



RESERVE ANALYSIS REPORT

Sudden Valley Community Association - CRRRF

Bellingham, WA

Report Period: Jan 01, 2023 - Dec 31, 2023

Property Description		Financial Summary	
Property Name:	Sudden Valley Community Association - CRRRF	Starting Reserve Balance:	\$1,253,251
Location:	Bellingham, WA	Fully Funded Reserve Balance:	\$6,068,868
Project Type:	Master Association	Percent Funded:	21%
Number of Units:	3124	Current Replacement Cost:	\$13,342,920
Age of Project:	49 Year(s)	Deficit/Surplus vs. Fully Funded Reserve:	(\$4,815,617) or (\$1,541.49) Per Unit Avg

2022 RS Completed: Level 1 (On-Site). The Reserve Study was completed by Smartproperty.com (Independent Certified Reserve Specialist). Final report was issued on September 20, 2022. This reserve study meets the requirements of RCW 64.90.550.

RCW 64.34.308 (4) (a) (e) (f) (g)

Current Funding Plan

Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2023	\$1,285,651	\$34.30	\$1,558,958	\$985,527	\$5,786,153	17%
2024	\$1,337,077	\$35.67	\$601,234	\$1,728,137	\$6,518,674	27%
2025	\$1,390,560	\$37.09	\$968,209	\$2,160,185	\$6,930,575	31%
2026	\$1,446,183	\$38.58	\$933,829	\$2,684,621	\$7,427,709	36%
2027	\$1,504,030	\$40.12	\$1,309,350	\$2,893,210	\$7,588,509	38%

Recommended Funding Plan

Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2023	\$1,105,240	\$29.48	\$1,558,958	\$804,665	\$5,786,153	14%
2024	\$1,149,450	\$30.66	\$601,234	\$1,358,274	\$6,518,674	21%
2025	\$1,195,428	\$31.89	\$968,209	\$1,592,853	\$6,930,575	23%
2026	\$1,243,245	\$33.16	\$933,829	\$1,911,006	\$7,427,709	26%
2027	\$1,292,974	\$34.49	\$1,309,350	\$1,904,145	\$7,588,509	25%

RCW 64.34.308 (4) (b)

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:

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.

RCW 64.34.308 (4) (c)

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

RCW 64.34.308 (4) (d)

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

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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

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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

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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.

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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: 3124 Age of Project: 49 Year(s)	Starting Reserve Balance: \$1,253,251 Fully Funded Reserve Balance: \$6,068,868 Percent Funded: 21% Current Replacement Cost: \$13,342,920 Deficit/Surplus vs. Fully Funded Reserve: (\$4,815,617) or (\$1,541.49) Per Unit Avg

2022 RS Completed: Level 1 (On-Site). The Reserve Study was completed by Smartproperty.com (Independent Certified Reserve Specialist). Final report was issued on September 20, 2022.

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:

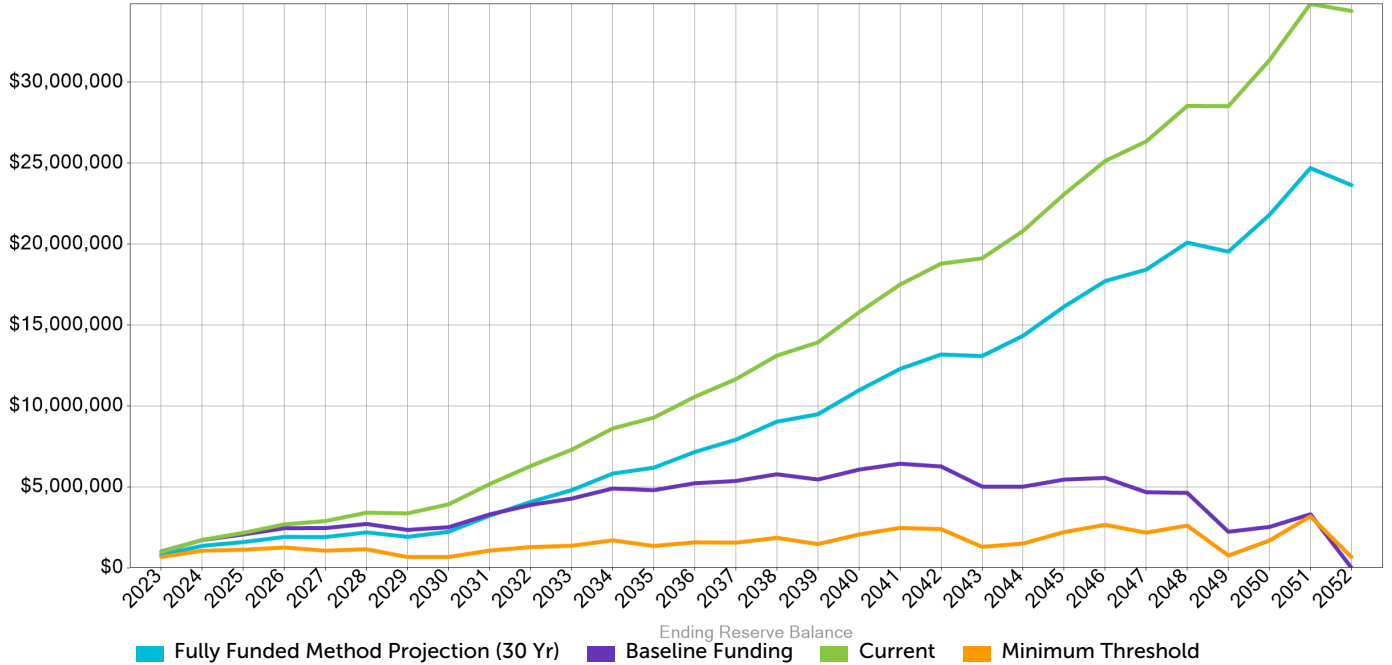
Inflation: 4.00 % Applied to the anticipated expenditures	Interest: 0.50 % Applied to the average annual reserve balance	Annual Reserve Contribution Increase: Varies See individual funding models
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Executive Summary

Summary of Funding Plans

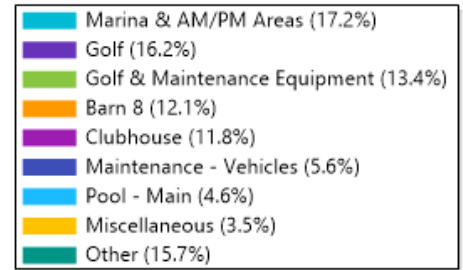
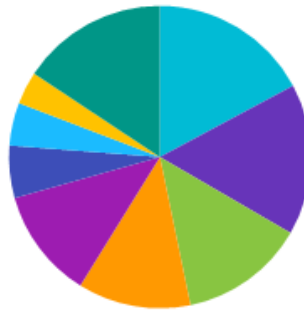
★ Recommended funding plan

Funding Plans	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Meet All Anticipated Expenditures During Next 30 Years	1st Year of Reserve Deficit (if Applicable)	Average Reserve Balance Over 30 Years	Average Percent Funded Over 30 Years
Fully Funded Method Projection (30 Yr) ★	\$1,105,240	\$29.48	Yes	N/A	\$9,916,585	62%
Baseline Funding	\$1,306,322	\$34.85	Yes	N/A	\$3,914,651	32%
Current	\$1,285,651	\$34.30	Yes	N/A	\$14,375,595	91%
Minimum Threshold	\$970,911	\$25.90	Yes	N/A	\$1,551,536	12%



Expenditures by Category

Current Replacement Cost: \$13,342,920.00



	UL	RUL	Current Replacement Cost	Accumulated Reserve Balance	Annual Fully Funded Requirement	Fully Funded Reserve Balance	Annual Reserve Contribution
Adult Center Building	7-50	0-20	\$218,075	\$27,633	\$11,104	\$133,813	\$13,385
Area Z	10-30	0-16	\$145,830	\$14,494	\$5,828	\$70,187	\$7,025
Barn 6	40-40	39-39	\$275,000	\$1,420	\$6,875	\$6,875	\$8,288
Barn 8	8-40	0-29	\$1,608,525	\$70,623	\$77,169	\$341,993	\$93,026
Bus Shelters	8-25	0-17	\$54,500	\$5,584	\$2,898	\$27,043	\$3,493
Clubhouse	5-50	0-49	\$1,570,392	\$87,606	\$67,844	\$424,231	\$81,785
Core Area	15-30	0-4	\$217,925	\$44,149	\$7,531	\$213,792	\$9,078
Golf	5-50	0-49	\$2,159,550	\$157,226	\$129,014	\$761,368	\$155,524
Golf & Maintenance Equipment	5-30	0-24	\$1,794,130	\$192,785	\$128,127	\$933,560	\$154,454
Maintenance - Building	3-20	0-18	\$294,500	\$44,189	\$16,992	\$213,983	\$20,483
Maintenance - Vehicles	5-20	1-16	\$745,000	\$86,773	\$73,600	\$420,200	\$88,723
Marina & AM/PM Areas	5-30	0-23	\$2,291,172	\$311,012	\$96,710	\$1,506,077	\$116,582
Miscellaneous	1-30	0-18	\$467,047	\$83,594	\$343,409	\$404,803	\$413,972
Park Areas	10-15	0-12	\$137,000	\$18,875	\$11,967	\$91,400	\$14,426
Pool - Main	10-30	5-26	\$618,850	\$27,656	\$33,735	\$133,925	\$40,667
Pool - Quiet	10-30	1-26	\$233,630	\$11,804	\$11,657	\$57,160	\$14,053
Security Building & Equipment	7-25	2-9	\$261,168	\$29,297	\$27,621	\$141,870	\$33,296
Turf	7-50	0-16	\$250,626	\$38,531	\$14,428	\$186,588	\$17,393
Totals			\$13,342,920	\$1,253,251	\$1,066,507	\$6,068,868	\$1,285,651

Component Inventory

Current Replacement Cost: \$13,342,920

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Adult Center Building									
ACB - Conference Room (Refurb)			15	11	\$8,000.00 / Total	1	\$8,000	\$12,316	On File
ACB - Doors & Windows- Repair	1116		30	9	\$16,800.00 / Total	1	\$16,800	\$23,912	Inspector
ACB - Electrical System - Replace	1284		50	20	\$20,000.00 / Total	1	\$20,000	\$43,822	Inspector
ACB - Exterior - Paint	1115		7	0	\$3.00 / SF	3,800	\$11,400	\$11,400	Inspector
ACB - HVAC - Replace	1117		15	0	\$14,000.00 / Total	1	\$14,000	\$14,000	Inspector
ACB - Int Renovate (End of Lease)	1118		20	1	\$40,000.00 / Total	1	\$40,000	\$41,600	On File
ACB - Plumbing System - Replace	1285		50	20	\$40,000.00 / Total	1	\$40,000	\$87,645	Inspector
ACB - Restrooms/Sauna (Refurb)			20	13	\$16,000.00 / Total	1	\$16,000	\$26,641	On File
ACB - Roof - Replace	1114		25	17	\$5.00 / SF	5,575	\$27,875	\$54,298	Inspector
ACB - Siding - Repair	1245		10	9	\$20,000.00 / Total	1	\$20,000	\$28,466	Inspector
ACB - Water Heater - Replace	1119		12	0	\$4,000.00 / Total	1	\$4,000	\$4,000	Inspector
Totals							\$218,075	\$348,100	
Area Z									
Area Z - Doors (Repair Contingency)	1250		10	0	\$3,000.00 / Total	1	\$3,000	\$3,000	Inspector
Area Z - Service Truck Compound	1253		20	0	\$6,000.00 / Total	1	\$6,000	\$6,000	Inspector
Area Z - Sprung Structure	1364		30	16	\$22.00 / SF	5,765	\$126,830	\$237,550	Inspector
Area Z - Storage Gate - Replace	1263		10	8	\$10,000.00 / Total	1	\$10,000	\$13,686	Inspector
Totals							\$145,830	\$260,236	
Barn 6									
Barn 6 - (Ice Barn) - Rehab	1309		40	39	\$275,000.00 / Total	1	\$275,000	\$1,269,501	On File
Status of Barn 6 to be determined.									
Totals							\$275,000	\$1,269,501	
Barn 8									
Barn 8 - Bldg Exterior Envelope Restoration	1083		30	29	\$750,000.00 / Total	1	\$750,000	\$2,338,989	Inspector
Barn 8 - Coffee Area - Equipment - Replace	1097		15	4	\$5,500.00 / Total	1	\$5,500	\$6,434	Inspector
Barn 8 - Coffee Area - Ice Machine - Replace	1200		10	4	\$4,600.00 / Total	1	\$4,600	\$5,381	Inspector
Barn 8 - Coffee Area - Kitchen - Renovation	1098		15	14	\$12,000.00 / Total	1	\$12,000	\$20,780	Inspector
Barn 8 - Coffee Area - Lobby - Renovation	1096		15	14	\$17,500.00 / Total	1	\$17,500	\$30,304	Inspector
Barn 8 - Dance Area - Renovation	1085		20	19	\$34,000.00 / Total	1	\$34,000	\$71,633	Inspector
Barn 8 - Dance Area Heaters - Replace	1086		20	19	\$3,000.00 / EA	4	\$12,000	\$25,282	Inspector
Barn 8 - Dance Area Kitchen Equipment - Replace	1087		20	19	\$20,000.00 / Total	1	\$20,000	\$42,137	Inspector
Barn 8 - Electrical System - Repair	1091		40	5	\$70,000.00 / Total	1	\$70,000	\$85,166	Inspector



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	\$18.00 / SF	2,600	\$46,800	\$81,042	Inspector
Barn 8 - Furnace Replace	1360		20	18	\$3,800.00 / Total	1	\$3,800	\$7,698	Inspector
Barn 8 - Gym Cardio Machines - Replace	1248		10	6	\$72,000.00 / Total	1	\$72,000	\$91,103	Inspector
Barn 8 - Gym Weight Machines - Replace	1084		15	9	\$80,000.00 / Total	1	\$80,000	\$113,865	Inspector
Barn 8 - HVAC - Replace	1089		20	0	\$60,000.00 / Total	1	\$60,000	\$60,000	Inspector
Barn 8 - Painting	1099		8	7	\$50,000.00 / Total	1	\$50,000	\$65,797	Inspector
Barn 8 - Plumbing System - Repair	1090		40	0	\$60,000.00 / Total	1	\$60,000	\$60,000	Inspector
Awaiting Status of repairs and cost.									
Barn 8 - Restrooms/Locker Rooms - Remodel	1094		20	16	\$170,000.00 / Total	1	\$170,000	\$318,407	On File
Barn 8 - Roof Replace	1339		20	19	\$80,000.00 / Total	1	\$80,000	\$168,548	Inspector
Barn 8 - Safety Nets - Replace	1231		15	5	\$16,500.00 / Total	1	\$16,500	\$20,075	Inspector
Barn 8 - Sauna - Replace	1340		10	9	\$28,825.00 / Total	1	\$28,825	\$41,027	Inspector
Barn 8 - Water Heaters - Replace	1092		12	11	\$15,000.00 / Total	1	\$15,000	\$23,092	Inspector
Totals							\$1,608,525	\$3,676,760	
Bus Shelters									
Gate 1 - Bus Shelter (Replace)	1298		8	1	\$7,500.00 / Total	1	\$7,500	\$7,800	Inspector
Gate 3 - Bus Shelter (Replace)	1252		25	17	\$39,000.00 / Total	1	\$39,000	\$75,968	Inspector
Gate 9 - Bus Shelter (Replace)	1297		20	0	\$8,000.00 / Total	1	\$8,000	\$8,000	Inspector
Totals							\$54,500	\$91,768	
Clubhouse									
Clubhouse - 19th Hole - Renovation	1151		15	11	\$30,000.00 / Total	1	\$30,000	\$46,184	On File
Clubhouse - Admin - Renovation	1150		15	11	\$30,000.00 / Total	1	\$30,000	\$46,184	On File
Clubhouse - Electrical Systems - Renovation	1157		50	49	\$65,000.00 / Total	1	\$65,000	\$444,168	On File
Clubhouse - Ext Deck - Glass/Metal Rail			25	15	\$85.00 / SF	272	\$23,120	\$41,638	Inspector
Clubhouse - Ext Deck - Recoating	1148		5	0	\$6.00 / SF	1,292	\$7,752	\$7,752	Inspector
Clubhouse - Ext Deck - Resurface			25	15	\$20.00 / SF	1,292	\$25,840	\$46,536	Inspector
Clubhouse - Exterior - Replace	1146		42	33	\$725,000.00 / Total	1	\$725,000	\$2,645,076	Inspector
Clubhouse - Fire Systems - Upgrade	1153		25	21	\$25,000.00 / Total	1	\$25,000	\$56,969	On File
Clubhouse - Golf Locker Rooms & RR's - Renovate	1351		22	21	\$60,000.00 / Total	1	\$60,000	\$136,726	On File
Clubhouse - HVAC 20 Ton	1318		15	0	\$40,000.00 / Total	1	\$40,000	\$40,000	Inspector
Clubhouse - HVAC CH	1316		20	15	\$40,000.00 / Total	1	\$40,000	\$72,038	Inspector
Clubhouse - HVAC Economizer	1317		15	10	\$40,000.00 / Total	1	\$40,000	\$59,210	Inspector
Clubhouse - HVAC Exterior Cover	1319		20	10	\$20,000.00 / Total	1	\$20,000	\$29,605	Inspector
Clubhouse - Plumbing Systems - Renovation	1156		50	3	\$50,000.00 / Total	1	\$50,000	\$56,243	On File
Clubhouse - Pro Shop - Renovation	1147		15	13	\$20,000.00 / Total	1	\$20,000	\$33,301	Inspector
Clubhouse - Restaurant -	1149		15	14	\$60,000.00 / Total	1	\$60,000	\$103,901	Inspector



Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Renovation									
Clubhouse - Roof & Gutters - Replace	1144		25	16	\$60,000.00 / Total	1	\$60,000	\$112,379	Inspector
Clubhouse - Siding - Painting	1145		7	1	\$18,880.00 / Total	1	\$18,880	\$19,635	Inspector
Clubhouse - Upstairs Restrooms - Renovation	1155		20	19	\$32,000.00 / Total	1	\$32,000	\$67,419	On File
Clubhouse - Water Heater - Replace	1154		15	13	\$8,800.00 / Total	1	\$8,800	\$14,653	Inspector
Kitchen - Equipment	1182		15	14	\$80,000.00 / Total	1	\$80,000	\$138,534	On File
Kitchen - Renovation	1193		30	29	\$25,000.00 / Total	1	\$25,000	\$77,966	On File
Kitchen (19) - Cooler - Replace	1196		15	13	\$4,200.00 / Total	1	\$4,200	\$6,993	Inspector
Kitchen (19) - Drink/Display Cooler - Replace	1197		15	13	\$3,500.00 / Total	1	\$3,500	\$5,828	Inspector
Kitchen (19) - Fryers - Replace	1192		10	7	\$2,800.00 / Total	1	\$2,800	\$3,685	Inspector
Kitchen (19) - Remodel	1198		15	13	\$12,000.00 / Total	1	\$12,000	\$19,981	Inspector
Kitchen (19) - Stove & Flat Top - Replace	1195		20	13	\$6,000.00 / Total	1	\$6,000	\$9,990	Inspector
Kitchen (19) - Walk-in Coolers - Repair	1191		20	13	\$9,000.00 / Total	1	\$9,000	\$14,986	Inspector
System - Computer - Server Replace			5	0	\$16,500.00 / Total	1	\$16,500	\$16,500	Inspector
System - Phone System - Server	1159		7	1	\$20,000.00 / Total	1	\$20,000	\$20,800	Inspector
System - Web Page - Redesign	1160		7	6	\$10,000.00 / Total	1	\$10,000	\$12,653	Inspector
Totals							\$1,570,392	\$4,407,533	
Core Area									
Core Area - Field Equipment - Replace	1113		15	4	\$8,000.00 / Total	1	\$8,000	\$9,359	Inspector
Core Area - Outdoor Amenities - Replace	1109		30	3	\$20,000.00 / Total	1	\$20,000	\$22,497	Inspector
Core Area - Tennis Courts - Replace/Repair	1110		30	0	\$7.00 / SF	22,300	\$156,100	\$156,100	Inspector
Core Area - Tennis Courts Fence - Replace	1112		30	0	\$55.00 / LF	615	\$33,825	\$33,825	Inspector
Totals							\$217,925	\$221,781	
Golf									
Golf - Austin Creek - Repair	1224		10	0	\$100,000.00 / Total	1	\$100,000	\$100,000	Inspector
Golf - Bridges - GCBR1 (17th Hole)			30	9	\$50,000.00 / Total	1	\$50,000	\$71,166	Inspector
Golf - Bridges - GCBR2 (10th Hole)			30	10	\$50,000.00 / Total	1	\$50,000	\$74,012	Inspector
Golf - Bridges - GCBR3 (9th Hole)			30	11	\$50,000.00 / Total	1	\$50,000	\$76,973	Inspector
Golf - Bridges - GCBR4 (9th Hole Green Bridge)			30	12	\$50,000.00 / Total	1	\$50,000	\$80,052	Inspector
Golf - Bridges - GCBR5 (9th Hole Tee Bridge)			30	13	\$50,000.00 / Total	1	\$50,000	\$83,254	Inspector
Golf - Bridges - GCBR6 (8th Hole)	1212		40	39	\$325,000.00 / Total	1	\$325,000	\$1,500,319	On File
Golf - Bridges - GCBR7 (7th Hole Bridge)			30	14	\$50,000.00 / Total	1	\$50,000	\$86,584	Inspector
Golf - Bridges - GCBR8 (5th Hole)			30	15	\$50,000.00 / Total	1	\$50,000	\$90,047	Inspector



Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Hole Tee Bridge)									
Golf - Bridges - GCBR9 (9th Hole)			30	18	\$50,000.00 / Total	1	\$50,000	\$101,291	Inspector
Golf - Bunkers - Replace (Contingency)	1213		5	4	\$15,000.00 / Total	1	\$15,000	\$17,548	On File
Golf - Cart Path - Repave/Repairs (1)			10	2	\$50,000.00 / Total	1	\$50,000	\$54,080	On File
Golf - Cart Path - Repave/Repairs (2)			10	3	\$50,000.00 / Total	1	\$50,000	\$56,243	On File
Golf - Cart Path - Repave/Repairs (3)			10	4	\$50,000.00 / Total	1	\$50,000	\$58,493	On File
Golf - Club Car Carry All - Range Picker			10	6	\$6,500.00 / Total	1	\$6,500	\$8,225	Inspector
Golf - Club Car Carry All - Replace	1344		7	4	\$15,000.00 / Total	1	\$15,000	\$17,548	Inspector
Golf - Gold Office Replace	1363		15	11	\$18,500.00 / Total	1	\$18,500	\$28,480	Inspector
Golf - Greens & Tee Boxes - Rebuild (Contingency)	1217		10	6	\$25,000.00 / Total	1	\$25,000	\$31,633	Inspector
Golf - Irrigation Pump	1359		10	6	\$12,000.00 / Total	1	\$12,000	\$15,184	Inspector
Golf - Irrigation System - Replace	1214		50	49	\$485,000.00 / Total	1	\$485,000	\$3,314,174	On File
Golf - Lake Louise Dam - Repair	1269		20	9	\$88,000.00 / Total	1	\$88,000	\$125,251	On File
Golf - Lake Louise Pump Station - Rebuild	1216		30	21	\$40,000.00 / Total	1	\$40,000	\$91,151	On File
Golf - Pond Aerators - Fountains	1354		10	6	\$24,000.00 / Total	1	\$24,000	\$30,368	Inspector
Golf - Practice Putting Green	1274		15	1	\$35,000.00 / Total	1	\$35,000	\$36,400	Inspector
Golf - Pro Shop Shed - Replace	1345		43	2	\$11,000.00 / Total	1	\$11,000	\$11,898	Inspector
Golf - Pump Houses - Renovation	1246		30	2	\$7,000.00 / Total	1	\$7,000	\$7,571	On File
Golf - Range Picking Unit - Replace	1221		7	4	\$4,050.00 / Total	1	\$4,050	\$4,738	Inspector
Golf - Restrooms - Renovation	1247		30	2	\$60,000.00 / Total	1	\$60,000	\$64,896	Inspector
Golf - Safety Net/Posts - Replace	1070		6	3	\$10,000.00 / Total	1	\$10,000	\$11,249	Inspector
Golf - Tee Sheet Software - Replace	1223		7	4	\$3,500.00 / Total	1	\$3,500	\$4,095	On File
Golf Carts - Replace	1258		7	5	\$6,500.00 / EA	50	\$325,000	\$395,412	On File
						Totals	\$2,159,550	\$6,648,332	
Golf & Maintenance Equipment									
1,000 Gal. Gas Storage Tank	1015		25	4	\$15,000.00 / EA	1	\$15,000	\$17,548	On File
2005 JD ProGator 2030A - Replace	1079		12	2	\$24,000.00 / EA	1	\$24,000	\$25,958	On File
2005 JD ProGator 2030A - Replace	1079		12	2	\$24,000.00 / EA	1	\$24,000	\$25,958	On File
2008 Cat 420e Backhoe - Replace	1012		20	4	\$150,000.00 / EA	1	\$150,000	\$175,479	On File
2008 Cat Skid Steer Loader	1019		20	10	\$46,000.00 / EA	1	\$46,000	\$68,091	On File
2008 Toro 3100 Approach Mower - Replace	1073		10	7	\$36,000.00 / EA	1	\$36,000	\$47,374	On File
2009 Club Car Carryall 252 -	1078		8	4	\$12,780.00 / EA	1	\$12,780	\$14,951	On File



Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Replace									
2012 Toro Greens Triplex Mower - Replace	1076		7	4	\$40,000.00 / EA	1	\$40,000	\$46,794	On File
2013 Cat 906h Wheel Loader	1018		20	10	\$90,000.00 / EA	1	\$90,000	\$133,222	On File
2016 Chevy HD3500 - Replace	1170		7	3	\$47,000.00 / Total	1	\$47,000	\$52,869	On File
2016 SIP 650 - Replace	1026		20	13	\$15,000.00 / EA	1	\$15,000	\$24,976	On File
2016 SIP 7000 Reel Grinder - Replace	1025		20	13	\$32,000.00 / EA	1	\$32,000	\$53,282	On File
2016 Toro GTX Light Utility Vehicle - Replace	1032		15	8	\$12,000.00 / EA	1	\$12,000	\$16,423	On File
2022 John Deere 7500A Fairway Mower	1077		13	12	\$84,000.00 / EA	1	\$84,000	\$134,487	On File
250 Gal. Gas Storage Tank (Proshop) - Replace	1036		30	3	\$10,000.00 / EA	1	\$10,000	\$11,249	On File
250 Gallon Gas Tank - Replace	1296		25	2	\$12,000.00 / EA	1	\$12,000	\$12,979	On File
250 Gallon Gas Tank - Replace	1296		25	2	\$12,000.00 / EA	1	\$12,000	\$12,979	On File
500 Gal Diesel Fuel Tank - Replace	1071		18	4	\$14,000.00 / EA	1	\$14,000	\$16,378	On File
Alladin 1222 Steam Cleaner - Replace	1034		20	3	\$4,800.00 / EA	1	\$4,800	\$5,399	On File
Cat Rotary Brush - Replace	1014		15	5	\$15,000.00 / EA	1	\$15,000	\$18,250	On File
Chain and Pole Saws - Replace	1021		10	2	\$7,000.00 / EA	1	\$7,000	\$7,571	On File
Cushman Greens Groomer Brush - Replace	1046		22	3	\$4,800.00 / EA	1	\$4,800	\$5,399	On File
Cushman Groommaster Trap Rake	1047		25	1	\$16,000.00 / EA	1	\$16,000	\$16,640	On File
Deicer Storage Tank	1357		15	11	\$13,225.00 / EA	1	\$13,225	\$20,359	On File
Driveway/Notice Signs - Replace	1262		15	2	\$3,400.00 / EA	1	\$3,400	\$3,677	On File
Emergency Generator - Replace	1308		30	24	\$100,000.00 / EA	1	\$100,000	\$256,330	On File
Ford 1920 Turf Tractor 7108 Loader - Replace	1037		25	3	\$40,000.00 / EA	1	\$40,000	\$44,995	On File
Greens King V 186 Mower - Replace=Greenmaster 3320 Triflex	1053		17	13	\$40,000.00 / EA	1	\$40,000	\$66,603	On File
Greensmaster 1000 Walking Mower - Replace	1061		15	3	\$14,000.00 / EA	1	\$14,000	\$15,748	On File
Greensmaster 1000 Walking Mower - Replace	1060		15	3	\$14,000.00 / EA	1	\$14,000	\$15,748	On File
Honda Walk Behind Mower - Replace	1302		15	8	\$14,000.00 / EA	1	\$14,000	\$19,160	On File
Jacobsen LF3400 Fairway Mower - Replace	1056		18	3	\$45,000.00 / EA	1	\$45,000	\$50,619	On File
JD 2030 Fairway Sprayer - Replace	1074		10	10	\$55,000.00 / EA	1	\$55,000	\$81,413	On File
JD 2030 Fairway Sprayer (sprayer tank only)			10	9	\$21,250.00 / EA	1	\$21,250	\$30,245	On File
John Deere Gater TX 2019-1	1324		7	4	\$12,775.00 / EA	1	\$12,775	\$14,945	On File
John Deere Gater TX 2019-2	1325		7	4	\$12,775.00 / EA	1	\$12,775	\$14,945	On File
John Deere Gater TX 2019-3	1063		7	4	\$12,775.00 / EA	1	\$12,775	\$14,945	On File
John Deere ProGator 2030A9-1	1058		7	4	\$28,000.00 / EA	1	\$28,000	\$32,756	On File

Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
John Deere ProGator 2030A9-2	1322		7	4	\$28,000.00 / EA	1	\$28,000	\$32,756	On File
Lawn Mower - Zero Turn - Replace	1010		10	4	\$20,000.00 / EA	1	\$20,000	\$23,397	On File
NH 42 HP Tractor Model #TN55 - Replace	1064		20	0	\$50,000.00 / EA	1	\$50,000	\$50,000	On File
NH 42 HP Tractor Model #TN55 - Replace	1064		20	0	\$50,000.00 / EA	1	\$50,000	\$50,000	On File
ProCore 648 Gas Aerifer 23 HP - Replace	1306		15	8	\$33,000.00 / EA	1	\$33,000	\$45,163	On File
Road Mower - New Holland TC45DA	1009		18	17	\$64,000.00 / EA	1	\$64,000	\$124,666	On File
Road Sand Spreader	1057		20	18	\$7,500.00 / EA	1	\$7,500	\$15,194	On File
Ryan Core Harvester - Replace	1055		20	2	\$7,500.00 / EA	1	\$7,500	\$8,112	On File
Ryan Renovaire Fairway Aerifier - Replace	1030		30	2	\$14,000.00 / EA	1	\$14,000	\$15,142	On File
Ryan Sod Cutter - Replace	1031		30	2	\$7,000.00 / EA	1	\$7,000	\$7,571	On File
Salt Dogg Sander - Replace	1328		15	10	\$7,200.00 / EA	1	\$7,200	\$10,658	On File
Snow Plow/Sander - Replace	1327		15	11	\$21,250.00 / EA	1	\$21,250	\$32,713	On File
Snow Removal Equipment - Replace	1011		15	1	\$52,000.00 / EA	1	\$52,000	\$54,080	On File
SnowDogg 9' Snow Plow & Beyers HP 2000 Sander - Replace	1304		15	8	\$12,000.00 / EA	1	\$12,000	\$16,423	On File
SnowDogg 9' Snow Plow & Spreader - Replace	1312		15	9	\$13,000.00 / EA	1	\$13,000	\$18,503	On File
Summit 7x16 Tilt Trailer - Replace	1313		15	9	\$4,200.00 / EA	1	\$4,200	\$5,978	On File
Toro 3300 TriPlex Mower - Replace	1303		15	8	\$35,000.00 / EA	1	\$35,000	\$47,900	On File
Toro Greensmaster 1000 Mower - Replace	1042		15	14	\$15,000.00 / EA	1	\$15,000	\$25,975	On File
Toro Greensmaster 1000 Mower - Replace	1041		15	14	\$15,000.00 / EA	1	\$15,000	\$25,975	On File
Toro Greensmaster 1000 Mower - Replace	1039		15	14	\$15,000.00 / EA	1	\$15,000	\$25,975	On File
Toro Greensmaster 1000 Mower - Replace	1040		15	14	\$15,000.00 / EA	1	\$15,000	\$25,975	On File
Toro Z Master Mower Model 6280 - Replace	1066		12	6	\$29,000.00 / EA	1	\$29,000	\$36,694	On File
Tru Turf Greens Roller - Replace	1082		5	3	\$20,000.00 / EA	1	\$20,000	\$22,497	On File
Turfco 1530 Top Dresser - Replace	1080		15	5	\$17,400.00 / EA	1	\$17,400	\$21,170	On File
Turfco Torrent 2 Blower	1347		15	11	\$9,500.00 / EA	1	\$9,500	\$14,625	On File
TyCrop MH 400 Fairway Top Dresser & Twin Spinner	1045		25	4	\$30,000.00 / EA	1	\$30,000	\$35,096	On File
Vermeer Brush Chipper 2012-05CRRF	1075		10	4	\$46,000.00 / EA	1	\$46,000	\$53,813	On File
Vicon PS 403 Fertilizer Spreader - Replace	1062		15	4	\$7,000.00 / EA	1	\$7,000	\$8,189	On File
Totals							\$1,794,130	\$2,480,987	
Maintenance - Building									



Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Maintenance Bldg - Electrical System - Replace	1288		20	18	\$23,000.00 / Total	1	\$23,000	\$46,594	Inspector
Maintenance Bldg - Equipment - Replace	1130		3	1	\$8,000.00 / Total	1	\$8,000	\$8,320	Inspector
Maintenance Bldg - Office Addition			20	0	\$200,000.00 / Total	1	\$200,000	\$200,000	Inspector
Maintenance Bldg - Plumbing System - Replace	1287		20	18	\$23,500.00 / Total	1	\$23,500	\$47,607	Inspector
Maintenance Bldg - Siding & Roof - Replace	1129		20	18	\$40,000.00 / Total	1	\$40,000	\$81,033	Inspector
Totals							\$294,500	\$383,553	
Maintenance - Vehicles									
Maint - 00 F250 - Replace	1169		10	3	\$46,000.00 / Total	1	\$46,000	\$51,744	On File
Maint - 04 GMC Silverado - Replace	1171		10	1	\$42,000.00 / Total	1	\$42,000	\$43,680	On File
Maint - 05 Chevy 3500 - Replace	1172		10	2	\$45,000.00 / Total	1	\$45,000	\$48,672	On File
Maint - 08 Dodge 4500 Dump Truck - Replace	1174		10	2	\$85,000.00 / Total	1	\$85,000	\$91,936	On File
Maint - 14 Dodge 4500 - Replace	1175		10	6	\$85,000.00 / Total	1	\$85,000	\$107,552	On File
Maint - 15 5500 - Replace	1176		10	7	\$67,000.00 / Total	1	\$67,000	\$88,167	On File
Maint - 16 3500 - Replace	1177		10	2	\$52,000.00 / Total	1	\$52,000	\$56,243	On File
Maint - 16 HydroVac Trailer Pressure Washer - Replace	1278		10	3	\$100,000.00 / Total	1	\$100,000	\$112,486	On File
Maint - 18 Silverado - Replace	1315		10	5	\$48,000.00 / Total	1	\$48,000	\$58,399	On File
Maint - 18 Silverado - Replace	1311		10	5	\$45,000.00 / Total	1	\$45,000	\$54,749	On File
Maint - 19 Silverado - Replace	1326		10	6	\$40,000.00 / Total	1	\$40,000	\$50,613	On File
Maint - 2013 Chevy Express Van - Replace	1270		5	4	\$24,000.00 / Total	1	\$24,000	\$28,077	On File
Maint - 97 GMC Dump Truck - Replace	1168		20	16	\$66,000.00 / Total	1	\$66,000	\$123,617	On File
Totals							\$745,000	\$915,936	
Marina & AM/PM Areas									
AM/PM - Picnic Shelter - Repairs	1131		20	12	\$58,000.00 / Total	1	\$58,000	\$92,860	Inspector
AM/PM - Restrooms - Repairs	1132		12	6	\$1,500.00 / EA	2	\$3,000	\$3,796	Inspector
Marina - Boat Ramp Harbor - Rebuild (2022) Ph 1	1139		15	14	\$54,000.00 / Total	1	\$54,000	\$93,511	Inspector
Marina - Boat Ramp Harbor - Rebuild (2023) Ph 2	1139		15	0	\$52,000.00 / Total	1	\$52,000	\$52,000	Inspector
Marina - Fire Standpipe & East/West Gangways	1348		25	21	\$285,000.00 / Total	1	\$285,000	\$649,449	Inspector
Marina - Gate Arm	1365		20	18	\$30,000.00 / Total	1	\$30,000	\$60,774	Inspector
Marina - Open Water Boat Ramp - Rebuild	1140		20	3	\$6,000.00 / Total	1	\$6,000	\$6,749	Inspector
Marina - Outdoor Amenities - Replace	1141		5	4	\$30,000.00 / Total	1	\$30,000	\$35,096	Inspector
Marina - Picnic Shelter - Repairs	1133		10	0	\$25,000.00 / Total	1	\$25,000	\$25,000	Inspector
Marina - Restroom - Renovation/Repairs	1136		15	9	\$15,000.00 / EA	2	\$30,000	\$42,699	Inspector
Marina - Spit (East Interior) -	1335		30	7	\$665,000.00 / Total	1	\$665,000	\$875,095	Inspector



Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Rebuild									
Marina - Spit (West Interior) - Rebuild	1336		30	6	\$665,000.00 / Total	1	\$665,000	\$841,437	Inspector
Marina - Tennis & Sport Courts - Resurface/Repairs	1134		20	0	\$6.00 / SF	18,422	\$110,532	\$110,532	Inspector
Marina - Tennis Court Fence - Replace	1135		30	0	\$55.00 / LF	548	\$30,140	\$30,140	Inspector
Marina - Wet Slip Docks - Renovation	1137		20	4	\$160,000.00 / Total	1	\$160,000	\$187,177	Inspector
Marina & AM/PM - Bldgs - Painting	1142		7	3	\$7,500.00 / Total	1	\$7,500	\$8,436	Inspector
Marina & AM/PM - Bldgs - Renovation	1320		28	23	\$80,000.00 / Total	1	\$80,000	\$197,177	Inspector
Totals							\$2,291,172	\$3,311,929	
Miscellaneous									
Campground - Trails & Roads	1266		12	1	\$10,000.00 / Total	1	\$10,000	\$10,400	Inspector
CRRRF Loan Repayment (7 Yrs Rem) - Annual	1331		1	0	\$333,039.00 / Total	1	\$333,039	\$333,039	On File
Gates - Lighting (Replace/Repair)	1251		15	2	\$15,000.00 / Total	1	\$15,000	\$16,224	Inspector
Harbor View Bus Shelter - Replace	1299		5	4	\$8,800.00 / Total	1	\$8,800	\$10,295	Inspector
Parking Lot - Gate 5 - Replace	1257		25	11	\$19,000.00 / Total	1	\$19,000	\$29,250	Inspector
RV - Area - Chain Link Fence			30	18	\$36.00 / LF	728	\$26,208	\$53,093	Inspector
RV - Area - Rehab	1128		30	3	\$15,000.00 / Total	1	\$15,000	\$16,873	Inspector
SEC - Rekey Bldgs	1162		10	9	\$25,000.00 / Total	1	\$25,000	\$35,583	On File
Welcome Center - Painting			7	2	\$15,000.00 / Total	1	\$15,000	\$16,224	Inspector
Totals							\$467,047	\$520,980	
Park Areas									
Parks - Playground Equipment - Replace	1230		15	12	\$52,000.00 / Total	1	\$52,000	\$83,254	Inspector
Parks - Playgrounds (ADA Compliance)			10	0	\$75,000.00 / Total	1	\$75,000	\$75,000	On File
Parks - Tables & Benches - Replace	1256		10	4	\$10,000.00 / Total	1	\$10,000	\$11,699	Inspector
Totals							\$137,000	\$169,952	
Pool - Main									
Main Pool - ADA Lift - Replace	1337		10	5	\$8,850.00 / Total	1	\$8,850	\$10,767	On File
Main Pool - Deck - Repair	1105		30	26	\$345,000.00 / Total	1	\$345,000	\$956,502	On File
Main Pool - Equipment - Replace	1100		12	8	\$75,000.00 / Total	1	\$75,000	\$102,643	On File
Main Pool - Fence - Replace	1104		30	26	\$25,000.00 / Total	1	\$25,000	\$69,312	Inspector
Main Pool - Furniture	1106		10	7	\$25,000.00 / Total	1	\$25,000	\$32,898	Inspector
Main Pool - Heaters	1356		12	8	\$9,000.00 / Total	1	\$9,000	\$12,317	Inspector
Main Pool - Resurface	1244		12	8	\$125,000.00 / Total	1	\$125,000	\$171,071	Inspector
Main Pool - Swim Lanes - Replace	1338		10	5	\$6,000.00 / Total	1	\$6,000	\$7,300	On File
Totals							\$618,850	\$1,362,810	
Pool - Quiet									
Quiet Pool - ADA Lift Replace	1342		10	5	\$8,850.00 / Total	1	\$8,850	\$10,767	Inspector
Quiet Pool - Controller and filter/heater/pump installation			15	13	\$16,000.00 / Total	1	\$16,000	\$26,641	On File

Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Quiet Pool - Deck - Repairs	1123		30	26	\$65,000.00 / Total	1	\$65,000	\$180,211	Inspector
Quiet Pool - Fence - Replace	1126		20	5	\$12,780.00 / Total	1	\$12,780	\$15,549	Inspector
Quiet Pool - Furniture	1106		10	1	\$8,500.00 / Total	1	\$8,500	\$8,840	Inspector
Quiet Pool - Pumphouse - Improvements	1362		30	26	\$40,000.00 / Total	1	\$40,000	\$110,899	Inspector
Quiet Pool - Resurface	1121		10	6	\$24,500.00 / Total	1	\$24,500	\$31,000	Inspector
Quiet Pool - Retaining Wall - Repair	1343		30	26	\$25,000.00 / Total	1	\$25,000	\$69,312	Inspector
Quiet Pool - Shed - Rebuild	1124		30	26	\$20,000.00 / Total	1	\$20,000	\$55,449	Inspector
Quiet Pool - Shed Improvements	1361		30	26	\$8,000.00 / Total	1	\$8,000	\$22,180	Inspector
Quiet Pool - Skimmer- Replace	1341		10	5	\$5,000.00 / Total	1	\$5,000	\$6,083	Inspector
Totals							\$233,630	\$536,931	
Security Building & Equipment									
SEC - 05 Honda Element - Replace	1180		10	2	\$25,000.00 / Total	1	\$25,000	\$27,040	On File
SEC - 09 Honda CRV - Replace	1179		7	3	\$30,000.00 / Total	1	\$30,000	\$33,746	On File
SEC - Defibrillator - Replace	1164		10	9	\$9,318.00 / Total	1	\$9,318	\$13,262	On File
SEC - Honda 16 CRV - Replace	1178		7	4	\$30,000.00 / Total	1	\$30,000	\$35,096	On File
SEC - Radio System - Replace	1165		10	4	\$29,000.00 / Total	1	\$29,000	\$33,926	On File
SEC - Security/Access Control - Replace	1161		7	6	\$65,000.00 / Total	1	\$65,000	\$82,246	On File
Security Bldg - Electrical	1346		25	2	\$35,000.00 / Total	1	\$35,000	\$37,856	Inspector
Security Bldg - Interior- Repair	1301		25	2	\$8,000.00 / Total	1	\$8,000	\$8,653	Inspector
Security Bldg - Roof - Replace	1227		15	6	\$6,500.00 / Total	1	\$6,500	\$8,225	Inspector
Security Bldg - Siding - Paint	1229		7	2	\$3,350.00 / Total	1	\$3,350	\$3,623	Inspector
Security Bldg - Siding - Repair	1228		25	2	\$20,000.00 / Total	1	\$20,000	\$21,632	Inspector
Totals							\$261,168	\$305,304	
Turf									
TURF - 05 Chevy Colorado - Replace	1181		10	2	\$45,000.00 / Total	1	\$45,000	\$48,672	On File
TURF - Bldg - Paint	1209		7	0	\$12,000.00 / Total	1	\$12,000	\$12,000	On File
TURF - Bldg - Repair	1210		30	0	\$45,000.00 / Total	1	\$45,000	\$45,000	On File
TURF - Bldg Overhead Door - Replace	1254		20	0	\$2,325.00 / Total	1	\$2,325	\$2,325	On File
TURF - Change Room Repair	1352		15	11	\$6,650.00 / Total	1	\$6,650	\$10,237	On File
TURF - Electrical System - Replace	1283		50	0	\$20,000.00 / Total	1	\$20,000	\$20,000	On File
TURF - Fence - Replace/Repair	1208		15	0	\$6,600.00 / Total	1	\$6,600	\$6,600	On File
TURF - Furnace - Replace	1276		15	8	\$3,000.00 / Total	1	\$3,000	\$4,106	On File
TURF - Gutters - Replace	1255		25	5	\$1,305.70 / Total	1	\$1,306	\$1,589	On File
TURF - Main Pump Panel - Replace	1206		25	16	\$60,000.00 / Total	1	\$60,000	\$112,379	On File
TURF - Restrooms - Replace	1280		15	0	\$3,000.00 / Total	1	\$3,000	\$3,000	On File
TURF - Roof - Replace	1204		20	9	\$22,000.00 / Total	1	\$22,000	\$31,313	On File
TURF - Sand Storage Roof - Replace	1205		20	0	\$3,000.00 / Total	1	\$3,000	\$3,000	On File
TURF - Vent System - Replace/Repair	1207		15	0	\$11,500.00 / Total	1	\$11,500	\$11,500	On File
TURF - Wash Pad - Refurbish	1211		25	0	\$7,500.00 / Total	1	\$7,500	\$7,500	On File

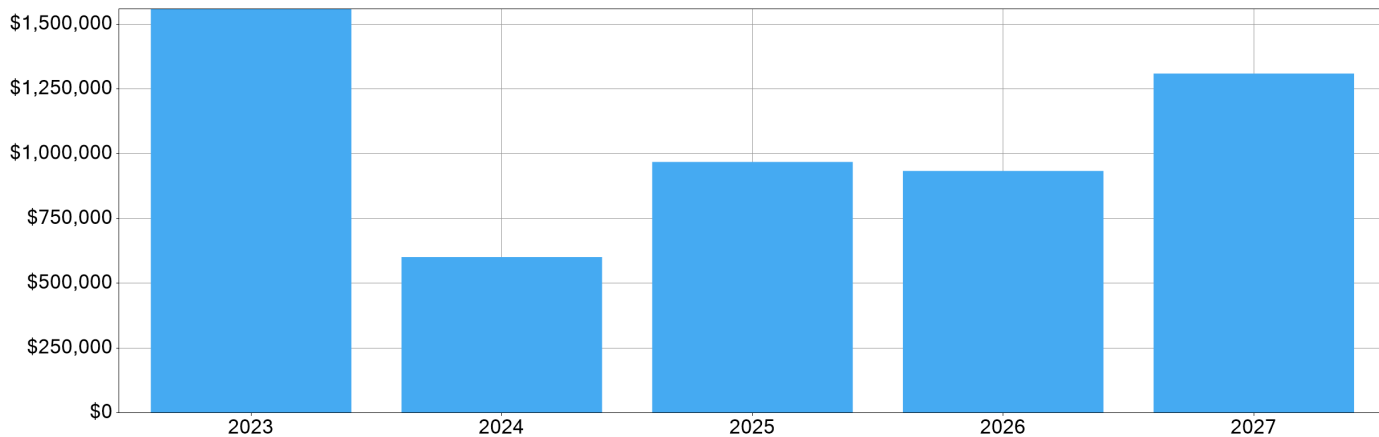


Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
TURF - Water Heater - Replace	1281		12	0	\$1,745.00 / Total	1	\$1,745	\$1,745	On File
Totals							\$250,626	\$320,965	

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

Anticipated Expenditures (5 Years)



Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2023						
ACB - Exterior - Paint		1115		Adult Center Building	\$11,400	\$11,400
ACB - HVAC - Replace		1117		Adult Center Building	\$14,000	\$14,000
ACB - Water Heater - Replace		1119		Adult Center Building	\$4,000	\$4,000
Area Z - Doors (Repair Contingency)		1250		Area Z	\$3,000	\$3,000
Area Z - Service Truck Compound		1253		Area Z	\$6,000	\$6,000
Barn 8 - HVAC - Replace		1089		Barn 8	\$60,000	\$60,000
Barn 8 - Plumbing System - Repair		1090		Barn 8	\$60,000	\$60,000
Clubhouse - Ext Deck - Recoating		1148		Clubhouse	\$7,752	\$7,752
Clubhouse - HVAC 20 Ton		1318		Clubhouse	\$40,000	\$40,000
Core Area - Tennis Courts - Replace/Repair		1110		Core Area	\$156,100	\$156,100
Core Area - Tennis Courts Fence - Replace		1112		Core Area	\$33,825	\$33,825
CRRRF Loan Repayment (7 Yrs Rem) - Annual		1331		Miscellaneous	\$333,039	\$333,039
Gate 9 - Bus Shelter (Replace)		1297		Bus Shelters	\$8,000	\$8,000
Golf - Austin Creek - Repair		1224		Golf	\$100,000	\$100,000
Maintenance Bldg - Office Addition				Maintenance - Building	\$200,000	\$200,000
Marina - Boat Ramp Harbor - Rebuild (2023) Ph 2		1139		Marina & AM/PM Areas	\$52,000	\$52,000
Marina - Picnic Shelter - Repairs		1133		Marina & AM/PM Areas	\$25,000	\$25,000
Marina - Tennis & Sport Courts - Resurface/Repairs		1134		Marina & AM/PM Areas	\$110,532	\$110,532
Marina - Tennis Court Fence - Replace		1135		Marina & AM/PM Areas	\$30,140	\$30,140
NH 42 HP Tractor Model #TN55 - Replace		1064		Golf & Maintenance Equipment	\$50,000	\$50,000
NH 42 HP Tractor Model #TN55 - Replace		1064		Golf & Maintenance Equipment	\$50,000	\$50,000
Parks - Playgrounds (ADA Compliance)				Park Areas	\$75,000	\$75,000
System - Computer - Server Replace				Clubhouse	\$16,500	\$16,500



Anticipated Expenditures (5 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
TURF - Bldg - Paint		1209		Turf	\$12,000	\$12,000
TURF - Bldg - Repair		1210		Turf	\$45,000	\$45,000
TURF - Bldg Overhead Door - Replace		1254		Turf	\$2,325	\$2,325
TURF - Electrical System - Replace		1283		Turf	\$20,000	\$20,000
TURF - Fence - Replace/Repair		1208		Turf	\$6,600	\$6,600
TURF - Restrooms - Replace		1280		Turf	\$3,000	\$3,000
TURF - Sand Storage Roof - Replace		1205		Turf	\$3,000	\$3,000
TURF - Vent System - Replace/Repair		1207		Turf	\$11,500	\$11,500
TURF - Wash Pad - Refurbish		1211		Turf	\$7,500	\$7,500
TURF - Water Heater - Replace		1281		Turf	\$1,745	\$1,745
					Total for 2023:	\$1,558,958
2024						
ACB - Int Renovate (End of Lease)		1118		Adult Center Building	\$40,000	\$41,600
Campground - Trails & Roads		1266		Miscellaneous	\$10,000	\$10,400
Clubhouse - Siding - Painting		1145		Clubhouse	\$18,880	\$19,635
CRRRF Loan Repayment (7 Yrs Rem) - Annual		1331		Miscellaneous	\$333,039	\$333,039
Cushman Groomaster Trap Rake		1047		Golf & Maintenance Equipment	\$16,000	\$16,640
Gate 1 - Bus Shelter (Replace)		1298		Bus Shelters	\$7,500	\$7,800
Golf - Practice Putting Green		1274		Golf	\$35,000	\$36,400
Maint - 04 GMC Silverado - Replace		1171		Maintenance - Vehicles	\$42,000	\$43,680
Maintenance Bldg - Equipment - Replace		1130		Maintenance - Building	\$8,000	\$8,320
Quiet Pool - Furniture		1106		Pool - Quiet	\$8,500	\$8,840
Snow Removal Equipment - Replace		1011		Golf & Maintenance Equipment	\$52,000	\$54,080
System - Phone System - Server		1159		Clubhouse	\$20,000	\$20,800
					Total for 2024:	\$601,234
2025						
2005 JD ProGator 2030A - Replace		1079		Golf & Maintenance Equipment	\$24,000	\$25,958
2005 JD ProGator 2030A - Replace		1079		Golf & Maintenance Equipment	\$24,000	\$25,958
250 Gallon Gas Tank - Replace		1296		Golf & Maintenance Equipment	\$12,000	\$12,979
250 Gallon Gas Tank - Replace		1296		Golf & Maintenance Equipment	\$12,000	\$12,979
Chain and Pole Saws - Replace		1021		Golf & Maintenance Equipment	\$7,000	\$7,571
CRRRF Loan Repayment (7 Yrs Rem) - Annual		1331		Miscellaneous	\$333,039	\$333,039
Driveway/Notice Signs - Replace		1262		Golf & Maintenance Equipment	\$3,400	\$3,677
Gates - Lighting (Replace/Repair)		1251		Miscellaneous	\$15,000	\$16,224
Golf - Cart Path - Repave/Repairs (1)				Golf	\$50,000	\$54,080
Golf - Pro Shop Shed - Replace		1345		Golf	\$11,000	\$11,898
Golf - Pump Houses - Renovation		1246		Golf	\$7,000	\$7,571



Anticipated Expenditures (5 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Golf - Restrooms - Renovation		1247		Golf	\$60,000	\$64,896
Maint - 05 Chevy 3500 - Replace		1172		Maintenance - Vehicles	\$45,000	\$48,672
Maint - 08 Dodge 4500 Dump Truck - Replace		1174		Maintenance - Vehicles	\$85,000	\$91,936
Maint - 16 3500 - Replace		1177		Maintenance - Vehicles	\$52,000	\$56,243
Ryan Core Harvester - Replace		1055		Golf & Maintenance Equipment	\$7,500	\$8,112
Ryan Renovaire Fairway Aerifier - Replace		1030		Golf & Maintenance Equipment	\$14,000	\$15,142
Ryan Sod Cutter - Replace		1031		Golf & Maintenance Equipment	\$7,000	\$7,571
SEC - 05 Honda Element - Replace		1180		Security Building & Equipment	\$25,000	\$27,040
Security Bldg - Electrical		1346		Security Building & Equipment	\$35,000	\$37,856
Security Bldg - Interior- Repair		1301		Security Building & Equipment	\$8,000	\$8,653
Security Bldg - Siding - Paint		1229		Security Building & Equipment	\$3,350	\$3,623
Security Bldg - Siding - Repair		1228		Security Building & Equipment	\$20,000	\$21,632
TURF - 05 Chevy Colorado - Replace		1181		Turf	\$45,000	\$48,672
Welcome Center - Painting				Miscellaneous	\$15,000	\$16,224
					Total for 2025:	\$968,209
2026						
2016 Chevy HD3500 - Replace		1170		Golf & Maintenance Equipment	\$47,000	\$52,869
250 Gal. Gas Storage Tank (Proshop) - Replace		1036		Golf & Maintenance Equipment	\$10,000	\$11,249
Alladin 1222 Steam Cleaner - Replace		1034		Golf & Maintenance Equipment	\$4,800	\$5,399
Clubhouse - Plumbing Systems - Renovation		1156		Clubhouse	\$50,000	\$56,243
Core Area - Outdoor Amenities - Replace		1109		Core Area	\$20,000	\$22,497
CRRRF Loan Repayment (7 Yrs Rem) - Annual		1331		Miscellaneous	\$333,039	\$333,039
Cushman Greens Groomer Brush - Replace		1046		Golf & Maintenance Equipment	\$4,800	\$5,399
Ford 1920 Turf Tractor 7108 Loader - Replace		1037		Golf & Maintenance Equipment	\$40,000	\$44,995
Golf - Cart Path - Repave/Repairs (2)				Golf	\$50,000	\$56,243
Golf - Safety Net/Posts - Replace		1070		Golf	\$10,000	\$11,249
Greensmaster 1000 Walking Mower - Replace		1061		Golf & Maintenance Equipment	\$14,000	\$15,748
Greensmaster 1000 Walking Mower - Replace		1060		Golf & Maintenance Equipment	\$14,000	\$15,748
Jacobsen LF3400 Fairway Mower - Replace		1056		Golf & Maintenance Equipment	\$45,000	\$50,619
Maint - 00 F250 - Replace		1169		Maintenance - Vehicles	\$46,000	\$51,744
Maint - 16 HydroVac Trailer Pressure Washer - Replace		1278		Maintenance - Vehicles	\$100,000	\$112,486
Marina - Open Water Boat Ramp - Rebuild		1140		Marina & AM/PM Areas	\$6,000	\$6,749
Marina & AM/PM - Bldgs - Painting		1142		Marina & AM/PM Areas	\$7,500	\$8,436
RV - Area - Rehab		1128		Miscellaneous	\$15,000	\$16,873



Anticipated Expenditures (5 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
SEC - 09 Honda CRV - Replace		1179		Security Building & Equipment	\$30,000	\$33,746
Tru Turf Greens Roller - Replace		1082		Golf & Maintenance Equipment	\$20,000	\$22,497
					Total for 2026:	\$933,829
2027						
1,000 Gal. Gas Storage Tank		1015		Golf & Maintenance Equipment	\$15,000	\$17,548
2008 Cat 420e Backhoe - Replace		1012		Golf & Maintenance Equipment	\$150,000	\$175,479
2009 Club Car Carryall 252 - Replace		1078		Golf & Maintenance Equipment	\$12,780	\$14,951
2012 Toro Greens Triplex Mower - Replace		1076		Golf & Maintenance Equipment	\$40,000	\$46,794
500 Gal Diesel Fuel Tank - Replace		1071		Golf & Maintenance Equipment	\$14,000	\$16,378
Barn 8 - Coffee Area - Equipment - Replace		1097		Barn 8	\$5,500	\$6,434
Barn 8 - Coffee Area - Ice Machine - Replace		1200		Barn 8	\$4,600	\$5,381
Core Area - Field Equipment - Replace		1113		Core Area	\$8,000	\$9,359
CRRRF Loan Repayment (7 Yrs Rem) - Annual		1331		Miscellaneous	\$333,039	\$333,039
Golf - Bunkers - Replace (Contingency)		1213		Golf	\$15,000	\$17,548
Golf - Cart Path - Repave/Repairs (3)				Golf	\$50,000	\$58,493
Golf - Club Car Carry All - Replace		1344		Golf	\$15,000	\$17,548
Golf - Range Picking Unit - Replace		1221		Golf	\$4,050	\$4,738
Golf - Tee Sheet Software - Replace		1223		Golf	\$3,500	\$4,095
Harbor View Bus Shelter - Replace		1299		Miscellaneous	\$8,800	\$10,295
John Deere Gater TX 2019-1		1324		Golf & Maintenance Equipment	\$12,775	\$14,945
John Deere Gater TX 2019-2		1325		Golf & Maintenance Equipment	\$12,775	\$14,945
John Deere Gater TX 2019-3		1063		Golf & Maintenance Equipment	\$12,775	\$14,945
John Deere ProGator 2030A9-1		1058		Golf & Maintenance Equipment	\$28,000	\$32,756
John Deere ProGator 2030A9-2		1322		Golf & Maintenance Equipment	\$28,000	\$32,756
Lawn Mower - Zero Turn - Replace		1010		Golf & Maintenance Equipment	\$20,000	\$23,397
Maint - 2013 Chevy Express Van - Replace		1270		Maintenance - Vehicles	\$24,000	\$28,077
Maintenance Bldg - Equipment - Replace		1130		Maintenance - Building	\$8,000	\$9,359
Marina - Outdoor Amenities - Replace		1141		Marina & AM/PM Areas	\$30,000	\$35,096
Marina - Wet Slip Docks - Renovation		1137		Marina & AM/PM Areas	\$160,000	\$187,177
Parks - Tables & Benches - Replace		1256		Park Areas	\$10,000	\$11,699
SEC - Honda 16 CRV - Replace		1178		Security Building & Equipment	\$30,000	\$35,096
SEC - Radio System - Replace		1165		Security Building & Equipment	\$29,000	\$33,926
TyCrop MH 400 Fairway Top		1045		Golf & Maintenance Equipment	\$30,000	\$35,096



Anticipated Expenditures (5 Years)

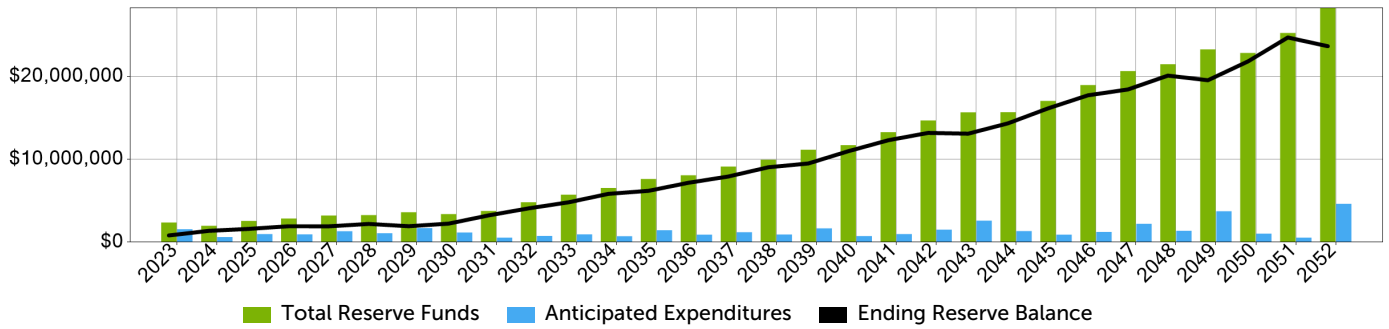
Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Dresser & Twin Spinner						
Vermeer Brush Chipper 2012-05CRRF		1075		Golf & Maintenance Equipment	\$46,000	\$53,813
Vicon PS 403 Fertilizer Spreader - Replace		1062		Golf & Maintenance Equipment	\$7,000	\$8,189
					Total for 2027:	\$1,309,350

Fully Funded Method Projection (30 Yr)

Target - 100% Funded in 30 Years

Units: 3,124 | Start Date: 1/1/2023

This plan represents a first-year reserve contribution of \$1,105,240 or \$29.48 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 0.5% per year and a varied annual contribution rate calculated to meet target requirements.

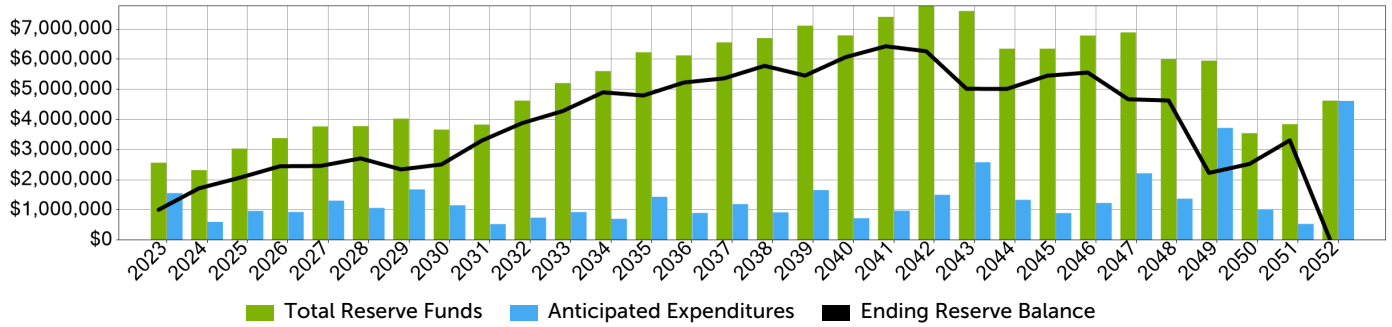


Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2023	\$1,105,240	\$29.48	\$1,253,251	\$5,132	\$2,363,623	\$1,558,958	\$804,665	\$5,786,153	14%
2024	\$1,149,450	\$30.66	\$804,665	\$5,394	\$1,959,508	\$601,234	\$1,358,274	\$6,518,674	21%
2025	\$1,195,428	\$31.89	\$1,358,274	\$7,359	\$2,561,061	\$968,209	\$1,592,853	\$6,930,575	23%
2026	\$1,243,245	\$33.16	\$1,592,853	\$8,738	\$2,844,835	\$933,829	\$1,911,006	\$7,427,709	26%
2027	\$1,292,974	\$34.49	\$1,911,006	\$9,514	\$3,213,495	\$1,309,350	\$1,904,145	\$7,588,509	25%
2028	\$1,344,693	\$35.87	\$1,904,145	\$10,213	\$3,259,051	\$1,067,822	\$2,191,229	\$8,042,625	27%
2029	\$1,398,481	\$37.30	\$2,191,229	\$10,243	\$3,599,953	\$1,683,767	\$1,916,186	\$7,578,407	25%
2030	\$1,454,420	\$38.80	\$1,916,186	\$10,331	\$3,380,938	\$1,154,335	\$2,226,603	\$7,684,837	29%
2031	\$1,512,597	\$40.35	\$2,226,603	\$13,591	\$3,752,791	\$529,472	\$3,223,319	\$8,485,534	38%
2032	\$1,573,101	\$41.96	\$3,223,319	\$18,192	\$4,814,612	\$743,030	\$4,071,582	\$9,137,916	45%
2033	\$1,636,025	\$43.64	\$4,071,582	\$22,124	\$5,729,731	\$929,522	\$4,800,209	\$9,665,871	50%
2034	\$1,701,466	\$45.39	\$4,800,209	\$26,490	\$6,528,165	\$705,840	\$5,822,325	\$10,492,739	55%
2035	\$1,769,525	\$47.20	\$5,822,325	\$29,947	\$7,621,797	\$1,435,365	\$6,186,432	\$10,640,947	58%
2036	\$1,840,306	\$49.09	\$6,186,432	\$33,279	\$8,060,016	\$901,637	\$7,158,379	\$11,399,013	63%
2037	\$1,913,918	\$51.05	\$7,158,379	\$37,593	\$9,109,891	\$1,193,298	\$7,916,592	\$11,934,878	66%
2038	\$1,990,475	\$53.10	\$7,916,592	\$42,259	\$9,949,326	\$920,088	\$9,029,238	\$12,829,155	70%
2039	\$2,070,094	\$55.22	\$9,029,238	\$46,177	\$11,145,509	\$1,657,926	\$9,487,583	\$13,046,802	73%
2040	\$2,152,898	\$57.43	\$9,487,583	\$51,008	\$11,691,489	\$724,765	\$10,966,724	\$14,300,791	77%
2041	\$2,239,013	\$59.73	\$10,966,724	\$57,996	\$13,263,733	\$974,181	\$12,289,552	\$15,404,982	80%
2042	\$2,328,574	\$62.12	\$12,289,552	\$63,510	\$14,681,637	\$1,503,644	\$13,177,993	\$16,064,512	82%
2043	\$2,421,717	\$64.60	\$13,177,993	\$65,493	\$15,665,203	\$2,580,681	\$13,084,522	\$15,694,589	83%
2044	\$2,518,586	\$67.18	\$13,084,522	\$68,384	\$15,671,492	\$1,333,991	\$14,337,501	\$16,673,282	86%
2045	\$2,619,329	\$69.87	\$14,337,501	\$76,000	\$17,032,830	\$894,360	\$16,138,470	\$18,217,870	89%
2046	\$2,724,102	\$72.67	\$16,138,470	\$84,427	\$18,946,999	\$1,230,263	\$17,716,736	\$19,547,215	91%
2047	\$2,833,066	\$75.57	\$17,716,736	\$90,124	\$20,639,927	\$2,216,861	\$18,423,066	\$19,978,875	92%
2048	\$2,946,389	\$78.60	\$18,423,066	\$96,052	\$21,465,506	\$1,371,858	\$20,093,648	\$21,384,816	94%
2049	\$3,064,245	\$81.74	\$20,093,648	\$98,819	\$23,256,712	\$3,723,773	\$19,532,939	\$20,482,345	95%
2050	\$3,186,814	\$85.01	\$19,532,939	\$103,074	\$22,822,827	\$1,023,019	\$21,799,808	\$22,437,153	97%
2051	\$3,314,287	\$88.41	\$21,799,808	\$115,945	\$25,230,040	\$535,808	\$24,694,232	\$25,064,830	99%
2052	\$3,446,858	\$91.95	\$24,694,232	\$120,539	\$28,261,629	\$4,619,886	\$23,641,743	\$23,641,672	100%

Additional Funds To Reserves: \$0.00



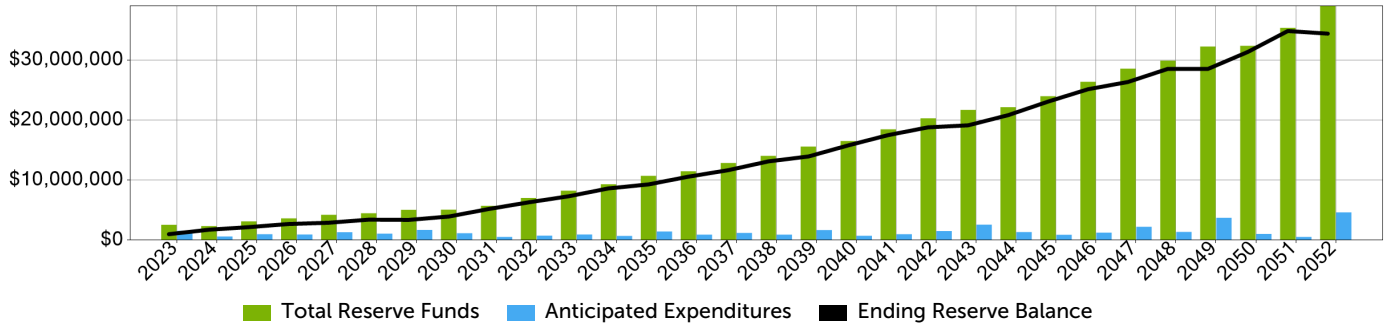
This plan represents the minimum annual reserve contribution of \$1,306,322 or \$34.85 monthly per unit for the first year of implementation to meet all future anticipated expenditures each year over the next 30 years. The minimum threshold amount is calculated by ensuring the ending reserve balance 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
2023	\$1,306,322	\$34.85	\$1,253,251	\$5,635	\$2,565,208	\$1,558,958	\$1,006,250	\$5,786,153	17%
2024	\$1,306,322	\$34.85	\$1,006,250	\$6,794	\$2,319,367	\$601,234	\$1,718,132	\$6,518,674	26%
2025	\$1,306,322	\$34.85	\$1,718,132	\$9,436	\$3,033,891	\$968,209	\$2,065,682	\$6,930,575	30%
2026	\$1,306,322	\$34.85	\$2,065,682	\$11,260	\$3,383,264	\$933,829	\$2,449,436	\$7,427,709	33%
2027	\$1,306,322	\$34.85	\$2,449,436	\$12,240	\$3,767,998	\$1,309,350	\$2,458,647	\$7,588,509	32%
2028	\$1,306,322	\$34.85	\$2,458,647	\$12,889	\$3,777,859	\$1,067,822	\$2,710,038	\$8,042,625	34%
2029	\$1,306,322	\$34.85	\$2,710,038	\$12,607	\$4,028,967	\$1,683,767	\$2,345,200	\$7,578,407	31%
2030	\$1,306,322	\$34.85	\$2,345,200	\$12,106	\$3,663,628	\$1,154,335	\$2,509,293	\$7,684,837	33%
2031	\$1,306,322	\$34.85	\$2,509,293	\$14,489	\$3,830,104	\$529,472	\$3,300,632	\$8,485,534	39%
2032	\$1,306,322	\$34.85	\$3,300,632	\$17,911	\$4,624,866	\$743,030	\$3,881,836	\$9,137,916	42%
2033	\$1,306,322	\$34.85	\$3,881,836	\$20,351	\$5,208,510	\$929,522	\$4,278,987	\$9,665,871	44%
2034	\$1,306,322	\$34.85	\$4,278,987	\$22,896	\$5,608,206	\$705,840	\$4,902,366	\$10,492,739	47%
2035	\$1,306,322	\$34.85	\$4,902,366	\$24,189	\$6,232,878	\$1,435,365	\$4,797,513	\$10,640,947	45%
2036	\$1,306,322	\$34.85	\$4,797,513	\$24,999	\$6,128,834	\$901,637	\$5,227,197	\$11,399,013	46%
2037	\$1,306,322	\$34.85	\$5,227,197	\$26,419	\$6,559,938	\$1,193,298	\$5,366,640	\$11,934,878	45%
2038	\$1,306,322	\$34.85	\$5,366,640	\$27,799	\$6,700,761	\$920,088	\$5,780,673	\$12,829,155	45%
2039	\$1,306,322	\$34.85	\$5,780,673	\$28,024	\$7,115,020	\$1,657,926	\$5,457,095	\$13,046,802	42%
2040	\$1,306,322	\$34.85	\$5,457,095	\$28,739	\$6,792,157	\$724,765	\$6,067,392	\$14,300,791	42%
2041	\$1,306,322	\$34.85	\$6,067,392	\$31,167	\$7,404,881	\$974,181	\$6,430,701	\$15,404,982	42%
2042	\$1,306,322	\$34.85	\$6,430,701	\$31,660	\$7,768,683	\$1,503,644	\$6,265,040	\$16,064,512	39%
2043	\$1,306,322	\$34.85	\$6,265,040	\$28,139	\$7,599,502	\$2,580,681	\$5,018,821	\$15,694,589	32%
2044	\$1,306,322	\$34.85	\$5,018,821	\$25,025	\$6,350,168	\$1,333,991	\$5,016,178	\$16,673,282	30%
2045	\$1,306,322	\$34.85	\$5,016,178	\$26,111	\$6,348,611	\$894,360	\$5,454,251	\$18,217,870	30%
2046	\$1,306,322	\$34.85	\$5,454,251	\$27,461	\$6,788,035	\$1,230,263	\$5,557,772	\$19,547,215	28%
2047	\$1,306,322	\$34.85	\$5,557,772	\$25,513	\$6,889,607	\$2,216,861	\$4,672,746	\$19,978,875	23%
2048	\$1,306,322	\$34.85	\$4,672,746	\$23,200	\$6,002,269	\$1,371,858	\$4,630,411	\$21,384,816	22%
2049	\$1,306,322	\$34.85	\$4,630,411	\$17,108	\$5,953,841	\$3,723,773	\$2,230,068	\$20,482,345	11%
2050	\$1,306,322	\$34.85	\$2,230,068	\$11,859	\$3,548,249	\$1,023,019	\$2,525,230	\$22,437,153	11%
2051	\$1,306,322	\$34.85	\$2,525,230	\$14,552	\$3,846,105	\$535,808	\$3,310,297	\$25,064,830	13%
2052	\$1,306,322	\$34.85	\$3,310,297	\$8,268	\$4,624,887	\$4,619,886	\$5,001	\$23,641,672	0%

Additional Funds To Reserves: \$0.00

This plan represents a first-year reserve contribution of \$1,285,651 or \$34.30 monthly per unit. This funding model incorporates an annual component inflation factor of 4% per year, an average interest rate of 0.5% per year, and assumes an annual reserve contribution increases of 4%. Based on the projected starting reserve balance of \$1,253,251 as of Jan 1, 2023, 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
2023	\$1,285,651	\$34.30	\$1,253,251	\$5,583	\$2,544,485	\$1,558,958	\$985,527	\$5,786,153	17%
2024	\$1,337,077	\$35.67	\$985,527	\$6,767	\$2,329,371	\$601,234	\$1,728,137	\$6,518,674	27%
2025	\$1,390,560	\$37.09	\$1,728,137	\$9,697	\$3,128,394	\$968,209	\$2,160,185	\$6,930,575	31%
2026	\$1,446,183	\$38.58	\$2,160,185	\$12,082	\$3,618,449	\$933,829	\$2,684,621	\$7,427,709	36%
2027	\$1,504,030	\$40.12	\$2,684,621	\$13,910	\$4,202,560	\$1,309,350	\$2,893,210	\$7,588,509	38%
2028	\$1,564,191	\$41.73	\$2,893,210	\$15,707	\$4,473,108	\$1,067,822	\$3,405,286	\$8,042,625	42%
2029	\$1,626,759	\$43.39	\$3,405,286	\$16,884	\$5,048,929	\$1,683,767	\$3,365,162	\$7,578,407	44%
2030	\$1,691,829	\$45.13	\$3,365,162	\$18,170	\$5,075,160	\$1,154,335	\$3,920,825	\$7,684,837	51%
2031	\$1,759,502	\$46.94	\$3,920,825	\$22,679	\$5,703,006	\$529,472	\$5,173,534	\$8,485,534	61%
2032	\$1,829,882	\$48.81	\$5,173,534	\$28,585	\$7,032,002	\$743,030	\$6,288,972	\$9,137,916	69%
2033	\$1,903,078	\$50.76	\$6,288,972	\$33,879	\$8,225,928	\$929,522	\$7,296,405	\$9,665,871	75%
2034	\$1,979,201	\$52.80	\$7,296,405	\$39,665	\$9,315,272	\$705,840	\$8,609,432	\$10,492,739	82%
2035	\$2,058,369	\$54.91	\$8,609,432	\$44,605	\$10,712,405	\$1,435,365	\$9,277,040	\$10,640,947	87%
2036	\$2,140,703	\$57.10	\$9,277,040	\$49,483	\$11,467,226	\$901,637	\$10,565,589	\$11,399,013	93%
2037	\$2,226,332	\$59.39	\$10,565,589	\$55,411	\$12,847,331	\$1,193,298	\$11,654,033	\$11,934,878	98%
2038	\$2,315,385	\$61.76	\$11,654,033	\$61,758	\$14,031,176	\$920,088	\$13,111,088	\$12,829,155	102%
2039	\$2,408,000	\$64.23	\$13,111,088	\$67,431	\$15,586,519	\$1,657,926	\$13,928,594	\$13,046,802	107%
2040	\$2,504,320	\$66.80	\$13,928,594	\$74,092	\$16,507,006	\$724,765	\$15,782,241	\$14,300,791	110%
2041	\$2,604,493	\$69.48	\$15,782,241	\$82,987	\$18,469,721	\$974,181	\$17,495,540	\$15,404,982	114%
2042	\$2,708,673	\$72.25	\$17,495,540	\$90,490	\$20,294,703	\$1,503,644	\$18,791,059	\$16,064,512	117%
2043	\$2,817,020	\$75.14	\$18,791,059	\$94,546	\$21,702,625	\$2,580,681	\$19,121,944	\$15,694,589	122%
2044	\$2,929,700	\$78.15	\$19,121,944	\$99,599	\$22,151,244	\$1,333,991	\$20,817,253	\$16,673,282	125%
2045	\$3,046,888	\$81.28	\$20,817,253	\$109,468	\$23,973,609	\$894,360	\$23,079,249	\$18,217,870	127%
2046	\$3,168,764	\$84.53	\$23,079,249	\$120,242	\$26,368,256	\$1,230,263	\$25,137,993	\$19,547,215	129%
2047	\$3,295,515	\$87.91	\$25,137,993	\$128,387	\$28,561,894	\$2,216,861	\$26,345,033	\$19,978,875	132%
2048	\$3,427,335	\$91.42	\$26,345,033	\$136,864	\$29,909,232	\$1,371,858	\$28,537,374	\$21,384,816	133%
2049	\$3,564,429	\$95.08	\$28,537,374	\$142,289	\$32,244,091	\$3,723,773	\$28,520,318	\$20,482,345	139%
2050	\$3,707,006	\$98.89	\$28,520,318	\$149,312	\$32,376,635	\$1,023,019	\$31,353,616	\$22,437,153	140%
2051	\$3,855,286	\$102.84	\$31,353,616	\$165,067	\$35,373,969	\$535,808	\$34,838,160	\$25,064,830	139%
2052	\$4,009,497	\$106.95	\$34,838,160	\$172,665	\$39,020,322	\$4,619,886	\$34,400,436	\$23,641,672	146%

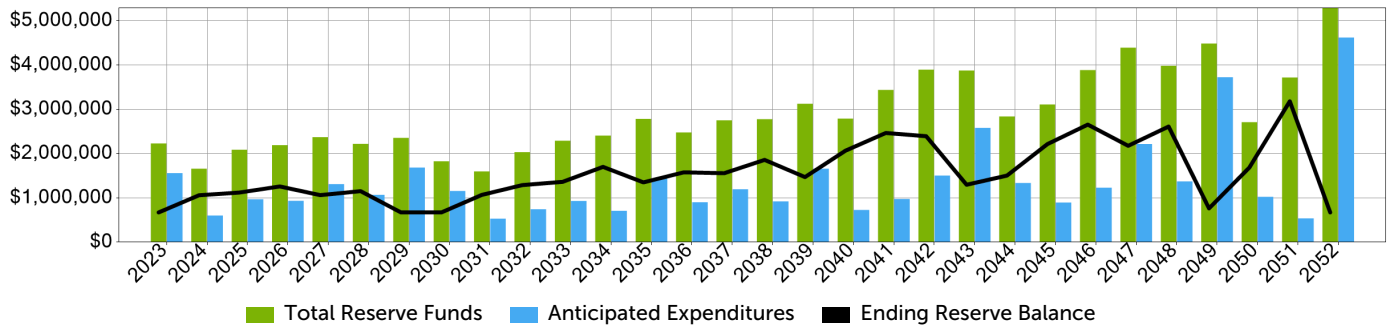
Additional Funds To Reserves: \$0.00

Minimum Threshold

Min Balance: \$670,000 (5% of Current Replacement Cost)

Units: 3,124 | Start Date: 1/1/2023

This plan represents the minimum annual reserve contribution of \$970,911 or \$25.90 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 \$670,000 (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
2023	\$970,911	\$25.90	\$1,253,251	\$4,796	\$2,228,958	\$1,558,958	\$670,000	\$5,786,153	12%
2024	\$984,883	\$26.27	\$670,000	\$4,309	\$1,659,193	\$601,234	\$1,057,958	\$6,518,674	16%
2025	\$1,024,279	\$27.32	\$1,057,958	\$5,430	\$2,087,667	\$968,209	\$1,119,459	\$6,930,575	16%
2026	\$1,065,250	\$28.42	\$1,119,459	\$5,926	\$2,190,634	\$933,829	\$1,256,806	\$7,427,709	17%
2027	\$1,107,860	\$29.55	\$1,256,806	\$5,780	\$2,370,446	\$1,309,350	\$1,061,096	\$7,588,509	14%
2028	\$1,152,174	\$30.73	\$1,061,096	\$5,516	\$2,218,786	\$1,067,822	\$1,150,965	\$8,042,625	14%
2029	\$1,198,261	\$31.96	\$1,150,965	\$4,541	\$2,353,767	\$1,683,767	\$670,000	\$7,578,407	9%
2030	\$1,150,994	\$30.70	\$670,000	\$3,342	\$1,824,335	\$1,154,335	\$670,000	\$7,684,837	9%
2031	\$921,377	\$24.58	\$670,000	\$4,330	\$1,595,707	\$529,472	\$1,066,235	\$8,485,534	13%
2032	\$958,232	\$25.56	\$1,066,235	\$5,869	\$2,030,337	\$743,030	\$1,287,307	\$9,137,916	14%
2033	\$996,562	\$26.58	\$1,287,307	\$6,604	\$2,290,473	\$929,522	\$1,360,950	\$9,665,871	14%
2034	\$1,036,424	\$27.65	\$1,360,950	\$7,631	\$2,405,006	\$705,840	\$1,699,166	\$10,492,739	16%
2035	\$1,077,881	\$28.75	\$1,699,166	\$7,602	\$2,784,649	\$1,435,365	\$1,349,284	\$10,640,947	13%
2036	\$1,120,996	\$29.90	\$1,349,284	\$7,295	\$2,477,575	\$901,637	\$1,575,938	\$11,399,013	14%
2037	\$1,165,836	\$31.10	\$1,575,938	\$7,811	\$2,749,585	\$1,193,298	\$1,556,287	\$11,934,878	13%
2038	\$1,212,470	\$32.34	\$1,556,287	\$8,512	\$2,777,269	\$920,088	\$1,857,181	\$12,829,155	14%
2039	\$1,260,969	\$33.64	\$1,857,181	\$8,294	\$3,126,444	\$1,657,926	\$1,468,518	\$13,046,802	11%
2040	\$1,311,407	\$34.98	\$1,468,518	\$8,809	\$2,788,734	\$724,765	\$2,063,969	\$14,300,791	14%
2041	\$1,363,864	\$36.38	\$2,063,969	\$11,294	\$3,439,127	\$974,181	\$2,464,946	\$15,404,982	16%
2042	\$1,418,418	\$37.84	\$2,464,946	\$12,112	\$3,895,476	\$1,503,644	\$2,391,833	\$16,064,512	15%
2043	\$1,475,155	\$39.35	\$2,391,833	\$9,195	\$3,876,183	\$2,580,681	\$1,295,502	\$15,694,589	8%
2044	\$1,534,161	\$40.92	\$1,295,502	\$6,978	\$2,836,641	\$1,333,991	\$1,502,650	\$16,673,282	9%
2045	\$1,595,527	\$42.56	\$1,502,650	\$9,266	\$3,107,444	\$894,360	\$2,213,084	\$18,217,870	12%
2046	\$1,659,349	\$44.26	\$2,213,084	\$12,138	\$3,884,570	\$1,230,263	\$2,654,308	\$19,547,215	14%
2047	\$1,725,723	\$46.03	\$2,654,308	\$12,044	\$4,392,074	\$2,216,861	\$2,175,213	\$19,978,875	11%
2048	\$1,794,751	\$47.88	\$2,175,213	\$11,933	\$3,981,898	\$1,371,858	\$2,610,040	\$21,384,816	12%
2049	\$1,866,541	\$49.79	\$2,610,040	\$8,407	\$4,484,988	\$3,723,773	\$761,215	\$20,482,345	4%
2050	\$1,941,203	\$51.78	\$761,215	\$6,102	\$2,708,520	\$1,023,019	\$1,685,500	\$22,437,153	8%
2051	\$2,018,851	\$53.85	\$1,685,500	\$12,135	\$3,716,487	\$535,808	\$3,180,678	\$25,064,830	13%
2052	\$2,099,605	\$56.01	\$3,180,678	\$9,603	\$5,289,886	\$4,619,886	\$670,000	\$23,641,672	3%

Additional Funds To Reserves: \$0.00



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	11	4	\$8,000	\$441	\$533	\$2,133	\$643
ACB - Doors & Windows- Repair	30	9	21	\$16,800	\$2,428	\$560	\$11,760	\$675
ACB - Electrical System - Replace	50	20	30	\$20,000	\$2,478	\$400	\$12,000	\$482
ACB - Exterior - Paint	7	0	7	\$11,400	\$2,354	\$1,629	\$11,400	\$1,963
ACB - HVAC - Replace	15	0	15	\$14,000	\$2,891	\$933	\$14,000	\$1,125
ACB - Int Renovate (End of Lease)	20	1	19	\$40,000	\$7,847	\$2,000	\$38,000	\$2,411
ACB - Plumbing System - Replace	50	20	30	\$40,000	\$4,956	\$800	\$24,000	\$964
ACB - Restrooms/Sauna (Refurb)	20	13	7	\$16,000	\$1,156	\$800	\$5,600	\$964
ACB - Roof - Replace	25	17	8	\$27,875	\$1,842	\$1,115	\$8,920	\$1,344
ACB - Siding - Repair	10	9	1	\$20,000	\$413	\$2,000	\$2,000	\$2,411
ACB - Water Heater - Replace	12	0	12	\$4,000	\$826	\$333	\$4,000	\$402
			Total	\$218,075	\$27,633	\$11,104	\$133,813	\$13,385
AREA Z								
Area Z - Doors (Repair Contingency)	10	0	10	\$3,000	\$620	\$300	\$3,000	\$362
Area Z - Service Truck Compound	20	0	20	\$6,000	\$1,239	\$300	\$6,000	\$362
Area Z - Sprung Structure	30	16	14	\$126,830	\$12,222	\$4,228	\$59,187	\$5,096
Area Z - Storage Gate - Replace	10	8	2	\$10,000	\$413	\$1,000	\$2,000	\$1,205
			Total	\$145,830	\$14,494	\$5,828	\$70,187	\$7,025
BARN 6								
Barn 6 - (Ice Barn) - Rehab	40	39	1	\$275,000	\$1,420	\$6,875	\$6,875	\$8,288
			Total	\$275,000	\$1,420	\$6,875	\$6,875	\$8,288
BARN 8								
Barn 8 - Bldg Exterior Envelope Restoration	30	29	1	\$750,000	\$5,163	\$25,000	\$25,000	\$30,137
Barn 8 - Coffee Area - Equipment - Replace	15	4	11	\$5,500	\$833	\$367	\$4,033	\$442
Barn 8 - Coffee Area - Ice Machine - Replace	10	4	6	\$4,600	\$570	\$460	\$2,760	\$555
Barn 8 - Coffee Area - Kitchen - Renovation	15	14	1	\$12,000	\$165	\$800	\$800	\$964
Barn 8 - Coffee Area - Lobby - Renovation	15	14	1	\$17,500	\$241	\$1,167	\$1,167	\$1,406
Barn 8 - Dance Area - Renovation	20	19	1	\$34,000	\$351	\$1,700	\$1,700	\$2,049
Barn 8 - Dance Area Heaters - Replace	20	19	1	\$12,000	\$124	\$600	\$600	\$723
Barn 8 - Dance Area Kitchen Equipment - Replace	20	19	1	\$20,000	\$207	\$1,000	\$1,000	\$1,205
Barn 8 - Electrical System - Repair	40	5	35	\$70,000	\$12,648	\$1,750	\$61,250	\$2,110
Barn 8 - Flat Roof - Replace	15	14	1	\$46,800	\$644	\$3,120	\$3,120	\$3,761
Barn 8 - Furnace Replace	20	18	2	\$3,800	\$78	\$190	\$380	\$229
Barn 8 - Gym Cardio Machines - Replace	10	6	4	\$72,000	\$5,947	\$7,200	\$28,800	\$8,679
Barn 8 - Gym Weight Machines - Replace	15	9	6	\$80,000	\$6,608	\$5,333	\$32,000	\$6,429
Barn 8 - HVAC - Replace	20	0	20	\$60,000	\$12,390	\$3,000	\$60,000	\$3,616
Barn 8 - Painting	8	7	1	\$50,000	\$1,291	\$6,250	\$6,250	\$7,534
Barn 8 - Plumbing System - Repair	40	0	40	\$60,000	\$12,390	\$1,500	\$60,000	\$1,808
Barn 8 - Restrooms/Locker Rooms - Remodel	20	16	4	\$170,000	\$7,021	\$8,500	\$34,000	\$10,247
Barn 8 - Roof Replace	20	19	1	\$80,000	\$826	\$4,000	\$4,000	\$4,822
Barn 8 - Safety Nets - Replace	15	5	10	\$16,500	\$2,272	\$1,100	\$11,000	\$1,326
Barn 8 - Sauna - Replace	10	9	1	\$28,825	\$595	\$2,883	\$2,883	\$3,475
Barn 8 - Water Heaters - Replace	12	11	1	\$15,000	\$258	\$1,250	\$1,250	\$1,507
			Total	\$1,608,525	\$70,623	\$77,169	\$341,993	\$93,026
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						
	C	D	E	F	G	H		
Gate 1 - Bus Shelter (Replace)	8	1	7	\$7,500	\$1,355	\$938	\$6,563	\$1,130
Gate 3 - Bus Shelter (Replace)	25	17	8	\$39,000	\$2,577	\$1,560	\$12,480	\$1,881
Gate 9 - Bus Shelter (Replace)	20	0	20	\$8,000	\$1,652	\$400	\$8,000	\$482
			Total	\$54,500	\$5,584	\$2,898	\$27,043	\$3,493
CLUBHOUSE								
Clubhouse - 19th Hole - Renovation	15	11	4	\$30,000	\$1,652	\$2,000	\$8,000	\$2,411
Clubhouse - Admin - Renovation	15	11	4	\$30,000	\$1,652	\$2,000	\$8,000	\$2,411
Clubhouse - Electrical Systems - Renovation	50	49	1	\$65,000	\$268	\$1,300	\$1,300	\$1,567
Clubhouse - Ext Deck - Glass/Metal Rail	25	15	10	\$23,120	\$1,910	\$925	\$9,248	\$1,115
Clubhouse - Ext Deck - Recoating	5	0	5	\$7,752	\$1,601	\$1,550	\$7,752	\$1,869
Clubhouse - Ext Deck - Resurface	25	15	10	\$25,840	\$2,134	\$1,034	\$10,336	\$1,246
Clubhouse - Exterior - Replace	42	33	9	\$725,000	\$32,082	\$17,262	\$155,357	\$20,809
Clubhouse - Fire Systems - Upgrade	25	21	4	\$25,000	\$826	\$1,000	\$4,000	\$1,205
Clubhouse - Golf Locker Rooms & RR's - Renovate	22	21	1	\$60,000	\$563	\$2,727	\$2,727	\$3,288
Clubhouse - HVAC 20 Ton	15	0	15	\$40,000	\$8,260	\$2,667	\$40,000	\$3,215
Clubhouse - HVAC CH	20	15	5	\$40,000	\$2,065	\$2,000	\$10,000	\$2,411
Clubhouse - HVAC Economizer	15	10	5	\$40,000	\$2,753	\$2,667	\$13,333	\$3,215
Clubhouse - HVAC Exterior Cover	20	10	10	\$20,000	\$2,065	\$1,000	\$10,000	\$1,205
Clubhouse - Plumbing Systems - Renovation	50	3	47	\$50,000	\$9,706	\$1,000	\$47,000	\$1,205
Clubhouse - Pro Shop - Renovation	15	13	2	\$20,000	\$551	\$1,333	\$2,667	\$1,607
Clubhouse - Restaurant - Renovation	15	14	1	\$60,000	\$826	\$4,000	\$4,000	\$4,822
Clubhouse - Roof & Gutters - Replace	25	16	9	\$60,000	\$4,461	\$2,400	\$21,600	\$2,893
Clubhouse - Siding - Painting	7	1	6	\$18,880	\$3,342	\$2,697	\$16,183	\$3,251
Clubhouse - Upstairs Restrooms - Renovation	20	19	1	\$32,000	\$330	\$1,600	\$1,600	\$1,929
Clubhouse - Water Heater - Replace	15	13	2	\$8,800	\$242	\$587	\$1,173	\$707
Kitchen - Equipment	15	14	1	\$80,000	\$1,101	\$5,333	\$5,333	\$6,429
Kitchen - Renovation	30	29	1	\$25,000	\$172	\$833	\$833	\$1,005
Kitchen (19) - Cooler - Replace	15	13	2	\$4,200	\$116	\$280	\$560	\$338
Kitchen (19) - Drink/Display Cooler - Replace	15	13	2	\$3,500	\$96	\$233	\$467	\$281
Kitchen (19) - Fryers - Replace	10	7	3	\$2,800	\$173	\$280	\$840	\$338
Kitchen (19) - Remodel	15	13	2	\$12,000	\$330	\$800	\$1,600	\$964
Kitchen (19) - Stove & Flat Top - Replace	20	13	7	\$6,000	\$434	\$300	\$2,100	\$362
Kitchen (19) - Walk-in Coolers - Repair	20	13	7	\$9,000	\$650	\$450	\$3,150	\$542
System - Computer - Server Replace	5	0	5	\$16,500	\$3,407	\$3,300	\$16,500	\$3,978
System - Phone System - Server	7	1	6	\$20,000	\$3,540	\$2,857	\$17,143	\$3,444
System - Web Page - Redesign	7	6	1	\$10,000	\$295	\$1,429	\$1,429	\$1,722
			Total	\$1,570,392	\$87,606	\$67,844	\$424,231	\$81,785
CORE AREA								
Core Area - Field Equipment - Replace	15	4	11	\$8,000	\$1,211	\$533	\$5,867	\$643
Core Area - Outdoor Amenities - Replace	30	3	27	\$20,000	\$3,717	\$667	\$18,000	\$804
Core Area - Tennis Courts - Replace/Repair	30	0	30	\$156,100	\$32,235	\$5,203	\$156,100	\$6,273
Core Area - Tennis Courts Fence - Replace	30	0	30	\$33,825	\$6,985	\$1,128	\$33,825	\$1,359
			Total	\$217,925	\$44,149	\$7,531	\$213,792	\$9,078
GOLF								
Golf - Austin Creek - Repair	10	0	10	\$100,000	\$20,650	\$10,000	\$100,000	\$12,055
Golf - Bridges - GCBR1 (17th Hole)	30	9	21	\$50,000	\$7,228	\$1,667	\$35,000	\$2,009
Golf - Bridges - GCBR2 (10th Hole)	30	10	20	\$50,000	\$6,883	\$1,667	\$33,333	\$2,009
Golf - Bridges - GCBR3 (9th Hole)	30	11	19	\$50,000	\$6,539	\$1,667	\$31,667	\$2,009
Golf - Bridges - GCBR4 (9th Hole Green Bridge)	30	12	18	\$50,000	\$6,195	\$1,667	\$30,000	\$2,009

Percent Funded Analysis

Component	UL RUL		Effective Age	Current Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.
	A	B						
	C	D	E	F	G	H		
Golf - Bridges - GCBR5 (9th Hole Tee Bridge)	30	13	17	\$50,000	\$5,851	\$1,667	\$28,333	\$2,009
Golf - Bridges - GCBR6 (8th Hole)	40	39	1	\$325,000	\$1,678	\$8,125	\$8,125	\$9,795
Golf - Bridges - GCBR7 (7th Hole Bridge)	30	14	16	\$50,000	\$5,507	\$1,667	\$26,667	\$2,009
Golf - Bridges - GCBR8 (5th Hole Tee Bridge)	30	15	15	\$50,000	\$5,163	\$1,667	\$25,000	\$2,009
Golf - Bridges - GCBR9 (9th Hole)	30	18	12	\$50,000	\$4,130	\$1,667	\$20,000	\$2,009
Golf - Bunkers - Replace (Contingency)	5	4	1	\$15,000	\$620	\$3,000	\$3,000	\$3,616
Golf - Cart Path - Repave/Repairs (1)	10	2	8	\$50,000	\$8,260	\$5,000	\$40,000	\$6,027
Golf - Cart Path - Repave/Repairs (2)	10	3	7	\$50,000	\$7,228	\$5,000	\$35,000	\$6,027
Golf - Cart Path - Repave/Repairs (3)	10	4	6	\$50,000	\$6,195	\$5,000	\$30,000	\$6,027
Golf - Club Car Carry All - Range Picker	10	6	4	\$6,500	\$537	\$650	\$2,600	\$784
Golf - Club Car Carry All - Replace	7	4	3	\$15,000	\$1,328	\$2,143	\$6,429	\$2,583
Golf - Gold Office Replace	15	11	4	\$18,500	\$1,019	\$1,233	\$4,933	\$1,487
Golf - Greens & Tee Boxes - Rebuild (Contingency)	10	6	4	\$25,000	\$2,065	\$2,500	\$10,000	\$3,014
Golf - Irrigation Pump	10	6	4	\$12,000	\$991	\$1,200	\$4,800	\$1,447
Golf - Irrigation System - Replace	50	49	1	\$485,000	\$2,003	\$9,700	\$9,700	\$11,693
Golf - Lake Louise Damn - Repair	20	9	11	\$88,000	\$9,995	\$4,400	\$48,400	\$5,304
Golf - Lake Louise Pump Station - Rebuild	30	21	9	\$40,000	\$2,478	\$1,333	\$12,000	\$1,607
Golf - Pond Aerators - Fountains	10	6	4	\$24,000	\$1,982	\$2,400	\$9,600	\$2,893
Golf - Practice Putting Green	15	1	14	\$35,000	\$6,746	\$2,333	\$32,667	\$2,813
Golf - Pro Shop Shed - Replace	43	2	41	\$11,000	\$2,166	\$256	\$10,488	\$308
Golf - Pump Houses - Renovation	30	2	28	\$7,000	\$1,349	\$233	\$6,533	\$281
Golf - Range Picking Unit - Replace	7	4	3	\$4,050	\$358	\$579	\$1,736	\$697
Golf - Restrooms - Renovation	30	2	28	\$60,000	\$11,564	\$2,000	\$56,000	\$2,411
Golf - Safety Net/Posts - Replace	6	3	3	\$10,000	\$1,033	\$1,667	\$5,000	\$2,009
Golf - Tee Sheet Software - Replace	7	4	3	\$3,500	\$310	\$500	\$1,500	\$603
Golf Carts - Replace	7	5	2	\$325,000	\$19,175	\$46,429	\$92,857	\$55,969
			Total	\$2,159,550	\$157,226	\$129,014	\$761,368	\$155,524
GOLF & MAINTENANCE EQUIPMENT								
1,000 Gal. Gas Storage Tank	25	4	21	\$15,000	\$2,602	\$600	\$12,600	\$723
2005 JD ProGator 2030A - Replace	12	2	10	\$24,000	\$4,130	\$2,000	\$20,000	\$2,411
2005 JD ProGator 2030A - Replace	12	2	10	\$24,000	\$4,130	\$2,000	\$20,000	\$2,411
2008 Cat 420e Backhoe - Replace	20	4	16	\$150,000	\$24,781	\$7,500	\$120,000	\$9,041
2008 Cat Skid Steer Loader	20	10	10	\$46,000	\$4,750	\$2,300	\$23,000	\$2,773
2008 Toro 3100 Approach Mower - Replace	10	7	3	\$36,000	\$2,230	\$3,600	\$10,800	\$4,340
2009 Club Car Carryall 252 - Replace	8	4	4	\$12,780	\$1,320	\$1,598	\$6,390	\$1,926
2012 Toro Greens Triplex Mower - Replace	7	4	3	\$40,000	\$3,540	\$5,714	\$17,143	\$6,888
2013 Cat 906h Wheel Loader	20	10	10	\$90,000	\$9,293	\$4,500	\$45,000	\$5,425
2016 Chevy HD3500 - Replace	7	3	4	\$47,000	\$5,546	\$6,714	\$26,857	\$8,094
2016 SIP 650 - Replace	20	13	7	\$15,000	\$1,084	\$750	\$5,250	\$904
2016 SIP 7000 Reel Grinder - Replace	20	13	7	\$32,000	\$2,313	\$1,600	\$11,200	\$1,929
2016 Toro GTX Light Utility Vehicle - Replace	15	8	7	\$12,000	\$1,156	\$800	\$5,600	\$964
2022 John Deere 7500A Fairway Mower	13	12	1	\$84,000	\$1,334	\$6,462	\$6,462	\$7,789
250 Gal. Gas Storage Tank (Proshop) - Replace	30	3	27	\$10,000	\$1,859	\$333	\$9,000	\$402
250 Gallon Gas Tank - Replace	25	2	23	\$12,000	\$2,280	\$480	\$11,040	\$579
250 Gallon Gas Tank - Replace	25	2	23	\$12,000	\$2,280	\$480	\$11,040	\$579
500 Gal Diesel Fuel Tank - Replace	18	4	14	\$14,000	\$2,249	\$778	\$10,889	\$938
Alladin 1222 Steam Cleaner - Replace	20	3	17	\$4,800	\$843	\$240	\$4,080	\$289
Cat Rotary Brush - Replace	15	5	10	\$15,000	\$2,065	\$1,000	\$10,000	\$1,205
Chain and Pole Saws - Replace	10	2	8	\$7,000	\$1,156	\$700	\$5,600	\$844

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		
Cushman Greens Groomer Brush - Replace	22	3	19	\$4,800	\$856	\$218	\$4,145	\$263
Cushman Groomaster Trap Rake	25	1	24	\$16,000	\$3,172	\$640	\$15,360	\$772
Deicer Storage Tank	15	11	4	\$13,225	\$728	\$882	\$3,527	\$1,063
Driveway/Notice Signs - Replace	15	2	13	\$3,400	\$609	\$227	\$2,947	\$273
Emergency Generator - Replace	30	24	6	\$100,000	\$4,130	\$3,333	\$20,000	\$4,018
Ford 1920 Turf Tractor 7108 Loader - Replace	25	3	22	\$40,000	\$7,269	\$1,600	\$35,200	\$1,929
Greens King V 186 Mower - Replace=Greenmaster 3320 Triflex	17	13	4	\$40,000	\$1,944	\$2,353	\$9,412	\$2,836
Greensmaster 1000 Walking Mower - Replace	15	3	12	\$14,000	\$2,313	\$933	\$11,200	\$1,125
Greensmaster 1000 Walking Mower - Replace	15	3	12	\$14,000	\$2,313	\$933	\$11,200	\$1,125
Honda Walk Behind Mower - Replace	15	8	7	\$14,000	\$1,349	\$933	\$6,533	\$1,125
Jacobsen LF3400 Fairway Mower - Replace	18	3	15	\$45,000	\$7,744	\$2,500	\$37,500	\$3,014
JD 2030 Fairway Sprayer - Replace	10	10	0	\$55,000	\$0	\$5,500	\$0	\$6,630
JD 2030 Fairway Sprayer (sprayer tank only)	10	9	1	\$21,250	\$439	\$2,125	\$2,125	\$2,562
John Deere Gater TX 2019-1	7	4	3	\$12,775	\$1,131	\$1,825	\$5,475	\$2,200
John Deere Gater TX 2019-2	7	4	3	\$12,775	\$1,131	\$1,825	\$5,475	\$2,200
John Deere Gater TX 2019-3	7	4	3	\$12,775	\$1,131	\$1,825	\$5,475	\$2,200
John Deere ProGator 2030A9-1	7	4	3	\$28,000	\$2,478	\$4,000	\$12,000	\$4,822
John Deere ProGator 2030A9-2	7	4	3	\$28,000	\$2,478	\$4,000	\$12,000	\$4,822
Lawn Mower - Zero Turn - Replace	10	4	6	\$20,000	\$2,478	\$2,000	\$12,000	\$2,411
NH 42 HP Tractor Model #TN55 - Replace	20	0	20	\$50,000	\$10,325	\$2,500	\$50,000	\$3,014
NH 42 HP Tractor Model #TN55 - Replace	20	0	20	\$50,000	\$10,325	\$2,500	\$50,000	\$3,014
ProCore 648 Gas Aerifer 23 HP - Replace	15	8	7	\$33,000	\$3,180	\$2,200	\$15,400	\$2,652
Road Mower - New Holland TC45DA	18	17	1	\$64,000	\$734	\$3,556	\$3,556	\$4,286
Road Sand Spreader	20	18	2	\$7,500	\$155	\$375	\$750	\$452
Ryan Core Harvester - Replace	20	2	18	\$7,500	\$1,394	\$375	\$6,750	\$452
Ryan Renovaire Fairway Aerifier - Replace	30	2	28	\$14,000	\$2,698	\$467	\$13,067	\$563
Ryan Sod Cutter - Replace	30	2	28	\$7,000	\$1,349	\$233	\$6,533	\$281
Salt Dogg Sander - Replace	15	10	5	\$7,200	\$496	\$480	\$2,400	\$579
Snow Plow/Sander - Replace	15	11	4	\$21,250	\$1,170	\$1,417	\$5,667	\$1,708
Snow Removal Equipment - Replace	15	1	14	\$52,000	\$10,022	\$3,467	\$48,533	\$4,179
SnowDogg 9' Snow Plow & Beyers HP 2000 Sander - Replace	15	8	7	\$12,000	\$1,156	\$800	\$5,600	\$964
SnowDogg 9' Snow Plow & Spreader - Replace	15	9	6	\$13,000	\$1,074	\$867	\$5,200	\$1,045
Summit 7x16 Tilt Trailer - Replace	15	9	6	\$4,200	\$347	\$280	\$1,680	\$338
Toro 3300 TriPlex Mower - Replace	15	8	7	\$35,000	\$3,373	\$2,333	\$16,333	\$2,813
Toro Greensmaster 1000 Mower - Replace	15	14	1	\$15,000	\$207	\$1,000	\$1,000	\$1,205
Toro Greensmaster 1000 Mower - Replace	15	14	1	\$15,000	\$207	\$1,000	\$1,000	\$1,205
Toro Greensmaster 1000 Mower - Replace	15	14	1	\$15,000	\$207	\$1,000	\$1,000	\$1,205
Toro Greensmaster 1000 Mower - Replace	15	14	1	\$15,000	\$207	\$1,000	\$1,000	\$1,205
Toro Z Master Mower Model 6280 - Replace	12	6	6	\$29,000	\$2,994	\$2,417	\$14,500	\$2,913
Tru Turf Greens Roller - Replace	5	3	2	\$20,000	\$1,652	\$4,000	\$8,000	\$4,822
Turfco 1530 Top Dresser - Replace	15	5	10	\$17,400	\$2,395	\$1,160	\$11,600	\$1,398
Turfco Torrent 2 Blower	15	11	4	\$9,500	\$523	\$633	\$2,533	\$763
TyCrop MH 400 Fairway Top Dresser & Twin Spinner	25	4	21	\$30,000	\$5,204	\$1,200	\$25,200	\$1,447
Vermeer Brush Chipper 2012-05CRRF	10	4	6	\$46,000	\$5,700	\$4,600	\$27,600	\$5,545
Vicon PS 403 Fertilizer Spreader - Replace	15	4	11	\$7,000	\$1,060	\$467	\$5,133	\$563
			Total	\$1,794,130	\$192,785	\$128,127	\$933,560	\$154,454
MAINTENANCE - BUILDING								
Maintenance Bldg - Electrical System - Replace	20	18	2	\$23,000	\$475	\$1,150	\$2,300	\$1,386
Maintenance Bldg - Equipment - Replace	3	1	2	\$8,000	\$1,101	\$2,667	\$5,333	\$3,215

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		
Maintenance Bldg - Office Addition	20	0	20	\$200,000	\$41,301	\$10,000	\$200,000	\$12,055
Maintenance Bldg - Plumbing System - Replace	20	18	2	\$23,500	\$485	\$1,175	\$2,350	\$1,416
Maintenance Bldg - Siding & Roof - Replace	20	18	2	\$40,000	\$826	\$2,000	\$4,000	\$2,411
			Total	\$294,500	\$44,189	\$16,992	\$213,983	\$20,483
MAINTENANCE - VEHICLES								
Maint - 00 F250 - Replace	10	3	7	\$46,000	\$6,649	\$4,600	\$32,200	\$5,545
Maint - 04 GMC Silverado - Replace	10	1	9	\$42,000	\$7,806	\$4,200	\$37,800	\$5,063
Maint - 05 Chevy 3500 - Replace	10	2	8	\$45,000	\$7,434	\$4,500	\$36,000	\$5,425
Maint - 08 Dodge 4500 Dump Truck - Replace	10	2	8	\$85,000	\$14,042	\$8,500	\$68,000	\$10,247
Maint - 14 Dodge 4500 - Replace	10	6	4	\$85,000	\$7,021	\$8,500	\$34,000	\$10,247
Maint - 15 5500 - Replace	10	7	3	\$67,000	\$4,151	\$6,700	\$20,100	\$8,077
Maint - 16 3500 - Replace	10	2	8	\$52,000	\$8,591	\$5,200	\$41,600	\$6,268
Maint - 16 HydroVac Trailer Pressure Washer - Replace	10	3	7	\$100,000	\$14,455	\$10,000	\$70,000	\$12,055
Maint - 18 Silverado - Replace	10	5	5	\$48,000	\$4,956	\$4,800	\$24,000	\$5,786
Maint - 18 Silverado - Replace	10	5	5	\$45,000	\$4,646	\$4,500	\$22,500	\$5,425
Maint - 19 Silverado - Replace	10	6	4	\$40,000	\$3,304	\$4,000	\$16,000	\$4,822
Maint - 2013 Chevy Express Van - Replace	5	4	1	\$24,000	\$991	\$4,800	\$4,800	\$5,786
Maint - 97 GMC Dump Truck - Replace	20	16	4	\$66,000	\$2,726	\$3,300	\$13,200	\$3,978
			Total	\$745,000	\$86,773	\$73,600	\$420,200	\$88,723
MARINA & AM/PM AREAS								
AM/PM - Picnic Shelter - Repairs	20	12	8	\$58,000	\$4,791	\$2,900	\$23,200	\$3,496
AM/PM - Restrooms - Repairs	12	6	6	\$3,000	\$310	\$250	\$1,500	\$301
Marina - Boat Ramp Harbor - Rebuild (2022) Ph 1	15	14	1	\$54,000	\$743	\$3,600	\$3,600	\$4,340
Marina - Boat Ramp Harbor - Rebuild (2023) Ph 2	15	0	15	\$52,000	\$10,738	\$3,467	\$52,000	\$4,179
Marina - Fire Standpipe & East/West Gangways	25	21	4	\$285,000	\$9,417	\$11,400	\$45,600	\$13,742
Marina - Gate Arm	20	18	2	\$30,000	\$620	\$1,500	\$3,000	\$1,808
Marina - Open Water Boat Ramp - Rebuild	20	3	17	\$6,000	\$1,053	\$300	\$5,100	\$362
Marina - Outdoor Amenities - Replace	5	4	1	\$30,000	\$1,239	\$6,000	\$6,000	\$7,233
Marina - Picnic Shelter - Repairs	10	0	10	\$25,000	\$5,163	\$2,500	\$25,000	\$3,014
Marina - Restroom - Renovation/Repairs	15	9	6	\$30,000	\$2,478	\$2,000	\$12,000	\$2,411
Marina - Spit (East Interior) - Rebuild	30	7	23	\$665,000	\$105,283	\$22,167	\$509,833	\$26,721
Marina - Spit (West Interior) - Rebuild	30	6	24	\$665,000	\$109,861	\$22,167	\$532,000	\$26,721
Marina - Tennis & Sport Courts - Resurface/Repairs	20	0	20	\$110,532	\$22,825	\$5,527	\$110,532	\$6,662
Marina - Tennis Court Fence - Replace	30	0	30	\$30,140	\$6,224	\$1,005	\$30,140	\$1,211
Marina - Wet Slip Docks - Renovation	20	4	16	\$160,000	\$26,433	\$8,000	\$128,000	\$9,644
Marina & AM/PM - Bldgs - Painting	7	3	4	\$7,500	\$885	\$1,071	\$4,286	\$1,292
Marina & AM/PM - Bldgs - Renovation	28	23	5	\$80,000	\$2,950	\$2,857	\$14,286	\$3,444
			Total	\$2,291,172	\$311,012	\$96,710	\$1,506,077	\$116,582
MISCELLANEOUS								
Campground - Trails & Roads	12	1	11	\$10,000	\$1,893	\$833	\$9,167	\$1,005
CRRRF Loan Repayment (7 Yrs Rem) - Annual	1	0	1	\$333,039	\$68,774	\$333,039	\$333,039	\$401,471
Gates - Lighting (Replace/Repair)	15	2	13	\$15,000	\$2,685	\$1,000	\$13,000	\$1,205
Harbor View Bus Shelter - Replace	5	4	1	\$8,800	\$363	\$1,760	\$1,760	\$2,122
Parking Lot - Gate 5 - Replace	25	11	14	\$19,000	\$2,197	\$760	\$10,640	\$916
RV - Area - Chain Link Fence	30	18	12	\$26,208	\$2,165	\$874	\$10,483	\$1,053
RV - Area - Rehab	30	3	27	\$15,000	\$2,788	\$500	\$13,500	\$603
SEC - Rekey Bldgs	10	9	1	\$25,000	\$516	\$2,500	\$2,500	\$3,014
Welcome Center - Painting	7	2	5	\$15,000	\$2,213	\$2,143	\$10,714	\$2,583
			Total	\$467,047	\$83,594	\$343,409	\$404,803	\$413,972



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						
PARK AREAS								
Parks - Playground Equipment - Replace	15	12	3	\$52,000	\$2,148	\$3,467	\$10,400	\$4,179
Parks - Playgrounds (ADA Compliance)	10	0	10	\$75,000	\$15,488	\$7,500	\$75,000	\$9,041
Parks - Tables & Benches - Replace	10	4	6	\$10,000	\$1,239	\$1,000	\$6,000	\$1,205
			Total	\$137,000	\$18,875	\$11,967	\$91,400	\$14,426
POOL - MAIN								
Main Pool - ADA Lift - Replace	10	5	5	\$8,850	\$914	\$885	\$4,425	\$1,067
Main Pool - Deck - Repair	30	26	4	\$345,000	\$9,499	\$11,500	\$46,000	\$13,863
Main Pool - Equipment - Replace	12	8	4	\$75,000	\$5,163	\$6,250	\$25,000	\$7,534
Main Pool - Fence - Replace	30	26	4	\$25,000	\$688	\$833	\$3,333	\$1,005
Main Pool - Furniture	10	7	3	\$25,000	\$1,549	\$2,500	\$7,500	\$3,014
Main Pool - Heaters	12	8	4	\$9,000	\$620	\$750	\$3,000	\$904
Main Pool - Resurface	12	8	4	\$125,000	\$8,604	\$10,417	\$41,667	\$12,557
Main Pool - Swim Lanes - Replace	10	5	5	\$6,000	\$620	\$600	\$3,000	\$723
			Total	\$618,850	\$27,656	\$33,735	\$133,925	\$40,667
POOL - QUIET								
Quiet Pool - ADA Lift Replace	10	5	5	\$8,850	\$914	\$885	\$4,425	\$1,067
Quiet Pool - Controllor and filter/heater/pump installation	15	13	2	\$16,000	\$441	\$1,067	\$2,133	\$1,286
Quiet Pool - Deck - Repairs	30	26	4	\$65,000	\$1,790	\$2,167	\$8,667	\$2,612
Quiet Pool - Fence - Replace	20	5	15	\$12,780	\$1,979	\$639	\$9,585	\$770
Quiet Pool - Furniture	10	1	9	\$8,500	\$1,580	\$850	\$7,650	\$1,025
Quiet Pool - Pumphouse - Improvements	30	26	4	\$40,000	\$1,101	\$1,333	\$5,333	\$1,607
Quiet Pool - Resurface	10	6	4	\$24,500	\$2,024	\$2,450	\$9,800	\$2,953
Quiet Pool - Retaining Wall - Repair	30	26	4	\$25,000	\$688	\$833	\$3,333	\$1,005
Quiet Pool - Shed - Rebuild	30	26	4	\$20,000	\$551	\$667	\$2,667	\$804
Quiet Pool - Shed Improvements	30	26	4	\$8,000	\$220	\$267	\$1,067	\$321
Quiet Pool - Skimmer- Replace	10	5	5	\$5,000	\$516	\$500	\$2,500	\$603
			Total	\$233,630	\$11,804	\$11,657	\$57,160	\$14,053
SECURITY BUILDING & EQUIPMENT								
SEC - 05 Honda Element - Replace	10	2	8	\$25,000	\$4,130	\$2,500	\$20,000	\$3,014
SEC - 09 Honda CRV - Replace	7	3	4	\$30,000	\$3,540	\$4,286	\$17,143	\$5,166
SEC - Defibrillator - Replace	10	9	1	\$9,318	\$192	\$932	\$932	\$1,123
SEC - Honda 16 CRV - Replace	7	4	3	\$30,000	\$2,655	\$4,286	\$12,857	\$5,166
SEC - Radio System - Replace	10	4	6	\$29,000	\$3,593	\$2,900	\$17,400	\$3,496
SEC - Security/Access Control - Replace	7	6	1	\$65,000	\$1,918	\$9,286	\$9,286	\$11,194
Security Bldg - Electrical	25	2	23	\$35,000	\$6,649	\$1,400	\$32,200	\$1,688
Security Bldg - Interior- Repair	25	2	23	\$8,000	\$1,520	\$320	\$7,360	\$386
Security Bldg - Roof - Replace	15	6	9	\$6,500	\$805	\$433	\$3,900	\$522
Security Bldg - Siding - Paint	7	2	5	\$3,350	\$494	\$479	\$2,393	\$577
Security Bldg - Siding - Repair	25	2	23	\$20,000	\$3,800	\$800	\$18,400	\$964
			Total	\$261,168	\$29,297	\$27,621	\$141,870	\$33,296
TURF								
TURF - 05 Chevy Colorado - Replace	10	2	8	\$45,000	\$7,434	\$4,500	\$36,000	\$5,425
TURF - Bldg - Paint	7	0	7	\$12,000	\$2,478	\$1,714	\$12,000	\$2,067
TURF - Bldg - Repair	30	0	30	\$45,000	\$9,293	\$1,500	\$45,000	\$1,808
TURF - Bldg Overhead Door - Replace	20	0	20	\$2,325	\$480	\$116	\$2,325	\$140
TURF - Change Room Repair	15	11	4	\$6,650	\$366	\$443	\$1,773	\$534
TURF - Electrical System - Replace	50	0	50	\$20,000	\$4,130	\$400	\$20,000	\$482

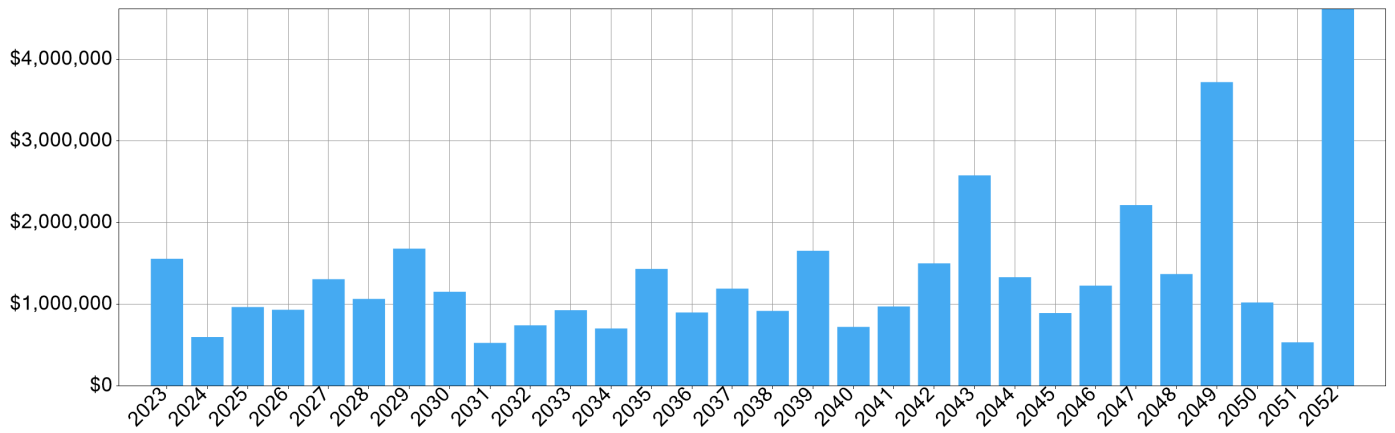
Percent Funded Analysis

Component	UL RUL		Effective Age	Current Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.
	A	B						
	A	B	C	D	E	F	G	H
TURF - Fence - Replace/Repair	15	0	15	\$6,600	\$1,363	\$440	\$6,600	\$530
TURF - Furnace - Replace	15	8	7	\$3,000	\$289	\$200	\$1,400	\$241
TURF - Gutters - Replace	25	5	20	\$1,306	\$216	\$52	\$1,045	\$63
TURF - Main Pump Panel - Replace	25	16	9	\$60,000	\$4,461	\$2,400	\$21,600	\$2,893
TURF - Restrooms - Replace	15	0	15	\$3,000	\$620	\$200	\$3,000	\$241
TURF - Roof - Replace	20	9	11	\$22,000	\$2,499	\$1,100	\$12,100	\$1,326
TURF - Sand Storage Roof - Replace	20	0	20	\$3,000	\$620	\$150	\$3,000	\$181
TURF - Vent System - Replace/Repair	15	0	15	\$11,500	\$2,375	\$767	\$11,500	\$924
TURF - Wash Pad - Refurbish	25	0	25	\$7,500	\$1,549	\$300	\$7,500	\$362
TURF - Water Heater - Replace	12	0	12	\$1,745	\$360	\$145	\$1,745	\$175
			Total	\$250,626	\$38,531	\$14,428	\$186,588	\$17,393
			Totals	\$13,342,920	\$1,253,251	\$1,066,507	\$6,068,868	\$1,285,651

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: 3,124 | Start Date: 1/1/2023



Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2023						
ACB - Exterior - Paint		1115		Adult Center Building	\$11,400	\$11,400
ACB - HVAC - Replace		1117		Adult Center Building	\$14,000	\$14,000
ACB - Water Heater - Replace		1119		Adult Center Building	\$4,000	\$4,000
Area Z - Doors (Repair Contingency)		1250		Area Z	\$3,000	\$3,000
Area Z - Service Truck Compound		1253		Area Z	\$6,000	\$6,000
Barn 8 - HVAC - Replace		1089		Barn 8	\$60,000	\$60,000
Barn 8 - Plumbing System - Repair		1090		Barn 8	\$60,000	\$60,000
Clubhouse - Ext Deck - Recoating		1148		Clubhouse	\$7,752	\$7,752
Clubhouse - HVAC 20 Ton		1318		Clubhouse	\$40,000	\$40,000
Core Area - Tennis Courts - Replace/Repair		1110		Core Area	\$156,100	\$156,100
Core Area - Tennis Courts Fence - Replace		1112		Core Area	\$33,825	\$33,825
CRRRF Loan Repayment (7 Yrs Rem) - Annual		1331		Miscellaneous	\$333,039	\$333,039
Gate 9 - Bus Shelter (Replace)		1297		Bus Shelters	\$8,000	\$8,000
Golf - Austin Creek - Repair		1224		Golf	\$100,000	\$100,000
Maintenance Bldg - Office Addition				Maintenance - Building	\$200,000	\$200,000
Marina - Boat Ramp Harbor - Rebuild (2023) Ph 2		1139		Marina & AM/PM Areas	\$52,000	\$52,000
Marina - Picnic Shelter - Repairs		1133		Marina & AM/PM Areas	\$25,000	\$25,000
Marina - Tennis & Sport Courts - Resurface/Repairs		1134		Marina & AM/PM Areas	\$110,532	\$110,532
Marina - Tennis Court Fence - Replace		1135		Marina & AM/PM Areas	\$30,140	\$30,140
NH 42 HP Tractor Model #TN55 - Replace		1064		Golf & Maintenance Equipment	\$50,000	\$50,000
NH 42 HP Tractor Model #TN55 - Replace		1064		Golf & Maintenance Equipment	\$50,000	\$50,000
Parks - Playgrounds (ADA Compliance)				Park Areas	\$75,000	\$75,000
System - Computer - Server Replace				Clubhouse	\$16,500	\$16,500



Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
TURF - Bldg - Paint		1209		Turf	\$12,000	\$12,000
TURF - Bldg - Repair		1210		Turf	\$45,000	\$45,000
TURF - Bldg Overhead Door - Replace		1254		Turf	\$2,325	\$2,325
TURF - Electrical System - Replace		1283		Turf	\$20,000	\$20,000
TURF - Fence - Replace/Repair		1208		Turf	\$6,600	\$6,600
TURF - Restrooms - Replace		1280		Turf	\$3,000	\$3,000
TURF - Sand Storage Roof - Replace		1205		Turf	\$3,000	\$3,000
TURF - Vent System - Replace/Repair		1207		Turf	\$11,500	\$11,500
TURF - Wash Pad - Refurbish		1211		Turf	\$7,500	\$7,500
TURF - Water Heater - Replace		1281		Turf	\$1,745	\$1,745
					Total for 2023:	\$1,558,958
2024						
ACB - Int Renovate (End of Lease)		1118		Adult Center Building	\$40,000	\$41,600
Campground - Trails & Roads		1266		Miscellaneous	\$10,000	\$10,400
Clubhouse - Siding - Painting		1145		Clubhouse	\$18,880	\$19,635
CRRRF Loan Repayment (7 Yrs Rem) - Annual		1331		Miscellaneous	\$333,039	\$333,039
Cushman Groomaster Trap Rake		1047		Golf & Maintenance Equipment	\$16,000	\$16,640
Gate 1 - Bus Shelter (Replace)		1298		Bus Shelters	\$7,500	\$7,800
Golf - Practice Putting Green		1274		Golf	\$35,000	\$36,400
Maint - 04 GMC Silverado - Replace		1171		Maintenance - Vehicles	\$42,000	\$43,680
Maintenance Bldg - Equipment - Replace		1130		Maintenance - Building	\$8,000	\$8,320
Quiet Pool - Furniture		1106		Pool - Quiet	\$8,500	\$8,840
Snow Removal Equipment - Replace		1011		Golf & Maintenance Equipment	\$52,000	\$54,080
System - Phone System - Server		1159		Clubhouse	\$20,000	\$20,800
					Total for 2024:	\$601,234
2025						
2005 JD ProGator 2030A - Replace		1079		Golf & Maintenance Equipment	\$24,000	\$25,958
2005 JD ProGator 2030A - Replace		1079		Golf & Maintenance Equipment	\$24,000	\$25,958
250 Gallon Gas Tank - Replace		1296		Golf & Maintenance Equipment	\$12,000	\$12,979
250 Gallon Gas Tank - Replace		1296		Golf & Maintenance Equipment	\$12,000	\$12,979
Chain and Pole Saws - Replace		1021		Golf & Maintenance Equipment	\$7,000	\$7,571
CRRRF Loan Repayment (7 Yrs Rem) - Annual		1331		Miscellaneous	\$333,039	\$333,039
Driveway/Notice Signs - Replace		1262		Golf & Maintenance Equipment	\$3,400	\$3,677
Gates - Lighting (Replace/Repair)		1251		Miscellaneous	\$15,000	\$16,224
Golf - Cart Path - Repave/Repairs (1)				Golf	\$50,000	\$54,080
Golf - Pro Shop Shed - Replace		1345		Golf	\$11,000	\$11,898
Golf - Pump Houses - Renovation		1246		Golf	\$7,000	\$7,571



Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Golf - Restrooms - Renovation		1247		Golf	\$60,000	\$64,896
Maint - 05 Chevy 3500 - Replace		1172		Maintenance - Vehicles	\$45,000	\$48,672
Maint - 08 Dodge 4500 Dump Truck - Replace		1174		Maintenance - Vehicles	\$85,000	\$91,936
Maint - 16 3500 - Replace		1177		Maintenance - Vehicles	\$52,000	\$56,243
Ryan Core Harvester - Replace		1055		Golf & Maintenance Equipment	\$7,500	\$8,112
Ryan Renovaire Fairway Aerifier - Replace		1030		Golf & Maintenance Equipment	\$14,000	\$15,142
Ryan Sod Cutter - Replace		1031		Golf & Maintenance Equipment	\$7,000	\$7,571
SEC - 05 Honda Element - Replace		1180		Security Building & Equipment	\$25,000	\$27,040
Security Bldg - Electrical		1346		Security Building & Equipment	\$35,000	\$37,856
Security Bldg - Interior- Repair		1301		Security Building & Equipment	\$8,000	\$8,653
Security Bldg - Siding - Paint		1229		Security Building & Equipment	\$3,350	\$3,623
Security Bldg - Siding - Repair		1228		Security Building & Equipment	\$20,000	\$21,632
TURF - 05 Chevy Colorado - Replace		1181		Turf	\$45,000	\$48,672
Welcome Center - Painting				Miscellaneous	\$15,000	\$16,224
					Total for 2025:	\$968,209
2026						
2016 Chevy HD3500 - Replace		1170		Golf & Maintenance Equipment	\$47,000	\$52,869
250 Gal. Gas Storage Tank (Proshop) - Replace		1036		Golf & Maintenance Equipment	\$10,000	\$11,249
Alladin 1222 Steam Cleaner - Replace		1034		Golf & Maintenance Equipment	\$4,800	\$5,399
Clubhouse - Plumbing Systems - Renovation		1156		Clubhouse	\$50,000	\$56,243
Core Area - Outdoor Amenities - Replace		1109		Core Area	\$20,000	\$22,497
CRRRF Loan Repayment (7 Yrs Rem) - Annual		1331		Miscellaneous	\$333,039	\$333,039
Cushman Greens Groomer Brush - Replace		1046		Golf & Maintenance Equipment	\$4,800	\$5,399
Ford 1920 Turf Tractor 7108 Loader - Replace		1037		Golf & Maintenance Equipment	\$40,000	\$44,995
Golf - Cart Path - Repave/Repairs (2)				Golf	\$50,000	\$56,243
Golf - Safety Net/Posts - Replace		1070		Golf	\$10,000	\$11,249
Greensmaster 1000 Walking Mower - Replace		1061		Golf & Maintenance Equipment	\$14,000	\$15,748
Greensmaster 1000 Walking Mower - Replace		1060		Golf & Maintenance Equipment	\$14,000	\$15,748
Jacobsen LF3400 Fairway Mower - Replace		1056		Golf & Maintenance Equipment	\$45,000	\$50,619
Maint - 00 F250 - Replace		1169		Maintenance - Vehicles	\$46,000	\$51,744
Maint - 16 HydroVac Trailer Pressure Washer - Replace		1278		Maintenance - Vehicles	\$100,000	\$112,486
Marina - Open Water Boat Ramp - Rebuild		1140		Marina & AM/PM Areas	\$6,000	\$6,749
Marina & AM/PM - Bldgs - Painting		1142		Marina & AM/PM Areas	\$7,500	\$8,436
RV - Area - Rehab		1128		Miscellaneous	\$15,000	\$16,873



Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
SEC - 09 Honda CRV - Replace		1179		Security Building & Equipment	\$30,000	\$33,746
Tru Turf Greens Roller - Replace		1082		Golf & Maintenance Equipment	\$20,000	\$22,497
					Total for 2026:	\$933,829
2027						
1,000 Gal. Gas Storage Tank		1015		Golf & Maintenance Equipment	\$15,000	\$17,548
2008 Cat 420e Backhoe - Replace		1012		Golf & Maintenance Equipment	\$150,000	\$175,479
2009 Club Car Carryall 252 - Replace		1078		Golf & Maintenance Equipment	\$12,780	\$14,951
2012 Toro Greens Triplex Mower - Replace		1076		Golf & Maintenance Equipment	\$40,000	\$46,794
500 Gal Diesel Fuel Tank - Replace		1071		Golf & Maintenance Equipment	\$14,000	\$16,378
Barn 8 - Coffee Area - Equipment - Replace		1097		Barn 8	\$5,500	\$6,434
Barn 8 - Coffee Area - Ice Machine - Replace		1200		Barn 8	\$4,600	\$5,381
Core Area - Field Equipment - Replace		1113		Core Area	\$8,000	\$9,359
CRRRF Loan Repayment (7 Yrs Rem) - Annual		1331		Miscellaneous	\$333,039	\$333,039
Golf - Bunkers - Replace (Contingency)		1213		Golf	\$15,000	\$17,548
Golf - Cart Path - Repave/Repairs (3)				Golf	\$50,000	\$58,493
Golf - Club Car Carry All - Replace		1344		Golf	\$15,000	\$17,548
Golf - Range Picking Unit - Replace		1221		Golf	\$4,050	\$4,738
Golf - Tee Sheet Software - Replace		1223		Golf	\$3,500	\$4,095
Harbor View Bus Shelter - Replace		1299		Miscellaneous	\$8,800	\$10,295
John Deere Gater TX 2019-1		1324		Golf & Maintenance Equipment	\$12,775	\$14,945
John Deere Gater TX 2019-2		1325		Golf & Maintenance Equipment	\$12,775	\$14,945
John Deere Gater TX 2019-3		1063		Golf & Maintenance Equipment	\$12,775	\$14,945
John Deere ProGator 2030A9-1		1058		Golf & Maintenance Equipment	\$28,000	\$32,756
John Deere ProGator 2030A9-2		1322		Golf & Maintenance Equipment	\$28,000	\$32,756
Lawn Mower - Zero Turn - Replace		1010		Golf & Maintenance Equipment	\$20,000	\$23,397
Maint - 2013 Chevy Express Van - Replace		1270		Maintenance - Vehicles	\$24,000	\$28,077
Maintenance Bldg - Equipment - Replace		1130		Maintenance - Building	\$8,000	\$9,359
Marina - Outdoor Amenities - Replace		1141		Marina & AM/PM Areas	\$30,000	\$35,096
Marina - Wet Slip Docks - Renovation		1137		Marina & AM/PM Areas	\$160,000	\$187,177
Parks - Tables & Benches - Replace		1256		Park Areas	\$10,000	\$11,699
SEC - Honda 16 CRV - Replace		1178		Security Building & Equipment	\$30,000	\$35,096
SEC - Radio System - Replace		1165		Security Building & Equipment	\$29,000	\$33,926
TyCrop MH 400 Fairway Top		1045		Golf & Maintenance Equipment	\$30,000	\$35,096



Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Dresser & Twin Spinner						
Vermeer Brush Chipper 2012-05CRRF		1075		Golf & Maintenance Equipment	\$46,000	\$53,813
Vicon PS 403 Fertilizer Spreader - Replace		1062		Golf & Maintenance Equipment	\$7,000	\$8,189
Total for 2027:						\$1,309,350
2028						
Barn 8 - Electrical System - Repair		1091		Barn 8	\$70,000	\$85,166
Barn 8 - Safety Nets - Replace		1231		Barn 8	\$16,500	\$20,075
Cat Rotary Brush - Replace		1014		Golf & Maintenance Equipment	\$15,000	\$18,250
Clubhouse - Ext Deck - Recoating		1148		Clubhouse	\$7,752	\$9,431
CRRRF Loan Repayment (7 Yrs Rem) - Annual		1331		Miscellaneous	\$333,039	\$333,039
Golf Carts - Replace		1258		Golf	\$325,000	\$395,412
Main Pool - ADA Lift - Replace		1337		Pool - Main	\$8,850	\$10,767
Main Pool - Swim Lanes - Replace		1338		Pool - Main	\$6,000	\$7,300
Maint - 18 Silverado - Replace		1315		Maintenance - Vehicles	\$48,000	\$58,399
Maint - 18 Silverado - Replace		1311		Maintenance - Vehicles	\$45,000	\$54,749
Quiet Pool - ADA Lift Replace		1342		Pool - Quiet	\$8,850	\$10,767
Quiet Pool - Fence - Replace		1126		Pool - Quiet	\$12,780	\$15,549
Quiet Pool - Skimmer- Replace		1341		Pool - Quiet	\$5,000	\$6,083
System - Computer - Server Replace				Clubhouse	\$16,500	\$20,075
TURF - Gutters - Replace		1255		Turf	\$1,306	\$1,589
Turfc0 1530 Top Dresser - Replace		1080		Golf & Maintenance Equipment	\$17,400	\$21,170
Total for 2028:						\$1,067,822
2029						
AM/PM - Restrooms - Repairs		1132		Marina & AM/PM Areas	\$3,000	\$3,796
Barn 8 - Gym Cardio Machines - Replace		1248		Barn 8	\$72,000	\$91,103
CRRRF Loan Repayment (7 Yrs Rem) - Annual		1331		Miscellaneous	\$333,039	\$333,039
Golf - Club Car Carry All - Range Picker				Golf	\$6,500	\$8,225
Golf - Greens & Tee Boxes - Rebuild (Contingency)		1217		Golf	\$25,000	\$31,633
Golf - Irrigation Pump		1359		Golf	\$12,000	\$15,184
Golf - Pond Aerators - Fountains		1354		Golf	\$24,000	\$30,368
Maint - 14 Dodge 4500 - Replace		1175		Maintenance - Vehicles	\$85,000	\$107,552
Maint - 19 Silverado - Replace		1326		Maintenance - Vehicles	\$40,000	\$50,613
Marina - Spit (West Interior) - Rebuild		1336		Marina & AM/PM Areas	\$665,000	\$841,437
Quiet Pool - Resurface		1121		Pool - Quiet	\$24,500	\$31,000
SEC - Security/Access Control - Replace		1161		Security Building & Equipment	\$65,000	\$82,246
Security Bldg - Roof - Replace		1227		Security Building & Equipment	\$6,500	\$8,225
System - Web Page - Redesign		1160		Clubhouse	\$10,000	\$12,653



Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Toro Z Master Mower Model 6280 - Replace		1066		Golf & Maintenance Equipment	\$29,000	\$36,694
					Total for 2029:	\$1,683,767
2030						
2008 Toro 3100 Approach Mower - Replace		1073		Golf & Maintenance Equipment	\$36,000	\$47,374
ACB - Exterior - Paint		1115		Adult Center Building	\$11,400	\$15,002
Barn 8 - Painting		1099		Barn 8	\$50,000	\$65,797
Kitchen (19) - Fryers - Replace		1192		Clubhouse	\$2,800	\$3,685
Main Pool - Furniture		1106		Pool - Main	\$25,000	\$32,898
Maint - 15 5500 - Replace		1176		Maintenance - Vehicles	\$67,000	\$88,167
Maintenance Bldg - Equipment - Replace		1130		Maintenance - Building	\$8,000	\$10,527
Marina - Spit (East Interior) - Rebuild		1335		Marina & AM/PM Areas	\$665,000	\$875,095
TURF - Bldg - Paint		1209		Turf	\$12,000	\$15,791
					Total for 2030:	\$1,154,335
2031						
2016 Toro GTX Light Utility Vehicle - Replace		1032		Golf & Maintenance Equipment	\$12,000	\$16,423
Area Z - Storage Gate - Replace		1263		Area Z	\$10,000	\$13,686
Clubhouse - Siding - Painting		1145		Clubhouse	\$18,880	\$25,839
Honda Walk Behind Mower - Replace		1302		Golf & Maintenance Equipment	\$14,000	\$19,160
Main Pool - Equipment - Replace		1100		Pool - Main	\$75,000	\$102,643
Main Pool - Heaters		1356		Pool - Main	\$9,000	\$12,317
Main Pool - Resurface		1244		Pool - Main	\$125,000	\$171,071
ProCore 648 Gas Aerifer 23 HP - Replace		1306		Golf & Maintenance Equipment	\$33,000	\$45,163
SnowDogg 9' Snow Plow & Beyers HP 2000 Sander - Replace		1304		Golf & Maintenance Equipment	\$12,000	\$16,423
System - Phone System - Server		1159		Clubhouse	\$20,000	\$27,371
Toro 3300 TriPlex Mower - Replace		1303		Golf & Maintenance Equipment	\$35,000	\$47,900
Tru Turf Greens Roller - Replace		1082		Golf & Maintenance Equipment	\$20,000	\$27,371
TURF - Furnace - Replace		1276		Turf	\$3,000	\$4,106
					Total for 2031:	\$529,472
2032						
ACB - Doors & Windows- Repair		1116		Adult Center Building	\$16,800	\$23,912
ACB - Siding - Repair		1245		Adult Center Building	\$20,000	\$28,466
Barn 8 - Gym Weight Machines - Replace		1084		Barn 8	\$80,000	\$113,865
Barn 8 - Sauna - Replace		1340		Barn 8	\$28,825	\$41,027
Gate 1 - Bus Shelter (Replace)		1298		Bus Shelters	\$7,500	\$10,675
Golf - Bridges - GCBR1 (17th Hole)				Golf	\$50,000	\$71,166
Golf - Bunkers - Replace (Contingency)		1213		Golf	\$15,000	\$21,350
Golf - Lake Louise Dam - Repair		1269		Golf	\$88,000	\$125,251

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Golf - Safety Net/Posts - Replace		1070		Golf	\$10,000	\$14,233
Harbor View Bus Shelter - Replace		1299		Miscellaneous	\$8,800	\$12,525
JD 2030 Fairway Sprayer (sprayer tank only)				Golf & Maintenance Equipment	\$21,250	\$30,245
Maint - 2013 Chevy Express Van - Replace		1270		Maintenance - Vehicles	\$24,000	\$34,159
Marina - Outdoor Amenities - Replace		1141		Marina & AM/PM Areas	\$30,000	\$42,699
Marina - Restroom - Renovation/Repairs		1136		Marina & AM/PM Areas	\$30,000	\$42,699
SEC - Defibrillator - Replace		1164		Security Building & Equipment	\$9,318	\$13,262
SEC - Rekey Bldgs		1162		Miscellaneous	\$25,000	\$35,583
Security Bldg - Siding - Paint		1229		Security Building & Equipment	\$3,350	\$4,768
SnowDogg 9' Snow Plow & Spreader - Replace		1312		Golf & Maintenance Equipment	\$13,000	\$18,503
Summit 7x16 Tilt Trailer - Replace		1313		Golf & Maintenance Equipment	\$4,200	\$5,978
TURF - Roof - Replace		1204		Turf	\$22,000	\$31,313
Welcome Center - Painting				Miscellaneous	\$15,000	\$21,350
					Total for 2032:	\$743,030
2033						
2008 Cat Skid Steer Loader		1019		Golf & Maintenance Equipment	\$46,000	\$68,091
2013 Cat 906h Wheel Loader		1018		Golf & Maintenance Equipment	\$90,000	\$133,222
2016 Chevy HD3500 - Replace		1170		Golf & Maintenance Equipment	\$47,000	\$69,571
Area Z - Doors (Repair Contingency)		1250		Area Z	\$3,000	\$4,441
Clubhouse - Ext Deck - Recoating		1148		Clubhouse	\$7,752	\$11,475
Clubhouse - HVAC Economizer		1317		Clubhouse	\$40,000	\$59,210
Clubhouse - HVAC Exterior Cover		1319		Clubhouse	\$20,000	\$29,605
Golf - Austin Creek - Repair		1224		Golf	\$100,000	\$148,024
Golf - Bridges - GCBR2 (10th Hole)				Golf	\$50,000	\$74,012
JD 2030 Fairway Sprayer - Replace		1074		Golf & Maintenance Equipment	\$55,000	\$81,413
Maintenance Bldg - Equipment - Replace		1130		Maintenance - Building	\$8,000	\$11,842
Marina - Picnic Shelter - Repairs		1133		Marina & AM/PM Areas	\$25,000	\$37,006
Marina & AM/PM - Bldgs - Painting		1142		Marina & AM/PM Areas	\$7,500	\$11,102
Parks - Playgrounds (ADA Compliance)				Park Areas	\$75,000	\$111,018
Salt Dogg Sander - Replace		1328		Golf & Maintenance Equipment	\$7,200	\$10,658
SEC - 09 Honda CRV - Replace		1179		Security Building & Equipment	\$30,000	\$44,407
System - Computer - Server Replace				Clubhouse	\$16,500	\$24,424
					Total for 2033:	\$929,522
2034						
2012 Toro Greens Triplex Mower - Replace		1076		Golf & Maintenance Equipment	\$40,000	\$61,578

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
ACB - Conference Room (Refurb)				Adult Center Building	\$8,000	\$12,316
Barn 8 - Water Heaters - Replace		1092		Barn 8	\$15,000	\$23,092
Clubhouse - 19th Hole - Renovation		1151		Clubhouse	\$30,000	\$46,184
Clubhouse - Admin - Renovation		1150		Clubhouse	\$30,000	\$46,184
Deicer Storage Tank		1357		Golf & Maintenance Equipment	\$13,225	\$20,359
Golf - Bridges - GCBR3 (9th Hole)				Golf	\$50,000	\$76,973
Golf - Club Car Carry All - Replace		1344		Golf	\$15,000	\$23,092
Golf - Gold Office Replace		1363		Golf	\$18,500	\$28,480
Golf - Range Picking Unit - Replace		1221		Golf	\$4,050	\$6,235
Golf - Tee Sheet Software - Replace		1223		Golf	\$3,500	\$5,388
John Deere Gater TX 2019-1		1324		Golf & Maintenance Equipment	\$12,775	\$19,667
John Deere Gater TX 2019-2		1325		Golf & Maintenance Equipment	\$12,775	\$19,667
John Deere Gater TX 2019-3		1063		Golf & Maintenance Equipment	\$12,775	\$19,667
John Deere ProGator 2030A9-1		1058		Golf & Maintenance Equipment	\$28,000	\$43,105
John Deere ProGator 2030A9-2		1322		Golf & Maintenance Equipment	\$28,000	\$43,105
Maint - 04 GMC Silverado - Replace		1171		Maintenance - Vehicles	\$42,000	\$64,657
Parking Lot - Gate 5 - Replace		1257		Miscellaneous	\$19,000	\$29,250
Quiet Pool - Furniture		1106		Pool - Quiet	\$8,500	\$13,085
SEC - Honda 16 CRV - Replace		1178		Security Building & Equipment	\$30,000	\$46,184
Snow Plow/Sander - Replace		1327		Golf & Maintenance Equipment	\$21,250	\$32,713
TURF - Change Room Repair		1352		Turf	\$6,650	\$10,237
Turfco Torrent 2 Blower		1347		Golf & Maintenance Equipment	\$9,500	\$14,625
					Total for 2034:	\$705,840
2035						
2009 Club Car Carryall 252 - Replace		1078		Golf & Maintenance Equipment	\$12,780	\$20,461
2022 John Deere 7500A Fairway Mower		1077		Golf & Maintenance Equipment	\$84,000	\$134,487
ACB - Water Heater - Replace		1119		Adult Center Building	\$4,000	\$6,404
AM/PM - Picnic Shelter - Repairs		1131		Marina & AM/PM Areas	\$58,000	\$92,860
Chain and Pole Saws - Replace		1021		Golf & Maintenance Equipment	\$7,000	\$11,207
Golf - Bridges - GCBR4 (9th Hole Green Bridge)				Golf	\$50,000	\$80,052
Golf - Cart Path - Repave/Repairs (1)				Golf	\$50,000	\$80,052
Golf Carts - Replace		1258		Golf	\$325,000	\$520,335
Maint - 05 Chevy 3500 - Replace		1172		Maintenance - Vehicles	\$45,000	\$72,046
Maint - 08 Dodge 4500 Dump Truck - Replace		1174		Maintenance - Vehicles	\$85,000	\$136,088
Maint - 16 3500 - Replace		1177		Maintenance - Vehicles	\$52,000	\$83,254
Parks - Playground Equipment - Replace		1230		Park Areas	\$52,000	\$83,254
SEC - 05 Honda Element - Replace		1180		Security Building & Equipment	\$25,000	\$40,026

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
TURF - 05 Chevy Colorado - Replace		1181		Turf	\$45,000	\$72,046
TURF - Water Heater - Replace		1281		Turf	\$1,745	\$2,794
					Total for 2035:	\$1,435,365
2036						
2016 SIP 650 - Replace		1026		Golf & Maintenance Equipment	\$15,000	\$24,976
2016 SIP 7000 Reel Grinder - Replace		1025		Golf & Maintenance Equipment	\$32,000	\$53,282
ACB - Restrooms/Sauna (Refurb)				Adult Center Building	\$16,000	\$26,641
Campground - Trails & Roads		1266		Miscellaneous	\$10,000	\$16,651
Clubhouse - Pro Shop - Renovation		1147		Clubhouse	\$20,000	\$33,301
Clubhouse - Water Heater - Replace		1154		Clubhouse	\$8,800	\$14,653
Golf - Bridges - GCBR5 (9th Hole Tee Bridge)				Golf	\$50,000	\$83,254
Golf - Cart Path - Repave/Repairs (2)				Golf	\$50,000	\$83,254
Greens King V 186 Mower - Replace=Greenmaster 3320 Triflex		1053		Golf & Maintenance Equipment	\$40,000	\$66,603
Kitchen (19) - Cooler - Replace		1196		Clubhouse	\$4,200	\$6,993
Kitchen (19) - Drink/Display Cooler - Replace		1197		Clubhouse	\$3,500	\$5,828
Kitchen (19) - Remodel		1198		Clubhouse	\$12,000	\$19,981
Kitchen (19) - Stove & Flat Top - Replace		1195		Clubhouse	\$6,000	\$9,990
Kitchen (19) - Walk-in Coolers - Repair		1191		Clubhouse	\$9,000	\$14,986
Maint - 00 F250 - Replace		1169		Maintenance - Vehicles	\$46,000	\$76,593
Maint - 16 HydroVac Trailer Pressure Washer - Replace		1278		Maintenance - Vehicles	\$100,000	\$166,507
Maintenance Bldg - Equipment - Replace		1130		Maintenance - Building	\$8,000	\$13,321
Quiet Pool - Controller and filter/heater/pump installation				Pool - Quiet	\$16,000	\$26,641
SEC - Security/Access Control - Replace		1161		Security Building & Equipment	\$65,000	\$108,230
System - Web Page - Redesign		1160		Clubhouse	\$10,000	\$16,651
Tru Turf Greens Roller - Replace		1082		Golf & Maintenance Equipment	\$20,000	\$33,301
					Total for 2036:	\$901,637
2037						
2005 JD ProGator 2030A - Replace		1079		Golf & Maintenance Equipment	\$24,000	\$41,560
2005 JD ProGator 2030A - Replace		1079		Golf & Maintenance Equipment	\$24,000	\$41,560
ACB - Exterior - Paint		1115		Adult Center Building	\$11,400	\$19,741
Barn 8 - Coffee Area - Ice Machine - Replace		1200		Barn 8	\$4,600	\$7,966
Barn 8 - Coffee Area - Kitchen - Renovation		1098		Barn 8	\$12,000	\$20,780
Barn 8 - Coffee Area - Lobby - Renovation		1096		Barn 8	\$17,500	\$30,304

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Barn 8 - Flat Roof - Replace		1095		Barn 8	\$46,800	\$81,042
Clubhouse - Restaurant - Renovation		1149		Clubhouse	\$60,000	\$103,901
Golf - Bridges - GCBR7 (7th Hole Bridge)				Golf	\$50,000	\$86,584
Golf - Bunkers - Replace (Contingency)		1213		Golf	\$15,000	\$25,975
Golf - Cart Path - Repave/Repairs (3)				Golf	\$50,000	\$86,584
Harbor View Bus Shelter - Replace		1299		Miscellaneous	\$8,800	\$15,239
Kitchen - Equipment		1182		Clubhouse	\$80,000	\$138,534
Lawn Mower - Zero Turn - Replace		1010		Golf & Maintenance Equipment	\$20,000	\$34,634
Maint - 2013 Chevy Express Van - Replace		1270		Maintenance - Vehicles	\$24,000	\$41,560
Marina - Boat Ramp Harbor - Rebuild (2022) Ph 1		1139		Marina & AM/PM Areas	\$54,000	\$93,511
Marina - Outdoor Amenities - Replace		1141		Marina & AM/PM Areas	\$30,000	\$51,950
Parks - Tables & Benches - Replace		1256		Park Areas	\$10,000	\$17,317
SEC - Radio System - Replace		1165		Security Building & Equipment	\$29,000	\$50,219
Toro Greensmaster 1000 Mower - Replace		1042		Golf & Maintenance Equipment	\$15,000	\$25,975
Toro Greensmaster 1000 Mower - Replace		1041		Golf & Maintenance Equipment	\$15,000	\$25,975
Toro Greensmaster 1000 Mower - Replace		1039		Golf & Maintenance Equipment	\$15,000	\$25,975
Toro Greensmaster 1000 Mower - Replace		1040		Golf & Maintenance Equipment	\$15,000	\$25,975
TURF - Bldg - Paint		1209		Turf	\$12,000	\$20,780
Vermeer Brush Chipper 2012-05CRRF		1075		Golf & Maintenance Equipment	\$46,000	\$79,657
Total for 2037:						\$1,193,298
2038						
ACB - HVAC - Replace		1117		Adult Center Building	\$14,000	\$25,213
Barn 8 - Painting		1099		Barn 8	\$50,000	\$90,047
Clubhouse - Ext Deck - Glass/Metal Rail				Clubhouse	\$23,120	\$41,638
Clubhouse - Ext Deck - Recoating		1148		Clubhouse	\$7,752	\$13,961
Clubhouse - Ext Deck - Resurface				Clubhouse	\$25,840	\$46,536
Clubhouse - HVAC 20 Ton		1318		Clubhouse	\$40,000	\$72,038
Clubhouse - HVAC CH		1316		Clubhouse	\$40,000	\$72,038
Clubhouse - Siding - Painting		1145		Clubhouse	\$18,880	\$34,002
Golf - Bridges - GCBR8 (5th Hole Tee Bridge)				Golf	\$50,000	\$90,047
Golf - Safety Net/Posts - Replace		1070		Golf	\$10,000	\$18,009
Main Pool - ADA Lift - Replace		1337		Pool - Main	\$8,850	\$15,938
Main Pool - Swim Lanes -		1338		Pool - Main	\$6,000	\$10,806

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Replace						
Maint - 18 Silverado - Replace		1315		Maintenance - Vehicles	\$48,000	\$86,445
Maint - 18 Silverado - Replace		1311		Maintenance - Vehicles	\$45,000	\$81,042
Marina - Boat Ramp Harbor - Rebuild (2023) Ph 2		1139		Marina & AM/PM Areas	\$52,000	\$93,649
Quiet Pool - ADA Lift Replace		1342		Pool - Quiet	\$8,850	\$15,938
Quiet Pool - Skimmer- Replace		1341		Pool - Quiet	\$5,000	\$9,005
System - Computer - Server Replace				Clubhouse	\$16,500	\$29,716
System - Phone System - Server		1159		Clubhouse	\$20,000	\$36,019
TURF - Fence - Replace/Repair		1208		Turf	\$6,600	\$11,886
TURF - Restrooms - Replace		1280		Turf	\$3,000	\$5,403
TURF - Vent System - Replace/Repair		1207		Turf	\$11,500	\$20,711
					Total for 2038:	\$920,088
2039						
Area Z - Sprung Structure		1364		Area Z	\$126,830	\$237,550
Barn 8 - Gym Cardio Machines - Replace		1248		Barn 8	\$72,000	\$134,855
Barn 8 - Restrooms/Locker Rooms - Remodel		1094		Barn 8	\$170,000	\$318,407
Clubhouse - Roof & Gutters - Replace		1144		Clubhouse	\$60,000	\$112,379
Golf - Club Car Carry All - Range Picker				Golf	\$6,500	\$12,174
Golf - Greens & Tee Boxes - Rebuild (Contingency)		1217		Golf	\$25,000	\$46,825
Golf - Irrigation Pump		1359		Golf	\$12,000	\$22,476
Golf - Pond Aerators - Fountains		1354		Golf	\$24,000	\$44,952
Golf - Practice Putting Green		1274		Golf	\$35,000	\$65,554
Maint - 14 Dodge 4500 - Replace		1175		Maintenance - Vehicles	\$85,000	\$159,203
Maint - 19 Silverado - Replace		1326		Maintenance - Vehicles	\$40,000	\$74,919
Maint - 97 GMC Dump Truck - Replace		1168		Maintenance - Vehicles	\$66,000	\$123,617
Maintenance Bldg - Equipment - Replace		1130		Maintenance - Building	\$8,000	\$14,984
Quiet Pool - Resurface		1121		Pool - Quiet	\$24,500	\$45,888
Security Bldg - Siding - Paint		1229		Security Building & Equipment	\$3,350	\$6,274
Snow Removal Equipment - Replace		1011		Golf & Maintenance Equipment	\$52,000	\$97,395
TURF - Main Pump Panel - Replace		1206		Turf	\$60,000	\$112,379
Welcome Center - Painting				Miscellaneous	\$15,000	\$28,095
					Total for 2039:	\$1,657,926
2040						
2008 Toro 3100 Approach Mower - Replace		1073		Golf & Maintenance Equipment	\$36,000	\$70,124
2016 Chevy HD3500 - Replace		1170		Golf & Maintenance Equipment	\$47,000	\$91,551
ACB - Roof - Replace		1114		Adult Center Building	\$27,875	\$54,298
Driveway/Notice Signs - Replace		1262		Golf & Maintenance Equipment	\$3,400	\$6,623
Gate 1 - Bus Shelter (Replace)		1298		Bus Shelters	\$7,500	\$14,609

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Gate 3 - Bus Shelter (Replace)		1252		Bus Shelters	\$39,000	\$75,968
Gates - Lighting (Replace/Repair)		1251		Miscellaneous	\$15,000	\$29,219
Kitchen (19) - Fryers - Replace		1192		Clubhouse	\$2,800	\$5,454
Main Pool - Furniture		1106		Pool - Main	\$25,000	\$48,698
Maint - 15 5500 - Replace		1176		Maintenance - Vehicles	\$67,000	\$130,509
Marina & AM/PM - Bldgs - Painting		1142		Marina & AM/PM Areas	\$7,500	\$14,609
Road Mower - New Holland TC45DA		1009		Golf & Maintenance Equipment	\$64,000	\$124,666
SEC - 09 Honda CRV - Replace		1179		Security Building & Equipment	\$30,000	\$58,437
					Total for 2040:	\$724,765
2041						
2012 Toro Greens Triplex Mower - Replace		1076		Golf & Maintenance Equipment	\$40,000	\$81,033
AM/PM - Restrooms - Repairs		1132		Marina & AM/PM Areas	\$3,000	\$6,077
Area Z - Storage Gate - Replace		1263		Area Z	\$10,000	\$20,258
Barn 8 - Furnace Replace		1360		Barn 8	\$3,800	\$7,698
Golf - Bridges - GCBR9 (9th Hole)				Golf	\$50,000	\$101,291
Golf - Club Car Carry All - Replace		1344		Golf	\$15,000	\$30,387
Golf - Range Picking Unit - Replace		1221		Golf	\$4,050	\$8,205
Golf - Tee Sheet Software - Replace		1223		Golf	\$3,500	\$7,090
Greensmaster 1000 Walking Mower - Replace		1061		Golf & Maintenance Equipment	\$14,000	\$28,361
Greensmaster 1000 Walking Mower - Replace		1060		Golf & Maintenance Equipment	\$14,000	\$28,361
John Deere Gater TX 2019-1		1324		Golf & Maintenance Equipment	\$12,775	\$25,880
John Deere Gater TX 2019-2		1325		Golf & Maintenance Equipment	\$12,775	\$25,880
John Deere Gater TX 2019-3		1063		Golf & Maintenance Equipment	\$12,775	\$25,880
John Deere ProGator 2030A9-1		1058		Golf & Maintenance Equipment	\$28,000	\$56,723
John Deere ProGator 2030A9-2		1322		Golf & Maintenance Equipment	\$28,000	\$56,723
Maintenance Bldg - Electrical System - Replace		1288		Maintenance - Building	\$23,000	\$46,594
Maintenance Bldg - Plumbing System - Replace		1287		Maintenance - Building	\$23,500	\$47,607
Maintenance Bldg - Siding & Roof - Replace		1129		Maintenance - Building	\$40,000	\$81,033
Marina - Gate Arm		1365		Marina & AM/PM Areas	\$30,000	\$60,774
Road Sand Spreader		1057		Golf & Maintenance Equipment	\$7,500	\$15,194
RV - Area - Chain Link Fence				Miscellaneous	\$26,208	\$53,093
SEC - Honda 16 CRV - Replace		1178		Security Building & Equipment	\$30,000	\$60,774
Toro Z Master Mower Model 6280 - Replace		1066		Golf & Maintenance Equipment	\$29,000	\$58,749
Tru Turf Greens Roller - Replace		1082		Golf & Maintenance Equipment	\$20,000	\$40,516
					Total for 2041:	\$974,181
2042						
ACB - Siding - Repair		1245		Adult Center Building	\$20,000	\$42,137
Barn 8 - Coffee Area -		1097		Barn 8	\$5,500	\$11,588



Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Equipment - Replace						
Barn 8 - Dance Area - Renovation		1085		Barn 8	\$34,000	\$71,633
Barn 8 - Dance Area Heaters - Replace		1086		Barn 8	\$12,000	\$25,282
Barn 8 - Dance Area Kitchen Equipment - Replace		1087		Barn 8	\$20,000	\$42,137
Barn 8 - Roof Replace		1339		Barn 8	\$80,000	\$168,548
Barn 8 - Sauna - Replace		1340		Barn 8	\$28,825	\$60,730
Clubhouse - Upstairs Restrooms - Renovation		1155		Clubhouse	\$32,000	\$67,419
Core Area - Field Equipment - Replace		1113		Core Area	\$8,000	\$16,855
Golf - Bunkers - Replace (Contingency)		1213		Golf	\$15,000	\$31,603
Golf Carts - Replace		1258		Golf	\$325,000	\$684,726
Harbor View Bus Shelter - Replace		1299		Miscellaneous	\$8,800	\$18,540
JD 2030 Fairway Sprayer (sprayer tank only)				Golf & Maintenance Equipment	\$21,250	\$44,771
Maint - 2013 Chevy Express Van - Replace		1270		Maintenance - Vehicles	\$24,000	\$50,564
Maintenance Bldg - Equipment - Replace		1130		Maintenance - Building	\$8,000	\$16,855
Marina - Outdoor Amenities - Replace		1141		Marina & AM/PM Areas	\$30,000	\$63,205
SEC - Defibrillator - Replace		1164		Security Building & Equipment	\$9,318	\$19,632
SEC - Rekey Bldgs		1162		Miscellaneous	\$25,000	\$52,671
Vicon PS 403 Fertilizer Spreader - Replace		1062		Golf & Maintenance Equipment	\$7,000	\$14,748
					Total for 2042:	\$1,503,644
2043						
2009 Club Car Carryall 252 - Replace		1078		Golf & Maintenance Equipment	\$12,780	\$28,003
ACB - Electrical System - Replace		1284		Adult Center Building	\$20,000	\$43,822
ACB - Plumbing System - Replace		1285		Adult Center Building	\$40,000	\$87,645
Area Z - Doors (Repair Contingency)		1250		Area Z	\$3,000	\$6,573
Area Z - Service Truck Compound		1253		Area Z	\$6,000	\$13,147
Barn 8 - HVAC - Replace		1089		Barn 8	\$60,000	\$131,467
Barn 8 - Safety Nets - Replace		1231		Barn 8	\$16,500	\$36,154
Cat Rotary Brush - Replace		1014		Golf & Maintenance Equipment	\$15,000	\$32,867
Clubhouse - Ext Deck - Recoating		1148		Clubhouse	\$7,752	\$16,986
Gate 9 - Bus Shelter (Replace)		1297		Bus Shelters	\$8,000	\$17,529
Golf - Austin Creek - Repair		1224		Golf	\$100,000	\$219,112
JD 2030 Fairway Sprayer - Replace		1074		Golf & Maintenance Equipment	\$55,000	\$120,512
Main Pool - Equipment - Replace		1100		Pool - Main	\$75,000	\$164,334

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Main Pool - Heaters		1356		Pool - Main	\$9,000	\$19,720
Main Pool - Resurface		1244		Pool - Main	\$125,000	\$273,890
Maintenance Bldg - Office Addition				Maintenance - Building	\$200,000	\$438,225
Marina - Picnic Shelter - Repairs		1133		Marina & AM/PM Areas	\$25,000	\$54,778
Marina - Tennis & Sport Courts - Resurface/Repairs		1134		Marina & AM/PM Areas	\$110,532	\$242,189
NH 42 HP Tractor Model #TN55 - Replace		1064		Golf & Maintenance Equipment	\$50,000	\$109,556
NH 42 HP Tractor Model #TN55 - Replace		1064		Golf & Maintenance Equipment	\$50,000	\$109,556
Parks - Playgrounds (ADA Compliance)				Park Areas	\$75,000	\$164,334
SEC - Security/Access Control - Replace		1161		Security Building & Equipment	\$65,000	\$142,423
System - Computer - Server Replace				Clubhouse	\$16,500	\$36,154
System - Web Page - Redesign		1160		Clubhouse	\$10,000	\$21,911
TURF - Bldg Overhead Door - Replace		1254		Turf	\$2,325	\$5,094
TURF - Sand Storage Roof - Replace		1205		Turf	\$3,000	\$6,573
Turfco 1530 Top Dresser - Replace		1080		Golf & Maintenance Equipment	\$17,400	\$38,126
Total for 2043:						\$2,580,681
2044						
ACB - Exterior - Paint		1115		Adult Center Building	\$11,400	\$25,978
ACB - Int Renovate (End of Lease)		1118		Adult Center Building	\$40,000	\$91,151
Clubhouse - Fire Systems - Upgrade		1153		Clubhouse	\$25,000	\$56,969
Clubhouse - Golf Locker Rooms & RR's - Renovate		1351		Clubhouse	\$60,000	\$136,726
Golf - Lake Louise Pump Station - Rebuild		1216		Golf	\$40,000	\$91,151
Golf - Safety Net/Posts - Replace		1070		Golf	\$10,000	\$22,788
Jacobsen LF3400 Fairway Mower - Replace		1056		Golf & Maintenance Equipment	\$45,000	\$102,545
Maint - 04 GMC Silverado - Replace		1171		Maintenance - Vehicles	\$42,000	\$95,708
Marina - Fire Standpipe & East/West Gangways		1348		Marina & AM/PM Areas	\$285,000	\$649,449
Quiet Pool - Furniture		1106		Pool - Quiet	\$8,500	\$19,370
Security Bldg - Roof - Replace		1227		Security Building & Equipment	\$6,500	\$14,812
TURF - Bldg - Paint		1209		Turf	\$12,000	\$27,345
Total for 2044:						\$1,333,991
2045						
500 Gal Diesel Fuel Tank - Replace		1071		Golf & Maintenance Equipment	\$14,000	\$33,179
Chain and Pole Saws - Replace		1021		Golf & Maintenance Equipment	\$7,000	\$16,589
Clubhouse - Siding - Painting		1145		Clubhouse	\$18,880	\$44,744
Golf - Cart Path -				Golf	\$50,000	\$118,496



Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Repave/Repairs (1)						
Maint - 05 Chevy 3500 - Replace		1172		Maintenance - Vehicles	\$45,000	\$106,646
Maint - 08 Dodge 4500 Dump Truck - Replace		1174		Maintenance - Vehicles	\$85,000	\$201,443
Maint - 16 3500 - Replace		1177		Maintenance - Vehicles	\$52,000	\$123,236
Maintenance Bldg - Equipment - Replace		1130		Maintenance - Building	\$8,000	\$18,959
Ryan Core Harvester - Replace		1055		Golf & Maintenance Equipment	\$7,500	\$17,774
SEC - 05 Honda Element - Replace		1180		Security Building & Equipment	\$25,000	\$59,248
System - Phone System - Server		1159		Clubhouse	\$20,000	\$47,398
TURF - 05 Chevy Colorado - Replace		1181		Turf	\$45,000	\$106,646
					Total for 2045:	\$894,360
2046						
2016 Toro GTX Light Utility Vehicle - Replace		1032		Golf & Maintenance Equipment	\$12,000	\$29,577
Alladin 1222 Steam Cleaner - Replace		1034		Golf & Maintenance Equipment	\$4,800	\$11,831
Barn 8 - Painting		1099		Barn 8	\$50,000	\$123,236
Barn 8 - Water Heaters - Replace		1092		Barn 8	\$15,000	\$36,971
Golf - Cart Path - Repave/Repairs (2)				Golf	\$50,000	\$123,236
Honda Walk Behind Mower - Replace		1302		Golf & Maintenance Equipment	\$14,000	\$34,506
Maint - 00 F250 - Replace		1169		Maintenance - Vehicles	\$46,000	\$113,377
Maint - 16 HydroVac Trailer Pressure Washer - Replace		1278		Maintenance - Vehicles	\$100,000	\$246,472
Marina - Open Water Boat Ramp - Rebuild		1140		Marina & AM/PM Areas	\$6,000	\$14,788
Marina & AM/PM - Bldgs - Renovation		1320		Marina & AM/PM Areas	\$80,000	\$197,177
ProCore 648 Gas Aerifer 23 HP - Replace		1306		Golf & Maintenance Equipment	\$33,000	\$81,336
Security Bldg - Siding - Paint		1229		Security Building & Equipment	\$3,350	\$8,257
SnowDogg 9' Snow Plow & Beyers HP 2000 Sander - Replace		1304		Golf & Maintenance Equipment	\$12,000	\$29,577
Toro 3300 TriPlex Mower - Replace		1303		Golf & Maintenance Equipment	\$35,000	\$86,265
Tru Turf Greens Roller - Replace		1082		Golf & Maintenance Equipment	\$20,000	\$49,294
TURF - Furnace - Replace		1276		Turf	\$3,000	\$7,394
Welcome Center - Painting				Miscellaneous	\$15,000	\$36,971
					Total for 2046:	\$1,230,263
2047						
2008 Cat 420e Backhoe - Replace		1012		Golf & Maintenance Equipment	\$150,000	\$384,496
2016 Chevy HD3500 - Replace		1170		Golf & Maintenance Equipment	\$47,000	\$120,475
ACB - Water Heater - Replace		1119		Adult Center Building	\$4,000	\$10,253
Barn 8 - Coffee Area - Ice Machine - Replace		1200		Barn 8	\$4,600	\$11,791
Barn 8 - Gym Weight Machines -		1084		Barn 8	\$80,000	\$205,064



Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Replace						
Emergency Generator - Replace		1308		Golf & Maintenance Equipment	\$100,000	\$256,330
Golf - Bunkers - Replace (Contingency)		1213		Golf	\$15,000	\$38,450
Golf - Cart Path - Repave/Repairs (3)				Golf	\$50,000	\$128,165
Harbor View Bus Shelter - Replace		1299		Miscellaneous	\$8,800	\$22,557
Lawn Mower - Zero Turn - Replace		1010		Golf & Maintenance Equipment	\$20,000	\$51,266
Maint - 2013 Chevy Express Van - Replace		1270		Maintenance - Vehicles	\$24,000	\$61,519
Marina - Outdoor Amenities - Replace		1141		Marina & AM/PM Areas	\$30,000	\$76,899
Marina - Restroom - Renovation/Repairs		1136		Marina & AM/PM Areas	\$30,000	\$76,899
Marina - Wet Slip Docks - Renovation		1137		Marina & AM/PM Areas	\$160,000	\$410,129
Marina & AM/PM - Bldgs - Painting		1142		Marina & AM/PM Areas	\$7,500	\$19,225
Parks - Tables & Benches - Replace		1256		Park Areas	\$10,000	\$25,633
SEC - 09 Honda CRV - Replace		1179		Security Building & Equipment	\$30,000	\$76,899
SEC - Radio System - Replace		1165		Security Building & Equipment	\$29,000	\$74,336
SnowDogg 9' Snow Plow & Spreader - Replace		1312		Golf & Maintenance Equipment	\$13,000	\$33,323
Summit 7x16 Tilt Trailer - Replace		1313		Golf & Maintenance Equipment	\$4,200	\$10,766
TURF - Water Heater - Replace		1281		Turf	\$1,745	\$4,473
Vermeer Brush Chipper 2012- 05CRRF		1075		Golf & Maintenance Equipment	\$46,000	\$117,912
					Total for 2047:	\$2,216,861
2048						
2012 Toro Greens Triplex Mower - Replace		1076		Golf & Maintenance Equipment	\$40,000	\$106,633
2022 John Deere 7500A Fairway Mower		1077		Golf & Maintenance Equipment	\$84,000	\$223,930
Campground - Trails & Roads		1266		Miscellaneous	\$10,000	\$26,658
Clubhouse - Ext Deck - Recoating		1148		Clubhouse	\$7,752	\$20,666
Clubhouse - HVAC Economizer		1317		Clubhouse	\$40,000	\$106,633
Cushman Greens Groomer Brush - Replace		1046		Golf & Maintenance Equipment	\$4,800	\$12,796
Gate 1 - Bus Shelter (Replace)		1298		Bus Shelters	\$7,500	\$19,994
Golf - Club Car Carry All - Replace		1344		Golf	\$15,000	\$39,988
Golf - Range Picking Unit - Replace		1221		Golf	\$4,050	\$10,797
Golf - Tee Sheet Software - Replace		1223		Golf	\$3,500	\$9,330
John Deere Gater TX 2019-1		1324		Golf & Maintenance Equipment	\$12,775	\$34,056
John Deere Gater TX 2019-2		1325		Golf & Maintenance Equipment	\$12,775	\$34,056
John Deere Gater TX 2019-3		1063		Golf & Maintenance Equipment	\$12,775	\$34,056



Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
John Deere ProGator 2030A9-1		1058		Golf & Maintenance Equipment	\$28,000	\$74,643
John Deere ProGator 2030A9-2		1322		Golf & Maintenance Equipment	\$28,000	\$74,643
Main Pool - ADA Lift - Replace		1337		Pool - Main	\$8,850	\$23,593
Main Pool - Swim Lanes - Replace		1338		Pool - Main	\$6,000	\$15,995
Maint - 18 Silverado - Replace		1315		Maintenance - Vehicles	\$48,000	\$127,960
Maint - 18 Silverado - Replace		1311		Maintenance - Vehicles	\$45,000	\$119,963
Maintenance Bldg - Equipment - Replace		1130		Maintenance - Building	\$8,000	\$21,327
Quiet Pool - ADA Lift Replace		1342		Pool - Quiet	\$8,850	\$23,593
Quiet Pool - Fence - Replace		1126		Pool - Quiet	\$12,780	\$34,069
Quiet Pool - Skimmer- Replace		1341		Pool - Quiet	\$5,000	\$13,329
Salt Dogg Sander - Replace		1328		Golf & Maintenance Equipment	\$7,200	\$19,194
SEC - Honda 16 CRV - Replace		1178		Security Building & Equipment	\$30,000	\$79,975
System - Computer - Server Replace				Clubhouse	\$16,500	\$43,986
TURF - Wash Pad - Refurbish		1211		Turf	\$7,500	\$19,994
					Total for 2048:	\$1,371,858
2049						
2005 JD ProGator 2030A - Replace		1079		Golf & Maintenance Equipment	\$24,000	\$66,539
2005 JD ProGator 2030A - Replace		1079		Golf & Maintenance Equipment	\$24,000	\$66,539
ACB - Conference Room (Refurb)				Adult Center Building	\$8,000	\$22,180
Barn 8 - Gym Cardio Machines - Replace		1248		Barn 8	\$72,000	\$199,618
Clubhouse - 19th Hole - Renovation		1151		Clubhouse	\$30,000	\$83,174
Clubhouse - Admin - Renovation		1150		Clubhouse	\$30,000	\$83,174
Cushman Groomaster Trap Rake		1047		Golf & Maintenance Equipment	\$16,000	\$44,360
Deicer Storage Tank		1357		Golf & Maintenance Equipment	\$13,225	\$36,666
Golf - Club Car Carry All - Range Picker				Golf	\$6,500	\$18,021
Golf - Gold Office Replace		1363		Golf	\$18,500	\$51,291
Golf - Greens & Tee Boxes - Rebuild (Contingency)		1217		Golf	\$25,000	\$69,312
Golf - Irrigation Pump		1359		Golf	\$12,000	\$33,270
Golf - Pond Aerators - Fountains		1354		Golf	\$24,000	\$66,539
Golf Carts - Replace		1258		Golf	\$325,000	\$901,053
Main Pool - Deck - Repair		1105		Pool - Main	\$345,000	\$956,502
Main Pool - Fence - Replace		1104		Pool - Main	\$25,000	\$69,312
Maint - 14 Dodge 4500 - Replace		1175		Maintenance - Vehicles	\$85,000	\$235,660
Maint - 19 Silverado - Replace		1326		Maintenance - Vehicles	\$40,000	\$110,899
Quiet Pool - Deck - Repairs		1123		Pool - Quiet	\$65,000	\$180,211
Quiet Pool - Pumphouse - Improvements		1362		Pool - Quiet	\$40,000	\$110,899
Quiet Pool - Resurface		1121		Pool - Quiet	\$24,500	\$67,926
Quiet Pool - Retaining Wall - Repair		1343		Pool - Quiet	\$25,000	\$69,312

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Quiet Pool - Shed - Rebuild		1124		Pool - Quiet	\$20,000	\$55,449
Quiet Pool - Shed Improvements		1361		Pool - Quiet	\$8,000	\$22,180
Snow Plow/Sander - Replace		1327		Golf & Maintenance Equipment	\$21,250	\$58,915
TURF - Change Room Repair		1352		Turf	\$6,650	\$18,437
Turfco Torrent 2 Blower		1347		Golf & Maintenance Equipment	\$9,500	\$26,338
					Total for 2049:	\$3,723,773
2050						
2008 Toro 3100 Approach Mower - Replace		1073		Golf & Maintenance Equipment	\$36,000	\$103,801
250 Gallon Gas Tank - Replace		1296		Golf & Maintenance Equipment	\$12,000	\$34,600
250 Gallon Gas Tank - Replace		1296		Golf & Maintenance Equipment	\$12,000	\$34,600
Golf - Safety Net/Posts - Replace		1070		Golf	\$10,000	\$28,834
Kitchen (19) - Fryers - Replace		1192		Clubhouse	\$2,800	\$8,073
Main Pool - Furniture		1106		Pool - Main	\$25,000	\$72,084
Maint - 15 5500 - Replace		1176		Maintenance - Vehicles	\$67,000	\$193,186
Parks - Playground Equipment - Replace		1230		Park Areas	\$52,000	\$149,935
SEC - Security/Access Control - Replace		1161		Security Building & Equipment	\$65,000	\$187,419
Security Bldg - Electrical		1346		Security Building & Equipment	\$35,000	\$100,918
Security Bldg - Interior- Repair		1301		Security Building & Equipment	\$8,000	\$23,067
Security Bldg - Siding - Repair		1228		Security Building & Equipment	\$20,000	\$57,667
System - Web Page - Redesign		1160		Clubhouse	\$10,000	\$28,834
					Total for 2050:	\$1,023,019
2051						
2009 Club Car Carryall 252 - Replace		1078		Golf & Maintenance Equipment	\$12,780	\$38,323
ACB - Exterior - Paint		1115		Adult Center Building	\$11,400	\$34,185
Area Z - Storage Gate - Replace		1263		Area Z	\$10,000	\$29,987
Clubhouse - Pro Shop - Renovation		1147		Clubhouse	\$20,000	\$59,974
Clubhouse - Water Heater - Replace		1154		Clubhouse	\$8,800	\$26,389
Ford 1920 Turf Tractor 7108 Loader - Replace		1037		Golf & Maintenance Equipment	\$40,000	\$119,948
Kitchen (19) - Cooler - Replace		1196		Clubhouse	\$4,200	\$12,595
Kitchen (19) - Drink/Display Cooler - Replace		1197		Clubhouse	\$3,500	\$10,495
Kitchen (19) - Remodel		1198		Clubhouse	\$12,000	\$35,984
Maintenance Bldg - Equipment - Replace		1130		Maintenance - Building	\$8,000	\$23,990
Quiet Pool - Controller and filter/heater/pump installation				Pool - Quiet	\$16,000	\$47,979
Tru Turf Greens Roller - Replace		1082		Golf & Maintenance Equipment	\$20,000	\$59,974
TURF - Bldg - Paint		1209		Turf	\$12,000	\$35,984
					Total for 2051:	\$535,808
2052						
1,000 Gal. Gas Storage Tank		1015		Golf & Maintenance Equipment	\$15,000	\$46,780
ACB - Siding - Repair		1245		Adult Center Building	\$20,000	\$62,373
Barn 8 - Bldg Exterior Envelope Restoration		1083		Barn 8	\$750,000	\$2,338,989

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Barn 8 - Coffee Area - Kitchen - Renovation		1098		Barn 8	\$12,000	\$37,424
Barn 8 - Coffee Area - Lobby - Renovation		1096		Barn 8	\$17,500	\$54,576
Barn 8 - Flat Roof - Replace		1095		Barn 8	\$46,800	\$145,953
Barn 8 - Sauna - Replace		1340		Barn 8	\$28,825	\$89,895
Clubhouse - Restaurant - Renovation		1149		Clubhouse	\$60,000	\$187,119
Clubhouse - Siding - Painting		1145		Clubhouse	\$18,880	\$58,880
Golf - Bunkers - Replace (Contingency)		1213		Golf	\$15,000	\$46,780
Golf - Lake Louise Damn - Repair		1269		Golf	\$88,000	\$274,441
Harbor View Bus Shelter - Replace		1299		Miscellaneous	\$8,800	\$27,444
JD 2030 Fairway Sprayer (sprayer tank only)				Golf & Maintenance Equipment	\$21,250	\$66,271
Kitchen - Equipment		1182		Clubhouse	\$80,000	\$249,492
Kitchen - Renovation		1193		Clubhouse	\$25,000	\$77,966
Maint - 2013 Chevy Express Van - Replace		1270		Maintenance - Vehicles	\$24,000	\$74,848
Marina - Boat Ramp Harbor - Rebuild (2022) Ph 1		1139		Marina & AM/PM Areas	\$54,000	\$168,407
Marina - Outdoor Amenities - Replace		1141		Marina & AM/PM Areas	\$30,000	\$93,560
SEC - Defibrillator - Replace		1164		Security Building & Equipment	\$9,318	\$29,060
SEC - Rekey Bldgs		1162		Miscellaneous	\$25,000	\$77,966
System - Phone System - Server		1159		Clubhouse	\$20,000	\$62,373
Toro Greensmaster 1000 Mower - Replace		1042		Golf & Maintenance Equipment	\$15,000	\$46,780
Toro Greensmaster 1000 Mower - Replace		1041		Golf & Maintenance Equipment	\$15,000	\$46,780
Toro Greensmaster 1000 Mower - Replace		1039		Golf & Maintenance Equipment	\$15,000	\$46,780
Toro Greensmaster 1000 Mower - Replace		1040		Golf & Maintenance Equipment	\$15,000	\$46,780
TURF - Roof - Replace		1204		Turf	\$22,000	\$68,610
TyCrop MH 400 Fairway Top Dresser & Twin Spinner		1045		Golf & Maintenance Equipment	\$30,000	\$93,560
					Total for 2052:	\$4,619,886