	\$37,835	\$3,503,530	\$1,565,514	\$1,938,016	\$12,469,593	16%
2045	\$1,629,831	\$43.52	\$1,938,016	\$41,301	\$3,609,148	\$1,375,738	\$2,233,411	\$13,573,232	16%
2046	\$1,678,726	\$44.82	\$2,233,411	\$54,382	\$3,966,518	\$707,373	\$3,259,145	\$15,497,541	21%
2047	\$1,729,088	\$46.17	\$3,259,145	\$65,528	\$5,053,761	\$1,694,561	\$3,359,200	\$16,556,829	20%
2048	\$1,780,960	\$47.55	\$3,359,200	\$67,017	\$5,207,177	\$1,797,707	\$3,409,470	\$17,639,287	19%
2049	\$1,834,389	\$48.98	\$3,409,470	\$66,280	\$5,310,140	\$2,025,289	\$3,284,851	\$18,619,948	18%
2050	\$1,889,421	\$50.45	\$3,284,851	\$63,341	\$5,237,613	\$2,125,043	\$3,112,570	\$19,631,349	16%
2051	\$1,946,104	\$51.96	\$3,112,570	\$59,807	\$5,118,480	\$2,190,553	\$2,927,928	\$20,714,141	14%
2052	\$2,004,487	\$53.52	\$2,927,928	\$58,738	\$4,991,152	\$1,986,581	\$3,004,571	\$22,155,403	14%
2053	\$2,064,621	\$55.13	\$3,004,571	\$34,699	\$5,103,891	\$4,603,890	\$500,001	\$21,039,464	2%



Percent Funded Analysis

Current Percent Funded: 28%

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
ASPHALT - ENGINEERING & PLANNING								
Capital Improvement Plan (CIP) - Update	5	4	1	\$137,644	\$7,820	\$27,529	\$27,529	\$42,340
Large Culvert & Bridge Inspection (2 Yr Cycle)	2	0	2	\$6,760	\$1,920	\$3,380	\$6,760	\$5,198
On-Call Engineering Services for CIP - Annual	1	0	1	\$41,600	\$11,817	\$41,600	\$41,600	\$63,981
			Total	\$186,004	\$21,557	\$72,509	\$75,889	\$111,519
ASPHALT - ROAD & PARKING SURFACES								
2023 Road Reconstruction & Drainage	12	11	1	\$395,808	\$9,370	\$32,984	\$32,984	\$50,730
2024 Area Z Bridge Design & Permitting	12	0	12	\$31,200	\$8,863	\$2,600	\$31,200	\$3,999
2024 Deer Run Lane Asphalt Overlay	12	0	12	\$234,000	\$66,471	\$19,500	\$234,000	\$29,991
2025 Area Z Bridge Replacement	12	1	11	\$182,000	\$47,392	\$15,167	\$166,833	\$23,327
2025 Road Projects	12	1	11	\$286,000	\$74,472	\$23,833	\$262,167	\$36,656
2026 Road Projects	12	2	10	\$468,000	\$110,785	\$39,000	\$390,000	\$59,982
2027 Road Projects	12	3	9	\$468,000	\$99,707	\$39,000	\$351,000	\$59,982
2028 Road Projects	12	4	8	\$364,000	\$68,933	\$30,333	\$242,667	\$46,653
2029 Road Projects	12	5	7	\$416,000	\$68,933	\$34,667	\$242,667	\$53,318
2030 Road Projects	12	6	6	\$416,000	\$59,086	\$34,667	\$208,000	\$53,318
2031 Road Projects	12	7	5	\$416,000	\$49,238	\$34,667	\$173,333	\$53,318
2032 Road Projects	12	8	4	\$416,000	\$39,390	\$34,667	\$138,667	\$53,318
2033 Road Projects	12	9	3	\$312,000	\$22,157	\$26,000	\$78,000	\$39,988
Pothole Repairs (Annual)	1	0	1	\$36,400	\$10,340	\$36,400	\$36,400	\$55,984
			Total	\$4,441,408	\$735,138	\$403,484	\$2,587,917	\$620,563
STORMWATER & DRAINAGE IMPROVEMENTS								
2025 Culvert Projects	30	1	29	\$468,000	\$128,511	\$15,600	\$452,400	\$23,993
2026 Culvert Projects	30	2	28	\$468,000	\$124,080	\$15,600	\$436,800	\$23,993
2027 Culvert Projects	30	3	27	\$468,000	\$119,648	\$15,600	\$421,200	\$23,993
2028 Culvert Projects	30	4	26	\$468,000	\$115,217	\$15,600	\$405,600	\$23,993
2029 Culvert Projects	30	5	25	\$390,000	\$92,321	\$13,000	\$325,000	\$19,994
2030 Culvert Projects	30	6	24	\$390,000	\$88,628	\$13,000	\$312,000	\$19,994
2031 Culvert Projects	30	7	23	\$390,000	\$84,936	\$13,000	\$299,000	\$19,994
2032 Culvert Projects	30	8	22	\$390,000	\$81,243	\$13,000	\$286,000	\$19,994
2033 Culvert Projects	30	9	21	\$390,000	\$77,550	\$13,000	\$273,000	\$19,994
Culvert 1 (150 Polo Park Dr)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666
Culvert 103 (142 Harbor View Dr)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666
Culvert 109 (55 Green Hill Rd)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666
Culvert 11 (15 Big Leaf Ln)	30	29	1	\$13,000	\$123	\$433	\$433	\$666
Culvert 111 (113 Harbor View Dr)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666
Culvert 117 (54 Harbor View Dr)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666
Culvert 118 (46 Harbor View Dr)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666
Culvert 120 (10 Harbor View Dr)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666
Culvert 122 (2 Rocky Ridge Dr)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666
Culvert 126 (1 Sudden Valley Dr)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666
Culvert 143 (26 Longshore Ln)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666
Culvert 144 (26 Longshore Ln)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666
Culvert 145 (17 Marina Dr)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666
Culvert 147 (20 Par Ln)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666
Culvert 148 (11A Par Ln)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666
Culvert 15 (19 Tumbling Water Dr)	30	29	1	\$13,000	\$123	\$433	\$433	\$666

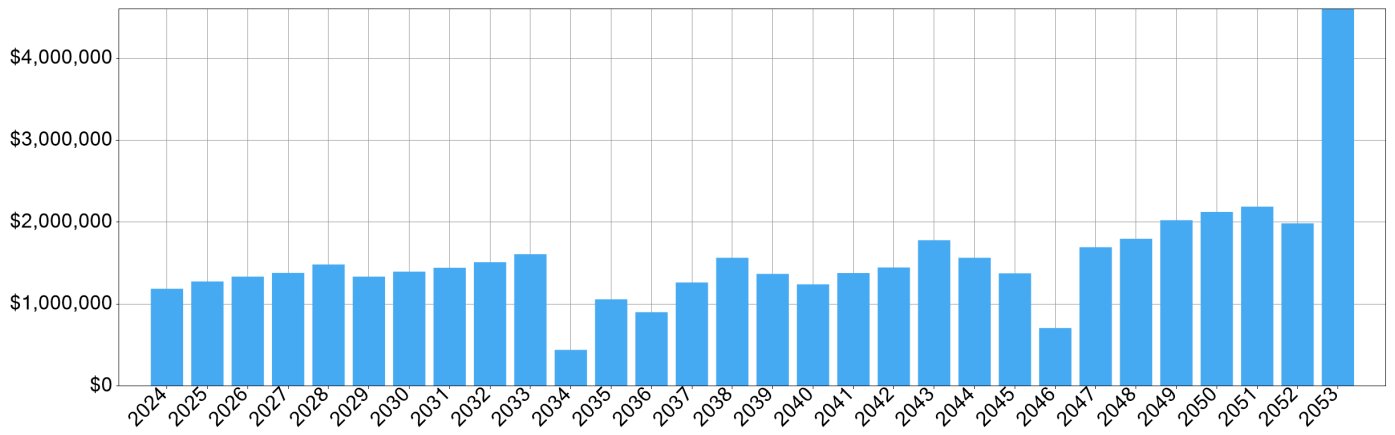
Percent Funded Analysis

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
Culvert 157 (5 North Point Dr)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666						
Culvert 162 (188 Sudden Valley Dr)	30	29	1	\$13,000	\$123	\$433	\$433	\$666						
Culvert 17 (3 Shetland Ct)	30	29	1	\$13,000	\$123	\$433	\$433	\$666						
Culvert 171 (32 Stable Ln)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666						
Culvert 176 (24 Lost Fork Ln)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666						
Culvert 178 (23 Canyon Ct)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666						
Culvert 203 (14 Lake Louise Dr)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666						
Culvert 205 (15 Spring Rd)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666						
Culvert 214 (46 Maple Ct)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666						
Culvert 27 (66 Polo Park Dr)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666						
Culvert 28 (67 Polo Park Dr)	30	29	1	\$13,000	\$123	\$433	\$433	\$666						
Culvert 315	30	29	1	\$500,880	\$4,743	\$16,696	\$16,696	\$25,679						
Culvert 403 (230 Polo Park Dr)	30	29	1	\$13,000	\$123	\$433	\$433	\$666						
Culvert 404 (230 Polo Park Dr)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666						
Culvert 406 (30 Rocky Ridge Dr)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666						
Culvert 408.1 (7 Larkspur Ct)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666						
Culvert 408.2 (7 Larkspur Ct)	30	29	1	\$13,000	\$123	\$433	\$433	\$666						
Culvert 409 (Whispering Cedars Entrance)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666						
Culvert 410 (22 Lake Louise Dr)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666						
Culvert 415 (28 Windward Dr)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666						
Culvert 431 (29 Lost Lake Ln)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666						
Culvert 432/433 (13 Strawberry Cyn Ct)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666						
Culvert 441 (3 Jubilee Ln)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666						
Culvert 445 (20 Lake Louise Dr (Outlet))	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666						
Culvert 58 (1 Catkin Ct)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666						
Culvert 63 (52 Lake Louise Dr)	30	29	1	\$13,000	\$123	\$433	\$433	\$666						
Culvert 66 (20 Louise View Dr)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666						
Culvert 67 (12 Sweetclover Cir)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666						
Culvert 75 (43 Marigold Dr)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666						
Culvert 78 (29 Sunnyside Ln)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666						
Culvert 81 (1 Sparrow Ct)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666						
Culvert 89 (39 Sudden Valley Dr)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666						
Culvert 99 (28 Plum Ln)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666						
Culvert FND 13 (5 Meadow Ct)	30	29	1	\$13,000	\$123	\$433	\$433	\$666						
Culvert FND 30 (99 Harbor View Dr)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666						
Culvert FND 38 (1 Indian Meadow Ct)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666						
Culvert FND 45 (23 Sunflower Cir)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666						
Culvert FND 48 (20 Par Ln)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666						
Culvert FND 49 (17 Marina Dr)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666						
Culvert FND 52 (36 North Point Dr)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666						
Culvert FND 61 (37-30 Marigold Dr)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666						
Culvert FND 62 (3 Barn View Ct)	30	0	30	\$13,000	\$3,693	\$433	\$13,000	\$666						
Culvert FND 67 (Gate 1 Mailboxes)	30	29	1	\$13,000	\$123	\$433	\$433	\$666						
Ditches, Culverts and Swales (Annual)	1	0	1	\$125,320	\$35,599	\$125,320	\$125,320	\$192,744						
Fast Response for Unforeseen Drainage Issues (Annual)	1	0	1	\$88,400	\$25,111	\$88,400	\$88,400	\$135,960						
Total				\$5,290,600	\$1,156,075	\$382,949	\$4,069,749	\$588,981						
Totals				\$9,918,012	\$1,912,770	\$858,942	\$6,733,555	\$1,321,063						

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

Anticipated Expenditures (30 Years)

Units: 3,121 | Start Date: 1/1/2024



Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2024						
2024 Area Z Bridge Design & Permitting				Asphalt - Road & Parking Surfaces	\$31,200	\$31,200
2024 Deer Run Lane Asphalt Overlay				Asphalt - Road & Parking Surfaces	\$234,000	\$234,000
Culvert 1 (150 Polo Park Dr)				Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 103 (142 Harbor View Dr)				Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 109 (55 Green Hill Rd)				Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 111 (113 Harbor View Dr)				Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 117 (54 Harbor View Dr)				Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 118 (46 Harbor View Dr)				Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 120 (10 Harbor View Dr)				Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 122 (2 Rocky Ridge Dr)				Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 126 (1 Sudden Valley Dr)				Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 143 (26 Longshore Ln)				Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 144 (26 Longshore Ln)				Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 145 (17 Marina Dr)				Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 147 (20 Par Ln)				Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 148 (11A Par Ln)				Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 157 (5 North Point Dr)				Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 171 (32 Stable Ln)				Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 176 (24 Lost Fork Ln)				Stormwater & Drainage Improvements	\$13,000	\$13,000

Anticipated Expenditures (30 Years)

Units: 3,121 | Start Date: 1/1/2024

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Culvert 178	(23 Canyon Ct)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 203	(14 Lake Louise Dr)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 205	(15 Spring Rd)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 214	(46 Maple Ct)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 27	(66 Polo Park Dr)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 404	(230 Polo Park Dr)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 406	(30 Rocky Ridge Dr)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 408.1	(7 Larkspur Ct)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 409	(Whispering Cedars Entrance)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 410	(22 Lake Louise Dr)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 415	(28 Windward Dr)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 431	(29 Lost Lake Ln)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 432/433	(13 Strawberry Cyn Ct)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 441	(3 Jubilee Ln)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 445	(20 Lake Louise Dr (Outlet))			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 58	(1 Catkin Ct)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 66	(20 Louise View Dr)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 67	(12 Sweetclover Cir)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 75	(43 Marigold Dr)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 78	(29 Sunnyside Ln)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 81	(1 Sparrow Ct)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 89	(39 Sudden Valley Dr)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert 99	(28 Plum Ln)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert FND 30	(99 Harbor View Dr)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert FND 38	(1 Indian Meadow Ct)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert FND 45	(23 Sunflower Cir)			Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert FND 48	(20 Par Ln)			Stormwater & Drainage Improvements	\$13,000	\$13,000

Anticipated Expenditures (30 Years)

Units: 3,121 | Start Date: 1/1/2024

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Culvert FND 49 (17 Marina Dr)				Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert FND 52 (36 North Point Dr)				Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert FND 61 (37-30 Marigold Dr)				Stormwater & Drainage Improvements	\$13,000	\$13,000
Culvert FND 62 (3 Barn View Ct)				Stormwater & Drainage Improvements	\$13,000	\$13,000
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	\$125,320	\$125,320
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	\$88,400	\$88,400
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	\$6,760	\$6,760
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$41,600	\$41,600
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$36,400	\$36,400
Total for 2024:						\$1,187,680
2025						
2025 Area Z Bridge Replacement				Asphalt - Road & Parking Surfaces	\$182,000	\$189,280
2025 Culvert Projects				Stormwater & Drainage Improvements	\$468,000	\$486,720
2025 Road Projects				Asphalt - Road & Parking Surfaces	\$286,000	\$297,440
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	\$125,320	\$130,333
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	\$88,400	\$91,936
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$41,600	\$43,264
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$36,400	\$37,856
Total for 2025:						\$1,276,829
2026						
2026 Culvert Projects				Stormwater & Drainage Improvements	\$468,000	\$506,189
2026 Road Projects				Asphalt - Road & Parking Surfaces	\$468,000	\$506,189
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	\$125,320	\$135,546
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	\$88,400	\$95,613
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	\$6,760	\$7,312
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$41,600	\$44,995
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$36,400	\$39,370
Total for 2026:						\$1,335,214
2027						
2027 Culvert Projects				Stormwater & Drainage	\$468,000	\$526,436

Anticipated Expenditures (30 Years)

Units: 3,121 | Start Date: 1/1/2024

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
				Improvements		
2027 Road Projects				Asphalt - Road & Parking Surfaces	\$468,000	\$526,436
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	\$125,320	\$140,968
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	\$88,400	\$99,438
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$41,600	\$46,794
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$36,400	\$40,945
					Total for 2027:	\$1,381,018
2028						
2028 Culvert Projects				Stormwater & Drainage Improvements	\$468,000	\$547,494
2028 Road Projects				Asphalt - Road & Parking Surfaces	\$364,000	\$425,829
Capital Improvement Plan (CIP) - Update				Asphalt - Engineering & Planning	\$137,644	\$161,024
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	\$125,320	\$146,607
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	\$88,400	\$103,415
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	\$6,760	\$7,908
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$41,600	\$48,666
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$36,400	\$42,583
					Total for 2028:	\$1,483,526
2029						
2029 Culvert Projects				Stormwater & Drainage Improvements	\$390,000	\$474,495
2029 Road Projects				Asphalt - Road & Parking Surfaces	\$416,000	\$506,128
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	\$125,320	\$152,471
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	\$88,400	\$107,552
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$41,600	\$50,613
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$36,400	\$44,286
					Total for 2029:	\$1,335,544
2030						
2030 Culvert Projects				Stormwater & Drainage Improvements	\$390,000	\$493,474
2030 Road Projects				Asphalt - Road & Parking Surfaces	\$416,000	\$526,373
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	\$125,320	\$158,570
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	\$88,400	\$111,854

Anticipated Expenditures (30 Years)

Units: 3,121 | Start Date: 1/1/2024

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	\$6,760	\$8,554
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$41,600	\$52,637
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$36,400	\$46,058
					Total for 2030:	\$1,397,520
2031						
2031 Culvert Projects				Stormwater & Drainage Improvements	\$390,000	\$513,213
2031 Road Projects				Asphalt - Road & Parking Surfaces	\$416,000	\$547,428
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	\$125,320	\$164,913
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	\$88,400	\$116,328
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$41,600	\$54,743
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$36,400	\$47,900
					Total for 2031:	\$1,444,525
2032						
2032 Culvert Projects				Stormwater & Drainage Improvements	\$390,000	\$533,742
2032 Road Projects				Asphalt - Road & Parking Surfaces	\$416,000	\$569,325
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	\$125,320	\$171,509
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	\$88,400	\$120,982
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	\$6,760	\$9,252
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$41,600	\$56,932
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$36,400	\$49,816
					Total for 2032:	\$1,511,557
2033						
2033 Culvert Projects				Stormwater & Drainage Improvements	\$390,000	\$555,092
2033 Road Projects				Asphalt - Road & Parking Surfaces	\$312,000	\$444,073
Capital Improvement Plan (CIP) - Update				Asphalt - Engineering & Planning	\$137,644	\$195,910
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	\$125,320	\$178,369
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	\$88,400	\$125,821
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$41,600	\$59,210
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$36,400	\$51,809
					Total for 2033:	\$1,610,284

Anticipated Expenditures (30 Years)

Units: 3,121 | Start Date: 1/1/2024

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2034						
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	\$125,320	\$185,504
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	\$88,400	\$130,854
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	\$6,760	\$10,006
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$41,600	\$61,578
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$36,400	\$53,881
					Total for 2034:	\$441,823
2035						
2023 Road Reconstruction & Drainage				Asphalt - Road & Parking Surfaces	\$395,808	\$609,328
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	\$125,320	\$192,924
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	\$88,400	\$136,088
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$41,600	\$64,041
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$36,400	\$56,036
					Total for 2035:	\$1,058,418
2036						
2024 Area Z Bridge Design & Permitting				Asphalt - Road & Parking Surfaces	\$31,200	\$49,952
2024 Deer Run Lane Asphalt Overlay				Asphalt - Road & Parking Surfaces	\$234,000	\$374,642
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	\$125,320	\$200,641
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	\$88,400	\$141,531
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	\$6,760	\$10,823
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$41,600	\$66,603
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$36,400	\$58,278
					Total for 2036:	\$902,470
2037						
2025 Area Z Bridge Replacement				Asphalt - Road & Parking Surfaces	\$182,000	\$303,043
2025 Road Projects				Asphalt - Road & Parking Surfaces	\$286,000	\$476,211
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	\$125,320	\$208,667
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	\$88,400	\$147,192
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$41,600	\$69,267
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$36,400	\$60,609



Anticipated Expenditures (30 Years)

Units: 3,121 | Start Date: 1/1/2024

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
					Total for 2037:	\$1,264,990
2038						
2026 Road Projects				Asphalt - Road & Parking Surfaces	\$468,000	\$810,425
Capital Improvement Plan (CIP) - Update				Asphalt - Engineering & Planning	\$137,644	\$238,355
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	\$125,320	\$217,014
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	\$88,400	\$153,080
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	\$6,760	\$11,706
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$41,600	\$72,038
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$36,400	\$63,033
					Total for 2038:	\$1,565,650
2039						
2027 Road Projects				Asphalt - Road & Parking Surfaces	\$468,000	\$842,842
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	\$125,320	\$225,694
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	\$88,400	\$159,203
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$41,600	\$74,919
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$36,400	\$65,554
					Total for 2039:	\$1,368,213
2040						
2028 Road Projects				Asphalt - Road & Parking Surfaces	\$364,000	\$681,765
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	\$125,320	\$234,722
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	\$88,400	\$165,572
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	\$6,760	\$12,661
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$41,600	\$77,916
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$36,400	\$68,177
					Total for 2040:	\$1,240,813
2041						
2029 Road Projects				Asphalt - Road & Parking Surfaces	\$416,000	\$810,327
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	\$125,320	\$244,111
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	\$88,400	\$172,194
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$41,600	\$81,033
Pothole Repairs (Annual)				Asphalt - Road & Parking	\$36,400	\$70,904

Anticipated Expenditures (30 Years)

Units: 3,121 | Start Date: 1/1/2024

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Surfaces						
Total for 2041:						\$1,378,568
2042						
2030 Road Projects				Asphalt - Road & Parking Surfaces	\$416,000	\$842,740
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	\$125,320	\$253,875
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	\$88,400	\$179,082
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	\$6,760	\$13,695
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$41,600	\$84,274
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$36,400	\$73,740
Total for 2042:						\$1,447,405
2043						
2031 Road Projects				Asphalt - Road & Parking Surfaces	\$416,000	\$876,449
Capital Improvement Plan (CIP) - Update				Asphalt - Engineering & Planning	\$137,644	\$289,995
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	\$125,320	\$264,030
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	\$88,400	\$186,245
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$41,600	\$87,645
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$36,400	\$76,689
Total for 2043:						\$1,781,054
2044						
2032 Road Projects				Asphalt - Road & Parking Surfaces	\$416,000	\$911,507
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	\$125,320	\$274,592
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	\$88,400	\$193,695
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	\$6,760	\$14,812
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$41,600	\$91,151
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$36,400	\$79,757
Total for 2044:						\$1,565,514
2045						
2033 Road Projects				Asphalt - Road & Parking Surfaces	\$312,000	\$710,976
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	\$125,320	\$285,575
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	\$88,400	\$201,443
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$41,600	\$94,797

Anticipated Expenditures (30 Years)

Units: 3,121 | Start Date: 1/1/2024

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$36,400	\$82,947
					Total for 2045:	\$1,375,738
2046						
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	\$125,320	\$296,998
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	\$88,400	\$209,501
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	\$6,760	\$16,021
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$41,600	\$98,589
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$36,400	\$86,265
					Total for 2046:	\$707,373
2047						
2023 Road Reconstruction & Drainage				Asphalt - Road & Parking Surfaces	\$395,808	\$975,554
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	\$125,320	\$308,878
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	\$88,400	\$217,881
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$41,600	\$102,532
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$36,400	\$89,716
					Total for 2047:	\$1,694,561
2048						
2024 Area Z Bridge Design & Permitting				Asphalt - Road & Parking Surfaces	\$31,200	\$79,975
2024 Deer Run Lane Asphalt Overlay				Asphalt - Road & Parking Surfaces	\$234,000	\$599,813
Capital Improvement Plan (CIP) - Update				Asphalt - Engineering & Planning	\$137,644	\$352,823
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	\$125,320	\$321,233
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	\$88,400	\$226,596
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	\$6,760	\$17,328
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$41,600	\$106,633
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$36,400	\$93,304
					Total for 2048:	\$1,797,707
2049						
2025 Area Z Bridge Replacement				Asphalt - Road & Parking Surfaces	\$182,000	\$485,182
2025 Road Projects				Asphalt - Road & Parking Surfaces	\$286,000	\$762,429
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	\$125,320	\$334,083
Fast Response for Unforeseen				Stormwater & Drainage	\$88,400	\$235,660

Anticipated Expenditures (30 Years)

Units: 3,121 | Start Date: 1/1/2024

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Drainage Issues (Annual)				Improvements		
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$41,600	\$110,899
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$36,400	\$97,036
					Total for 2049:	\$2,025,289
2050						
2026 Road Projects				Asphalt - Road & Parking Surfaces	\$468,000	\$1,297,516
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	\$125,320	\$347,446
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	\$88,400	\$245,086
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	\$6,760	\$18,742
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$41,600	\$115,335
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$36,400	\$100,918
					Total for 2050:	\$2,125,043
2051						
2027 Road Projects				Asphalt - Road & Parking Surfaces	\$468,000	\$1,349,416
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	\$125,320	\$361,344
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	\$88,400	\$254,890
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$41,600	\$119,948
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$36,400	\$104,955
					Total for 2051:	\$2,190,553
2052						
2028 Road Projects				Asphalt - Road & Parking Surfaces	\$364,000	\$1,091,528
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	\$125,320	\$375,797
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	\$88,400	\$265,085
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	\$6,760	\$20,271
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$41,600	\$124,746
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$36,400	\$109,153
					Total for 2052:	\$1,986,581
2053						
2029 Road Projects				Asphalt - Road & Parking Surfaces	\$416,000	\$1,297,359
Capital Improvement Plan (CIP) - Update				Asphalt - Engineering & Planning	\$137,644	\$429,264
Culvert 11 (15 Big Leaf Ln)				Stormwater & Drainage Improvements	\$13,000	\$40,542



Anticipated Expenditures (30 Years)

Units: 3,121 | Start Date: 1/1/2024

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Culvert 15 (19 Tumbling Water Dr)				Stormwater & Drainage Improvements	\$13,000	\$40,542
Culvert 162 (188 Sudden Valley Dr)				Stormwater & Drainage Improvements	\$13,000	\$40,542
Culvert 17 (3 Shetland Ct)				Stormwater & Drainage Improvements	\$13,000	\$40,542
Culvert 28 (67 Polo Park Dr)				Stormwater & Drainage Improvements	\$13,000	\$40,542
Culvert 315				Stormwater & Drainage Improvements	\$500,880	\$1,562,070
Culvert 403 (230 Polo Park Dr)				Stormwater & Drainage Improvements	\$13,000	\$40,542
Culvert 408.2 (7 Larkspur Ct)				Stormwater & Drainage Improvements	\$13,000	\$40,542
Culvert 63 (52 Lake Louise Dr)				Stormwater & Drainage Improvements	\$13,000	\$40,542
Culvert FND 13 (5 Meadow Ct)				Stormwater & Drainage Improvements	\$13,000	\$40,542
Culvert FND 67 (Gate 1 Mailboxes)				Stormwater & Drainage Improvements	\$13,000	\$40,542
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	\$125,320	\$390,829
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	\$88,400	\$275,689
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$41,600	\$129,736
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$36,400	\$113,519
					Total for 2053:	\$4,603,890

