

Serving Texas

901 S MoPac Expy, Bldg 1, Suite 300
Austin, TX 78746

Tel : (737) 402-7201
Fax : (737) 402-7231
www.reservestudy.com



**ASSOCIATION
RESERVES™**

Planning For The Inevitable™

Regional Offices

Arizona
California
Colorado
Florida
Hawaii
Nevada
North Carolina
Texas
Washington



Wildwood POA
Village Mills , TX



Report #: 42715-0
Beginning: January 1, 2022
Expires: December 31, 2022

RESERVE STUDY
"Full"

January 25, 2022

Welcome to your Reserve Study!

A Reserve Study is a valuable tool to help you budget responsibly for your property. This report contains all the information you need to avoid surprise expenses, make informed decisions, save money, and protect property values.

Regardless of the property type, it's a fact of life that the very moment construction is completed, every major building component begins a predictable process of physical deterioration. The operative word is "predictable" because planning for the inevitable is what a Reserve Study by **Association Reserves** is all about!

In this Report, you will find three key results:

- **Component List**
Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.
- **Reserve Fund Strength**
A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.
- **Reserve Funding Plan**
A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.



Est. 1986

ASSOCIATION
RESERVES™

Planning For The Inevitable™

www.reservestudy.com

Table of Contents

Executive Summary	5
Executive Summary (Component List)	6
Introduction, Objectives, and Methodology	11
Which Physical Assets are Funded by Reserves?	12
How do we establish Useful Life and Remaining Useful Life estimates?	12
How do we establish Current Repair/Replacement Cost Estimates?	12
How much Reserves are enough?	13
How much should we contribute?	14
What is our Recommended Funding Goal?	14
Site Inspection Notes	15
Projected Expenses	16
Annual Reserve Expenses Graph	16
Reserve Fund Status & Recommended Funding Plan	17
Annual Reserve Funding Graph	17
30-Yr Cash Flow Graph	18
Percent Funded Graph	18
Table Descriptions	19
Budget Summary	20
Reserve Component List Detail	21
Fully Funded Balance	26
Component Significance	31
30-Year Reserve Plan Summary	36
30-Year Reserve Plan Summary (Alternate Funding Plan)	37
30-Year Income/Expense Detail	38
Accuracy, Limitations, and Disclosures	62
Terms and Definitions	63
Component Details	64
SITE AND GROUNDS	65
ADMINISTRATION OFFICE	94
CAMPGROUND	101
DUPLEXES	104
GENERAL STORE	110
HOTELS	116
LIBRARY	123
THE LODGE	129
STABLES	136
GOLF CLUBHOUSE	139
GOLF COURSE	155
MAINTENANCE EQUIPMENT	171



Wildwood POA
Village Mills , TX
Level of Service: "Full"

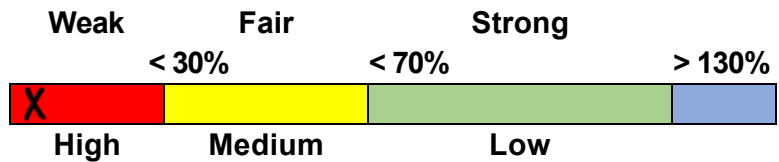
Report #: 42715-0
of Units: 600
January 1, 2022 through December 31, 2022

Findings & Recommendations

as of January 1, 2022

Starting Reserve Balance	\$448,411
Current Fully Funding Reserve Balance	\$9,861,097
Average Reserve Deficit (Surplus) Per Unit	\$15,688
Percent Funded	4.5 %
Recommended 2022 Annual "Full Funding" Contributions	\$700,000
Alternate 2022 Annual "Baseline Funding" Contributions	\$618,000
Recommended 2022 Special Assessments for Reserves	\$4,500,000
Most Recent Reserve Contribution Rate	\$180,000

Reserve Fund Strength: 4.5%



Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	1.00 %
Annual Inflation Rate	3.00 %

- This is a "Full" Reserve Study.
- The information in this Reserve Study is based on our site inspection on 11/2/2021.
- This Reserve Study was prepared by, or under the supervision of a credentialed Reserve Specialist (RS™).
- Because your Reserve Fund is at 4.5 % Funded, this means the association's special assessment & deferred maintenance risk is currently High.
- Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is for you to increase your Reserve contributions to \$700,000 and implement a special assessment of \$4,500,000 in your 2022 fiscal year. The special assessment will help fund many reserve projects including but not limited to asphalt road resurfacing, golf course rehabilitation, and water treatment facilities.
- This Reserve Study has been prepared using the "pooled" method of Reserve funding (also known as the cash flow method). The terms "full funding" and/or "fully funding" as used in this Reserve Study are based on the National Reserve Study Standards definition of full funding: "setting a Reserve funding goal to attain and maintain Reserves at or near 100 percent funded." (The definition and means of calculating percent-funded are addressed later in this report.)

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
SITE AND GROUNDS			
201 Asphalt (Sec. 100) - Resurface	30	12	\$660,000
201 Asphalt (Sec. 1200) - Resurface	30	5	\$718,000
201 Asphalt (Sec. 200) - Resurface	30	6	\$782,000
201 Asphalt (Sec. 300) - Resurface	30	7	\$675,000
201 Asphalt (Sec. 400) - Resurface	30	10	\$825,000
201 Asphalt (Sec. 500) - Resurface	30	5	\$1,960,000
201 Asphalt (Sec. 600) - Resurface	30	10	\$845,000
201 Asphalt (Sec. GC) - Resurface	30	17	\$2,725,000
202 Asphalt (Sec. 100) - Seal/Repair	5	2	\$65,000
202 Asphalt (Sec. 1200) - Seal/Repair	5	0	\$72,000
202 Asphalt (Sec. 200) - Seal/Repair	5	1	\$78,000
202 Asphalt (Sec. 300) - Seal/Repair	5	2	\$68,000
202 Asphalt (Sec. 400) - Seal/Repair	5	0	\$82,000
202 Asphalt (Sec. 500) - Seal/Repair	5	0	\$196,000
202 Asphalt (Sec. 600) - Seal/Repair	5	0	\$85,000
202 Asphalt (Sec. GC) - Seal/Repair	5	2	\$272,000
405 Play Equipment - Replace	20	5	\$70,000
406 Site Furniture - Partial Replace	5	3	\$13,000
407 Grills - Replace	10	5	\$6,500
421 Playground Ground Cover - Replenish	4	2	\$4,500
502 Chain Link Fence - Replace	30	15	\$20,000
502 Chain Link Fence (Tennis) - Replace	30	15	\$10,000
510 Gazebos - Refurbish	30	10	\$20,000
510 Metal Pavilion - Replace	30	15	\$30,000
510 Wood Pavilions - Refurbish	6	2	\$5,000
909 Restrooms (Beach) - Refurbish	20	15	\$12,000
914 Guardhouse - Refurbish	10	5	\$5,000
1402 Monument Signs - Refurbish	25	22	\$5,000
1604 Tennis Courts - Resurface	7	2	\$14,000
1609 Basketball Court - Refurbish	7	2	\$6,000
1637 Wood Docks - Replace	25	15	\$30,000
1639 Boat Ramps - Replace	30	10	\$20,000
1639 Floating Docks - Refurbish	20	10	\$5,000
1701 Vehicle Bridge - Repair/Replace	40	36	\$330,000
1811 Culverts - Clean/Repair	10	8	\$20,000
1827 Building - Refurbish	25	8	\$10,000
1999 Helipad - Replace	50	13	\$24,000

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2000 Concrete Dam/Spillway - Repair	20	10	\$100,000
2001 Marquees - Replace	20	10	\$6,000
2002 Restroom Building - Refurbish	20	15	\$7,500
ADMINISTRATION OFFICE			
301 Computer/IT Equipment - Update	10	7	\$15,000
303 HVAC Unit (2014) - Replace	15	7	\$4,500
303 HVAC Unit (2015) - Replace	15	8	\$4,500
703 Windows & Doors - Replace	30	15	\$7,500
909 Interiors - Refurbish	12	10	\$10,000
910 Interiors - Remodel	20	10	\$20,000
1120 Vinyl Siding - Replace	30	15	\$10,250
1303 Asphalt Shingle Roof - Replace	20	5	\$9,950
CAMPGROUND			
209 Camping Pads - Replace	25	0	\$100,000
510 Metal Pavilion - Replace	30	15	\$4,000
903 Tables/Grills - Replace	15	5	\$3,000
909 Restrooms - Refurbish	20	18	\$5,000
DUPLEXES			
303 HVAC Unit (2009) - Replace	15	2	\$4,000
303 HVAC Unit (2011) - Replace	15	4	\$4,000
303 HVAC Unit (2014) - Replace	15	7	\$4,000
303 HVAC Unit (2016) - Replace	15	9	\$4,000
303 HVAC Unit (2018) - Replace	15	11	\$4,000
303 HVAC Unit (Old) - Replace	15	1	\$4,000
1120 Vinyl Siding - Replace	30	15	\$25,600
1127 Windows and Doors - Replace	30	15	\$30,000
1303 Asphalt Shingle Roof - Replace	20	5	\$28,500
GENERAL STORE			
303 HVAC Unit (2013) - Replace	15	6	\$8,000
303 HVAC Units (2009) - Replace	15	2	\$16,000
505 Wood Railings - Replace	20	15	\$2,500
1110 Country Store Int. - Renovate	30	0	\$50,000
1120 Vinyl Siding - Replace	30	15	\$20,800
1303 Asphalt Shingle Roof - Replace	20	5	\$21,300
HOTELS			
303 HVAC Unit (2017) - Replace	15	10	\$4,500
303 HVAC Units (Old) - Replace	15	0	\$27,000
703 Windows & Doors - Replace	30	15	\$30,000
909 Interiors - Refurbish	12	2	\$70,000
910 Interiors - Remodel	24	12	\$100,000
1120 Vinyl Siding - Replace	30	15	\$25,000
1303 Asphalt Shingle Roof (A) - Replace	20	5	\$36,000

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1303 Asphalt Shingle Roof (B) - Replace	20	15	\$12,000
LIBRARY			
303 HVAC Unit (2011) - Replace	15	4	\$7,500
303 HVAC Unit (2018) - Replace	15	11	\$4,500
703 Windows & Doors - Replace	30	5	\$11,000
1110 Interiors - Refurbish	15	10	\$20,000
1120 Vinyl Siding - Replace	30	5	\$16,500
1303 Asphalt Shingle Roof - Replace	20	3	\$15,050
THE LODGE			
303 HVAC Unit - Replace	15	10	\$7,000
703 Windows & Doors - Replace	30	15	\$20,000
903 Furniture - Replace	20	10	\$5,000
1110 Interior Surfaces - Refurbish	12	10	\$3,500
1110 Interior Surfaces - Remodel	24	10	\$20,000
1120 Vinyl Siding - Replace	30	15	\$16,500
1303 Asphalt Shingle Roof - Replace	20	10	\$13,850
STABLES			
505 Wood Split Rail Fence - Replace	20	15	\$35,000
1319 Metal Roof - Replace	30	29	\$22,000
2003 Stable Buildings - Refurbish	10	5	\$15,000
GOLF CLUBHOUSE			
206 Concrete Driveway - Repair	20	10	\$125,000
303 HVAC Unit (2016) - Replace	15	9	\$10,000
303 HVAC Units (2005) - Replace	15	0	\$33,000
307 Air Compressor Systems - Replace	10	5	\$6,000
345 Pole Lights - Replace	25	20	\$4,000
703 Windows & Doors - Replace	30	13	\$25,000
901 Appliances (Grill) -Partial Replace	3	2	\$20,000
910 Mill House - Remodel	24	7	\$20,000
910 Pro Shop - Remodel	24	7	\$60,000
910 Pro Shop Grill - Remodel	24	7	\$25,000
929 Mill House - Refurbish	12	19	\$20,000
929 Pro Shop - Refurbish	12	19	\$20,000
929 Pro Shop Grill - Refurbish	12	19	\$40,000
1115 Building Exteriors - Seal/Paint	12	7	\$4,500
1128 Fiber Cement Siding - Replace	60	43	\$25,000
1303 Asphalt Shingle Roof - Replace	20	3	\$42,150
1308 Metal Seam Roof - Replace	35	28	\$15,000
GOLF COURSE			
103 Golf Cart Path - Repair/Maintain	10	2	\$20,000
406 Benches - Replace	15	10	\$9,000
411 Drinking Fountains - Replace	15	14	\$7,500

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
505 Wood Fence (Split Rail) - Replace	20	15	\$12,000
505 Wood Fencing - Replace	20	5	\$7,500
509 Pavilion - Refurbish	20	10	\$32,500
510 Gazebo - Refurbish/Replace	25	15	\$10,000
511 Lightning Shelters - Replace	25	10	\$30,000
909 Restrooms/Buildings - Refurbish	20	15	\$13,000
1007 Lake Fountains - Replace	10	5	\$16,000
1406 Concrete Hole Signs - Replace	20	15	\$15,000
1700 Bridges - Refurbish/Resurface	20	5	\$65,000
1701 Bridges - Rebuild	40	25	\$130,000
1711 Wood Bulkhead - Repair	20	0	\$5,000
2838 Tee Boxes - Restore/Replace	15	10	\$135,000
2842 Bunkers - Restore/Refurbish	15	5	\$140,000
2844 Greens - Restore/Regrass	30	15	\$540,000
MAINTENANCE EQUIPMENT			
715 Roll-Up Doors - Replace	30	10	\$50,000
932 Ice Machine - Replace	10	1	\$5,000
1810 Chevrolet C-20 (1987) - Replace	20	0	\$37,500
1810 Chevrolet Silverado 2500 - Replace	20	13	\$50,000
1810 Ford F-150 - Replace	20	6	\$37,500
1810 GMC C8500 Trucks - Replace	20	0	\$100,000
1810 GMC Sierra 1500 - Replace	20	10	\$37,500
1813 Aeration Unit - Replace	5	1	\$10,000
1813 Ball Picker Attachment - Replace	15	1	\$4,000
1813 Club Cars - Replace	5	2	\$19,500
1813 Compressor JM-3055 - Replace	10	5	\$8,000
1813 EZ-Go Golf Carts - Replace	5	2	\$13,000
1813 Greadeall Badger - Replace	20	0	\$75,000
1813 Honda Picker Cart - Replace	10	5	\$6,500
1813 Hustler Zeroturn (A) - Replace	5	2	\$25,000
1813 Hustler Zeroturn (B) - Replace	5	0	\$37,500
1813 Hydraulic Log Splitter - Replace	15	1	\$3,000
1813 Jegs Cart - Replace	5	2	\$17,500
1813 John Deere 1200A Rake - Replace	5	2	\$15,000
1813 John Deere 1800 Tower - Replace	5	0	\$15,000
1813 John Deere 2500A - Replace	5	2	\$25,000
1813 John Deere 310J Backhoe - Replace	20	10	\$60,000
1813 John Deere 32450 - Replace	5	2	\$50,000
1813 John Deere 5210 - Replace	20	5	\$40,000
1813 John Deere 8700 - Replace	5	2	\$50,000
1813 John Deere Backhoe 310-D - Replace	20	3	\$75,000
1813 John Deere Gators - Replace	5	1	\$25,000

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1813 John Deere Greens Mower - Replace	5	1	\$40,000
1813 John Deere HD200 Fert. - Replace	5	3	\$25,000
1813 John Deere TC 125 - Replace	10	5	\$15,000
1813 John Deere Tractor #1713 - Replace	20	10	\$25,000
1813 John Deere Tractor #2508 - Replace	20	5	\$50,000
1813 Kubota KX033-4 - Replace	20	19	\$41,200
1813 Land Pride Mower - Replace	10	0	\$6,000
1813 Mahindra 5500 - Replace	20	10	\$30,000
1813 Super Sunshine Mower - Replace	10	0	\$3,000
1813 Toro Groundsmaster 4500D - Replace	5	2	\$70,000
1813 Toro Sand Pro 5040 #1 - Replace	5	1	\$15,000
1813 Toro Workman 3200 #1721 - Replace	5	0	\$15,000
1813 Toro Workman Cart - Replace	5	0	\$21,900
1813 Tractor Attachment - Replace	10	2	\$5,000
1813 Tractor Attachment - Replace	10	5	\$5,000
1813 Trailers (Flat Bed) - Replace	20	10	\$20,000
1813 Trencher - Replace	5	0	\$3,500
1813 Tru Turf Roller - Replace	5	0	\$10,000
1813 Turbulent Air Blower - Replace	10	1	\$8,000
1813 Turfco Widespin 1530 - Replace	5	2	\$8,000
1813 Verti-Drain 7212 - Replace	5	0	\$10,000
2009 Fuel Tanks - Replace	40	20	\$27,000
IRRIGATION AND WATER TREATMENT			
302 Generator (Generac) - Replace	30	20	\$7,500
302 Generator (Lift Station) - Replace	30	0	\$10,000
302 Generator (WPI) - Replace	30	13	\$40,000
316 Wells - Refurbish	15	5	\$60,000
319 Lift Stations - Refurbish	10	5	\$30,000
806 Water Storage Tank (A) - Replace	60	23	\$75,000
806 Water Storage Tanks (B) - Replace	60	23	\$150,000
813 Gas Tanks - Replace	60	23	\$100,000
816 Water Booster System - Replace	20	10	\$40,000
1009 Irrigation Sys./Controls - Replace	10	5	\$50,000
1010 Irrigation Equip - Replace/Maintain	5	2	\$65,000
1199 Gas Chlorination Systems - Replace	10	5	\$5,000
1638 Pump Houses – Refurbish	20	2	\$6,000
1815 Septic Systems - Replace	30	15	\$25,000
2010 Sewage Aerators - Replace	5	3	\$5,000

189 Total Funded Components

Note 1: Yellow highlighted line items are expected to require attention in this initial year, light blue highlighted items are expected to occur within the first-five years.

Introduction



A Reserve Study is the art and science of anticipating, and preparing for, an association's major common area repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a combination of research and well-defined computations, following consistent National Reserve Study Standard principles.

The foundation of this and every Reserve Study is your Reserve Component List (what you are reserving for). This is because the Reserve Component List defines the *scope and schedule* of all your anticipated upcoming Reserve projects. Based on that List and your starting balance, we calculate the association's Reserve Fund Strength (reported in terms of "Percent Funded"). Then we compute a Reserve Funding Plan to provide for the Reserve needs of the association. These form the three results of your Reserve Study.



Reserve contributions are not “for the future”. Reserve contributions are designed to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is financially prepared for the irregular expenditures scattered through future years when those projects eventually require replacement.

Methodology



For this [Full Reserve Study](#), we started with a review of your Governing Documents, recent Reserve expenditures, an evaluation of how expenditures are handled (ongoing maintenance vs Reserves), and research into any well-established association precedents. We

performed an on-site inspection to quantify and evaluate your common areas, creating your Reserve Component List *from scratch*.

Which Physical Assets are Funded by Reserves?

There is a national-standard four-part test to determine which expenses should appear in your Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an association's total budget). This limits Reserve



RESERVE COMPONENT "FOUR-PART TEST"

Components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

How do we establish Useful Life and Remaining Useful Life estimates?

- 1) Visual Inspection (observed wear and age)
- 2) Association Reserves database of experience
- 3) Client History (install dates & previous life cycle information)
- 4) Vendor Evaluation and Recommendation

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

- 1) Actual client cost history, or current proposals
- 2) Comparison to Association Reserves database of work done at similar associations
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

Reserve adequacy is not measured in cash terms. Reserve adequacy is found when the *amount* of current Reserve cash is compared to Reserve component deterioration (the *needs of the association*). Having *enough* means the association can execute its projects in a timely manner with existing Reserve funds. Not having *enough* typically creates deferred maintenance or special assessments.

Adequacy is measured in a two-step process:

- 1) Calculate the *value of deterioration* at the association (called Fully Funded Balance, or FFB).
- 2) Compare that to the Reserve Fund Balance, and express as a percentage.



Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after projects are accomplished. The *value of deterioration* (the FFB) changes each year, and is a moving but predictable target.

There is a high risk of special assessments and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all associations are in this high risk range. While the 100% point is Ideal (indicating Reserve cash is equal to the *value of deterioration*), a Reserve Fund in the 70% - 130% range is considered strong (low risk of special assessment).

Measuring your Reserves by Percent Funded tells how well prepared your association is for upcoming Reserve expenses. New buyers should be very aware of this important disclosure!

How much should we contribute?



RESERVE FUNDING PRINCIPLES

According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable contribution is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve contributions that are evenly distributed over current and future owners enable each owner to pay their fair share of the association's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Boardmembers to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Boardmembers invite liability exposure when Reserve contributions are inadequate to offset ongoing common area deterioration.

What is our Recommended Funding Goal?

Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70 - 130% range *enjoy a low risk of special assessments or deferred maintenance.*



FUNDING OBJECTIVES

Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, Baseline Funding contributions average only 10% - 15% less than Full Funding contributions. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Site Inspection Notes

During our site visit on 11/2/2021, we started with a brief meeting with Carla McKee and John Ferguson, and then started the site inspection beginning with the hotels. We visually inspected all the buildings, and were able to see all areas. Please refer to the Component Details section at the bottom of the report for additional information on each of your Reserve components.



Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections.

The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these components are shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Expense Summary table.

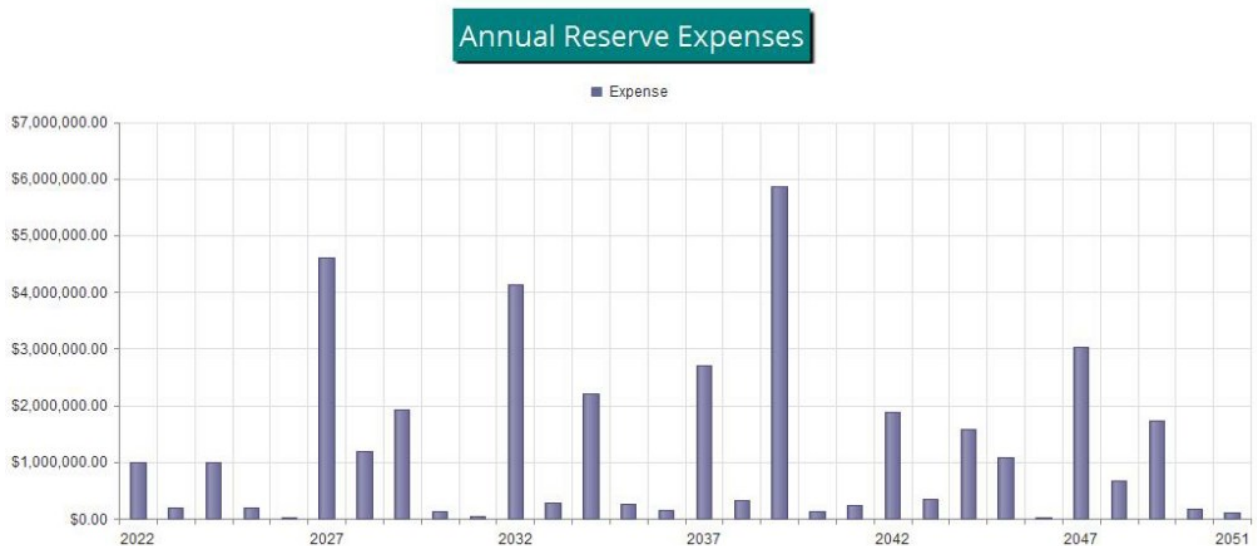


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$448,411 as-of the start of your Fiscal Year on 1/1/2022. This is based on your actual balance on 12/31/2021 of \$448,411 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$9,861,097. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 4.5 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$700,000 this Fiscal Year along with a one-time special assessment of \$4,500,000. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

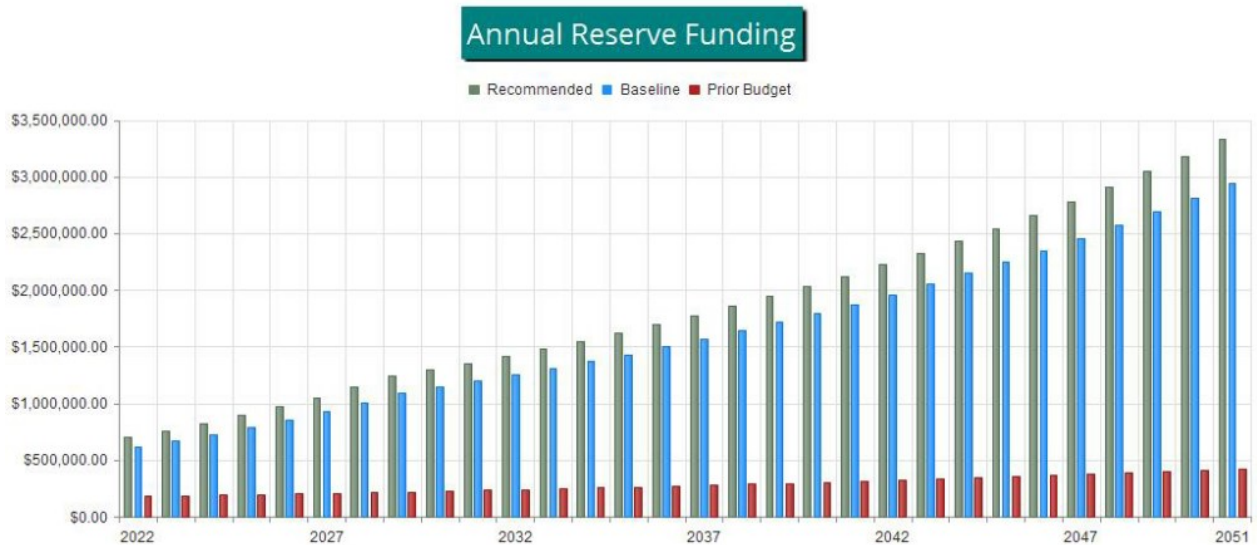


Figure 2

The following chart shows your Reserve balance under our recommended Full Funding Plan and at your current budgeted contribution rate, compared to your always-changing Fully Funded Balance target.

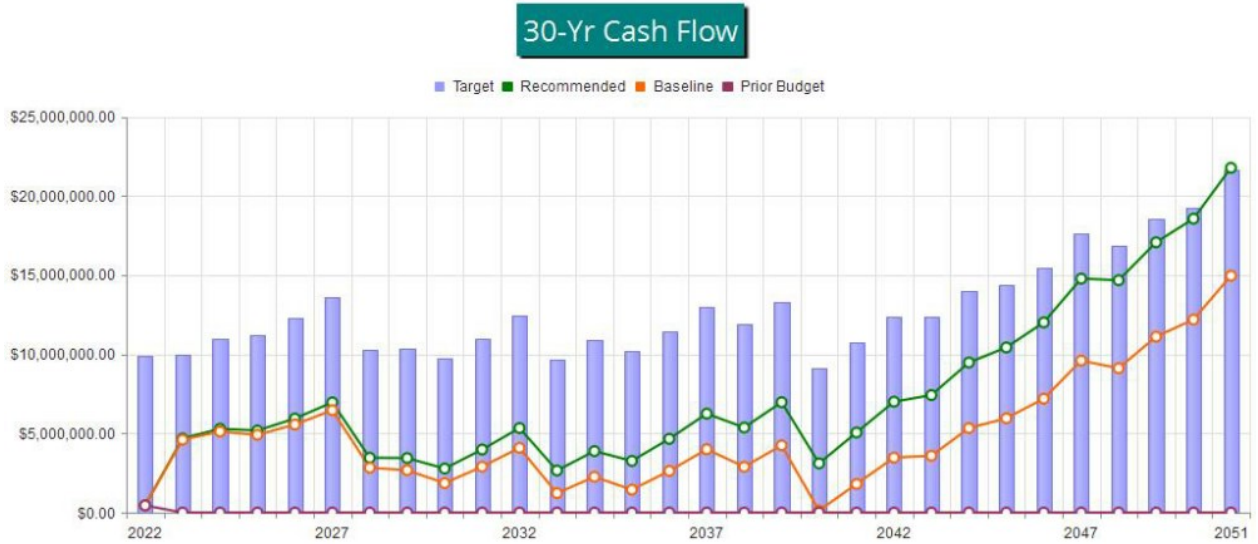


Figure 3

This figure shows the same information plotted on a Percent Funded scale. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan.

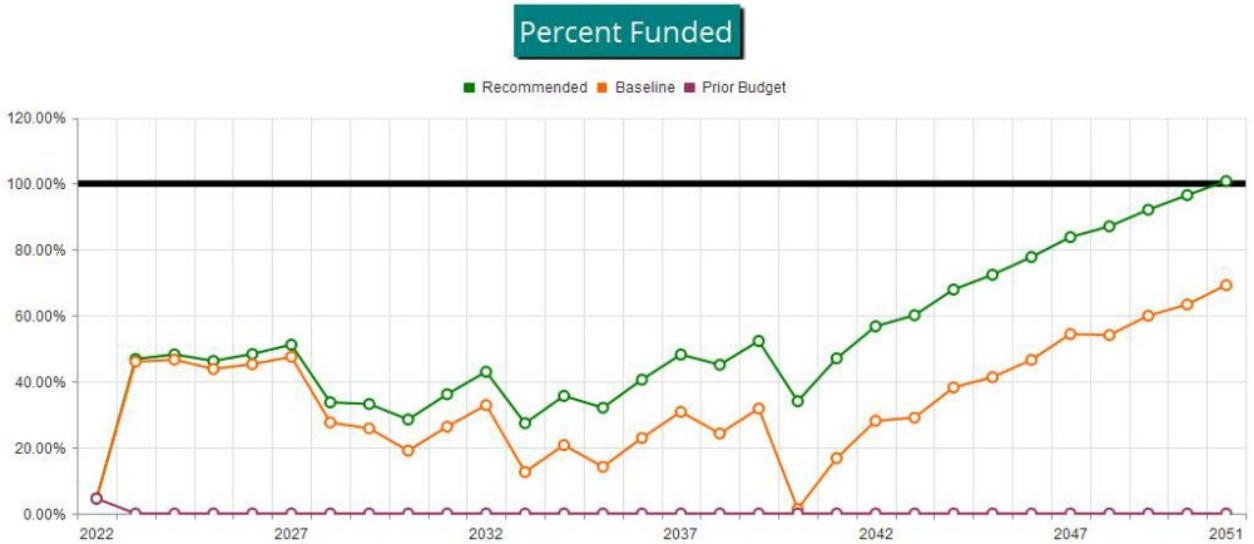


Figure 4



Executive Summary is a summary of your Reserve Components

Budget Summary is a management and accounting tool, summarizing groupings of your Reserve Components.

Reserve Component List Detail discloses key Component information, providing the foundation upon which the financial analysis is performed.

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their contributions to the property total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Component Significance shows the relative significance of each component to Reserve funding needs of the property, helping you see which components have more (or less) influence than others on your total Reserve contribution rate. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.

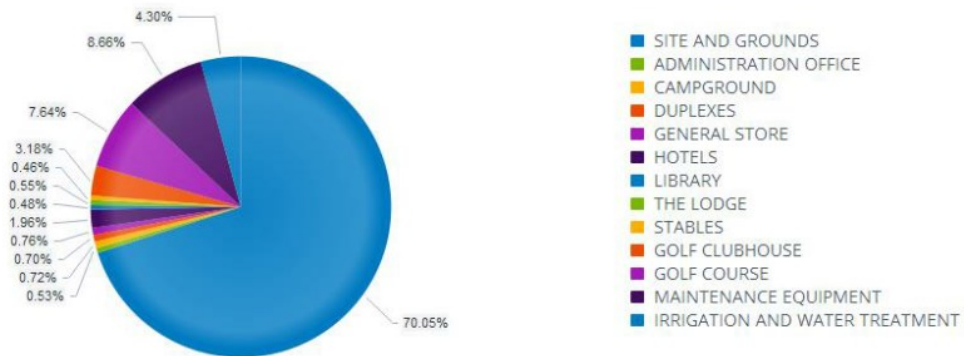


	Useful Life		2022 Rem. Useful Life		Estimated Replacement Cost in 2022	2022 Expenditures	01/01/2022 Current Fund Balance	01/01/2022 Fully Funded Balance	Remaining Bal. to be Funded	2022 Contributions
	Min	Max	Min	Max						
	SITE AND GROUNDS	4	50	0						
ADMINISTRATION OFFICE	10	30	5	15	\$81,700	\$0	\$0	\$37,004	\$81,700	\$4,180
CAMPGROUND	15	30	0	18	\$112,000	\$100,000	\$0	\$104,500	\$112,000	\$3,815
DUPLEXES	15	30	1	15	\$108,100	\$0	\$0	\$64,108	\$108,100	\$4,060
GENERAL STORE	15	30	0	15	\$118,600	\$50,000	\$0	\$95,667	\$118,600	\$4,286
HOTELS	12	30	0	15	\$304,500	\$27,000	\$0	\$194,333	\$304,500	\$13,594
LIBRARY	15	30	3	11	\$74,550	\$0	\$0	\$49,076	\$74,550	\$3,165
THE LODGE	12	30	10	15	\$85,850	\$0	\$0	\$42,258	\$85,850	\$3,122
STABLES	10	30	5	29	\$72,000	\$0	\$0	\$16,983	\$72,000	\$3,315
GOLF CLUBHOUSE	3	60	0	43	\$494,650	\$33,000	\$0	\$246,294	\$494,650	\$26,422
GOLF COURSE	10	40	0	25	\$1,187,500	\$5,000	\$0	\$592,208	\$1,187,500	\$44,430
MAINTENANCE EQUIPMENT	5	40	0	20	\$1,345,100	\$334,400	\$112,900	\$941,827	\$1,232,200	\$122,407
IRRIGATION AND WATER TREATMENT	5	60	0	23	\$668,500	\$10,000	\$0	\$396,983	\$668,500	\$30,767
					\$15,534,550	\$994,400	\$448,411	\$9,861,097	\$15,086,139	\$700,000

Percent Funded: 4.5%

Budget Summary

Percentage of Total Estimated Replacement Costs



#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
SITE AND GROUNDS					
201	Asphalt (Sec. 100) - Resurface	~ 3.1 MI	30	12	\$660,000
201	Asphalt (Sec. 1200) - Resurface	~ 3.4 MI	30	5	\$718,000
201	Asphalt (Sec. 200) - Resurface	~ 3.7 MI	30	6	\$782,000
201	Asphalt (Sec. 300) - Resurface	~ 3.2 MI	30	7	\$675,000
201	Asphalt (Sec. 400) - Resurface	~ 3.9 MI	30	10	\$825,000
201	Asphalt (Sec. 500) - Resurface	~ 9.3 MI	30	5	\$1,960,000
201	Asphalt (Sec. 600) - Resurface	~ 4 MI	30	10	\$845,000
201	Asphalt (Sec. GC) - Resurface	~ 12.9 MI	30	17	\$2,725,000
202	Asphalt (Sec. 100) - Seal/Repair	~ 3.1 MI	5	2	\$65,000
202	Asphalt (Sec. 1200) - Seal/Repair	~ 3.4 MI	5	0	\$72,000
202	Asphalt (Sec. 200) - Seal/Repair	~ 3.7 MI	5	1	\$78,000
202	Asphalt (Sec. 300) - Seal/Repair	~ 3.2 MI	5	2	\$68,000
202	Asphalt (Sec. 400) - Seal/Repair	~ 3.9 MI	5	0	\$82,000
202	Asphalt (Sec. 500) - Seal/Repair	~ 9.3 MI	5	0	\$196,000
202	Asphalt (Sec. 600) - Seal/Repair	~ 4 MI	5	0	\$85,000
202	Asphalt (Sec. GC) - Seal/Repair	~ 12.9 MI	5	2	\$272,000
405	Play Equipment - Replace	(3) Assorted Pieces	20	5	\$70,000
406	Site Furniture - Partial Replace	(58) Assorted Pieces	5	3	\$13,000
407	Grills - Replace	(13) Grills	10	5	\$6,500
421	Playground Ground Cover - Replenish	~ 4,500 GSF	4	2	\$4,500
502	Chain Link Fence - Replace	~ 980 LF	30	15	\$20,000
502	Chain Link Fence (Tennis) - Replace	~ 338 LF	30	15	\$10,000
510	Gazebos - Refurbish	(2) Gazebos; 24 LF dia.	30	10	\$20,000
510	Metal Pavilion - Replace	(1) Pavilion; 1,075 GSF	30	15	\$30,000
510	Wood Pavilions - Refurbish	(9) Pavilions	6	2	\$5,000
909	Restrooms (Beach) - Refurbish	(2) Restrooms	20	15	\$12,000
914	Guardhouse - Refurbish	(1) Guardhouse	10	5	\$5,000
1402	Monument Signs - Refurbish	(2) Monument Signs	25	22	\$5,000
1604	Tennis Courts - Resurface	(2) Courts	7	2	\$14,000
1609	Basketball Court - Refurbish	(1) Court	7	2	\$6,000
1637	Wood Docks - Replace	(2) Wood Docks	25	15	\$30,000
1639	Boat Ramps - Replace	(2) Boat Ramps; 1,600 GSF	30	10	\$20,000
1639	Floating Docks - Refurbish	(3) Floating Docks	20	10	\$5,000
1701	Vehicle Bridge - Repair/Replace	(1) Bridge	40	36	\$330,000
1811	Culverts - Clean/Repair	Lump Sum Allowance	10	8	\$20,000
1827	Building - Refurbish	(1) Building	25	8	\$10,000
1999	Helipad - Replace	~ 1,600 GSF	50	13	\$24,000
2000	Concrete Dam/Spillway - Repair	(2) Concrete Dams	20	10	\$100,000
2001	Marquees - Replace	(2) Marquees	20	10	\$6,000
2002	Restroom Building - Refurbish	(1) Building; 1,500 GSF	20	15	\$7,500
ADMINISTRATION OFFICE					
301	Computer/IT Equipment - Update	Lump Sum Allowance	10	7	\$15,000
303	HVAC Unit (2014) - Replace	(1) 2 Ton Unit	15	7	\$4,500
303	HVAC Unit (2015) - Replace	(1) 2 Ton Unit	15	8	\$4,500

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
703	Windows & Doors - Replace	~ 209 GSF	30	15	\$7,500
909	Interiors - Refurbish	Lump Sum Allowance	12	10	\$10,000
910	Interiors - Remodel	Lump Sum Allowance	20	10	\$20,000
1120	Vinyl Siding - Replace	~ 2,050 GSF	30	15	\$10,250
1303	Asphalt Shingle Roof - Replace	~ 2,490 GSF	20	5	\$9,950
CAMPGROUND					
209	Camping Pads - Replace	(17) of (34) Pads	25	0	\$100,000
510	Metal Pavilion - Replace	(1) Pavilion; 660 GSF	30	15	\$4,000
903	Tables/Grills - Replace	(4) Pieces	15	5	\$3,000
909	Restrooms - Refurbish	(2) Restrooms	20	18	\$5,000
DUPLEXES					
303	HVAC Unit (2009) - Replace	(1) 2 Ton Unit	15	2	\$4,000
303	HVAC Unit (2011) - Replace	(1) 2 Ton Unit	15	4	\$4,000
303	HVAC Unit (2014) - Replace	(1) 2 Ton Unit	15	7	\$4,000
303	HVAC Unit (2016) - Replace	(1) 2 Ton Unit	15	9	\$4,000
303	HVAC Unit (2018) - Replace	(1) 2 Ton Unit	15	11	\$4,000
303	HVAC Unit (Old) - Replace	(1) 2 Ton Unit	15	1	\$4,000
1120	Vinyl Siding - Replace	~ 6,400 GSF	30	15	\$25,600
1127	Windows and Doors - Replace	~ 801 GSF	30	15	\$30,000
1303	Asphalt Shingle Roof - Replace	~ 7,160 GSF	20	5	\$28,500
GENERAL STORE					
303	HVAC Unit (2013) - Replace	(1) 5 Ton	15	6	\$8,000
303	HVAC Units (2009) - Replace	(2) 5 Ton	15	2	\$16,000
505	Wood Railings - Replace	~ 86 LF	20	15	\$2,500
1110	Country Store Int. - Renovate	(1) Country Store	30	0	\$50,000
1120	Vinyl Siding - Replace	~ 4,140 GSF	30	15	\$20,800
1303	Asphalt Shingle Roof - Replace	~ 5,330 GSF	20	5	\$21,300
HOTELS					
303	HVAC Unit (2017) - Replace	(1) 2 Ton Unit	15	10	\$4,500
303	HVAC Units (Old) - Replace	(6) 2 Ton Units	15	0	\$27,000
703	Windows & Doors - Replace	~ 891 GSF	30	15	\$30,000
909	Interiors - Refurbish	Lump Sum Allowance	12	2	\$70,000
910	Interiors - Remodel	Lump Sum Allowance	24	12	\$100,000
1120	Vinyl Siding - Replace	~ 5,000 GSF	30	15	\$25,000
1303	Asphalt Shingle Roof (A) - Replace	~ 9,000 GSF	20	5	\$36,000
1303	Asphalt Shingle Roof (B) - Replace	~ 3,000 GSF	20	15	\$12,000
LIBRARY					
303	HVAC Unit (2011) - Replace	(1) 4 Ton Unit	15	4	\$7,500
303	HVAC Unit (2018) - Replace	(1) 2 Ton Unit	15	11	\$4,500
703	Windows & Doors - Replace	~ 310 GSF	30	5	\$11,000
1110	Interiors - Refurbish	(1) Building	15	10	\$20,000
1120	Vinyl Siding - Replace	~ 3,230 GSF	30	5	\$16,500
1303	Asphalt Shingle Roof - Replace	~ 3,760 GSF	20	3	\$15,050
THE LODGE					
303	HVAC Unit - Replace	(1) 4 Ton	15	10	\$7,000
703	Windows & Doors - Replace	~ 525 GSF	30	15	\$20,000
903	Furniture - Replace	(93) Assorted Pieces	20	10	\$5,000
1110	Interior Surfaces - Refurbish	(1) Building	12	10	\$3,500
1110	Interior Surfaces - Remodel	(1) Building	24	10	\$20,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
1120	Vinyl Siding - Replace	~ 3,300 GSF	30	15	\$16,500
1303	Asphalt Shingle Roof - Replace	~ 3,450 GSF	20	10	\$13,850
STABLES					
505	Wood Split Rail Fence - Replace	~ 1,230 LF	20	15	\$35,000
1319	Metal Roof - Replace	~ 4,800 GSF	30	29	\$22,000
2003	Stable Buildings - Refurbish	(1) Barn	10	5	\$15,000
GOLF CLUBHOUSE					
206	Concrete Driveway - Repair	~ 61,600 GSF	20	10	\$125,000
303	HVAC Unit (2016) - Replace	(1) 7.5 Ton	15	9	\$10,000
303	HVAC Units (2005) - Replace	(4) Units; 5-6 Tons	15	0	\$33,000
307	Air Compressor Systems - Replace	(2) Compressors	10	5	\$6,000
345	Pole Lights - Replace	(4) Pole Lights	25	20	\$4,000
703	Windows & Doors - Replace	~ 634 GSF	30	13	\$25,000
901	Appliances (Grill) -Partial Replace	(32) Assorted Pieces	3	2	\$20,000
910	Mill House - Remodel	Lump Sum Allowance	24	7	\$20,000
910	Pro Shop - Remodel	Lump Sum Allowance	24	7	\$60,000
910	Pro Shop Grill - Remodel	Lump Sum Allowance	24	7	\$25,000
929	Mill House - Refurbish	Lump Sum Allowance	12	19	\$20,000
929	Pro Shop - Refurbish	Lump Sum Allowance	12	19	\$20,000
929	Pro Shop Grill - Refurbish	Lump Sum Allowance	12	19	\$40,000
1115	Building Exteriors - Seal/Paint	~ 2,370 GSF	12	7	\$4,500
1128	Fiber Cement Siding - Replace	~ 2,370 GSF	60	43	\$25,000
1303	Asphalt Shingle Roof - Replace	~ 10,500 GSF	20	3	\$42,150
1308	Metal Seam Roof - Replace	~ 2,530 GSF	35	28	\$15,000
GOLF COURSE					
103	Golf Cart Path - Repair/Maintain	~ 93,000 GSF	10	2	\$20,000
406	Benches - Replace	(18) Benches	15	10	\$9,000
411	Drinking Fountains - Replace	(5) Fountains	15	14	\$7,500
505	Wood Fence (Split Rail) - Replace	~ 567 LF	20	15	\$12,000
505	Wood Fencing - Replace	~ 242 LF	20	5	\$7,500
509	Pavilion - Refurbish	(1) Pavilion; 3,270 GSF	20	10	\$32,500
510	Gazebo - Refurbish/Replace	(1) Gazebo; 114 GSF	25	15	\$10,000
511	Lightning Shelters - Replace	(4) Shelters	25	10	\$30,000
909	Restrooms/Buildings - Refurbish	(4) Restrooms; (2) Bldgs.	20	15	\$13,000
1007	Lake Fountains - Replace	(2) Fountains	10	5	\$16,000
1406	Concrete Hole Signs - Replace	(18) Signs	20	15	\$15,000
1700	Bridges - Refurbish/Resurface	(3) Bridges; 2,150 GSF	20	5	\$65,000
1701	Bridges - Rebuild	(3) Bridges; 2,150 GSF	40	25	\$130,000
1711	Wood Bulkhead - Repair	Lump Sum Allowance	20	0	\$5,000
2838	Tee Boxes - Restore/Replace	(18) Tee Boxes	15	10	\$135,000
2842	Bunkers - Restore/Refurbish	(35) Bunkers	15	5	\$140,000
2844	Greens - Restore/Regrass	(18) Greens	30	15	\$540,000
MAINTENANCE EQUIPMENT					
715	Roll-Up Doors - Replace	(5) Doors	30	10	\$50,000
932	Ice Machine - Replace	(1) Ice Machine	10	1	\$5,000
1810	Chevrolet C-20 (1987) - Replace	(1) Asset	20	0	\$37,500
1810	Chevrolet Silverado 2500 - Replace	(1) Asset	20	13	\$50,000
1810	Ford F-150 - Replace	(1) Asset	20	6	\$37,500
1810	GMC C8500 Trucks - Replace	(2) Assets	20	0	\$100,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
1810	GMC Sierra 1500 - Replace	(1) Asset	20	10	\$37,500
1813	Aeration Unit - Replace	(1) Asset	5	1	\$10,000
1813	Ball Picker Attachment - Replace	(1) Asset	15	1	\$4,000
1813	Club Cars - Replace	(3) Assets	5	2	\$19,500
1813	Compressor JM-3055 - Replace	(1) Asset	10	5	\$8,000
1813	EZ-Go Golf Carts - Replace	(2) Asset	5	2	\$13,000
1813	Greadeall Badger - Replace	(1) Asset	20	0	\$75,000
1813	Honda Picker Cart - Replace	(1) Asset	10	5	\$6,500
1813	Hustler Zeroturn (A) - Replace	(2) Assets	5	2	\$25,000
1813	Hustler Zeroturn (B) - Replace	(3) Assets	5	0	\$37,500
1813	Hydraulic Log Splitter - Replace	(1) Asset	15	1	\$3,000
1813	Jegs Cart - Replace	(1) Asset	5	2	\$17,500
1813	John Deere 1200A Rake - Replace	(1) Asset	5	2	\$15,000
1813	John Deere 1800 Tower - Replace	(1) Asset	5	0	\$15,000
1813	John Deere 2500A - Replace	(1) Asset	5	2	\$25,000
1813	John Deere 310J Backhoe - Replace	(1) Asset	20	10	\$60,000
1813	John Deere 32450 - Replace	(1) Asset	5	2	\$50,000
1813	John Deere 5210 - Replace	(1) Asset	20	5	\$40,000
1813	John Deere 8700 - Replace	(1) Asset	5	2	\$50,000
1813	John Deere Backhoe 310-D - Replace	(1) Asset	20	3	\$75,000
1813	John Deere Gators - Replace	(2) Assets	5	1	\$25,000
1813	John Deere Greens Mower - Replace	(1) Asset	5	1	\$40,000
1813	John Deere HD200 Fert. - Replace	(1) Asset	5	3	\$25,000
1813	John Deere TC 125 - Replace	(1) Asset	10	5	\$15,000
1813	John Deere Tractor #1713 - Replace	(1) Asset	20	10	\$25,000
1813	John Deere Tractor #2508 - Replace	(1) Asset	20	5	\$50,000
1813	Kubota KX033-4 - Replace	(1) Asset	20	19	\$41,200
1813	Land Pride Mower - Replace	(1) Asset	10	0	\$6,000
1813	Mahindra 5500 - Replace	(1) Asset	20	10	\$30,000
1813	Super Sunshine Mower - Replace	(1) Asset	10	0	\$3,000
1813	Toro Groundsmaster 4500D - Replace	(1) Asset	5	2	\$70,000
1813	Toro Sand Pro 5040 #1 - Replace	(1) Asset	5	1	\$15,000
1813	Toro Workman 3200 #1721 - Replace	(1) Asset	5	0	\$15,000
1813	Toro Workman Cart - Replace	(1) Asset	5	0	\$21,900
1813	Tractor Attachment - Replace	(1) Asset	10	2	\$5,000
1813	Tractor Attachment - Replace	(1) Asset	10	5	\$5,000
1813	Trailers (Flat Bed) - Replace	(3) Assets	20	10	\$20,000
1813	Trencher - Replace	(1) Asset	5	0	\$3,500
1813	Tru Turf Roller - Replace	(1) Asset	5	0	\$10,000
1813	Turbulent Air Blower - Replace	(1) Asset	10	1	\$8,000
1813	Turfc0 Widespin 1530 - Replace	(1) Asset	5	2	\$8,000
1813	Verti-Drain 7212 - Replace	(1) Asset	5	0	\$10,000
2009	Fuel Tanks - Replace	(2) Tanks	40	20	\$27,000
IRRIGATION AND WATER TREATMENT					
302	Generator (Generac) - Replace	(1) Generator; 8 kW	30	20	\$7,500
302	Generator (Lift Station) - Replace	(1) Generator	30	0	\$10,000
302	Generator (WPI) - Replace	(1) Generator	30	13	\$40,000
316	Wells - Refurbish	(2) Wells	15	5	\$60,000
319	Lift Stations - Refurbish	(3) Lift Stations	10	5	\$30,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
806	Water Storage Tank (A) - Replace	(1) Tank	60	23	\$75,000
806	Water Storage Tanks (B) - Replace	(2) Tanks	60	23	\$150,000
813	Gas Tanks - Replace	(3) Tanks	60	23	\$100,000
816	Water Booster System - Replace	(1) System	20	10	\$40,000
1009	Irrigation Sys./Controls - Replace	(18) Controllers	10	5	\$50,000
1010	Irrigation Equip - Replace/Maintain	Lump Sum Allowance	5	2	\$65,000
1199	Gas Chlorination Systems - Replace	(2) Systems	10	5	\$5,000
1638	Pump Houses – Refurbish	(6) Houses	20	2	\$6,000
1815	Septic Systems - Replace	Lump Sum Allowance	30	15	\$25,000
2010	Sewage Aerators - Replace	(2) Aerators	5	3	\$5,000
189	Total Funded Components				

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
SITE AND GROUNDS								
201	Asphalt (Sec. 100) - Resurface	\$660,000	X	18	/	30	=	\$396,000
201	Asphalt (Sec. 1200) - Resurface	\$718,000	X	25	/	30	=	\$598,333
201	Asphalt (Sec. 200) - Resurface	\$782,000	X	24	/	30	=	\$625,600
201	Asphalt (Sec. 300) - Resurface	\$675,000	X	23	/	30	=	\$517,500
201	Asphalt (Sec. 400) - Resurface	\$825,000	X	20	/	30	=	\$550,000
201	Asphalt (Sec. 500) - Resurface	\$1,960,000	X	25	/	30	=	\$1,633,333
201	Asphalt (Sec. 600) - Resurface	\$845,000	X	20	/	30	=	\$563,333
201	Asphalt (Sec. GC) - Resurface	\$2,725,000	X	13	/	30	=	\$1,180,833
202	Asphalt (Sec. 100) - Seal/Repair	\$65,000	X	3	/	5	=	\$39,000
202	Asphalt (Sec. 1200) - Seal/Repair	\$72,000	X	5	/	5	=	\$72,000
202	Asphalt (Sec. 200) - Seal/Repair	\$78,000	X	4	/	5	=	\$62,400
202	Asphalt (Sec. 300) - Seal/Repair	\$68,000	X	3	/	5	=	\$40,800
202	Asphalt (Sec. 400) - Seal/Repair	\$82,000	X	5	/	5	=	\$82,000
202	Asphalt (Sec. 500) - Seal/Repair	\$196,000	X	5	/	5	=	\$196,000
202	Asphalt (Sec. 600) - Seal/Repair	\$85,000	X	5	/	5	=	\$85,000
202	Asphalt (Sec. GC) - Seal/Repair	\$272,000	X	3	/	5	=	\$163,200
405	Play Equipment - Replace	\$70,000	X	15	/	20	=	\$52,500
406	Site Furniture - Partial Replace	\$13,000	X	2	/	5	=	\$5,200
407	Grills - Replace	\$6,500	X	5	/	10	=	\$3,250
421	Playground Ground Cover - Replenish	\$4,500	X	2	/	4	=	\$2,250
502	Chain Link Fence - Replace	\$20,000	X	15	/	30	=	\$10,000
502	Chain Link Fence (Tennis) - Replace	\$10,000	X	15	/	30	=	\$5,000
510	Gazebos - Refurbish	\$20,000	X	20	/	30	=	\$13,333
510	Metal Pavilion - Replace	\$30,000	X	15	/	30	=	\$15,000
510	Wood Pavilions - Refurbish	\$5,000	X	4	/	6	=	\$3,333
909	Restrooms (Beach) - Refurbish	\$12,000	X	5	/	20	=	\$3,000
914	Guardhouse - Refurbish	\$5,000	X	5	/	10	=	\$2,500
1402	Monument Signs - Refurbish	\$5,000	X	3	/	25	=	\$600
1604	Tennis Courts - Resurface	\$14,000	X	5	/	7	=	\$10,000
1609	Basketball Court - Refurbish	\$6,000	X	5	/	7	=	\$4,286
1637	Wood Docks - Replace	\$30,000	X	10	/	25	=	\$12,000
1639	Boat Ramps - Replace	\$20,000	X	20	/	30	=	\$13,333
1639	Floating Docks - Refurbish	\$5,000	X	10	/	20	=	\$2,500
1701	Vehicle Bridge - Repair/Replace	\$330,000	X	4	/	40	=	\$33,000
1811	Culverts - Clean/Repair	\$20,000	X	2	/	10	=	\$4,000
1827	Building - Refurbish	\$10,000	X	17	/	25	=	\$6,800
1999	Helipad - Replace	\$24,000	X	37	/	50	=	\$17,760
2000	Concrete Dam/Spillway - Repair	\$100,000	X	10	/	20	=	\$50,000
2001	Marquees - Replace	\$6,000	X	10	/	20	=	\$3,000
2002	Restroom Building - Refurbish	\$7,500	X	5	/	20	=	\$1,875
ADMINISTRATION OFFICE								
301	Computer/IT Equipment - Update	\$15,000	X	3	/	10	=	\$4,500
303	HVAC Unit (2014) - Replace	\$4,500	X	8	/	15	=	\$2,400
303	HVAC Unit (2015) - Replace	\$4,500	X	7	/	15	=	\$2,100

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
703	Windows & Doors - Replace	\$7,500	X	15	/	30	=	\$3,750
909	Interiors - Refurbish	\$10,000	X	2	/	12	=	\$1,667
910	Interiors - Remodel	\$20,000	X	10	/	20	=	\$10,000
1120	Vinyl Siding - Replace	\$10,250	X	15	/	30	=	\$5,125
1303	Asphalt Shingle Roof - Replace	\$9,950	X	15	/	20	=	\$7,463
CAMPGROUND								
209	Camping Pads - Replace	\$100,000	X	25	/	25	=	\$100,000
510	Metal Pavilion - Replace	\$4,000	X	15	/	30	=	\$2,000
903	Tables/Grills - Replace	\$3,000	X	10	/	15	=	\$2,000
909	Restrooms - Refurbish	\$5,000	X	2	/	20	=	\$500
DUPLEXES								
303	HVAC Unit (2009) - Replace	\$4,000	X	13	/	15	=	\$3,467
303	HVAC Unit (2011) - Replace	\$4,000	X	11	/	15	=	\$2,933
303	HVAC Unit (2014) - Replace	\$4,000	X	8	/	15	=	\$2,133
303	HVAC Unit (2016) - Replace	\$4,000	X	6	/	15	=	\$1,600
303	HVAC Unit (2018) - Replace	\$4,000	X	4	/	15	=	\$1,067
303	HVAC Unit (Old) - Replace	\$4,000	X	14	/	15	=	\$3,733
1120	Vinyl Siding - Replace	\$25,600	X	15	/	30	=	\$12,800
1127	Windows and Doors - Replace	\$30,000	X	15	/	30	=	\$15,000
1303	Asphalt Shingle Roof - Replace	\$28,500	X	15	/	20	=	\$21,375
GENERAL STORE								
303	HVAC Unit (2013) - Replace	\$8,000	X	9	/	15	=	\$4,800
303	HVAC Units (2009) - Replace	\$16,000	X	13	/	15	=	\$13,867
505	Wood Railings - Replace	\$2,500	X	5	/	20	=	\$625
1110	Country Store Int. - Renovate	\$50,000	X	30	/	30	=	\$50,000
1120	Vinyl Siding - Replace	\$20,800	X	15	/	30	=	\$10,400
1303	Asphalt Shingle Roof - Replace	\$21,300	X	15	/	20	=	\$15,975
HOTELS								
303	HVAC Unit (2017) - Replace	\$4,500	X	5	/	15	=	\$1,500
303	HVAC Units (Old) - Replace	\$27,000	X	15	/	15	=	\$27,000
703	Windows & Doors - Replace	\$30,000	X	15	/	30	=	\$15,000
909	Interiors - Refurbish	\$70,000	X	10	/	12	=	\$58,333
910	Interiors - Remodel	\$100,000	X	12	/	24	=	\$50,000
1120	Vinyl Siding - Replace	\$25,000	X	15	/	30	=	\$12,500
1303	Asphalt Shingle Roof (A) - Replace	\$36,000	X	15	/	20	=	\$27,000
1303	Asphalt Shingle Roof (B) - Replace	\$12,000	X	5	/	20	=	\$3,000
LIBRARY								
303	HVAC Unit (2011) - Replace	\$7,500	X	11	/	15	=	\$5,500
303	HVAC Unit (2018) - Replace	\$4,500	X	4	/	15	=	\$1,200
703	Windows & Doors - Replace	\$11,000	X	25	/	30	=	\$9,167
1110	Interiors - Refurbish	\$20,000	X	5	/	15	=	\$6,667
1120	Vinyl Siding - Replace	\$16,500	X	25	/	30	=	\$13,750
1303	Asphalt Shingle Roof - Replace	\$15,050	X	17	/	20	=	\$12,793
THE LODGE								
303	HVAC Unit - Replace	\$7,000	X	5	/	15	=	\$2,333
703	Windows & Doors - Replace	\$20,000	X	15	/	30	=	\$10,000
903	Furniture - Replace	\$5,000	X	10	/	20	=	\$2,500
1110	Interior Surfaces - Refurbish	\$3,500	X	2	/	12	=	\$583
1110	Interior Surfaces - Remodel	\$20,000	X	14	/	24	=	\$11,667

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1120	Vinyl Siding - Replace	\$16,500	X	15	/	30	=	\$8,250
1303	Asphalt Shingle Roof - Replace	\$13,850	X	10	/	20	=	\$6,925
STABLES								
505	Wood Split Rail Fence - Replace	\$35,000	X	5	/	20	=	\$8,750
1319	Metal Roof - Replace	\$22,000	X	1	/	30	=	\$733
2003	Stable Buildings - Refurbish	\$15,000	X	5	/	10	=	\$7,500
GOLF CLUBHOUSE								
206	Concrete Driveway - Repair	\$125,000	X	10	/	20	=	\$62,500
303	HVAC Unit (2016) - Replace	\$10,000	X	6	/	15	=	\$4,000
303	HVAC Units (2005) - Replace	\$33,000	X	15	/	15	=	\$33,000
307	Air Compressor Systems - Replace	\$6,000	X	5	/	10	=	\$3,000
345	Pole Lights - Replace	\$4,000	X	5	/	25	=	\$800
703	Windows & Doors - Replace	\$25,000	X	17	/	30	=	\$14,167
901	Appliances (Grill) -Partial Replace	\$20,000	X	1	/	3	=	\$6,667
910	Mill House - Remodel	\$20,000	X	17	/	24	=	\$14,167
910	Pro Shop - Remodel	\$60,000	X	17	/	24	=	\$42,500
910	Pro Shop Grill - Remodel	\$25,000	X	17	/	24	=	\$17,708
929	Mill House - Refurbish	\$20,000	X	0	/	12	=	\$0
929	Pro Shop - Refurbish	\$20,000	X	0	/	12	=	\$0
929	Pro Shop Grill - Refurbish	\$40,000	X	0	/	12	=	\$0
1115	Building Exteriors - Seal/Paint	\$4,500	X	5	/	12	=	\$1,875
1128	Fiber Cement Siding - Replace	\$25,000	X	17	/	60	=	\$7,083
1303	Asphalt Shingle Roof - Replace	\$42,150	X	17	/	20	=	\$35,828
1308	Metal Seam Roof - Replace	\$15,000	X	7	/	35	=	\$3,000
GOLF COURSE								
103	Golf Cart Path - Repair/Maintain	\$20,000	X	8	/	10	=	\$16,000
406	Benches - Replace	\$9,000	X	5	/	15	=	\$3,000
411	Drinking Fountains - Replace	\$7,500	X	1	/	15	=	\$500
505	Wood Fence (Split Rail) - Replace	\$12,000	X	5	/	20	=	\$3,000
505	Wood Fencing - Replace	\$7,500	X	15	/	20	=	\$5,625
509	Pavilion - Refurbish	\$32,500	X	10	/	20	=	\$16,250
510	Gazebo - Refurbish/Replace	\$10,000	X	10	/	25	=	\$4,000
511	Lightning Shelters - Replace	\$30,000	X	15	/	25	=	\$18,000
909	Restrooms/Buildings - Refurbish	\$13,000	X	5	/	20	=	\$3,250
1007	Lake Fountains - Replace	\$16,000	X	5	/	10	=	\$8,000
1406	Concrete Hole Signs - Replace	\$15,000	X	5	/	20	=	\$3,750
1700	Bridges - Refurbish/Resurface	\$65,000	X	15	/	20	=	\$48,750
1701	Bridges - Rebuild	\$130,000	X	15	/	40	=	\$48,750
1711	Wood Bulkhead - Repair	\$5,000	X	20	/	20	=	\$5,000
2838	Tee Boxes - Restore/Replace	\$135,000	X	5	/	15	=	\$45,000
2842	Bunkers - Restore/Refurbish	\$140,000	X	10	/	15	=	\$93,333
2844	Greens - Restore/Regrass	\$540,000	X	15	/	30	=	\$270,000
MAINTENANCE EQUIPMENT								
715	Roll-Up Doors - Replace	\$50,000	X	20	/	30	=	\$33,333
932	Ice Machine - Replace	\$5,000	X	9	/	10	=	\$4,500
1810	Chevrolet C-20 (1987) - Replace	\$37,500	X	20	/	20	=	\$37,500
1810	Chevrolet Silverado 2500 - Replace	\$50,000	X	7	/	20	=	\$17,500
1810	Ford F-150 - Replace	\$37,500	X	14	/	20	=	\$26,250
1810	GMC C8500 Trucks - Replace	\$100,000	X	20	/	20	=	\$100,000

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1810	GMC Sierra 1500 - Replace	\$37,500	X	10	/	20	=	\$18,750
1813	Aeration Unit - Replace	\$10,000	X	4	/	5	=	\$8,000
1813	Ball Picker Attachment - Replace	\$4,000	X	14	/	15	=	\$3,733
1813	Club Cars - Replace	\$19,500	X	3	/	5	=	\$11,700
1813	Compressor JM-3055 - Replace	\$8,000	X	5	/	10	=	\$4,000
1813	EZ-Go Golf Carts - Replace	\$13,000	X	3	/	5	=	\$7,800
1813	Greadeall Badger - Replace	\$75,000	X	20	/	20	=	\$75,000
1813	Honda Picker Cart - Replace	\$6,500	X	5	/	10	=	\$3,250
1813	Hustler Zeroturn (A) - Replace	\$25,000	X	3	/	5	=	\$15,000
1813	Hustler Zeroturn (B) - Replace	\$37,500	X	5	/	5	=	\$37,500
1813	Hydraulic Log Splitter - Replace	\$3,000	X	14	/	15	=	\$2,800
1813	Jegs Cart - Replace	\$17,500	X	3	/	5	=	\$10,500
1813	John Deere 1200A Rake - Replace	\$15,000	X	3	/	5	=	\$9,000
1813	John Deere 1800 Tower - Replace	\$15,000	X	5	/	5	=	\$15,000
1813	John Deere 2500A - Replace	\$25,000	X	3	/	5	=	\$15,000
1813	John Deere 310J Backhoe - Replace	\$60,000	X	10	/	20	=	\$30,000
1813	John Deere 32450 - Replace	\$50,000	X	3	/	5	=	\$30,000
1813	John Deere 5210 - Replace	\$40,000	X	15	/	20	=	\$30,000
1813	John Deere 8700 - Replace	\$50,000	X	3	/	5	=	\$30,000
1813	John Deere Backhoe 310-D - Replace	\$75,000	X	17	/	20	=	\$63,750
1813	John Deere Gators - Replace	\$25,000	X	4	/	5	=	\$20,000
1813	John Deere Greens Mower - Replace	\$40,000	X	4	/	5	=	\$32,000
1813	John Deere HD200 Fert. - Replace	\$25,000	X	2	/	5	=	\$10,000
1813	John Deere TC 125 - Replace	\$15,000	X	5	/	10	=	\$7,500
1813	John Deere Tractor #1713 - Replace	\$25,000	X	10	/	20	=	\$12,500
1813	John Deere Tractor #2508 - Replace	\$50,000	X	15	/	20	=	\$37,500
1813	Kubota KX033-4 - Replace	\$41,200	X	1	/	20	=	\$2,060
1813	Land Pride Mower - Replace	\$6,000	X	10	/	10	=	\$6,000
1813	Mahindra 5500 - Replace	\$30,000	X	10	/	20	=	\$15,000
1813	Super Sunshine Mower - Replace	\$3,000	X	10	/	10	=	\$3,000
1813	Toro Groundsmaster 4500D - Replace	\$70,000	X	3	/	5	=	\$42,000
1813	Toro Sand Pro 5040 #1 - Replace	\$15,000	X	4	/	5	=	\$12,000
1813	Toro Workman 3200 #1721 - Replace	\$15,000	X	5	/	5	=	\$15,000
1813	Toro Workman Cart - Replace	\$21,900	X	5	/	5	=	\$21,900
1813	Tractor Attachment - Replace	\$5,000	X	8	/	10	=	\$4,000
1813	Tractor Attachment - Replace	\$5,000	X	5	/	10	=	\$2,500
1813	Trailers (Flat Bed) - Replace	\$20,000	X	10	/	20	=	\$10,000
1813	Trencher - Replace	\$3,500	X	5	/	5	=	\$3,500
1813	Tru Turf Roller - Replace	\$10,000	X	5	/	5	=	\$10,000
1813	Turbulent Air Blower - Replace	\$8,000	X	9	/	10	=	\$7,200
1813	Turfco Widespin 1530 - Replace	\$8,000	X	3	/	5	=	\$4,800
1813	Verti-Drain 7212 - Replace	\$10,000	X	5	/	5	=	\$10,000
2009	Fuel Tanks - Replace	\$27,000	X	20	/	40	=	\$13,500
IRRIGATION AND WATER TREATMENT								
302	Generator (Generac) - Replace	\$7,500	X	10	/	30	=	\$2,500
302	Generator (Lift Station) - Replace	\$10,000	X	30	/	30	=	\$10,000
302	Generator (WPI) - Replace	\$40,000	X	17	/	30	=	\$22,667
316	Wells - Refurbish	\$60,000	X	10	/	15	=	\$40,000
319	Lift Stations - Refurbish	\$30,000	X	5	/	10	=	\$15,000

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
806	Water Storage Tank (A) - Replace	\$75,000	X	37	/	60	=	\$46,250
806	Water Storage Tanks (B) - Replace	\$150,000	X	37	/	60	=	\$92,500
813	Gas Tanks - Replace	\$100,000	X	37	/	60	=	\$61,667
816	Water Booster System - Replace	\$40,000	X	10	/	20	=	\$20,000
1009	Irrigation Sys./Controls - Replace	\$50,000	X	5	/	10	=	\$25,000
1010	Irrigation Equip - Replace/Maintain	\$65,000	X	3	/	5	=	\$39,000
1199	Gas Chlorination Systems - Replace	\$5,000	X	5	/	10	=	\$2,500
1638	Pump Houses – Refurbish	\$6,000	X	18	/	20	=	\$5,400
1815	Septic Systems - Replace	\$25,000	X	15	/	30	=	\$12,500
2010	Sewage Aerators - Replace	\$5,000	X	2	/	5	=	\$2,000
								\$9,861,097

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
SITE AND GROUNDS				
201 Asphalt (Sec. 100) - Resurface	30	\$660,000	\$22,000	2.62 %
201 Asphalt (Sec. 1200) - Resurface	30	\$718,000	\$23,933	2.85 %
201 Asphalt (Sec. 200) - Resurface	30	\$782,000	\$26,067	3.10 %
201 Asphalt (Sec. 300) - Resurface	30	\$675,000	\$22,500	2.68 %
201 Asphalt (Sec. 400) - Resurface	30	\$825,000	\$27,500	3.27 %
201 Asphalt (Sec. 500) - Resurface	30	\$1,960,000	\$65,333	7.77 %
201 Asphalt (Sec. 600) - Resurface	30	\$845,000	\$28,167	3.35 %
201 Asphalt (Sec. GC) - Resurface	30	\$2,725,000	\$90,833	10.80 %
202 Asphalt (Sec. 100) - Seal/Repair	5	\$65,000	\$13,000	1.55 %
202 Asphalt (Sec. 1200) - Seal/Repair	5	\$72,000	\$14,400	1.71 %
202 Asphalt (Sec. 200) - Seal/Repair	5	\$78,000	\$15,600	1.85 %
202 Asphalt (Sec. 300) - Seal/Repair	5	\$68,000	\$13,600	1.62 %
202 Asphalt (Sec. 400) - Seal/Repair	5	\$82,000	\$16,400	1.95 %
202 Asphalt (Sec. 500) - Seal/Repair	5	\$196,000	\$39,200	4.66 %
202 Asphalt (Sec. 600) - Seal/Repair	5	\$85,000	\$17,000	2.02 %
202 Asphalt (Sec. GC) - Seal/Repair	5	\$272,000	\$54,400	6.47 %
405 Play Equipment - Replace	20	\$70,000	\$3,500	0.42 %
406 Site Furniture - Partial Replace	5	\$13,000	\$2,600	0.31 %
407 Grills - Replace	10	\$6,500	\$650	0.08 %
421 Playground Ground Cover - Replenish	4	\$4,500	\$1,125	0.13 %
502 Chain Link Fence - Replace	30	\$20,000	\$667	0.08 %
502 Chain Link Fence (Tennis) - Replace	30	\$10,000	\$333	0.04 %
510 Gazebos - Refurbish	30	\$20,000	\$667	0.08 %
510 Metal Pavilion - Replace	30	\$30,000	\$1,000	0.12 %
510 Wood Pavilions - Refurbish	6	\$5,000	\$833	0.10 %
909 Restrooms (Beach) - Refurbish	20	\$12,000	\$600	0.07 %
914 Guardhouse - Refurbish	10	\$5,000	\$500	0.06 %
1402 Monument Signs - Refurbish	25	\$5,000	\$200	0.02 %
1604 Tennis Courts - Resurface	7	\$14,000	\$2,000	0.24 %
1609 Basketball Court - Refurbish	7	\$6,000	\$857	0.10 %
1637 Wood Docks - Replace	25	\$30,000	\$1,200	0.14 %
1639 Boat Ramps - Replace	30	\$20,000	\$667	0.08 %
1639 Floating Docks - Refurbish	20	\$5,000	\$250	0.03 %
1701 Vehicle Bridge - Repair/Replace	40	\$330,000	\$8,250	0.98 %
1811 Culverts - Clean/Repair	10	\$20,000	\$2,000	0.24 %
1827 Building - Refurbish	25	\$10,000	\$400	0.05 %
1999 Helipad - Replace	50	\$24,000	\$480	0.06 %
2000 Concrete Dam/Spillway - Repair	20	\$100,000	\$5,000	0.59 %
2001 Marquees - Replace	20	\$6,000	\$300	0.04 %
2002 Restroom Building - Refurbish	20	\$7,500	\$375	0.04 %
ADMINISTRATION OFFICE				
301 Computer/IT Equipment - Update	10	\$15,000	\$1,500	0.18 %
303 HVAC Unit (2014) - Replace	15	\$4,500	\$300	0.04 %
303 HVAC Unit (2015) - Replace	15	\$4,500	\$300	0.04 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
703	Windows & Doors - Replace	30	\$7,500	\$250	0.03 %
909	Interiors - Refurbish	12	\$10,000	\$833	0.10 %
910	Interiors - Remodel	20	\$20,000	\$1,000	0.12 %
1120	Vinyl Siding - Replace	30	\$10,250	\$342	0.04 %
1303	Asphalt Shingle Roof - Replace	20	\$9,950	\$498	0.06 %
CAMPGROUND					
209	Camping Pads - Replace	25	\$100,000	\$4,000	0.48 %
510	Metal Pavilion - Replace	30	\$4,000	\$133	0.02 %
903	Tables/Grills - Replace	15	\$3,000	\$200	0.02 %
909	Restrooms - Refurbish	20	\$5,000	\$250	0.03 %
DUPLEXES					
303	HVAC Unit (2009) - Replace	15	\$4,000	\$267	0.03 %
303	HVAC Unit (2011) - Replace	15	\$4,000	\$267	0.03 %
303	HVAC Unit (2014) - Replace	15	\$4,000	\$267	0.03 %
303	HVAC Unit (2016) - Replace	15	\$4,000	\$267	0.03 %
303	HVAC Unit (2018) - Replace	15	\$4,000	\$267	0.03 %
303	HVAC Unit (Old) - Replace	15	\$4,000	\$267	0.03 %
1120	Vinyl Siding - Replace	30	\$25,600	\$853	0.10 %
1127	Windows and Doors - Replace	30	\$30,000	\$1,000	0.12 %
1303	Asphalt Shingle Roof - Replace	20	\$28,500	\$1,425	0.17 %
GENERAL STORE					
303	HVAC Unit (2013) - Replace	15	\$8,000	\$533	0.06 %
303	HVAC Units (2009) - Replace	15	\$16,000	\$1,067	0.13 %
505	Wood Railings - Replace	20	\$2,500	\$125	0.01 %
1110	Country Store Int. - Renovate	30	\$50,000	\$1,667	0.20 %
1120	Vinyl Siding - Replace	30	\$20,800	\$693	0.08 %
1303	Asphalt Shingle Roof - Replace	20	\$21,300	\$1,065	0.13 %
HOTELS					
303	HVAC Unit (2017) - Replace	15	\$4,500	\$300	0.04 %
303	HVAC Units (Old) - Replace	15	\$27,000	\$1,800	0.21 %
703	Windows & Doors - Replace	30	\$30,000	\$1,000	0.12 %
909	Interiors - Refurbish	12	\$70,000	\$5,833	0.69 %
910	Interiors - Remodel	24	\$100,000	\$4,167	0.50 %
1120	Vinyl Siding - Replace	30	\$25,000	\$833	0.10 %
1303	Asphalt Shingle Roof (A) - Replace	20	\$36,000	\$1,800	0.21 %
1303	Asphalt Shingle Roof (B) - Replace	20	\$12,000	\$600	0.07 %
LIBRARY					
303	HVAC Unit (2011) - Replace	15	\$7,500	\$500	0.06 %
303	HVAC Unit (2018) - Replace	15	\$4,500	\$300	0.04 %
703	Windows & Doors - Replace	30	\$11,000	\$367	0.04 %
1110	Interiors - Refurbish	15	\$20,000	\$1,333	0.16 %
1120	Vinyl Siding - Replace	30	\$16,500	\$550	0.07 %
1303	Asphalt Shingle Roof - Replace	20	\$15,050	\$753	0.09 %
THE LODGE					
303	HVAC Unit - Replace	15	\$7,000	\$467	0.06 %
703	Windows & Doors - Replace	30	\$20,000	\$667	0.08 %
903	Furniture - Replace	20	\$5,000	\$250	0.03 %
1110	Interior Surfaces - Refurbish	12	\$3,500	\$292	0.03 %
1110	Interior Surfaces - Remodel	24	\$20,000	\$833	0.10 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1120	Vinyl Siding - Replace	30	\$16,500	\$550	0.07 %
1303	Asphalt Shingle Roof - Replace	20	\$13,850	\$693	0.08 %
STABLES					
505	Wood Split Rail Fence - Replace	20	\$35,000	\$1,750	0.21 %
1319	Metal Roof - Replace	30	\$22,000	\$733	0.09 %
2003	Stable Buildings - Refurbish	10	\$15,000	\$1,500	0.18 %
GOLF CLUBHOUSE					
206	Concrete Driveway - Repair	20	\$125,000	\$6,250	0.74 %
303	HVAC Unit (2016) - Replace	15	\$10,000	\$667	0.08 %
303	HVAC Units (2005) - Replace	15	\$33,000	\$2,200	0.26 %
307	Air Compressor Systems - Replace	10	\$6,000	\$600	0.07 %
345	Pole Lights - Replace	25	\$4,000	\$160	0.02 %
703	Windows & Doors - Replace	30	\$25,000	\$833	0.10 %
901	Appliances (Grill) -Partial Replace	3	\$20,000	\$6,667	0.79 %
910	Mill House - Remodel	24	\$20,000	\$833	0.10 %
910	Pro Shop - Remodel	24	\$60,000	\$2,500	0.30 %
910	Pro Shop Grill - Remodel	24	\$25,000	\$1,042	0.12 %
929	Mill House - Refurbish	12	\$20,000	\$1,667	0.20 %
929	Pro Shop - Refurbish	12	\$20,000	\$1,667	0.20 %
929	Pro Shop Grill - Refurbish	12	\$40,000	\$3,333	0.40 %
1115	Building Exteriors - Seal/Paint	12	\$4,500	\$375	0.04 %
1128	Fiber Cement Siding - Replace	60	\$25,000	\$417	0.05 %
1303	Asphalt Shingle Roof - Replace	20	\$42,150	\$2,108	0.25 %
1308	Metal Seam Roof - Replace	35	\$15,000	\$429	0.05 %
GOLF COURSE					
103	Golf Cart Path - Repair/Maintain	10	\$20,000	\$2,000	0.24 %
406	Benches - Replace	15	\$9,000	\$600	0.07 %
411	Drinking Fountains - Replace	15	\$7,500	\$500	0.06 %
505	Wood Fence (Split Rail) - Replace	20	\$12,000	\$600	0.07 %
505	Wood Fencing - Replace	20	\$7,500	\$375	0.04 %
509	Pavilion - Refurbish	20	\$32,500	\$1,625	0.19 %
510	Gazebo - Refurbish/Replace	25	\$10,000	\$400	0.05 %
511	Lightning Shelters - Replace	25	\$30,000	\$1,200	0.14 %
909	Restrooms/Buildings - Refurbish	20	\$13,000	\$650	0.08 %
1007	Lake Fountains - Replace	10	\$16,000	\$1,600	0.19 %
1406	Concrete Hole Signs - Replace	20	\$15,000	\$750	0.09 %
1700	Bridges - Refurbish/Resurface	20	\$65,000	\$3,250	0.39 %
1701	Bridges - Rebuild	40	\$130,000	\$3,250	0.39 %
1711	Wood Bulkhead - Repair	20	\$5,000	\$250	0.03 %
2838	Tee Boxes - Restore/Replace	15	\$135,000	\$9,000	1.07 %
2842	Bunkers - Restore/Refurbish	15	\$140,000	\$9,333	1.11 %
2844	Greens - Restore/Regrass	30	\$540,000	\$18,000	2.14 %
MAINTENANCE EQUIPMENT					
715	Roll-Up Doors - Replace	30	\$50,000	\$1,667	0.20 %
932	Ice Machine - Replace	10	\$5,000	\$500	0.06 %
1810	Chevrolet C-20 (1987) - Replace	20	\$37,500	\$1,875	0.22 %
1810	Chevrolet Silverado 2500 - Replace	20	\$50,000	\$2,500	0.30 %
1810	Ford F-150 - Replace	20	\$37,500	\$1,875	0.22 %
1810	GMC C8500 Trucks - Replace	20	\$100,000	\$5,000	0.59 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1810	GMC Sierra 1500 - Replace	20	\$37,500	\$1,875	0.22 %
1813	Aeration Unit - Replace	5	\$10,000	\$2,000	0.24 %
1813	Ball Picker Attachment - Replace	15	\$4,000	\$267	0.03 %
1813	Club Cars - Replace	5	\$19,500	\$3,900	0.46 %
1813	Compressor JM-3055 - Replace	10	\$8,000	\$800	0.10 %
1813	EZ-Go Golf Carts - Replace	5	\$13,000	\$2,600	0.31 %
1813	Greadeall Badger - Replace	20	\$75,000	\$3,750	0.45 %
1813	Honda Picker Cart - Replace	10	\$6,500	\$650	0.08 %
1813	Hustler Zeroturn (A) - Replace	5	\$25,000	\$5,000	0.59 %
1813	Hustler Zeroturn (B) - Replace	5	\$37,500	\$7,500	0.89 %
1813	Hydraulic Log Splitter - Replace	15	\$3,000	\$200	0.02 %
1813	Jegs Cart - Replace	5	\$17,500	\$3,500	0.42 %
1813	John Deere 1200A Rake - Replace	5	\$15,000	\$3,000	0.36 %
1813	John Deere 1800 Tower - Replace	5	\$15,000	\$3,000	0.36 %
1813	John Deere 2500A - Replace	5	\$25,000	\$5,000	0.59 %
1813	John Deere 310J Backhoe - Replace	20	\$60,000	\$3,000	0.36 %
1813	John Deere 32450 - Replace	5	\$50,000	\$10,000	1.19 %
1813	John Deere 5210 - Replace	20	\$40,000	\$2,000	0.24 %
1813	John Deere 8700 - Replace	5	\$50,000	\$10,000	1.19 %
1813	John Deere Backhoe 310-D - Replace	20	\$75,000	\$3,750	0.45 %
1813	John Deere Gators - Replace	5	\$25,000	\$5,000	0.59 %
1813	John Deere Greens Mower - Replace	5	\$40,000	\$8,000	0.95 %
1813	John Deere HD200 Fert. - Replace	5	\$25,000	\$5,000	0.59 %
1813	John Deere TC 125 - Replace	10	\$15,000	\$1,500	0.18 %
1813	John Deere Tractor #1713 - Replace	20	\$25,000	\$1,250	0.15 %
1813	John Deere Tractor #2508 - Replace	20	\$50,000	\$2,500	0.30 %
1813	Kubota KX033-4 - Replace	20	\$41,200	\$2,060	0.24 %
1813	Land Pride Mower - Replace	10	\$6,000	\$600	0.07 %
1813	Mahindra 5500 - Replace	20	\$30,000	\$1,500	0.18 %
1813	Super Sunshine Mower - Replace	10	\$3,000	\$300	0.04 %
1813	Toro Groundsmaster 4500D - Replace	5	\$70,000	\$14,000	1.66 %
1813	Toro Sand Pro 5040 #1 - Replace	5	\$15,000	\$3,000	0.36 %
1813	Toro Workman 3200 #1721 - Replace	5	\$15,000	\$3,000	0.36 %
1813	Toro Workman Cart - Replace	5	\$21,900	\$4,380	0.52 %
1813	Tractor Attachment - Replace	10	\$5,000	\$500	0.06 %
1813	Tractor Attachment - Replace	10	\$5,000	\$500	0.06 %
1813	Trailers (Flat Bed) - Replace	20	\$20,000	\$1,000	0.12 %
1813	Trencher - Replace	5	\$3,500	\$700	0.08 %
1813	Tru Turf Roller - Replace	5	\$10,000	\$2,000	0.24 %
1813	Turbulent Air Blower - Replace	10	\$8,000	\$800	0.10 %
1813	Turfco Widespin 1530 - Replace	5	\$8,000	\$1,600	0.19 %
1813	Verti-Drain 7212 - Replace	5	\$10,000	\$2,000	0.24 %
2009	Fuel Tanks - Replace	40	\$27,000	\$675	0.08 %
IRRIGATION AND WATER TREATMENT					
302	Generator (Generac) - Replace	30	\$7,500	\$250	0.03 %
302	Generator (Lift Station) - Replace	30	\$10,000	\$333	0.04 %
302	Generator (WPI) - Replace	30	\$40,000	\$1,333	0.16 %
316	Wells - Refurbish	15	\$60,000	\$4,000	0.48 %
319	Lift Stations - Refurbish	10	\$30,000	\$3,000	0.36 %
806	Water Storage Tank (A) - Replace	60	\$75,000	\$1,250	0.15 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
806	Water Storage Tanks (B) - Replace	60	\$150,000	\$2,500	0.30 %
813	Gas Tanks - Replace	60	\$100,000	\$1,667	0.20 %
816	Water Booster System - Replace	20	\$40,000	\$2,000	0.24 %
1009	Irrigation Sys./Controls - Replace	10	\$50,000	\$5,000	0.59 %
1010	Irrigation Equip - Replace/Maintain	5	\$65,000	\$13,000	1.55 %
1199	Gas Chlorination Systems - Replace	10	\$5,000	\$500	0.06 %
1638	Pump Houses – Refurbish	20	\$6,000	\$300	0.04 %
1815	Septic Systems - Replace	30	\$25,000	\$833	0.10 %
2010	Sewage Aerators - Replace	5	\$5,000	\$1,000	0.12 %
189	Total Funded Components			\$841,061	100.00 %

Fiscal Year Start: 2022

Interest:

1.00 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes
---	-----------------------------------

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Contribs.	Reserve Contribs.			
2022	\$448,411	\$9,861,097	4.5 %	High	288.89 %	\$700,000	\$4,500,000	\$25,629	\$994,400
2023	\$4,679,640	\$9,992,123	46.8 %	Medium	8.50 %	\$759,500	\$0	\$49,833	\$197,760
2024	\$5,291,213	\$10,973,403	48.2 %	Medium	8.50 %	\$824,058	\$0	\$52,320	\$990,350
2025	\$5,177,240	\$11,194,309	46.2 %	Medium	8.50 %	\$894,102	\$0	\$55,540	\$191,446
2026	\$5,935,437	\$12,272,067	48.4 %	Medium	8.50 %	\$970,101	\$0	\$64,435	\$12,943
2027	\$6,957,030	\$13,594,189	51.2 %	Medium	8.50 %	\$1,052,560	\$0	\$52,044	\$4,605,390
2028	\$3,456,243	\$10,254,773	33.7 %	Medium	8.50 %	\$1,142,027	\$0	\$34,460	\$1,194,052
2029	\$3,438,678	\$10,358,742	33.2 %	Medium	8.50 %	\$1,239,100	\$0	\$31,064	\$1,932,132
2030	\$2,776,710	\$9,744,839	28.5 %	High	4.60 %	\$1,296,098	\$0	\$33,753	\$129,844
2031	\$3,976,717	\$11,000,838	36.1 %	Medium	4.60 %	\$1,355,719	\$0	\$46,537	\$44,362
2032	\$5,334,610	\$12,415,485	43.0 %	Medium	4.60 %	\$1,418,082	\$0	\$39,921	\$4,139,598
2033	\$2,653,014	\$9,688,388	27.4 %	High	4.60 %	\$1,483,313	\$0	\$32,646	\$289,997
2034	\$3,878,977	\$10,879,494	35.7 %	Medium	4.60 %	\$1,551,546	\$0	\$35,675	\$2,207,078
2035	\$3,259,120	\$10,167,715	32.1 %	Medium	4.60 %	\$1,622,917	\$0	\$39,550	\$267,273
2036	\$4,654,315	\$11,469,635	40.6 %	Medium	4.60 %	\$1,697,571	\$0	\$54,471	\$161,847
2037	\$6,244,510	\$12,957,367	48.2 %	Medium	4.60 %	\$1,775,659	\$0	\$58,038	\$2,710,162
2038	\$5,368,045	\$11,904,276	45.1 %	Medium	4.60 %	\$1,857,340	\$0	\$61,653	\$319,337
2039	\$6,967,701	\$13,322,633	52.3 %	Medium	4.60 %	\$1,942,777	\$0	\$50,341	\$5,856,039
2040	\$3,104,780	\$9,122,441	34.0 %	Medium	4.60 %	\$2,032,145	\$0	\$40,778	\$123,426
2041	\$5,054,277	\$10,743,790	47.0 %	Medium	4.60 %	\$2,125,624	\$0	\$60,244	\$240,581
2042	\$6,999,563	\$12,337,355	56.7 %	Medium	4.60 %	\$2,223,403	\$0	\$72,042	\$1,879,981
2043	\$7,415,027	\$12,335,715	60.1 %	Medium	4.60 %	\$2,325,679	\$0	\$84,407	\$351,596
2044	\$9,473,517	\$13,955,203	67.9 %	Medium	4.60 %	\$2,432,660	\$0	\$99,445	\$1,581,743
2045	\$10,423,879	\$14,404,569	72.4 %	Low	4.60 %	\$2,544,563	\$0	\$112,099	\$1,075,013
2046	\$12,005,529	\$15,439,147	77.8 %	Low	4.60 %	\$2,661,613	\$0	\$133,833	\$28,459
2047	\$14,772,515	\$17,634,002	83.8 %	Low	4.60 %	\$2,784,047	\$0	\$147,142	\$3,035,245
2048	\$14,668,459	\$16,850,544	87.1 %	Low	4.60 %	\$2,912,113	\$0	\$158,590	\$676,091
2049	\$17,063,071	\$18,527,925	92.1 %	Low	4.60 %	\$3,046,070	\$0	\$178,035	\$1,728,163
2050	\$18,559,013	\$19,228,041	96.5 %	Low	4.60 %	\$3,186,189	\$0	\$201,551	\$178,458
2051	\$21,768,295	\$21,603,085	100.8 %	Low	4.60 %	\$3,332,754	\$0	\$234,838	\$116,650

Fiscal Year Start: 2022

Interest: 1.00 %

Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes
---	-----------------------------------

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Contribs.	Reserve Contribs.			
2022	\$448,411	\$9,861,097	4.5 %	High	243.33 %	\$618,000	\$4,500,000	\$25,217	\$994,400
2023	\$4,597,228	\$9,992,123	46.0 %	Medium	8.50 %	\$670,530	\$0	\$48,558	\$197,760
2024	\$5,118,556	\$10,973,403	46.6 %	Medium	8.50 %	\$727,525	\$0	\$50,101	\$990,350
2025	\$4,905,832	\$11,194,309	43.8 %	Medium	8.50 %	\$789,365	\$0	\$52,287	\$191,446
2026	\$5,556,038	\$12,272,067	45.3 %	Medium	8.50 %	\$856,461	\$0	\$60,053	\$12,943
2027	\$6,459,608	\$13,594,189	47.5 %	Medium	8.50 %	\$929,260	\$0	\$46,428	\$4,605,390
2028	\$2,829,905	\$10,254,773	27.6 %	High	8.50 %	\$1,008,247	\$0	\$27,496	\$1,194,052
2029	\$2,671,596	\$10,358,742	25.8 %	High	8.50 %	\$1,093,948	\$0	\$22,629	\$1,932,132
2030	\$1,856,041	\$9,744,839	19.0 %	High	4.60 %	\$1,144,270	\$0	\$23,741	\$129,844
2031	\$2,894,207	\$11,000,838	26.3 %	High	4.60 %	\$1,196,906	\$0	\$34,864	\$44,362
2032	\$4,081,615	\$12,415,485	32.9 %	Medium	4.60 %	\$1,251,964	\$0	\$26,499	\$4,139,598
2033	\$1,220,480	\$9,688,388	12.6 %	High	4.60 %	\$1,309,554	\$0	\$17,382	\$289,997
2034	\$2,257,419	\$10,879,494	20.7 %	High	4.60 %	\$1,369,793	\$0	\$18,472	\$2,207,078
2035	\$1,438,606	\$10,167,715	14.1 %	High	4.60 %	\$1,432,804	\$0	\$20,307	\$267,273
2036	\$2,624,444	\$11,469,635	22.9 %	High	4.60 %	\$1,498,713	\$0	\$33,080	\$161,847
2037	\$3,994,390	\$12,957,367	30.8 %	Medium	4.60 %	\$1,567,654	\$0	\$34,389	\$2,710,162
2038	\$2,886,270	\$11,904,276	24.2 %	High	4.60 %	\$1,639,766	\$0	\$35,628	\$319,337
2039	\$4,242,327	\$13,322,633	31.8 %	Medium	4.60 %	\$1,715,195	\$0	\$21,819	\$5,856,039
2040	\$123,301	\$9,122,441	1.4 %	High	4.60 %	\$1,794,094	\$0	\$9,630	\$123,426
2041	\$1,803,599	\$10,743,790	16.8 %	High	4.60 %	\$1,876,622	\$0	\$26,337	\$240,581
2042	\$3,465,977	\$12,337,355	28.1 %	High	4.60 %	\$1,962,947	\$0	\$35,236	\$1,879,981
2043	\$3,584,179	\$12,335,715	29.1 %	High	4.60 %	\$2,053,242	\$0	\$44,554	\$351,596
2044	\$5,330,379	\$13,955,203	38.2 %	Medium	4.60 %	\$2,147,692	\$0	\$56,392	\$1,581,743
2045	\$5,952,719	\$14,404,569	41.3 %	Medium	4.60 %	\$2,246,485	\$0	\$65,685	\$1,075,013
2046	\$7,189,877	\$15,439,147	46.6 %	Medium	4.60 %	\$2,349,824	\$0	\$83,889	\$28,459
2047	\$9,595,131	\$17,634,002	54.4 %	Medium	4.60 %	\$2,457,916	\$0	\$93,492	\$3,035,245
2048	\$9,111,294	\$16,850,544	54.1 %	Medium	4.60 %	\$2,570,980	\$0	\$101,050	\$676,091
2049	\$11,107,232	\$18,527,925	59.9 %	Medium	4.60 %	\$2,689,245	\$0	\$116,410	\$1,728,163
2050	\$12,184,724	\$19,228,041	63.4 %	Medium	4.60 %	\$2,812,950	\$0	\$135,640	\$178,458
2051	\$14,954,856	\$21,603,085	69.2 %	Medium	4.60 %	\$2,942,346	\$0	\$164,429	\$116,650

Fiscal Year	2022	2023	2024	2025	2026
Starting Reserve Balance	\$448,411	\$4,679,640	\$5,291,213	\$5,177,240	\$5,935,437
Annual Reserve Contribution	\$700,000	\$759,500	\$824,058	\$894,102	\$970,101
Recommended Special Assessments	\$4,500,000	\$0	\$0	\$0	\$0
Interest Earnings	\$25,629	\$49,833	\$52,320	\$55,540	\$64,435
Total Income	\$5,674,040	\$5,488,973	\$6,167,591	\$6,126,883	\$6,969,973
# Component					
SITE AND GROUNDS					
201 Asphalt (Sec. 100) - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Sec. 1200) - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Sec. 200) - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Sec. 300) - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Sec. 400) - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Sec. 500) - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Sec. 600) - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Sec. GC) - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt (Sec. 100) - Seal/Repair	\$0	\$0	\$68,959	\$0	\$0
202 Asphalt (Sec. 1200) - Seal/Repair	\$72,000	\$0	\$0	\$0	\$0
202 Asphalt (Sec. 200) - Seal/Repair	\$0	\$80,340	\$0	\$0	\$0
202 Asphalt (Sec. 300) - Seal/Repair	\$0	\$0	\$72,141	\$0	\$0
202 Asphalt (Sec. 400) - Seal/Repair	\$82,000	\$0	\$0	\$0	\$0
202 Asphalt (Sec. 500) - Seal/Repair	\$196,000	\$0	\$0	\$0	\$0
202 Asphalt (Sec. 600) - Seal/Repair	\$85,000	\$0	\$0	\$0	\$0
202 Asphalt (Sec. GC) - Seal/Repair	\$0	\$0	\$288,565	\$0	\$0
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
406 Site Furniture - Partial Replace	\$0	\$0	\$0	\$14,205	\$0
407 Grills - Replace	\$0	\$0	\$0	\$0	\$0
421 Playground Ground Cover - Replenish	\$0	\$0	\$4,774	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence (Tennis) - Replace	\$0	\$0	\$0	\$0	\$0
510 Gazebos - Refurbish	\$0	\$0	\$0	\$0	\$0
510 Metal Pavilion - Replace	\$0	\$0	\$0	\$0	\$0
510 Wood Pavilions - Refurbish	\$0	\$0	\$5,305	\$0	\$0
909 Restrooms (Beach) - Refurbish	\$0	\$0	\$0	\$0	\$0
914 Guardhouse - Refurbish	\$0	\$0	\$0	\$0	\$0
1402 Monument Signs - Refurbish	\$0	\$0	\$0	\$0	\$0
1604 Tennis Courts - Resurface	\$0	\$0	\$14,853	\$0	\$0
1609 Basketball Court - Refurbish	\$0	\$0	\$6,365	\$0	\$0
1637 Wood Docks - Replace	\$0	\$0	\$0	\$0	\$0
1639 Boat Ramps - Replace	\$0	\$0	\$0	\$0	\$0
1639 Floating Docks - Refurbish	\$0	\$0	\$0	\$0	\$0
1701 Vehicle Bridge - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1811 Culverts - Clean/Repair	\$0	\$0	\$0	\$0	\$0
1827 Building - Refurbish	\$0	\$0	\$0	\$0	\$0
1999 Helipad - Replace	\$0	\$0	\$0	\$0	\$0
2000 Concrete Dam/Spillway - Repair	\$0	\$0	\$0	\$0	\$0
2001 Marquees - Replace	\$0	\$0	\$0	\$0	\$0
2002 Restroom Building - Refurbish	\$0	\$0	\$0	\$0	\$0
ADMINISTRATION OFFICE					
301 Computer/IT Equipment - Update	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit (2014) - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit (2015) - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
909 Interiors - Refurbish	\$0	\$0	\$0	\$0	\$0
910 Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
1120 Vinyl Siding - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
CAMPGROUND					
209 Camping Pads - Replace	\$100,000	\$0	\$0	\$0	\$0
510 Metal Pavilion - Replace	\$0	\$0	\$0	\$0	\$0
903 Tables/Grills - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2022	2023	2024	2025	2026
DUPLEXES					
303 HVAC Unit (2009) - Replace	\$0	\$0	\$4,244	\$0	\$0
303 HVAC Unit (2011) - Replace	\$0	\$0	\$0	\$0	\$4,502
303 HVAC Unit (2014) - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit (2016) - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit (2018) - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit (Old) - Replace	\$0	\$4,120	\$0	\$0	\$0
1120 Vinyl Siding - Replace	\$0	\$0	\$0	\$0	\$0
1127 Windows and Doors - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
GENERAL STORE					
303 HVAC Unit (2013) - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Units (2009) - Replace	\$0	\$0	\$16,974	\$0	\$0
505 Wood Railings - Replace	\$0	\$0	\$0	\$0	\$0
1110 Country Store Int. - Renovate	\$50,000	\$0	\$0	\$0	\$0
1120 Vinyl Siding - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
HOTELS					
303 HVAC Unit (2017) - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Units (Old) - Replace	\$27,000	\$0	\$0	\$0	\$0
703 Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
909 Interiors - Refurbish	\$0	\$0	\$74,263	\$0	\$0
910 Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
1120 Vinyl Siding - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof (A) - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof (B) - Replace	\$0	\$0	\$0	\$0	\$0
LIBRARY					
303 HVAC Unit (2011) - Replace	\$0	\$0	\$0	\$0	\$8,441
303 HVAC Unit (2018) - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interiors - Refurbish	\$0	\$0	\$0	\$0	\$0
1120 Vinyl Siding - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$16,446	\$0
THE LODGE					
303 HVAC Unit - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
903 Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Refurbish	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Remodel	\$0	\$0	\$0	\$0	\$0
1120 Vinyl Siding - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
STABLES					
505 Wood Split Rail Fence - Replace	\$0	\$0	\$0	\$0	\$0
1319 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
2003 Stable Buildings - Refurbish	\$0	\$0	\$0	\$0	\$0
GOLF CLUBHOUSE					
206 Concrete Driveway - Repair	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit (2016) - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Units (2005) - Replace	\$33,000	\$0	\$0	\$0	\$0
307 Air Compressor Systems - Replace	\$0	\$0	\$0	\$0	\$0
345 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
901 Appliances (Grill) -Partial Replace	\$0	\$0	\$21,218	\$0	\$0
910 Mill House - Remodel	\$0	\$0	\$0	\$0	\$0
910 Pro Shop - Remodel	\$0	\$0	\$0	\$0	\$0
910 Pro Shop Grill - Remodel	\$0	\$0	\$0	\$0	\$0
929 Mill House - Refurbish	\$0	\$0	\$0	\$0	\$0
929 Pro Shop - Refurbish	\$0	\$0	\$0	\$0	\$0
929 Pro Shop Grill - Refurbish	\$0	\$0	\$0	\$0	\$0
1115 Building Exteriors - Seal/Paint	\$0	\$0	\$0	\$0	\$0
1128 Fiber Cement Siding - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$46,058	\$0
1308 Metal Seam Roof - Replace	\$0	\$0	\$0	\$0	\$0
GOLF COURSE					
103 Golf Cart Path - Repair/Maintain	\$0	\$0	\$21,218	\$0	\$0
406 Benches - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2022	2023	2024	2025	2026
505 Wood Fence (Split Rail) - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fencing - Replace	\$0	\$0	\$0	\$0	\$0
509 Pavilion - Refurbish	\$0	\$0	\$0	\$0	\$0
510 Gazebo - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
511 Lightning Shelters - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms/Buildings - Refurbish	\$0	\$0	\$0	\$0	\$0
1007 Lake Fountains - Replace	\$0	\$0	\$0	\$0	\$0
1406 Concrete Hole Signs - Replace	\$0	\$0	\$0	\$0	\$0
1700 Bridges - Refurbish/Resurface	\$0	\$0	\$0	\$0	\$0
1701 Bridges - Rebuild	\$0	\$0	\$0	\$0	\$0
1711 Wood Bulkhead - Repair	\$5,000	\$0	\$0	\$0	\$0
2838 Tee Boxes - Restore/Replace	\$0	\$0	\$0	\$0	\$0
2842 Bunkers - Restore/Refurbish	\$0	\$0	\$0	\$0	\$0
2844 Greens - Restore/Regrass	\$0	\$0	\$0	\$0	\$0
MAINTENANCE EQUIPMENT					
715 Roll-Up Doors - Replace	\$0	\$0	\$0	\$0	\$0
932 Ice Machine - Replace	\$0	\$5,150	\$0	\$0	\$0
1810 Chevorlet C-20 (1987) - Replace	\$37,500	\$0	\$0	\$0	\$0
1810 Chevrolet Silverado 2500 - Replace	\$0	\$0	\$0	\$0	\$0
1810 Ford F-150 - Replace	\$0	\$0	\$0	\$0	\$0
1810 GMC C8500 Trucks - Replace	\$100,000	\$0	\$0	\$0	\$0
1810 GMC Sierra 1500 - Replace	\$0	\$0	\$0	\$0	\$0
1813 Aeration Unit - Replace	\$0	\$10,300	\$0	\$0	\$0
1813 Ball Picker Attachment - Replace	\$0	\$4,120	\$0	\$0	\$0
1813 Club Cars - Replace	\$0	\$0	\$20,688	\$0	\$0
1813 Compressor JM-3055 - Replace	\$0	\$0	\$0	\$0	\$0
1813 EZ-Go Golf Carts - Replace	\$0	\$0	\$13,792	\$0	\$0
1813 Greadeall Badger - Replace	\$75,000	\$0	\$0	\$0	\$0
1813 Honda Picker Cart - Replace	\$0	\$0	\$0	\$0	\$0
1813 Hustler Zereturn (A) - Replace	\$0	\$0	\$26,523	\$0	\$0
1813 Hustler Zereturn (B) - Replace	\$37,500	\$0	\$0	\$0	\$0
1813 Hydraulic Log Splitter - Replace	\$0	\$3,090	\$0	\$0	\$0
1813 Jegs Cart - Replace	\$0	\$0	\$18,566	\$0	\$0
1813 John Deere 1200A Rake - Replace	\$0	\$0	\$15,914	\$0	\$0
1813 John Deere 1800 Tower - Replace	\$15,000	\$0	\$0	\$0	\$0
1813 John Deere 2500A - Replace	\$0	\$0	\$26,523	\$0	\$0
1813 John Deere 310J Backhoe - Replace	\$0	\$0	\$0	\$0	\$0
1813 John Deere 32450 - Replace	\$0	\$0	\$53,045	\$0	\$0
1813 John Deere 5210 - Replace	\$0	\$0	\$0	\$0	\$0
1813 John Deere 8700 - Replace	\$0	\$0	\$53,045	\$0	\$0
1813 John Deere Backhoe 310-D - Replace	\$0	\$0	\$0	\$81,955	\$0
1813 John Deere Gators - Replace	\$0	\$25,750	\$0	\$0	\$0
1813 John Deere Greens Mower - Replace	\$0	\$41,200	\$0	\$0	\$0
1813 John Deere HD200 Fert. - Replace	\$0	\$0	\$0	\$27,318	\$0
1813 John Deere TC 125 - Replace	\$0	\$0	\$0	\$0	\$0
1813 John Deere Tractor #1713 - Replace	\$0	\$0	\$0	\$0	\$0
1813 John Deere Tractor #2508 - Replace	\$0	\$0	\$0	\$0	\$0
1813 Kubota KX033-4 - Replace	\$0	\$0	\$0	\$0	\$0
1813 Land Pride Mower - Replace	\$6,000	\$0	\$0	\$0	\$0
1813 Mahindra 5500 - Replace	\$0	\$0	\$0	\$0	\$0
1813 Super Sunshine Mower - Replace	\$3,000	\$0	\$0	\$0	\$0
1813 Toro Groundsmaster 4500D - Replace	\$0	\$0	\$74,263	\$0	\$0
1813 Toro Sand Pro 5040 #1 - Replace	\$0	\$15,450	\$0	\$0	\$0
1813 Toro Workman 3200 #1721 - Replace	\$15,000	\$0	\$0	\$0	\$0
1813 Toro Workman Cart - Replace	\$21,900	\$0	\$0	\$0	\$0
1813 Tractor Attachment - Replace	\$0	\$0	\$5,305	\$0	\$0
1813 Tractor Attachment - Replace	\$0	\$0	\$0	\$0	\$0
1813 Trailers (Flat Bed) - Replace	\$0	\$0	\$0	\$0	\$0
1813 Trencher - Replace	\$3,500	\$0	\$0	\$0	\$0
1813 Tru Turf Roller - Replace	\$10,000	\$0	\$0	\$0	\$0
1813 Turbulent Air Blower - Replace	\$0	\$8,240	\$0	\$0	\$0
1813 Turfco Widespin 1530 - Replace	\$0	\$0	\$8,487	\$0	\$0
1813 Verti-Drain 7212 - Replace	\$10,000	\$0	\$0	\$0	\$0
2009 Fuel Tanks - Replace	\$0	\$0	\$0	\$0	\$0
IRRIGATION AND WATER TREATMENT					
302 Generator (Generac) - Replace	\$0	\$0	\$0	\$0	\$0
302 Generator (Lift Station) - Replace	\$10,000	\$0	\$0	\$0	\$0
302 Generator (WPI) - Replace	\$0	\$0	\$0	\$0	\$0
316 Wells - Refurbish	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2022	2023	2024	2025	2026
319 Lift Stations - Refurbish	\$0	\$0	\$0	\$0	\$0
806 Water Storage Tank (A) - Replace	\$0	\$0	\$0	\$0	\$0
806 Water Storage Tanks (B) - Replace	\$0	\$0	\$0	\$0	\$0
813 Gas Tanks - Replace	\$0	\$0	\$0	\$0	\$0
816 Water Booster System - Replace	\$0	\$0	\$0	\$0	\$0
1009 Irrigation Sys./Controls - Replace	\$0	\$0	\$0	\$0	\$0
1010 Irrigation Equip - Replace/Maintain	\$0	\$0	\$68,959	\$0	\$0
1199 Gas Chlorination Systems - Replace	\$0	\$0	\$0	\$0	\$0
1638 Pump Houses – Refurbish	\$0	\$0	\$6,365	\$0	\$0
1815 Septic Systems - Replace	\$0	\$0	\$0	\$0	\$0
2010 Sewage Aerators - Replace	\$0	\$0	\$0	\$5,464	\$0
Total Expenses	\$994,400	\$197,760	\$990,350	\$191,446	\$12,943
Ending Reserve Balance	\$4,679,640	\$5,291,213	\$5,177,240	\$5,935,437	\$6,957,030

Fiscal Year	2027	2028	2029	2030	2031
Starting Reserve Balance	\$6,957,030	\$3,456,243	\$3,438,678	\$2,776,710	\$3,976,717
Annual Reserve Contribution	\$1,052,560	\$1,142,027	\$1,239,100	\$1,296,098	\$1,355,719
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$52,044	\$34,460	\$31,064	\$33,753	\$46,537
Total Income	\$8,061,633	\$4,632,731	\$4,708,842	\$4,106,561	\$5,378,972
# Component					
SITE AND GROUNDS					
201 Asphalt (Sec. 100) - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Sec. 1200) - Resurface	\$832,359	\$0	\$0	\$0	\$0
201 Asphalt (Sec. 200) - Resurface	\$0	\$933,749	\$0	\$0	\$0
201 Asphalt (Sec. 300) - Resurface	\$0	\$0	\$830,165	\$0	\$0
201 Asphalt (Sec. 400) - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Sec. 500) - Resurface	\$2,272,177	\$0	\$0	\$0	\$0
201 Asphalt (Sec. 600) - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Sec. GC) - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt (Sec. 100) - Seal/Repair	\$0	\$0	\$79,942	\$0	\$0
202 Asphalt (Sec. 1200) - Seal/Repair	\$83,468	\$0	\$0	\$0	\$0
202 Asphalt (Sec. 200) - Seal/Repair	\$0	\$93,136	\$0	\$0	\$0
202 Asphalt (Sec. 300) - Seal/Repair	\$0	\$0	\$83,631	\$0	\$0
202 Asphalt (Sec. 400) - Seal/Repair	\$95,060	\$0	\$0	\$0	\$0
202 Asphalt (Sec. 500) - Seal/Repair	\$227,218	\$0	\$0	\$0	\$0
202 Asphalt (Sec. 600) - Seal/Repair	\$98,538	\$0	\$0	\$0	\$0
202 Asphalt (Sec. GC) - Seal/Repair	\$0	\$0	\$334,526	\$0	\$0
405 Play Equipment - Replace	\$81,149	\$0	\$0	\$0	\$0
406 Site Furniture - Partial Replace	\$0	\$0	\$0	\$16,468	\$0
407 Grills - Replace	\$7,535	\$0	\$0	\$0	\$0
421 Playground Ground Cover - Replenish	\$0	\$5,373	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence (Tennis) - Replace	\$0	\$0	\$0	\$0	\$0
510 Gazebos - Refurbish	\$0	\$0	\$0	\$0	\$0
510 Metal Pavilion - Replace	\$0	\$0	\$0	\$0	\$0
510 Wood Pavilions - Refurbish	\$0	\$0	\$0	\$6,334	\$0
909 Restrooms (Beach) - Refurbish	\$0	\$0	\$0	\$0	\$0
914 Guardhouse - Refurbish	\$5,796	\$0	\$0	\$0	\$0
1402 Monument Signs - Refurbish	\$0	\$0	\$0	\$0	\$0
1604 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$18,267
1609 Basketball Court - Refurbish	\$0	\$0	\$0	\$0	\$7,829
1637 Wood Docks - Replace	\$0	\$0	\$0	\$0	\$0
1639 Boat Ramps - Replace	\$0	\$0	\$0	\$0	\$0
1639 Floating Docks - Refurbish	\$0	\$0	\$0	\$0	\$0
1701 Vehicle Bridge - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1811 Culverts - Clean/Repair	\$0	\$0	\$0	\$25,335	\$0
1827 Building - Refurbish	\$0	\$0	\$0	\$12,668	\$0
1999 Helipad - Replace	\$0	\$0	\$0	\$0	\$0
2000 Concrete Dam/Spillway - Repair	\$0	\$0	\$0	\$0	\$0
2001 Marquees - Replace	\$0	\$0	\$0	\$0	\$0
2002 Restroom Building - Refurbish	\$0	\$0	\$0	\$0	\$0
ADMINISTRATION OFFICE					
301 Computer/IT Equipment - Update	\$0	\$0	\$18,448	\$0	\$0
303 HVAC Unit (2014) - Replace	\$0	\$0	\$5,534	\$0	\$0
303 HVAC Unit (2015) - Replace	\$0	\$0	\$0	\$5,700	\$0
703 Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
909 Interiors - Refurbish	\$0	\$0	\$0	\$0	\$0
910 Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
1120 Vinyl Siding - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$11,535	\$0	\$0	\$0	\$0
CAMPGROUND					
209 Camping Pads - Replace	\$0	\$0	\$0	\$0	\$0
510 Metal Pavilion - Replace	\$0	\$0	\$0	\$0	\$0
903 Tables/Grills - Replace	\$3,478	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
DUPLEXES					
303 HVAC Unit (2009) - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit (2011) - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit (2014) - Replace	\$0	\$0	\$4,919	\$0	\$0
303 HVAC Unit (2016) - Replace	\$0	\$0	\$0	\$0	\$5,219
303 HVAC Unit (2018) - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2027	2028	2029	2030	2031
303 HVAC Unit (Old) - Replace	\$0	\$0	\$0	\$0	\$0
1120 Vinyl Siding - Replace	\$0	\$0	\$0	\$0	\$0
1127 Windows and Doors - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$33,039	\$0	\$0	\$0	\$0
GENERAL STORE					
303 HVAC Unit (2013) - Replace	\$0	\$9,552	\$0	\$0	\$0
303 HVAC Units (2009) - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Railings - Replace	\$0	\$0	\$0	\$0	\$0
1110 Country Store Int. - Renovate	\$0	\$0	\$0	\$0	\$0
1120 Vinyl Siding - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$24,693	\$0	\$0	\$0	\$0
HOTELS					
303 HVAC Unit (2017) - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Units (Old) - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
909 Interiors - Refurbish	\$0	\$0	\$0	\$0	\$0
910 Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
1120 Vinyl Siding - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof (A) - Replace	\$41,734	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof (B) - Replace	\$0	\$0	\$0	\$0	\$0
LIBRARY					
303 HVAC Unit (2011) - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit (2018) - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors - Replace	\$12,752	\$0	\$0	\$0	\$0
1110 Interiors - Refurbish	\$0	\$0	\$0	\$0	\$0
1120 Vinyl Siding - Replace	\$19,128	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
THE LODGE					
303 HVAC Unit - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
903 Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Refurbish	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Remodel	\$0	\$0	\$0	\$0	\$0
1120 Vinyl Siding - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
STABLES					
505 Wood Split Rail Fence - Replace	\$0	\$0	\$0	\$0	\$0
1319 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
2003 Stable Buildings - Refurbish	\$17,389	\$0	\$0	\$0	\$0
GOLF CLUBHOUSE					
206 Concrete Driveway - Repair	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit (2016) - Replace	\$0	\$0	\$0	\$0	\$13,048
303 HVAC Units (2005) - Replace	\$0	\$0	\$0	\$0	\$0
307 Air Compressor Systems - Replace	\$6,956	\$0	\$0	\$0	\$0
345 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
901 Appliances (Grill) -Partial Replace	\$23,185	\$0	\$0	\$25,335	\$0
910 Mill House - Remodel	\$0	\$0	\$24,597	\$0	\$0
910 Pro Shop - Remodel	\$0	\$0	\$73,792	\$0	\$0
910 Pro Shop Grill - Remodel	\$0	\$0	\$30,747	\$0	\$0
929 Mill House - Refurbish	\$0	\$0	\$0	\$0	\$0
929 Pro Shop - Refurbish	\$0	\$0	\$0	\$0	\$0
929 Pro Shop Grill - Refurbish	\$0	\$0	\$0	\$0	\$0
1115 Building Exteriors - Seal/Paint	\$0	\$0	\$5,534	\$0	\$0
1128 Fiber Cement Siding - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1308 Metal Seam Roof - Replace	\$0	\$0	\$0	\$0	\$0
GOLF COURSE					
103 Golf Cart Path - Repair/Maintain	\$0	\$0	\$0	\$0	\$0
406 Benches - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence (Split Rail) - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fencing - Replace	\$8,695	\$0	\$0	\$0	\$0
509 Pavilion - Refurbish	\$0	\$0	\$0	\$0	\$0
510 Gazebo - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
511 Lightning Shelters - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms/Buildings - Refurbish	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2027	2028	2029	2030	2031
1007	Lake Fountains - Replace	\$18,548	\$0	\$0	\$0	\$0
1406	Concrete Hole Signs - Replace	\$0	\$0	\$0	\$0	\$0
1700	Bridges - Refurbish/Resurface	\$75,353	\$0	\$0	\$0	\$0
1701	Bridges - Rebuild	\$0	\$0	\$0	\$0	\$0
1711	Wood Bulkhead - Repair	\$0	\$0	\$0	\$0	\$0
2838	Tee Boxes - Restore/Replace	\$0	\$0	\$0	\$0	\$0
2842	Bunkers - Restore/Refurbish	\$162,298	\$0	\$0	\$0	\$0
2844	Greens - Restore/Regrass	\$0	\$0	\$0	\$0	\$0
MAINTENANCE EQUIPMENT						
715	Roll-Up Doors - Replace	\$0	\$0	\$0	\$0	\$0
932	Ice Machine - Replace	\$0	\$0	\$0	\$0	\$0
1810	Chevrolet C-20 (1987) - Replace	\$0	\$0	\$0	\$0	\$0
1810	Chevrolet Silverado 2500 - Replace	\$0	\$0	\$0	\$0	\$0
1810	Ford F-150 - Replace	\$0	\$44,777	\$0	\$0	\$0
1810	GMC C8500 Trucks - Replace	\$0	\$0	\$0	\$0	\$0
1810	GMC Sierra 1500 - Replace	\$0	\$0	\$0	\$0	\$0
1813	Aeration Unit - Replace	\$0	\$11,941	\$0	\$0	\$0
1813	Ball Picker Attachment - Replace	\$0	\$0	\$0	\$0	\$0
1813	Club Cars - Replace	\$0	\$0	\$23,983	\$0	\$0
1813	Compressor JM-3055 - Replace	\$9,274	\$0	\$0	\$0	\$0
1813	EZ-Go Golf Carts - Replace	\$0	\$0	\$15,988	\$0	\$0
1813	Greadeall Badger - Replace	\$0	\$0	\$0	\$0	\$0
1813	Honda Picker Cart - Replace	\$7,535	\$0	\$0	\$0	\$0
1813	Hustler Zereturn (A) - Replace	\$0	\$0	\$30,747	\$0	\$0
1813	Hustler Zereturn (B) - Replace	\$43,473	\$0	\$0	\$0	\$0
1813	Hydraulic Log Splitter - Replace	\$0	\$0	\$0	\$0	\$0
1813	Jegs Cart - Replace	\$0	\$0	\$21,523	\$0	\$0
1813	John Deere 1200A Rake - Replace	\$0	\$0	\$18,448	\$0	\$0
1813	John Deere 1800 Tower - Replace	\$17,389	\$0	\$0	\$0	\$0
1813	John Deere 2500A - Replace	\$0	\$0	\$30,747	\$0	\$0
1813	John Deere 310J Backhoe - Replace	\$0	\$0	\$0	\$0	\$0
1813	John Deere 32450 - Replace	\$0	\$0	\$61,494	\$0	\$0
1813	John Deere 5210 - Replace	\$46,371	\$0	\$0	\$0	\$0
1813	John Deere 8700 - Replace	\$0	\$0	\$61,494	\$0	\$0
1813	John Deere Backhoe 310-D - Replace	\$0	\$0	\$0	\$0	\$0
1813	John Deere Gators - Replace	\$0	\$29,851	\$0	\$0	\$0
1813	John Deere Greens Mower - Replace	\$0	\$47,762	\$0	\$0	\$0
1813	John Deere HD200 Fert. - Replace	\$0	\$0	\$0	\$31,669	\$0
1813	John Deere TC 125 - Replace	\$17,389	\$0	\$0	\$0	\$0
1813	John Deere Tractor #1713 - Replace	\$0	\$0	\$0	\$0	\$0
1813	John Deere Tractor #2508 - Replace	\$57,964	\$0	\$0	\$0	\$0
1813	Kubota KX033-4 - Replace	\$0	\$0	\$0	\$0	\$0
1813	Land Pride Mower - Replace	\$0	\$0	\$0	\$0	\$0
1813	Mahindra 5500 - Replace	\$0	\$0	\$0	\$0	\$0
1813	Super Sunshine Mower - Replace	\$0	\$0	\$0	\$0	\$0
1813	Toro Groundsmaster 4500D - Replace	\$0	\$0	\$86,091	\$0	\$0
1813	Toro Sand Pro 5040 #1 - Replace	\$0	\$17,911	\$0	\$0	\$0
1813	Toro Workman 3200 #1721 - Replace	\$17,389	\$0	\$0	\$0	\$0
1813	Toro Workman Cart - Replace	\$25,388	\$0	\$0	\$0	\$0
1813	Tractor Attachment - Replace	\$0	\$0	\$0	\$0	\$0
1813	Tractor Attachment - Replace	\$5,796	\$0	\$0	\$0	\$0
1813	Trailers (Flat Bed) - Replace	\$0	\$0	\$0	\$0	\$0
1813	Trencher - Replace	\$4,057	\$0	\$0	\$0	\$0
1813	Tru Turf Roller - Replace	\$11,593	\$0	\$0	\$0	\$0
1813	Turbulent Air Blower - Replace	\$0	\$0	\$0	\$0	\$0
1813	Turfco Widespin 1530 - Replace	\$0	\$0	\$9,839	\$0	\$0
1813	Verti-Drain 7212 - Replace	\$11,593	\$0	\$0	\$0	\$0
2009	Fuel Tanks - Replace	\$0	\$0	\$0	\$0	\$0
IRRIGATION AND WATER TREATMENT						
302	Generator (Generac) - Replace	\$0	\$0	\$0	\$0	\$0
302	Generator (Lift Station) - Replace	\$0	\$0	\$0	\$0	\$0
302	Generator (WPI) - Replace	\$0	\$0	\$0	\$0	\$0
316	Wells - Refurbish	\$69,556	\$0	\$0	\$0	\$0
319	Lift Stations - Refurbish	\$34,778	\$0	\$0	\$0	\$0
806	Water Storage Tank (A) - Replace	\$0	\$0	\$0	\$0	\$0
806	Water Storage Tanks (B) - Replace	\$0	\$0	\$0	\$0	\$0
813	Gas Tanks - Replace	\$0	\$0	\$0	\$0	\$0
816	Water Booster System - Replace	\$0	\$0	\$0	\$0	\$0
1009	Irrigation Sys./Controls - Replace	\$57,964	\$0	\$0	\$0	\$0

Fiscal Year	2027	2028	2029	2030	2031
1010 Irrigation Equip - Replace/Maintain	\$0	\$0	\$79,942	\$0	\$0
1199 Gas Chlorination Systems - Replace	\$5,796	\$0	\$0	\$0	\$0
1638 Pump Houses – Refurbish	\$0	\$0	\$0	\$0	\$0
1815 Septic Systems - Replace	\$0	\$0	\$0	\$0	\$0
2010 Sewage Aerators - Replace	\$0	\$0	\$0	\$6,334	\$0
Total Expenses	\$4,605,390	\$1,194,052	\$1,932,132	\$129,844	\$44,362
Ending Reserve Balance	\$3,456,243	\$3,438,678	\$2,776,710	\$3,976,717	\$5,334,610

Fiscal Year	2032	2033	2034	2035	2036
Starting Reserve Balance	\$5,334,610	\$2,653,014	\$3,878,977	\$3,259,120	\$4,654,315
Annual Reserve Contribution	\$1,418,082	\$1,483,313	\$1,551,546	\$1,622,917	\$1,697,571
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$39,921	\$32,646	\$35,675	\$39,550	\$54,471
Total Income	\$6,792,613	\$4,168,974	\$5,466,198	\$4,921,588	\$6,406,357
# Component					
SITE AND GROUNDS					
201 Asphalt (Sec. 100) - Resurface	\$0	\$0	\$941,002	\$0	\$0
201 Asphalt (Sec. 1200) - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Sec. 200) - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Sec. 300) - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Sec. 400) - Resurface	\$1,108,731	\$0	\$0	\$0	\$0
201 Asphalt (Sec. 500) - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Sec. 600) - Resurface	\$1,135,609	\$0	\$0	\$0	\$0
201 Asphalt (Sec. GC) - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt (Sec. 100) - Seal/Repair	\$0	\$0	\$92,674	\$0	\$0
202 Asphalt (Sec. 1200) - Seal/Repair	\$96,762	\$0	\$0	\$0	\$0
202 Asphalt (Sec. 200) - Seal/Repair	\$0	\$107,970	\$0	\$0	\$0
202 Asphalt (Sec. 300) - Seal/Repair	\$0	\$0	\$96,952	\$0	\$0
202 Asphalt (Sec. 400) - Seal/Repair	\$110,201	\$0	\$0	\$0	\$0
202 Asphalt (Sec. 500) - Seal/Repair	\$263,408	\$0	\$0	\$0	\$0
202 Asphalt (Sec. 600) - Seal/Repair	\$114,233	\$0	\$0	\$0	\$0
202 Asphalt (Sec. GC) - Seal/Repair	\$0	\$0	\$387,807	\$0	\$0
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
406 Site Furniture - Partial Replace	\$0	\$0	\$0	\$19,091	\$0
407 Grills - Replace	\$0	\$0	\$0	\$0	\$0
421 Playground Ground Cover - Replenish	\$6,048	\$0	\$0	\$0	\$6,807
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence (Tennis) - Replace	\$0	\$0	\$0	\$0	\$0
510 Gazebos - Refurbish	\$26,878	\$0	\$0	\$0	\$0
510 Metal Pavilion - Replace	\$0	\$0	\$0	\$0	\$0
510 Wood Pavilions - Refurbish	\$0	\$0	\$0	\$0	\$7,563
909 Restrooms (Beach) - Refurbish	\$0	\$0	\$0	\$0	\$0
914 Guardhouse - Refurbish	\$0	\$0	\$0	\$0	\$0
1402 Monument Signs - Refurbish	\$0	\$0	\$0	\$0	\$0
1604 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
1609 Basketball Court - Refurbish	\$0	\$0	\$0	\$0	\$0
1637 Wood Docks - Replace	\$0	\$0	\$0	\$0	\$0
1639 Boat Ramps - Replace	\$26,878	\$0	\$0	\$0	\$0
1639 Floating Docks - Refurbish	\$6,720	\$0	\$0	\$0	\$0
1701 Vehicle Bridge - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1811 Culverts - Clean/Repair	\$0	\$0	\$0	\$0	\$0
1827 Building - Refurbish	\$0	\$0	\$0	\$0	\$0
1999 Helipad - Replace	\$0	\$0	\$0	\$35,245	\$0
2000 Concrete Dam/Spillway - Repair	\$134,392	\$0	\$0	\$0	\$0
2001 Marquees - Replace	\$8,063	\$0	\$0	\$0	\$0
2002 Restroom Building - Refurbish	\$0	\$0	\$0	\$0	\$0
ADMINISTRATION OFFICE					
301 Computer/IT Equipment - Update	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit (2014) - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit (2015) - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
909 Interiors - Refurbish	\$13,439	\$0	\$0	\$0	\$0
910 Interiors - Remodel	\$26,878	\$0	\$0	\$0	\$0
1120 Vinyl Siding - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
CAMPGROUND					
209 Camping Pads - Replace	\$0	\$0	\$0	\$0	\$0
510 Metal Pavilion - Replace	\$0	\$0	\$0	\$0	\$0
903 Tables/Grills - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
DUPLEXES					
303 HVAC Unit (2009) - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit (2011) - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit (2014) - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit (2016) - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit (2018) - Replace	\$0	\$5,537	\$0	\$0	\$0

Fiscal Year	2032	2033	2034	2035	2036
303 HVAC Unit (Old) - Replace	\$0	\$0	\$0	\$0	\$0
1120 Vinyl Siding - Replace	\$0	\$0	\$0	\$0	\$0
1127 Windows and Doors - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
GENERAL STORE					
303 HVAC Unit (2013) - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Units (2009) - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Railings - Replace	\$0	\$0	\$0	\$0	\$0
1110 Country Store Int. - Renovate	\$0	\$0	\$0	\$0	\$0
1120 Vinyl Siding - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
HOTELS					
303 HVAC Unit (2017) - Replace	\$6,048	\$0	\$0	\$0	\$0
303 HVAC Units (Old) - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
909 Interiors - Refurbish	\$0	\$0	\$0	\$0	\$105,881
910 Interiors - Remodel	\$0	\$0	\$142,576	\$0	\$0
1120 Vinyl Siding - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof (A) - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof (B) - Replace	\$0	\$0	\$0	\$0	\$0
LIBRARY					
303 HVAC Unit (2011) - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit (2018) - Replace	\$0	\$6,229	\$0	\$0	\$0
703 Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interiors - Refurbish	\$26,878	\$0	\$0	\$0	\$0
1120 Vinyl Siding - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
THE LODGE					
303 HVAC Unit - Replace	\$9,407	\$0	\$0	\$0	\$0
703 Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
903 Furniture - Replace	\$6,720	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Refurbish	\$4,704	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Remodel	\$26,878	\$0	\$0	\$0	\$0
1120 Vinyl Siding - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$18,613	\$0	\$0	\$0	\$0
STABLES					
505 Wood Split Rail Fence - Replace	\$0	\$0	\$0	\$0	\$0
1319 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
2003 Stable Buildings - Refurbish	\$0	\$0	\$0	\$0	\$0
GOLF CLUBHOUSE					
206 Concrete Driveway - Repair	\$167,990	\$0	\$0	\$0	\$0
303 HVAC Unit (2016) - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Units (2005) - Replace	\$0	\$0	\$0	\$0	\$0
307 Air Compressor Systems - Replace	\$0	\$0	\$0	\$0	\$0
345 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors - Replace	\$0	\$0	\$0	\$36,713	\$0
901 Appliances (Grill) -Partial Replace	\$0	\$27,685	\$0	\$0	\$30,252
910 Mill House - Remodel	\$0	\$0	\$0	\$0	\$0
910 Pro Shop - Remodel	\$0	\$0	\$0	\$0	\$0
910 Pro Shop Grill - Remodel	\$0	\$0	\$0	\$0	\$0
929 Mill House - Refurbish	\$0	\$0	\$0	\$0	\$0
929 Pro Shop - Refurbish	\$0	\$0	\$0	\$0	\$0
929 Pro Shop Grill - Refurbish	\$0	\$0	\$0	\$0	\$0
1115 Building Exteriors - Seal/Paint	\$0	\$0	\$0	\$0	\$0
1128 Fiber Cement Siding - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1308 Metal Seam Roof - Replace	\$0	\$0	\$0	\$0	\$0
GOLF COURSE					
103 Golf Cart Path - Repair/Maintain	\$0	\$0	\$28,515	\$0	\$0
406 Benches - Replace	\$12,095	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$11,344
505 Wood Fence (Split Rail) - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fencing - Replace	\$0	\$0	\$0	\$0	\$0
509 Pavilion - Refurbish	\$43,677	\$0	\$0	\$0	\$0
510 Gazebo - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
511 Lightning Shelters - Replace	\$40,317	\$0	\$0	\$0	\$0
909 Restrooms/Buildings - Refurbish	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2032	2033	2034	2035	2036
1007	Lake Fountains - Replace	\$0	\$0	\$0	\$0	\$0
1406	Concrete Hole Signs - Replace	\$0	\$0	\$0	\$0	\$0
1700	Bridges - Refurbish/Resurface	\$0	\$0	\$0	\$0	\$0
1701	Bridges - Rebuild	\$0	\$0	\$0	\$0	\$0
1711	Wood Bulkhead - Repair	\$0	\$0	\$0	\$0	\$0
2838	Tee Boxes - Restore/Replace	\$181,429	\$0	\$0	\$0	\$0
2842	Bunkers - Restore/Refurbish	\$0	\$0	\$0	\$0	\$0
2844	Greens - Restore/Regrass	\$0	\$0	\$0	\$0	\$0
MAINTENANCE EQUIPMENT						
715	Roll-Up Doors - Replace	\$67,196	\$0	\$0	\$0	\$0
932	Ice Machine - Replace	\$0	\$6,921	\$0	\$0	\$0
1810	Chevrolet C-20 (1987) - Replace	\$0	\$0	\$0	\$0	\$0
1810	Chevrolet Silverado 2500 - Replace	\$0	\$0	\$0	\$73,427	\$0
1810	Ford F-150 - Replace	\$0	\$0	\$0	\$0	\$0
1810	GMC C8500 Trucks - Replace	\$0	\$0	\$0	\$0	\$0
1810	GMC Sierra 1500 - Replace	\$50,397	\$0	\$0	\$0	\$0
1813	Aeration Unit - Replace	\$0	\$13,842	\$0	\$0	\$0
1813	Ball Picker Attachment - Replace	\$0	\$0	\$0	\$0	\$0
1813	Club Cars - Replace	\$0	\$0	\$27,802	\$0	\$0
1813	Compressor JM-3055 - Replace	\$0	\$0	\$0	\$0	\$0
1813	EZ-Go Golf Carts - Replace	\$0	\$0	\$18,535	\$0	\$0
1813	Greadeall Badger - Replace	\$0	\$0	\$0	\$0	\$0
1813	Honda Picker Cart - Replace	\$0	\$0	\$0	\$0	\$0
1813	Hustler Zereturn (A) - Replace	\$0	\$0	\$35,644	\$0	\$0
1813	Hustler Zereturn (B) - Replace	\$50,397	\$0	\$0	\$0	\$0
1813	Hydraulic Log Splitter - Replace	\$0	\$0	\$0	\$0	\$0
1813	Jegs Cart - Replace	\$0	\$0	\$24,951	\$0	\$0
1813	John Deere 1200A Rake - Replace	\$0	\$0	\$21,386	\$0	\$0
1813	John Deere 1800 Tower - Replace	\$20,159	\$0	\$0	\$0	\$0
1813	John Deere 2500A - Replace	\$0	\$0	\$35,644	\$0	\$0
1813	John Deere 310J Backhoe - Replace	\$80,635	\$0	\$0	\$0	\$0
1813	John Deere 32450 - Replace	\$0	\$0	\$71,288	\$0	\$0
1813	John Deere 5210 - Replace	\$0	\$0	\$0	\$0	\$0
1813	John Deere 8700 - Replace	\$0	\$0	\$71,288	\$0	\$0
1813	John Deere Backhoe 310-D - Replace	\$0	\$0	\$0	\$0	\$0
1813	John Deere Gators - Replace	\$0	\$34,606	\$0	\$0	\$0
1813	John Deere Greens Mower - Replace	\$0	\$55,369	\$0	\$0	\$0
1813	John Deere HD200 Fert. - Replace	\$0	\$0	\$0	\$36,713	\$0
1813	John Deere TC 125 - Replace	\$0	\$0	\$0	\$0	\$0
1813	John Deere Tractor #1713 - Replace	\$33,598	\$0	\$0	\$0	\$0
1813	John Deere Tractor #2508 - Replace	\$0	\$0	\$0	\$0	\$0
1813	Kubota KX033-4 - Replace	\$0	\$0	\$0	\$0	\$0
1813	Land Pride Mower - Replace	\$8,063	\$0	\$0	\$0	\$0
1813	Mahindra 5500 - Replace	\$40,317	\$0	\$0	\$0	\$0
1813	Super Sunshine Mower - Replace	\$4,032	\$0	\$0	\$0	\$0
1813	Toro Groundsmaster 4500D - Replace	\$0	\$0	\$99,803	\$0	\$0
1813	Toro Sand Pro 5040 #1 - Replace	\$0	\$20,764	\$0	\$0	\$0
1813	Toro Workman 3200 #1721 - Replace	\$20,159	\$0	\$0	\$0	\$0
1813	Toro Workman Cart - Replace	\$29,432	\$0	\$0	\$0	\$0
1813	Tractor Attachment - Replace	\$0	\$0	\$7,129	\$0	\$0
1813	Tractor Attachment - Replace	\$0	\$0	\$0	\$0	\$0
1813	Trailers (Flat Bed) - Replace	\$26,878	\$0	\$0	\$0	\$0
1813	Trencher - Replace	\$4,704	\$0	\$0	\$0	\$0
1813	Tru Turf Roller - Replace	\$13,439	\$0	\$0	\$0	\$0
1813	Turbulent Air Blower - Replace	\$0	\$11,074	\$0	\$0	\$0
1813	Turfco Widespin 1530 - Replace	\$0	\$0	\$11,406	\$0	\$0
1813	Verti-Drain 7212 - Replace	\$13,439	\$0	\$0	\$0	\$0
2009	Fuel Tanks - Replace	\$0	\$0	\$0	\$0	\$0
IRRIGATION AND WATER TREATMENT						
302	Generator (Generac) - Replace	\$0	\$0	\$0	\$0	\$0
302	Generator (Lift Station) - Replace	\$0	\$0	\$0	\$0	\$0
302	Generator (WPI) - Replace	\$0	\$0	\$0	\$58,741	\$0
316	Wells - Refurbish	\$0	\$0	\$0	\$0	\$0
319	Lift Stations - Refurbish	\$0	\$0	\$0	\$0	\$0
806	Water Storage Tank (A) - Replace	\$0	\$0	\$0	\$0	\$0
806	Water Storage Tanks (B) - Replace	\$0	\$0	\$0	\$0	\$0
813	Gas Tanks - Replace	\$0	\$0	\$0	\$0	\$0
816	Water Booster System - Replace	\$53,757	\$0	\$0	\$0	\$0
1009	Irrigation Sys./Controls - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2032	2033	2034	2035	2036
1010 Irrigation Equip - Replace/Maintain	\$0	\$0	\$92,674	\$0	\$0
1199 Gas Chlorination Systems - Replace	\$0	\$0	\$0	\$0	\$0
1638 Pump Houses – Refurbish	\$0	\$0	\$0	\$0	\$0
1815 Septic Systems - Replace	\$0	\$0	\$0	\$0	\$0
2010 Sewage Aerators - Replace	\$0	\$0	\$0	\$7,343	\$0
Total Expenses	\$4,139,598	\$289,997	\$2,207,078	\$267,273	\$161,847
Ending Reserve Balance	\$2,653,014	\$3,878,977	\$3,259,120	\$4,654,315	\$6,244,510

Fiscal Year	2037	2038	2039	2040	2041
Starting Reserve Balance	\$6,244,510	\$5,368,045	\$6,967,701	\$3,104,780	\$5,054,277
Annual Reserve Contribution	\$1,775,659	\$1,857,340	\$1,942,777	\$2,032,145	\$2,125,624
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$58,038	\$61,653	\$50,341	\$40,778	\$60,244
Total Income	\$8,078,207	\$7,287,037	\$8,960,819	\$5,177,703	\$7,240,144
# Component					
SITE AND GROUNDS					
201 Asphalt (Sec. 100) - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Sec. 1200) - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Sec. 200) - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Sec. 300) - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Sec. 400) - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Sec. 500) - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Sec. 600) - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Sec. GC) - Resurface	\$0	\$0	\$4,504,010	\$0	\$0
202 Asphalt (Sec. 100) - Seal/Repair	\$0	\$0	\$107,435	\$0	\$0
202 Asphalt (Sec. 1200) - Seal/Repair	\$112,174	\$0	\$0	\$0	\$0
202 Asphalt (Sec. 200) - Seal/Repair	\$0	\$125,167	\$0	\$0	\$0
202 Asphalt (Sec. 300) - Seal/Repair	\$0	\$0	\$112,394	\$0	\$0
202 Asphalt (Sec. 400) - Seal/Repair	\$127,753	\$0	\$0	\$0	\$0
202 Asphalt (Sec. 500) - Seal/Repair	\$305,362	\$0	\$0	\$0	\$0
202 Asphalt (Sec. 600) - Seal/Repair	\$132,427	\$0	\$0	\$0	\$0
202 Asphalt (Sec. GC) - Seal/Repair	\$0	\$0	\$449,575	\$0	\$0
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
406 Site Furniture - Partial Replace	\$0	\$0	\$0	\$22,132	\$0
407 Grills - Replace	\$10,127	\$0	\$0	\$0	\$0
421 Playground Ground Cover - Replenish	\$0	\$0	\$0	\$7,661	\$0
502 Chain Link Fence - Replace	\$31,159	\$0	\$0	\$0	\$0
502 Chain Link Fence (Tennis) - Replace	\$15,580	\$0	\$0	\$0	\$0
510 Gazebos - Refurbish	\$0	\$0	\$0	\$0	\$0
510 Metal Pavilion - Replace	\$46,739	\$0	\$0	\$0	\$0
510 Wood Pavilions - Refurbish	\$0	\$0	\$0	\$0	\$0
909 Restrooms (Beach) - Refurbish	\$18,696	\$0	\$0	\$0	\$0
914 Guardhouse - Refurbish	\$7,790	\$0	\$0	\$0	\$0
1402 Monument Signs - Refurbish	\$0	\$0	\$0	\$0	\$0
1604 Tennis Courts - Resurface	\$0	\$22,466	\$0	\$0	\$0
1609 Basketball Court - Refurbish	\$0	\$9,628	\$0	\$0	\$0
1637 Wood Docks - Replace	\$46,739	\$0	\$0	\$0	\$0
1639 Boat Ramps - Replace	\$0	\$0	\$0	\$0	\$0
1639 Floating Docks - Refurbish	\$0	\$0	\$0	\$0	\$0
1701 Vehicle Bridge - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1811 Culverts - Clean/Repair	\$0	\$0	\$0	\$34,049	\$0
1827 Building - Refurbish	\$0	\$0	\$0	\$0	\$0
1999 Helipad - Replace	\$0	\$0	\$0	\$0	\$0
2000 Concrete Dam/Spillway - Repair	\$15,969	\$0	\$0	\$0	\$0
2001 Marquees - Replace	\$0	\$0	\$0	\$0	\$0
2002 Restroom Building - Refurbish	\$11,685	\$0	\$0	\$0	\$0
ADMINISTRATION OFFICE					
301 Computer/IT Equipment - Update	\$0	\$0	\$24,793	\$0	\$0
303 HVAC Unit (2014) - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit (2015) - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors - Replace	\$11,685	\$0	\$0	\$0	\$0
909 Interiors - Refurbish	\$0	\$0	\$0	\$0	\$0
910 Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
1120 Vinyl Siding - Replace	\$15,969	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
CAMPGROUND					
209 Camping Pads - Replace	\$0	\$0	\$0	\$0	\$0
510 Metal Pavilion - Replace	\$6,232	\$0	\$0	\$0	\$0
903 Tables/Grills - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$8,512	\$0
DUPLEXES					
303 HVAC Unit (2009) - Replace	\$0	\$0	\$6,611	\$0	\$0
303 HVAC Unit (2011) - Replace	\$0	\$0	\$0	\$0	\$7,014
303 HVAC Unit (2014) - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit (2016) - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit (2018) - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2037	2038	2039	2040	2041
303 HVAC Unit (Old) - Replace	\$0	\$6,419	\$0	\$0	\$0
1120 Vinyl Siding - Replace	\$39,884	\$0	\$0	\$0	\$0
1127 Windows and Doors - Replace	\$46,739	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
GENERAL STORE					
303 HVAC Unit (2013) - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Units (2009) - Replace	\$0	\$0	\$26,446	\$0	\$0
505 Wood Railings - Replace	\$3,895	\$0	\$0	\$0	\$0
1110 Country Store Int. - Renovate	\$0	\$0	\$0	\$0	\$0
1120 Vinyl Siding - Replace	\$32,406	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
HOTELS					
303 HVAC Unit (2017) - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Units (Old) - Replace	\$42,065	\$0	\$0	\$0	\$0
703 Windows & Doors - Replace	\$46,739	\$0	\$0	\$0	\$0
909 Interiors - Refurbish	\$0	\$0	\$0	\$0	\$0
910 Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
1120 Vinyl Siding - Replace	\$38,949	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof (A) - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof (B) - Replace	\$18,696	\$0	\$0	\$0	\$0
LIBRARY					
303 HVAC Unit (2011) - Replace	\$0	\$0	\$0	\$0	\$13,151
303 HVAC Unit (2018) - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interiors - Refurbish	\$0	\$0	\$0	\$0	\$0
1120 Vinyl Siding - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
THE LODGE					
303 HVAC Unit - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors - Replace	\$31,159	\$0	\$0	\$0	\$0
903 Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Refurbish	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Remodel	\$0	\$0	\$0	\$0	\$0
1120 Vinyl Siding - Replace	\$25,706	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
STABLES					
505 Wood Split Rail Fence - Replace	\$54,529	\$0	\$0	\$0	\$0
1319 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
2003 Stable Buildings - Refurbish	\$23,370	\$0	\$0	\$0	\$0
GOLF CLUBHOUSE					
206 Concrete Driveway - Repair	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit (2016) - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Units (2005) - Replace	\$51,413	\$0	\$0	\$0	\$0
307 Air Compressor Systems - Replace	\$9,348	\$0	\$0	\$0	\$0
345 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
901 Appliances (Grill) -Partial Replace	\$0	\$0	\$33,057	\$0	\$0
910 Mill House - Remodel	\$0	\$0	\$0	\$0	\$0
910 Pro Shop - Remodel	\$0	\$0	\$0	\$0	\$0
910 Pro Shop Grill - Remodel	\$0	\$0	\$0	\$0	\$0
929 Mill House - Refurbish	\$0	\$0	\$0	\$0	\$35,070
929 Pro Shop - Refurbish	\$0	\$0	\$0	\$0	\$35,070
929 Pro Shop Grill - Refurbish	\$0	\$0	\$0	\$0	\$70,140
1115 Building Exteriors - Seal/Paint	\$0	\$0	\$0	\$0	\$7,891
1128 Fiber Cement Siding - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1308 Metal Seam Roof - Replace	\$0	\$0	\$0	\$0	\$0
GOLF COURSE					
103 Golf Cart Path - Repair/Maintain	\$0	\$0	\$0	\$0	\$0
406 Benches - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence (Split Rail) - Replace	\$18,696	\$0	\$0	\$0	\$0
505 Wood Fencing - Replace	\$0	\$0	\$0	\$0	\$0
509 Pavilion - Refurbish	\$0	\$0	\$0	\$0	\$0
510 Gazebo - Refurbish/Replace	\$15,580	\$0	\$0	\$0	\$0
511 Lightning Shelters - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms/Buildings - Refurbish	\$20,254	\$0	\$0	\$0	\$0

Fiscal Year		2037	2038	2039	2040	2041
1007	Lake Fountains - Replace	\$24,927	\$0	\$0	\$0	\$0
1406	Concrete Hole Signs - Replace	\$23,370	\$0	\$0	\$0	\$0
1700	Bridges - Refurbish/Resurface	\$0	\$0	\$0	\$0	\$0
1701	Bridges - Rebuild	\$0	\$0	\$0	\$0	\$0
1711	Wood Bulkhead - Repair	\$0	\$0	\$0	\$0	\$0
2838	Tee Boxes - Restore/Replace	\$0	\$0	\$0	\$0	\$0
2842	Bunkers - Restore/Refurbish	\$0	\$0	\$0	\$0	\$0
2844	Greens - Restore/Regrass	\$841,302	\$0	\$0	\$0	\$0
MAINTENANCE EQUIPMENT						
715	Roll-Up Doors - Replace	\$0	\$0	\$0	\$0	\$0
932	Ice Machine - Replace	\$0	\$0	\$0	\$0	\$0
1810	Chevrolet C-20 (1987) - Replace	\$0	\$0	\$0	\$0	\$0
1810	Chevrolet Silverado 2500 - Replace	\$0	\$0	\$0	\$0	\$0
1810	Ford F-150 - Replace	\$0	\$0	\$0	\$0	\$0
1810	GMC C8500 Trucks - Replace	\$0	\$0	\$0	\$0	\$0
1810	GMC Sierra 1500 - Replace	\$0	\$0	\$0	\$0	\$0
1813	Aeration Unit - Replace	\$0	\$16,047	\$0	\$0	\$0
1813	Ball Picker Attachment - Replace	\$0	\$6,419	\$0	\$0	\$0
1813	Club Cars - Replace	\$0	\$0	\$32,231	\$0	\$0
1813	Compressor JM-3055 - Replace	\$12,464	\$0	\$0	\$0	\$0
1813	EZ-Go Golf Carts - Replace	\$0	\$0	\$21,487	\$0	\$0
1813	Greadeall Badger - Replace	\$0	\$0	\$0	\$0	\$0
1813	Honda Picker Cart - Replace	\$10,127	\$0	\$0	\$0	\$0
1813	Hustler Zereturn (A) - Replace	\$0	\$0	\$41,321	\$0	\$0
1813	Hustler Zereturn (B) - Replace	\$58,424	\$0	\$0	\$0	\$0
1813	Hydraulic Log Splitter - Replace	\$0	\$4,814	\$0	\$0	\$0
1813	Jegs Cart - Replace	\$0	\$0	\$28,925	\$0	\$0
1813	John Deere 1200A Rake - Replace	\$0	\$0	\$24,793	\$0	\$0
1813	John Deere 1800 Tower - Replace	\$23,370	\$0	\$0	\$0	\$0
1813	John Deere 2500A - Replace	\$0	\$0	\$41,321	\$0	\$0
1813	John Deere 310J Backhoe - Replace	\$0	\$0	\$0	\$0	\$0
1813	John Deere 32450 - Replace	\$0	\$0	\$82,642	\$0	\$0
1813	John Deere 5210 - Replace	\$0	\$0	\$0	\$0	\$0
1813	John Deere 8700 - Replace	\$0	\$0	\$82,642	\$0	\$0
1813	John Deere Backhoe 310-D - Replace	\$0	\$0	\$0	\$0	\$0
1813	John Deere Gators - Replace	\$0	\$40,118	\$0	\$0	\$0
1813	John Deere Greens Mower - Replace	\$0	\$64,188	\$0	\$0	\$0
1813	John Deere HD200 Fert. - Replace	\$0	\$0	\$0	\$42,561	\$0
1813	John Deere TC 125 - Replace	\$23,370	\$0	\$0	\$0	\$0
1813	John Deere Tractor #1713 - Replace	\$0	\$0	\$0	\$0	\$0
1813	John Deere Tractor #2508 - Replace	\$0	\$0	\$0	\$0	\$0
1813	Kubota KX033-4 - Replace	\$0	\$0	\$0	\$0	\$72,244
1813	Land Pride Mower - Replace	\$0	\$0	\$0	\$0	\$0
1813	Mahindra 5500 - Replace	\$0	\$0	\$0	\$0	\$0
1813	Super Sunshine Mower - Replace	\$0	\$0	\$0	\$0	\$0
1813	Toro Groundsmaster 4500D - Replace	\$0	\$0	\$115,699	\$0	\$0
1813	Toro Sand Pro 5040 #1 - Replace	\$0	\$24,071	\$0	\$0	\$0
1813	Toro Workman 3200 #1721 - Replace	\$23,370	\$0	\$0	\$0	\$0
1813	Toro Workman Cart - Replace	\$34,119	\$0	\$0	\$0	\$0
1813	Tractor Attachment - Replace	\$0	\$0	\$0	\$0	\$0
1813	Tractor Attachment - Replace	\$7,790	\$0	\$0	\$0	\$0
1813	Trailers (Flat Bed) - Replace	\$0	\$0	\$0	\$0	\$0
1813	Trencher - Replace	\$5,453	\$0	\$0	\$0	\$0
1813	Tru Turf Roller - Replace	\$15,580	\$0	\$0	\$0	\$0
1813	Turbulent Air Blower - Replace	\$0	\$0	\$0	\$0	\$0
1813	Turfco Widespin 1530 - Replace	\$0	\$0	\$13,223	\$0	\$0
1813	Verti-Drain 7212 - Replace	\$15,580	\$0	\$0	\$0	\$0
2009	Fuel Tanks - Replace	\$0	\$0	\$0	\$0	\$0
IRRIGATION AND WATER TREATMENT						
302	Generator (Generac) - Replace	\$0	\$0	\$0	\$0	\$0
302	Generator (Lift Station) - Replace	\$0	\$0	\$0	\$0	\$0
302	Generator (WPI) - Replace	\$0	\$0	\$0	\$0	\$0
316	Wells - Refurbish	\$0	\$0	\$0	\$0	\$0
319	Lift Stations - Refurbish	\$46,739	\$0	\$0	\$0	\$0
806	Water Storage Tank (A) - Replace	\$0	\$0	\$0	\$0	\$0
806	Water Storage Tanks (B) - Replace	\$0	\$0	\$0	\$0	\$0
813	Gas Tanks - Replace	\$0	\$0	\$0	\$0	\$0
816	Water Booster System - Replace	\$0	\$0	\$0	\$0	\$0
1009	Irrigation Sys./Controls - Replace	\$77,898	\$0	\$0	\$0	\$0

Fiscal Year	2037	2038	2039	2040	2041
1010 Irrigation Equip - Replace/Maintain	\$0	\$0	\$107,435	\$0	\$0
1199 Gas Chlorination Systems - Replace	\$7,790	\$0	\$0	\$0	\$0
1638 Pump Houses – Refurbish	\$0	\$0	\$0	\$0	\$0
1815 Septic Systems - Replace	\$38,949	\$0	\$0	\$0	\$0
2010 Sewage Aerators - Replace	\$0	\$0	\$0	\$8,512	\$0
Total Expenses	\$2,710,162	\$319,337	\$5,856,039	\$123,426	\$240,581
Ending Reserve Balance	\$5,368,045	\$6,967,701	\$3,104,780	\$5,054,277	\$6,999,563

Fiscal Year	2042	2043	2044	2045	2046
Starting Reserve Balance	\$6,999,563	\$7,415,027	\$9,473,517	\$10,423,879	\$12,005,529
Annual Reserve Contribution	\$2,223,403	\$2,325,679	\$2,432,660	\$2,544,563	\$2,661,613
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$72,042	\$84,407	\$99,445	\$112,099	\$133,833
Total Income	\$9,295,008	\$9,825,113	\$12,005,622	\$13,080,541	\$14,800,975
# Component					
SITE AND GROUNDS					
201 Asphalt (Sec. 100) - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Sec. 1200) - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Sec. 200) - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Sec. 300) - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Sec. 400) - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Sec. 500) - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Sec. 600) - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Sec. GC) - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt (Sec. 100) - Seal/Repair	\$0	\$0	\$124,547	\$0	\$0
202 Asphalt (Sec. 1200) - Seal/Repair	\$130,040	\$0	\$0	\$0	\$0
202 Asphalt (Sec. 200) - Seal/Repair	\$0	\$145,103	\$0	\$0	\$0
202 Asphalt (Sec. 300) - Seal/Repair	\$0	\$0	\$130,295	\$0	\$0
202 Asphalt (Sec. 400) - Seal/Repair	\$148,101	\$0	\$0	\$0	\$0
202 Asphalt (Sec. 500) - Seal/Repair	\$353,998	\$0	\$0	\$0	\$0
202 Asphalt (Sec. 600) - Seal/Repair	\$153,519	\$0	\$0	\$0	\$0
202 Asphalt (Sec. GC) - Seal/Repair	\$0	\$0	\$521,180	\$0	\$0
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
406 Site Furniture - Partial Replace	\$0	\$0	\$0	\$25,657	\$0
407 Grills - Replace	\$0	\$0	\$0	\$0	\$0
421 Playground Ground Cover - Replenish	\$0	\$0	\$8,622	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence (Tennis) - Replace	\$0	\$0	\$0	\$0	\$0
510 Gazebos - Refurbish	\$0	\$0	\$0	\$0	\$0
510 Metal Pavilion - Replace	\$0	\$0	\$0	\$0	\$0
510 Wood Pavilions - Refurbish	\$9,031	\$0	\$0	\$0	\$0
909 Restrooms (Beach) - Refurbish	\$0	\$0	\$0	\$0	\$0
914 Guardhouse - Refurbish	\$0	\$0	\$0	\$0	\$0
1402 Monument Signs - Refurbish	\$0	\$0	\$9,581	\$0	\$0
1604 Tennis Courts - Resurface	\$0	\$0	\$0	\$27,630	\$0
1609 Basketball Court - Refurbish	\$0	\$0	\$0	\$11,842	\$0
1637 Wood Docks - Replace	\$0	\$0	\$0	\$0	\$0
1639 Boat Ramps - Replace	\$0	\$0	\$0	\$0	\$0
1639 Floating Docks - Refurbish	\$0	\$0	\$0	\$0	\$0
1701 Vehicle Bridge - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1811 Culverts - Clean/Repair	\$0	\$0	\$0	\$0	\$0
1827 Building - Refurbish	\$0	\$0	\$0	\$0	\$0
1999 Helipad - Replace	\$0	\$0	\$0	\$0	\$0
2000 Concrete Dam/Spillway - Repair	\$0	\$0	\$0	\$0	\$0
2001 Marquees - Replace	\$0	\$0	\$0	\$0	\$0
2002 Restroom Building - Refurbish	\$0	\$0	\$0	\$0	\$0
ADMINISTRATION OFFICE					
301 Computer/IT Equipment - Update	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit (2014) - Replace	\$0	\$0	\$8,622	\$0	\$0
303 HVAC Unit (2015) - Replace	\$0	\$0	\$0	\$8,881	\$0
703 Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
909 Interiors - Refurbish	\$0	\$0	\$19,161	\$0	\$0
910 Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
1120 Vinyl Siding - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
CAMPGROUND					
209 Camping Pads - Replace	\$0	\$0	\$0	\$0	\$0
510 Metal Pavilion - Replace	\$0	\$0	\$0	\$0	\$0
903 Tables/Grills - Replace	\$5,418	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
DUPLEXES					
303 HVAC Unit (2009) - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit (2011) - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit (2014) - Replace	\$0	\$0	\$7,664	\$0	\$0
303 HVAC Unit (2016) - Replace	\$0	\$0	\$0	\$0	\$8,131
303 HVAC Unit (2018) - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2042	2043	2044	2045	2046
303 HVAC Unit (Old) - Replace	\$0	\$0	\$0	\$0	\$0
1120 Vinyl Siding - Replace	\$0	\$0	\$0	\$0	\$0
1127 Windows and Doors - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
GENERAL STORE					
303 HVAC Unit (2013) - Replace	\$0	\$14,882	\$0	\$0	\$0
303 HVAC Units (2009) - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Railings - Replace	\$0	\$0	\$0	\$0	\$0
1110 Country Store Int. - Renovate	\$0	\$0	\$0	\$0	\$0
1120 Vinyl Siding - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
HOTELS					
303 HVAC Unit (2017) - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Units (Old) - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
909 Interiors - Refurbish	\$0	\$0	\$0	\$0	\$0
910 Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
1120 Vinyl Siding - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof (A) - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof (B) - Replace	\$0	\$0	\$0	\$0	\$0
LIBRARY					
303 HVAC Unit (2011) - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit (2018) - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interiors - Refurbish	\$0	\$0	\$0	\$0	\$0
1120 Vinyl Siding - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$29,702	\$0
THE LODGE					
303 HVAC Unit - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
903 Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Refurbish	\$0	\$0	\$6,706	\$0	\$0
1110 Interior Surfaces - Remodel	\$0	\$0	\$0	\$0	\$0
1120 Vinyl Siding - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
STABLES					
505 Wood Split Rail Fence - Replace	\$0	\$0	\$0	\$0	\$0
1319 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
2003 Stable Buildings - Refurbish	\$0	\$0	\$0	\$0	\$0
GOLF CLUBHOUSE					
206 Concrete Driveway - Repair	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit (2016) - Replace	\$0	\$0	\$0	\$0	\$20,328
303 HVAC Units (2005) - Replace	\$0	\$0	\$0	\$0	\$0
307 Air Compressor Systems - Replace	\$0	\$0	\$0	\$0	\$0
345 Pole Lights - Replace	\$7,224	\$0	\$0	\$0	\$0
703 Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
901 Appliances (Grill) -Partial Replace	\$36,122	\$0	\$0	\$39,472	\$0
910 Mill House - Remodel	\$0	\$0	\$0	\$0	\$0
910 Pro Shop - Remodel	\$0	\$0	\$0	\$0	\$0
910 Pro Shop Grill - Remodel	\$0	\$0	\$0	\$0	\$0
929 Mill House - Refurbish	\$0	\$0	\$0	\$0	\$0
929 Pro Shop - Refurbish	\$0	\$0	\$0	\$0	\$0
929 Pro Shop Grill - Refurbish	\$0	\$0	\$0	\$0	\$0
1115 Building Exteriors - Seal/Paint	\$0	\$0	\$0	\$0	\$0
1128 Fiber Cement Siding - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$83,187	\$0
1308 Metal Seam Roof - Replace	\$0	\$0	\$0	\$0	\$0
GOLF COURSE					
103 Golf Cart Path - Repair/Maintain	\$0	\$0	\$38,322	\$0	\$0
406 Benches - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence (Split Rail) - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fencing - Replace	\$0	\$0	\$0	\$0	\$0
509 Pavilion - Refurbish	\$0	\$0	\$0	\$0	\$0
510 Gazebo - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
511 Lightning Shelters - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms/Buildings - Refurbish	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2042	2043	2044	2045	2046
1007	Lake Fountains - Replace	\$0	\$0	\$0	\$0	\$0
1406	Concrete Hole Signs - Replace	\$0	\$0	\$0	\$0	\$0
1700	Bridges - Refurbish/Resurface	\$0	\$0	\$0	\$0	\$0
1701	Bridges - Rebuild	\$0	\$0	\$0	\$0	\$0
1711	Wood Bulkhead - Repair	\$9,031	\$0	\$0	\$0	\$0
2838	Tee Boxes - Restore/Replace	\$0	\$0	\$0	\$0	\$0
2842	Bunkers - Restore/Refurbish	\$252,856	\$0	\$0	\$0	\$0
2844	Greens - Restore/Regrass	\$0	\$0	\$0	\$0	\$0
MAINTENANCE EQUIPMENT						
715	Roll-Up Doors - Replace	\$0	\$0	\$0	\$0	\$0
932	Ice Machine - Replace	\$0	\$9,301	\$0	\$0	\$0
1810	Chevrolet C-20 (1987) - Replace	\$67,729	\$0	\$0	\$0	\$0
1810	Chevrolet Silverado 2500 - Replace	\$0	\$0	\$0	\$0	\$0
1810	Ford F-150 - Replace	\$0	\$0	\$0	\$0	\$0
1810	GMC C8500 Trucks - Replace	\$180,611	\$0	\$0	\$0	\$0
1810	GMC Sierra 1500 - Replace	\$0	\$0	\$0	\$0	\$0
1813	Aeration Unit - Replace	\$0	\$18,603	\$0	\$0	\$0
1813	Ball Picker Attachment - Replace	\$0	\$0	\$0	\$0	\$0
1813	Club Cars - Replace	\$0	\$0	\$37,364	\$0	\$0
1813	Compressor JM-3055 - Replace	\$0	\$0	\$0	\$0	\$0
1813	EZ-Go Golf Carts - Replace	\$0	\$0	\$24,909	\$0	\$0
1813	Greadeall Badger - Replace	\$135,458	\$0	\$0	\$0	\$0
1813	Honda Picker Cart - Replace	\$0	\$0	\$0	\$0	\$0
1813	Hustler Zereturn (A) - Replace	\$0	\$0	\$47,903	\$0	\$0
1813	Hustler Zereturn (B) - Replace	\$67,729	\$0	\$0	\$0	\$0
1813	Hydraulic Log Splitter - Replace	\$0	\$0	\$0	\$0	\$0
1813	Jegs Cart - Replace	\$0	\$0	\$33,532	\$0	\$0
1813	John Deere 1200A Rake - Replace	\$0	\$0	\$28,742	\$0	\$0
1813	John Deere 1800 Tower - Replace	\$27,092	\$0	\$0	\$0	\$0
1813	John Deere 2500A - Replace	\$0	\$0	\$47,903	\$0	\$0
1813	John Deere 310J Backhoe - Replace	\$0	\$0	\$0	\$0	\$0
1813	John Deere 32450 - Replace	\$0	\$0	\$95,805	\$0	\$0
1813	John Deere 5210 - Replace	\$0	\$0	\$0	\$0	\$0
1813	John Deere 8700 - Replace	\$0	\$0	\$95,805	\$0	\$0
1813	John Deere Backhoe 310-D - Replace	\$0	\$0	\$0	\$148,019	\$0
1813	John Deere Gators - Replace	\$0	\$46,507	\$0	\$0	\$0
1813	John Deere Greens Mower - Replace	\$0	\$74,412	\$0	\$0	\$0
1813	John Deere HD200 Fert. - Replace	\$0	\$0	\$0	\$49,340	\$0
1813	John Deere TC 125 - Replace	\$0	\$0	\$0	\$0	\$0
1813	John Deere Tractor #1713 - Replace	\$0	\$0	\$0	\$0	\$0
1813	John Deere Tractor #2508 - Replace	\$0	\$0	\$0	\$0	\$0
1813	Kubota KX033-4 - Replace	\$0	\$0	\$0	\$0	\$0
1813	Land Pride Mower - Replace	\$10,837	\$0	\$0	\$0	\$0
1813	Mahindra 5500 - Replace	\$0	\$0	\$0	\$0	\$0
1813	Super Sunshine Mower - Replace	\$5,418	\$0	\$0	\$0	\$0
1813	Toro Groundsmaster 4500D - Replace	\$0	\$0	\$134,127	\$0	\$0
1813	Toro Sand Pro 5040 #1 - Replace	\$0	\$27,904	\$0	\$0	\$0
1813	Toro Workman 3200 #1721 - Replace	\$27,092	\$0	\$0	\$0	\$0
1813	Toro Workman Cart - Replace	\$39,554	\$0	\$0	\$0	\$0
1813	Tractor Attachment - Replace	\$0	\$0	\$9,581	\$0	\$0
1813	Tractor Attachment - Replace	\$0	\$0	\$0	\$0	\$0
1813	Trailers (Flat Bed) - Replace	\$0	\$0	\$0	\$0	\$0
1813	Trencher - Replace	\$6,321	\$0	\$0	\$0	\$0
1813	Tru Turf Roller - Replace	\$18,061	\$0	\$0	\$0	\$0
1813	Turbulent Air Blower - Replace	\$0	\$14,882	\$0	\$0	\$0
1813	Turfco Widespin 1530 - Replace	\$0	\$0	\$15,329	\$0	\$0
1813	Verti-Drain 7212 - Replace	\$18,061	\$0	\$0	\$0	\$0
2009	Fuel Tanks - Replace	\$48,765	\$0	\$0	\$0	\$0
IRRIGATION AND WATER TREATMENT						
302	Generator (Generac) - Replace	\$13,546	\$0	\$0	\$0	\$0
302	Generator (Lift Station) - Replace	\$0	\$0	\$0	\$0	\$0
302	Generator (WPI) - Replace	\$0	\$0	\$0	\$0	\$0
316	Wells - Refurbish	\$108,367	\$0	\$0	\$0	\$0
319	Lift Stations - Refurbish	\$0	\$0	\$0	\$0	\$0
806	Water Storage Tank (A) - Replace	\$0	\$0	\$0	\$148,019	\$0
806	Water Storage Tanks (B) - Replace	\$0	\$0	\$0	\$296,038	\$0
813	Gas Tanks - Replace	\$0	\$0	\$0	\$197,359	\$0
816	Water Booster System - Replace	\$0	\$0	\$0	\$0	\$0
1009	Irrigation Sys./Controls - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2042	2043	2044	2045	2046
1010 Irrigation Equip - Replace/Maintain	\$0	\$0	\$124,547	\$0	\$0
1199 Gas Chlorination Systems - Replace	\$0	\$0	\$0	\$0	\$0
1638 Pump Houses – Refurbish	\$0	\$0	\$11,497	\$0	\$0
1815 Septic Systems - Replace	\$0	\$0	\$0	\$0	\$0
2010 Sewage Aerators - Replace	\$0	\$0	\$0	\$9,868	\$0
Total Expenses	\$1,879,981	\$351,596	\$1,581,743	\$1,075,013	\$28,459
Ending Reserve Balance	\$7,415,027	\$9,473,517	\$10,423,879	\$12,005,529	\$14,772,515

Fiscal Year	2047	2048	2049	2050	2051
Starting Reserve Balance	\$14,772,515	\$14,668,459	\$17,063,071	\$18,559,013	\$21,768,295
Annual Reserve Contribution	\$2,784,047	\$2,912,113	\$3,046,070	\$3,186,189	\$3,332,754
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$147,142	\$158,590	\$178,035	\$201,551	\$234,838
Total Income	\$17,703,705	\$17,739,163	\$20,287,176	\$21,946,754	\$25,335,887
# Component					
SITE AND GROUNDS					
201 Asphalt (Sec. 100) - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Sec. 1200) - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Sec. 200) - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Sec. 300) - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Sec. 400) - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Sec. 500) - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Sec. 600) - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Sec. GC) - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt (Sec. 100) - Seal/Repair	\$0	\$0	\$144,384	\$0	\$0
202 Asphalt (Sec. 1200) - Seal/Repair	\$150,752	\$0	\$0	\$0	\$0
202 Asphalt (Sec. 200) - Seal/Repair	\$0	\$168,214	\$0	\$0	\$0
202 Asphalt (Sec. 300) - Seal/Repair	\$0	\$0	\$151,048	\$0	\$0
202 Asphalt (Sec. 400) - Seal/Repair	\$171,690	\$0	\$0	\$0	\$0
202 Asphalt (Sec. 500) - Seal/Repair	\$410,380	\$0	\$0	\$0	\$0
202 Asphalt (Sec. 600) - Seal/Repair	\$177,971	\$0	\$0	\$0	\$0
202 Asphalt (Sec. GC) - Seal/Repair	\$0	\$0	\$604,191	\$0	\$0
405 Play Equipment - Replace	\$146,564	\$0	\$0	\$0	\$0
406 Site Furniture - Partial Replace	\$0	\$0	\$0	\$29,743	\$0
407 Grills - Replace	\$13,610	\$0	\$0	\$0	\$0
421 Playground Ground Cover - Replenish	\$0	\$9,705	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence (Tennis) - Replace	\$0	\$0	\$0	\$0	\$0
510 Gazebos - Refurbish	\$0	\$0	\$0	\$0	\$0
510 Metal Pavilion - Replace	\$0	\$0	\$0	\$0	\$0
510 Wood Pavilions - Refurbish	\$0	\$10,783	\$0	\$0	\$0
909 Restrooms (Beach) - Refurbish	\$0	\$0	\$0	\$0	\$0
914 Guardhouse - Refurbish	\$10,469	\$0	\$0	\$0	\$0
1402 Monument Signs - Refurbish	\$0	\$0	\$0	\$0	\$0
1604 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
1609 Basketball Court - Refurbish	\$0	\$0	\$0	\$0	\$0
1637 Wood Docks - Replace	\$0	\$0	\$0	\$0	\$0
1639 Boat Ramps - Replace	\$0	\$0	\$0	\$0	\$0
1639 Floating Docks - Refurbish	\$0	\$0	\$0	\$0	\$0
1701 Vehicle Bridge - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1811 Culverts - Clean/Repair	\$0	\$0	\$0	\$45,759	\$0
1827 Building - Refurbish	\$0	\$0	\$0	\$0	\$0
1999 Helipad - Replace	\$0	\$0	\$0	\$0	\$0
2000 Concrete Dam/Spillway - Repair	\$0	\$0	\$0	\$0	\$0
2001 Marquees - Replace	\$0	\$0	\$0	\$0	\$0
2002 Restroom Building - Refurbish	\$0	\$0	\$0	\$0	\$0
ADMINISTRATION OFFICE					
301 Computer/IT Equipment - Update	\$0	\$0	\$33,319	\$0	\$0
303 HVAC Unit (2014) - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit (2015) - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
909 Interiors - Refurbish	\$0	\$0	\$0	\$0	\$0
910 Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
1120 Vinyl Siding - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$20,833	\$0	\$0	\$0	\$0
CAMPGROUND					
209 Camping Pads - Replace	\$209,378	\$0	\$0	\$0	\$0
510 Metal Pavilion - Replace	\$0	\$0	\$0	\$0	\$0
903 Tables/Grills - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
DUPLEXES					
303 HVAC Unit (2009) - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit (2011) - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit (2014) - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit (2016) - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit (2018) - Replace	\$0	\$8,626	\$0	\$0	\$0

Fiscal Year	2047	2048	2049	2050	2051
303 HVAC Unit (Old) - Replace	\$0	\$0	\$0	\$0	\$0
1120 Vinyl Siding - Replace	\$0	\$0	\$0	\$0	\$0
1127 Windows and Doors - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$59,673	\$0	\$0	\$0	\$0
GENERAL STORE					
303 HVAC Unit (2013) - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Units (2009) - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Railings - Replace	\$0	\$0	\$0	\$0	\$0
1110 Country Store Int. - Renovate	\$0	\$0	\$0	\$0	\$0
1120 Vinyl Siding - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$44,597	\$0	\$0	\$0	\$0
HOTELS					
303 HVAC Unit (2017) - Replace	\$9,422	\$0	\$0	\$0	\$0
303 HVAC Units (Old) - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
909 Interiors - Refurbish	\$0	\$150,961	\$0	\$0	\$0
910 Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
1120 Vinyl Siding - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof (A) - Replace	\$75,376	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof (B) - Replace	\$0	\$0	\$0	\$0	\$0
LIBRARY					
303 HVAC Unit (2011) - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit (2018) - Replace	\$0	\$9,705	\$0	\$0	\$0
703 Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interiors - Refurbish	\$41,876	\$0	\$0	\$0	\$0
1120 Vinyl Siding - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
THE LODGE					
303 HVAC Unit - Replace	\$14,656	\$0	\$0	\$0	\$0
703 Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
903 Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Refurbish	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Remodel	\$0	\$0	\$0	\$0	\$0
1120 Vinyl Siding - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
STABLES					
505 Wood Split Rail Fence - Replace	\$0	\$0	\$0	\$0	\$0
1319 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$51,844
2003 Stable Buildings - Refurbish	\$31,407	\$0	\$0	\$0	\$0
GOLF CLUBHOUSE					
206 Concrete Driveway - Repair	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit (2016) - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Units (2005) - Replace	\$0	\$0	\$0	\$0	\$0
307 Air Compressor Systems - Replace	\$12,563	\$0	\$0	\$0	\$0
345 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
901 Appliances (Grill) -Partial Replace	\$0	\$43,132	\$0	\$0	\$47,131
910 Mill House - Remodel	\$0	\$0	\$0	\$0	\$0
910 Pro Shop - Remodel	\$0	\$0	\$0	\$0	\$0
910 Pro Shop Grill - Remodel	\$0	\$0	\$0	\$0	\$0
929 Mill House - Refurbish	\$0	\$0	\$0	\$0	\$0
929 Pro Shop - Refurbish	\$0	\$0	\$0	\$0	\$0
929 Pro Shop Grill - Refurbish	\$0	\$0	\$0	\$0	\$0
1115 Building Exteriors - Seal/Paint	\$0	\$0	\$0	\$0	\$0
1128 Fiber Cement Siding - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1308 Metal Seam Roof - Replace	\$0	\$0	\$0	\$34,319	\$0
GOLF COURSE					
103 Golf Cart Path - Repair/Maintain	\$0	\$0	\$0	\$0	\$0
406 Benches - Replace	\$18,844	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$17,674
505 Wood Fence (Split Rail) - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fencing - Replace	\$15,703	\$0	\$0	\$0	\$0
509 Pavilion - Refurbish	\$0	\$0	\$0	\$0	\$0
510 Gazebo - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
511 Lightning Shelters - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms/Buildings - Refurbish	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2047	2048	2049	2050	2051
1007	Lake Fountains - Replace	\$33,500	\$0	\$0	\$0	\$0
1406	Concrete Hole Signs - Replace	\$0	\$0	\$0	\$0	\$0
1700	Bridges - Refurbish/Resurface	\$136,096	\$0	\$0	\$0	\$0
1701	Bridges - Rebuild	\$272,191	\$0	\$0	\$0	\$0
1711	Wood Bulkhead - Repair	\$0	\$0	\$0	\$0	\$0
2838	Tee Boxes - Restore/Replace	\$282,660	\$0	\$0	\$0	\$0
2842	Bunkers - Restore/Refurbish	\$0	\$0	\$0	\$0	\$0
2844	Greens - Restore/Regrass	\$0	\$0	\$0	\$0	\$0
MAINTENANCE EQUIPMENT						
715	Roll-Up Doors - Replace	\$0	\$0	\$0	\$0	\$0
932	Ice Machine - Replace	\$0	\$0	\$0	\$0	\$0
1810	Chevrolet C-20 (1987) - Replace	\$0	\$0	\$0	\$0	\$0
1810	Chevrolet Silverado 2500 - Replace	\$0	\$0	\$0	\$0	\$0
1810	Ford F-150 - Replace	\$0	\$80,872	\$0	\$0	\$0
1810	GMC C8500 Trucks - Replace	\$0	\$0	\$0	\$0	\$0
1810	GMC Sierra 1500 - Replace	\$0	\$0	\$0	\$0	\$0
1813	Aeration Unit - Replace	\$0	\$21,566	\$0	\$0	\$0
1813	Ball Picker Attachment - Replace	\$0	\$0	\$0	\$0	\$0
1813	Club Cars - Replace	\$0	\$0	\$43,315	\$0	\$0
1813	Compressor JM-3055 - Replace	\$16,750	\$0	\$0	\$0	\$0
1813	EZ-Go Golf Carts - Replace	\$0	\$0	\$28,877	\$0	\$0
1813	Greadeall Badger - Replace	\$0	\$0	\$0	\$0	\$0
1813	Honda Picker Cart - Replace	\$13,610	\$0	\$0	\$0	\$0
1813	Hustler Zereturn (A) - Replace	\$0	\$0	\$55,532	\$0	\$0
1813	Hustler Zereturn (B) - Replace	\$78,517	\$0	\$0	\$0	\$0
1813	Hydraulic Log Splitter - Replace	\$0	\$0	\$0	\$0	\$0
1813	Jegs Cart - Replace	\$0	\$0	\$38,873	\$0	\$0
1813	John Deere 1200A Rake - Replace	\$0	\$0	\$33,319	\$0	\$0
1813	John Deere 1800 Tower - Replace	\$31,407	\$0	\$0	\$0	\$0
1813	John Deere 2500A - Replace	\$0	\$0	\$55,532	\$0	\$0
1813	John Deere 310J Backhoe - Replace	\$0	\$0	\$0	\$0	\$0
1813	John Deere 32450 - Replace	\$0	\$0	\$111,064	\$0	\$0
1813	John Deere 5210 - Replace	\$83,751	\$0	\$0	\$0	\$0
1813	John Deere 8700 - Replace	\$0	\$0	\$111,064	\$0	\$0
1813	John Deere Backhoe 310-D - Replace	\$0	\$0	\$0	\$0	\$0
1813	John Deere Gators - Replace	\$0	\$53,915	\$0	\$0	\$0
1813	John Deere Greens Mower - Replace	\$0	\$86,264	\$0	\$0	\$0
1813	John Deere HD200 Fert. - Replace	\$0	\$0	\$0	\$57,198	\$0
1813	John Deere TC 125 - Replace	\$31,407	\$0	\$0	\$0	\$0
1813	John Deere Tractor #1713 - Replace	\$0	\$0	\$0	\$0	\$0
1813	John Deere Tractor #2508 - Replace	\$104,689	\$0	\$0	\$0	\$0
1813	Kubota KX033-4 - Replace	\$0	\$0	\$0	\$0	\$0
1813	Land Pride Mower - Replace	\$0	\$0	\$0	\$0	\$0
1813	Mahindra 5500 - Replace	\$0	\$0	\$0	\$0	\$0
1813	Super Sunshine Mower - Replace	\$0	\$0	\$0	\$0	\$0
1813	Toro Groundsmaster 4500D - Replace	\$0	\$0	\$155,490	\$0	\$0
1813	Toro Sand Pro 5040 #1 - Replace	\$0	\$32,349	\$0	\$0	\$0
1813	Toro Workman 3200 #1721 - Replace	\$31,407	\$0	\$0	\$0	\$0
1813	Toro Workman Cart - Replace	\$45,854	\$0	\$0	\$0	\$0
1813	Tractor Attachment - Replace	\$0	\$0	\$0	\$0	\$0
1813	Tractor Attachment - Replace	\$10,469	\$0	\$0	\$0	\$0
1813	Trailers (Flat Bed) - Replace	\$0	\$0	\$0	\$0	\$0
1813	Trencher - Replace	\$7,328	\$0	\$0	\$0	\$0
1813	Tru Turf Roller - Replace	\$20,938	\$0	\$0	\$0	\$0
1813	Turbulent Air Blower - Replace	\$0	\$0	\$0	\$0	\$0
1813	Turfco Widespin 1530 - Replace	\$0	\$0	\$17,770	\$0	\$0
1813	Verti-Drain 7212 - Replace	\$20,938	\$0	\$0	\$0	\$0
2009	Fuel Tanks - Replace	\$0	\$0	\$0	\$0	\$0
IRRIGATION AND WATER TREATMENT						
302	Generator (Generac) - Replace	\$0	\$0	\$0	\$0	\$0
302	Generator (Lift Station) - Replace	\$0	\$0	\$0	\$0	\$0
302	Generator (WPI) - Replace	\$0	\$0	\$0	\$0	\$0
316	Wells - Refurbish	\$0	\$0	\$0	\$0	\$0
319	Lift Stations - Refurbish	\$62,813	\$0	\$0	\$0	\$0
806	Water Storage Tank (A) - Replace	\$0	\$0	\$0	\$0	\$0
806	Water Storage Tanks (B) - Replace	\$0	\$0	\$0	\$0	\$0
813	Gas Tanks - Replace	\$0	\$0	\$0	\$0	\$0
816	Water Booster System - Replace	\$0	\$0	\$0	\$0	\$0
1009	Irrigation Sys./Controls - Replace	\$104,689	\$0	\$0	\$0	\$0

Fiscal Year	2047	2048	2049	2050	2051
1010 Irrigation Equip - Replace/Maintain	\$0	\$0	\$144,384	\$0	\$0
1199 Gas Chlorination Systems - Replace	\$10,469	\$0	\$0	\$0	\$0
1638 Pump Houses – Refurbish	\$0	\$0	\$0	\$0	\$0
1815 Septic Systems - Replace	\$0	\$0	\$0	\$0	\$0
2010 Sewage Aerators - Replace	\$0	\$0	\$0	\$11,440	\$0
Total Expenses	\$3,035,245	\$676,091	\$1,728,163	\$178,458	\$116,650
Ending Reserve Balance	\$14,668,459	\$17,063,071	\$18,559,013	\$21,768,295	\$25,219,237



Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Robert M. Nordlund, P.E., R.S., company Founder/CEO, is a California licensed Professional Engineer (Mechanical, #22322), and credentialed Reserve Specialist (#5). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, 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. As such, information provided to us has not been audited or independently verified.

Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to, project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing.

Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses.

In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.



Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)
Effective Age	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
Fully Funded Balance (FFB)	The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.
Inflation	Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.
Interest	Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.
Percent Funded	The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
Remaining Useful Life (RUL)	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
Useful Life (UL)	The estimated time, in years, that a common area component can be expected to serve its intended function.



Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our physical analysis and subsequent research. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding.

- 1) Common area repair & replacement responsibility
- 2) Component must have a limited useful life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of Annual operating expenses).

Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed “Best Cost” and “Worst Cost”. There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur.

Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

SITE AND GROUNDS

Comp #: 201 Asphalt (Sec. 100) - Resurface

Quantity: ~ 3.1 MI

Location: Streets and drives throughout the association (Section 100)

Funded?: Yes.

History:

Comments: The management identifies road sections as outlined in the following components. The road remaining useful lives have been created based on a need to resurface areas due to current conditions. Separate funding has been provided in components numbered #202 for periodic sealing and repair cycles for each section. Best to re-evaluate during future updates.

As routine maintenance, keep roadway clean, free of debris and well drained; fill/seal cracks to prevent water from penetrating into the sub-base and accelerating damage. Even with ordinary care and maintenance, plan for eventual large scale resurface (milling and overlay of all asphalt surfaces is recommended here, unless otherwise noted) at roughly the time frame below. Take note of any areas of ponding water or other drainage concerns, and incorporate repairs into scope of work for resurfacing. Our inspection is visual only and does not incorporate any core sampling or other testing, which may be advisable when asphalt is nearing end of useful life. Some communities choose to work with independent paving consultants or engineering firms in order to identify any hidden concerns and develop scope of work prior to bidding. If more comprehensive analysis becomes available, incorporate findings into future Reserve Study updates as appropriate.

Useful Life:
30 years

Remaining Life:
12 years



No Photo Available

Best Case: \$ 650,000

Worst Case: \$ 670,000

Cost Source: AR Cost Database

Comp #: 201 Asphalt (Sec. 1200) - Resurface

Quantity: ~ 3.4 MI

Location: Streets and drives throughout the association (Section 1200)

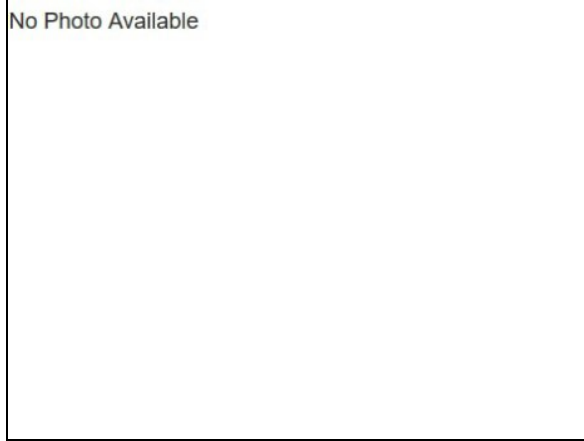
Funded?: Yes.

History:

Comments: Please refer to the prior component #100 in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
30 years

Remaining Life:
5 years



Best Case: \$ 716,000

Worst Case: \$ 720,000

Cost Source: AR Cost Database

Comp #: 201 Asphalt (Sec. 200) - Resurface

Quantity: ~ 3.7 MI

Location: Streets and drives throughout the association (Section 200)

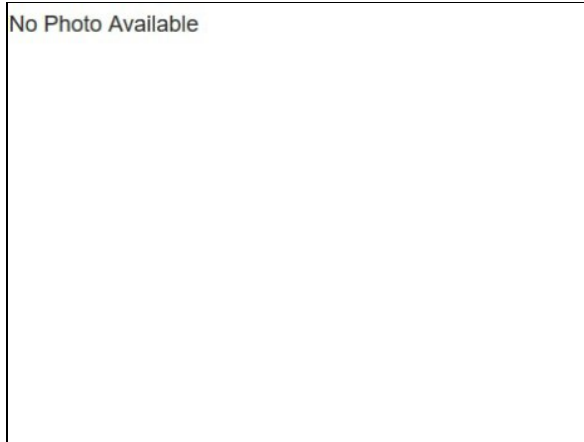
Funded?: Yes.

History:

Comments: Please refer to the prior component #100 in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
30 years

Remaining Life:
6 years



Best Case: \$ 780,000

Worst Case: \$ 784,000

Cost Source: AR Cost Database

Comp #: 201 Asphalt (Sec. 300) - Resurface

Quantity: ~ 3.2 MI

Location: Streets and drives throughout the association (Section 300)

Funded?: Yes.

History:

Comments: Please refer to the prior component #100 in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
30 years

Remaining Life:
7 years



Best Case: \$ 650,000

Worst Case: \$ 700,000

Cost Source: AR Cost Database

Comp #: 201 Asphalt (Sec. 400) - Resurface

Quantity: ~ 3.9 MI

Location: Streets and drives throughout the association (Section 400)

Funded?: Yes.

History:

Comments: Please refer to the prior component #100 in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
30 years

Remaining Life:
10 years



Best Case: \$ 800,000

Worst Case: \$ 850,000

Cost Source: AR Cost Database

Comp #: 201 Asphalt (Sec. 500) - Resurface

Quantity: ~ 9.3 MI

Location: Streets and drives throughout the association (Section 500)

Funded?: Yes.

History:

Comments: Please refer to the prior component #100 in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
30 years

Remaining Life:
5 years



Best Case: \$ 1,900,000

Worst Case: \$ 2,020,000

Cost Source: AR Cost Database

Comp #: 201 Asphalt (Sec. 600) - Resurface

Quantity: ~ 4 MI

Location: Streets and drives throughout the association (Section 600)

Funded?: Yes.

History:

Comments: Please refer to the prior component #100 in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
30 years

Remaining Life:
10 years



Best Case: \$ 840,000

Worst Case: \$ 850,000

Cost Source: AR Cost Database

Comp #: 201 Asphalt (Sec. GC) - Resurface

Quantity: ~ 12.9 MI

Location: Streets and drives throughout the association (Section Golf course)

Funded?: Yes.

History:

Comments: Please refer to the prior component #100 in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
30 years

Remaining Life:
17 years



Best Case: \$ 2,700,000

Worst Case: \$ 2,750,000

Cost Source: AR Cost Database

Comp #: 202 Asphalt (Sec. 100) - Seal/Repair

Quantity: ~ 3.1 MI

Location: Streets and drives throughout the association (Section 100)

Funded?: Yes.

History:

Comments: Regular cycles of seal coating (along with any needed repair) has proven to be the best program in our opinion for the long term care of asphalt pavement. The primary reason to seal coat asphalt pavement is to protect the pavement from the deteriorating effects of sun and water. When asphalt pavement is exposed, the asphalt oxidizes, or hardens which causes the pavement to become more brittle. As a result, the pavement will be more likely to crack because it is unable to bend and flex when subjected to traffic and temperature changes. A seal coat combats this situation by providing a water-resistant membrane, which not only slows down the oxidation process but also helps the pavement to shed water, preventing it from entering the base material. Seal coating also provides uniform appearance, concealing the inevitable patching and repairs which accumulate over time. Seal coating ultimately can extend the useful life of asphalt, postponing the need for asphalt resurfacing. If asphalt is already cracked, raveled and otherwise deteriorated, seal-coating will not provide much physical benefit, but still may have aesthetic benefits for curb appeal.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$ 60,000

Worst Case: \$ 70,000

Cost Source: AR Cost Database

Comp #: 202 Asphalt (Sec. 1200) - Seal/Repair

Quantity: ~ 3.4 MI

Location: Streets and drives throughout the association (Section 1200)

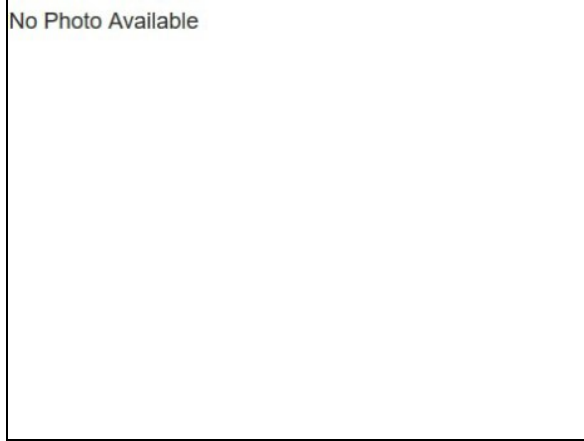
Funded?: Yes.

History:

Comments: Please refer to the prior component #100 in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 70,000

Worst Case: \$ 74,000

Cost Source: AR Cost Database

Comp #: 202 Asphalt (Sec. 200) - Seal/Repair

Quantity: ~ 3.7 MI

Location: Streets and drives throughout the association (Section 200)

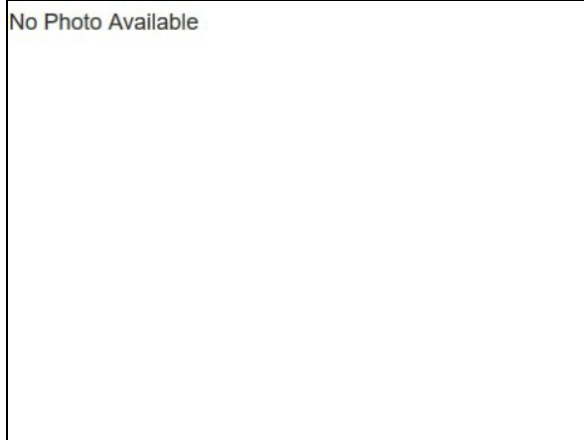
Funded?: Yes.

History:

Comments: Please refer to the prior component #100 in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
5 years

Remaining Life:
1 years



Best Case: \$ 76,000

Worst Case: \$ 80,000

Cost Source: AR Cost Database

Comp #: 202 Asphalt (Sec. 300) - Seal/Repair

Quantity: ~ 3.2 MI

Location: Streets and drives throughout the association (Section 300)

Funded?: Yes.

History:

Comments: Please refer to the prior component #100 in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$ 66,000

Worst Case: \$ 70,000

Cost Source: AR Cost Database

Comp #: 202 Asphalt (Sec. 400) - Seal/Repair

Quantity: ~ 3.9 MI

Location: Streets and drives throughout the association (Section 400)

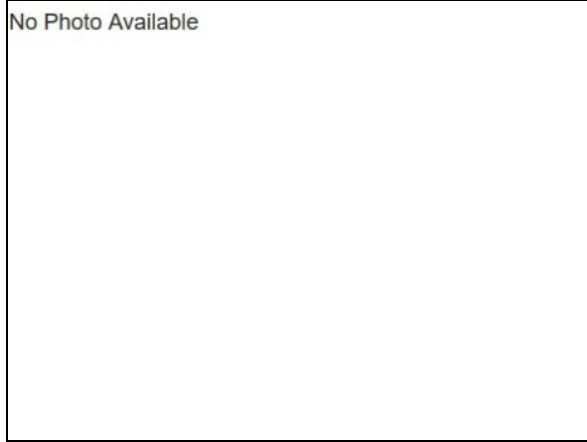
Funded?: Yes.

History:

Comments: Please refer to the prior component #100 in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 80,000

Worst Case: \$ 84,000

Cost Source: AR Cost Database

Comp #: 202 Asphalt (Sec. 500) - Seal/Repair

Quantity: ~ 9.3 MI

Location: Streets and drives throughout the association (Section 500)

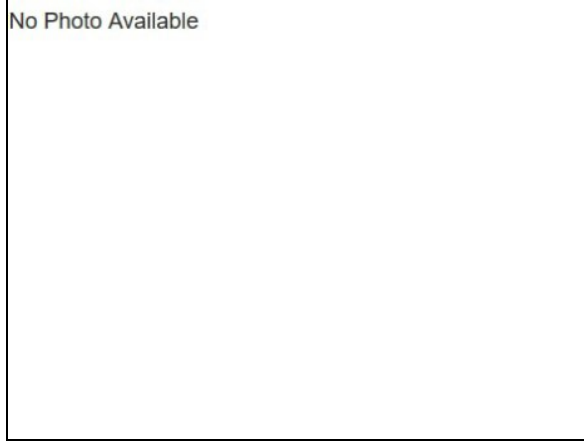
Funded?: Yes.

History:

Comments: Please refer to the prior component #100 in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 195,000

Worst Case: \$ 197,000

Cost Source: AR Cost Database

Comp #: 202 Asphalt (Sec. 600) - Seal/Repair

Quantity: ~ 4 MI

Location: Streets and drives throughout the association (Section 600)

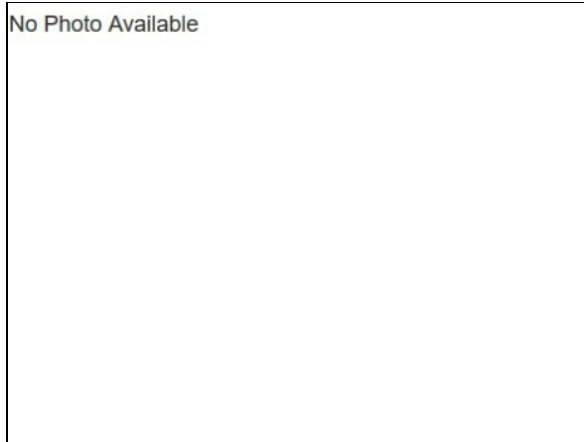
Funded?: Yes.

History:

Comments: Please refer to the prior component #100 in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 80,000

Worst Case: \$ 90,000

Cost Source: AR Cost Database

Comp #: 202 Asphalt (Sec. GC) - Seal/Repair

Quantity: ~ 12.9 MI

Location: Streets and drives throughout the association (Section Golf course)

Funded?: Yes.

History:

Comments: Please refer to the prior component #100 in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$ 270,000

Worst Case: \$ 274,000

Cost Source: AR Cost Database

Comp #: 405 Play Equipment - Replace

Quantity: (3) Assorted Pieces

Location: Playground area

Funded?: Yes.

History:

Comments: Includes: (1) play piece, (2) swing sets

Playground equipment/features determined to be in fair condition typically exhibit normal, routine signs of wear and tear and weathering, but no advanced deterioration. Equipment and features are serviceable, but some parts may begin to require replacement, especially if used heavily. Appearance is satisfactory at this stage.

As a routine maintenance expense, inspect for stability, damage and excessive wear and utilize maintenance funds for any repairs needed between replacement cycles. Our inspection is visual in nature only not intended to identify any structural or latent defects, safety hazards, or other liability concerns. Life expectancy can vary depending on the amount of use/abuse. Observations and replacement intervals shown below are strictly for budget purposes. Unless otherwise noted, cost estimates assume replacement would be with comparable size and style of equipment as noted during inspection.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 60,000

Worst Case: \$ 80,000

Cost Source: AR Cost Database

Comp #: 406 Site Furniture - Partial Replace

Quantity: (58) Assorted Pieces

Location: Common areas throughout development

Funded?: Yes.

History:

Comments: Includes: (26) tables, (16) benches, (4) chairs, (2) bleachers, (10) trash receptacles

Outdoor/site furniture determined to be in fair condition typically exhibits typical signs of wear and age. Style is still appropriate for the local aesthetic standards of the development.

Inspect regularly, clean for appearance and repair as needed from general Operating funds. Cost to replace individual pieces may not meet threshold for Reserve funding. We recommend planning for regular intervals of complete replacement at the time frame indicated below, to maintain a good, consistent appearance in the common areas. Costs shown are based on replacement with comparable types unless otherwise noted.

Useful Life:
5 years

Remaining Life:
3 years



Best Case: \$ 10,000

Worst Case: \$ 16,000

Cost Source: AR Cost Database

Comp #: 407 Grills - Replace

Quantity: (13) Grills

Location: Beach area

Funded?: Yes.

History:

Comments: Grills determined to be in fair condition typically exhibit some light to moderate wear and tear, but appear to be functional. Cooking surfaces will typically show more wear and deterioration at this stage. If present, temperature gauges, lights and other working features are in serviceable condition.

Equipment was not tested during site inspection, and is assumed to be functional. Should be cleaned after each use and covered when not in use in order to prolong life expectancy. The replacement interval shown below is based upon evident conditions, life expectations based on our experience with similar properties, and aesthetic/functional standards throughout the property's common areas. Unless otherwise noted, cost estimates below assume that grills will be replaced with comparable types as existing.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 6,000

Worst Case: \$ 7,000

Cost Source: AR Cost Database

Comp #: 421 Playground Ground Cover - Replenish

Quantity: ~ 4,500 GSF

Location: Playground/tot lot

Funded?: Yes.

History:

Comments: Ground cover determined to be in fair condition typically exhibits decent thickness of material and mostly consistent coverage/appearance. Material is weathered but still appears to provide some cushion from falls.

Natural playground bases (mulch, sand, etc.) should be inspected and replenished regularly to ensure adequate coverage in all areas. Routine maintenance and minor replenishments should be considered an Operating expense. The funding within this component is intended for comprehensive replacement of the total quantity at one time. Unless otherwise noted, cost estimates shown below assume replacement with the same cover material as existing. Moving forward, the Client should track and report all replenishment/replacement expenditures related to this component. This component should then be re-evaluated during future Reserve Study updates based on the most current information available at that time.

Useful Life:
4 years

Remaining Life:
2 years



Best Case: \$ 4,000

Worst Case: \$ 5,000

Cost Source: AR Cost Database

Comp #: 502 Chain Link Fence - Replace

Quantity: ~ 980 LF

Location: Perimeter areas of development

Funded?: Yes.

History:

Comments: Chain-link site fencing determined to be in fair condition typically exhibits some isolated sections of loose and/or damaged fabric, and may show minor to moderate surface wear and corrosion. If present, vinyl coating is still intact but usually faded and cracking at edges. Curb appeal is declining at this stage.

Chain link fencing generally has lower aesthetic value than other materials, so remaining useful life is mostly based on structural conditions, although appearance is also considered. Inspect regularly; clean and repair locally as needed as part of general maintenance/Operating funds. Assuming ordinary care and maintenance, plan to replace this fence as shown below.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 18,000

Worst Case: \$ 22,000

Cost Source: AR Cost Database

Comp #: 502 Chain Link Fence (Tennis) - Replace

Quantity: ~ 338 LF

Location: Tennis court

Funded?: Yes.

History:

Comments: Chain-link site fencing determined to be in fair condition typically exhibits some isolated sections of loose and/or damaged fabric, and may show minor to moderate surface wear and corrosion. If present, vinyl coating is still intact but usually faded and cracking at edges. Curb appeal is declining at this stage.

Chain link fencing generally has lower aesthetic value than other materials, so remaining useful life is mostly based on structural conditions, although appearance is also considered. Inspect regularly; clean and repair locally as needed as part of general maintenance/Operating funds. Assuming ordinary care and maintenance, plan to replace this fence as shown below.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 9,000

Worst Case: \$ 11,000

Cost Source: AR Cost Database

Comp #: 510 Gazebos - Refurbish

Quantity: (2) Gazebos; 24 LF dia.

Location: Common areas throughout development

Funded?: Yes.

History:

Comments: Gazebos determined to be in fair condition typically exhibit more wear and tear, possibly including some warped, split and/or deteriorated components. Framework/structure should still be sturdy but may have sections showing minor leaning or damage.

As routine maintenance, inspect regularly and repair individual pieces or sections as needed from general Operating funds. Clean and paint/stain along with other larger projects or as general maintenance to preserve the appearance of the gazebo and extend its useful life. If present, vegetation should be well-maintained and not allowed to become overgrown, which can eventually compromise the structure. Assuming ordinary care and maintenance, plan for major repairs or possibly complete replacement (if warranted) at roughly the interval indicated below.

Useful Life:
30 years

Remaining Life:
10 years



Best Case: \$ 18,000

Worst Case: \$ 22,000

Cost Source: AR Cost Database

Comp #: 510 Metal Pavilion - Replace

Quantity: (1) Pavilion; 1,075 GSF

Location: Beach area

Funded?: Yes.

History:

Comments: Pavilion determined to be in fair condition typically exhibit more wear and tear, possibly including some warped, split and/or deteriorated components. Framework/structure should still be sturdy but may have sections showing minor leaning or damage.

As routine maintenance, inspect regularly and repair individual pieces or sections as needed from general Operating funds. Clean and paint/stain along with other larger projects or as general maintenance to preserve the appearance of the pavilion and extend its useful life. If present, vegetation should be well-maintained and not allowed to become overgrown, which can eventually compromise the structure. Assuming ordinary care and maintenance, plan for major repairs or possibly complete replacement (if warranted) at roughly the interval indicated below.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 25,000

Worst Case: \$ 35,000

Cost Source: AR Cost Database

Comp #: 510 Wood Pavilions - Refurbish

Quantity: (9) Pavilions

Location: Park and beach area

Funded?: Yes.

History:

Comments: Includes: 2,270 GSF asphalt shingle roof. Funding provided to refurbish (3) pavilions every 6-years.

Pavilions determined to be in fair condition typically exhibit more wear and tear, possibly including some warped, split and/or deteriorated components. Framework/structure should still be sturdy but may have sections showing minor leaning or damage.

As routine maintenance, inspect regularly and repair individual pieces or sections as needed from general Operating funds. Clean and paint/stain along with other larger projects or as general maintenance to preserve the appearance of the pavilion and extend its useful life. If present, vegetation should be well-maintained and not allowed to become overgrown, which can eventually compromise the structure. Assuming ordinary care and maintenance, plan for major repairs or possibly complete replacement (if warranted) at roughly the interval indicated below.

Useful Life:
6 years

Remaining Life:
2 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Cost Source: AR Cost Database

Comp #: 909 Restrooms (Beach) - Refurbish

Quantity: (2) Restrooms

Location: Beach area

Funded?: Yes.

History:

Comments: Includes: (5) toilets and (2) sinks

Bathrooms determined to be in fair condition typically exhibit some light to moderate signs of use and age. Finishes are clean but showing some wear. All fixtures are assumed to be functional, but may be becoming outdated at this stage. Generally in serviceable condition.

As routine maintenance, inspect regularly and perform any needed repairs promptly utilizing general Operating funds. Typical remodeling project can include some or all of the following: replacement of plumbing fixtures, partitions, countertops, lighting, flooring, ventilation fans, accessories, décor, etc. Best practice is to coordinate this project with other amenity areas, such as kitchens or other amenity rooms. Remaining useful life is based on consideration of materials, evident conditions, and/or remodeling/renovation history provided during the engagement. Costs can significantly vary based on an anticipated scope of work as well as materials chosen for remodeling/renovation. Unless otherwise noted, estimates shown are based primarily on light to moderate cosmetic remodeling, not complete "gut" remodel projects.

Useful Life:
20 years

Remaining Life:
15 years



Best Case: \$ 10,000

Worst Case: \$ 14,000

Cost Source: AR Cost Database

Comp #: 914 Guardhouse - Refurbish

Quantity: (1) Guardhouse

Location: Main entrance to association

Funded?: Yes.

History:

Comments: Includes: (2) doors, glass windows, (1) restroom, (1) sink, (1) surveillance system, tile floors, painted surfaces, 1 LF base cabinets/counters, and (6) cameras.

Guardhouses determined to be in fair condition typically exhibit normal signs of wear and tear, and curb appeal may be affected at this stage. All building envelope and mechanical components are believed to be in serviceable condition. If present, interior furnishings may be dated or inadequate.

Guardhouses have significant aesthetic value in terms of curb appeal and first impressions and should be maintained to a high standard. Structures should be inspected, cleaned, and small maintenance projects made as an Operating expense. For smaller guardhouses, any single project may not individually meet the threshold for Reserve funding, but combinations of projects done together may become significant. As such, this component represents a "supplemental" allowance for larger refurbishment/renovation projects relating to the guardhouse. Typical Reserve-funded projects may include but are not limited to: exterior painting, roof repairs/replacement, window/door replacement, interior remodeling, lighting, signage, air conditioning, plumbing/electrical repairs, etc.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Cost Source: AR Cost Database

Comp #: 1402 Monument Signs - Refurbish

Quantity: (2) Monument Signs

Location: Entry to the association

Funded?: Yes.

History:

Comments: Monument signage determined to be in good condition typically exhibits good appearance and aesthetics in keeping with local area. Generally uniform and attractive finishes. If present, lettering is clean, complete and legible and any surrounding landscaping, lighting, etc. is attractive and functioning.

As routine maintenance, inspect regularly, clean/touch-up and repair as an Operating expense. Plan to refurbish or replace at the interval below. Timing and scope of refurbishing or replacement projects is subjective but should always be scheduled in order to maintain good curb appeal. In our experience, most Associations choose to refurbish or replace signage periodically in order to maintain good appearance and aesthetics in keeping with local area, often before signage is in poor physical condition. If present, concrete walls are expected to be painted and repaired as part of refurbishing, but not fully replaced unless otherwise noted. Costs can vary significantly depending on style/type desired, and may include additional costs for design work, landscaping, lighting, water features, etc. Reserve Study updates should incorporate any estimates or information collected regarding potential projects.

Useful Life:
25 years

Remaining Life:
22 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Cost Source: Client Cost History; Plus Inflation

Comp #: 1404 Directional/Street Signs - Replace

Quantity: Numerous Signs

Location: Adjacent to streets and parking areas

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments: The Client is reported to be responsible for maintenance, repair, and replacement of directional/street signs throughout the property/development. Signs should be inspected regularly and repaired as-needed. Cost estimates related to this component are not expected to meet the minimum threshold for Reserve funding. As such, costs related to this component are expected to be included in the Client's Operating budget. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1604 Tennis Courts - Resurface

Quantity: (2) Courts

Location: Tennis Court

Funded?: Yes.

History:

Comments: Tennis courts determined to be in fair condition typically exhibit routine, minimal to moderate wear and tear, including fading and roughening of court surface. Cracking may be sporadic at this stage but does not pose any trip hazards or impediments to play.

Inspect courts regularly and locally repair as needed within the annual Operating budget. Maintenance projects such as pressure-washing should also be considered as Operating expense. Cracks and trip hazards should be addressed promptly to ensure safety. Re-coating is a recommended practice for restoring appearance of the court, bridging small surface cracks, and prolonging the life of the court surface itself. Based on evident conditions and/or past project history provided during this engagement, we recommend that the Client plan to repair and re-coat/resurface the courts at the approximate interval shown below.

Useful Life:
7 years

Remaining Life:
2 years



Best Case: \$ 10,000

Worst Case: \$ 18,000

Cost Source: AR Cost Database

Comp #: 1609 Basketball Court - Refurbish

Quantity: (1) Court

Location: Basketball court

Funded?: Yes.

History:

Comments: Includes: (1) basketball court with (2) hoops.'

The court is in fair condition. Areas of cracking and chipping of surfaces observed. Funding provided for periodic repairs.

Useful Life:
7 years

Remaining Life:
2 years



Best Case: \$ 5,000

Worst Case: \$ 7,000

Cost Source: AR Cost Database

Comp #: 1625 Tennis Backboard - Replace

Quantity: (1) Backboard

Location: Tennis Court

Funded?: No. Too small for Reserve designation - handle as an Operational Expense.

History:

Comments: The backboard is in fair condition at this time. Best to replace as a general operating expense.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1626 Soccer Goals - Replace

Quantity: (2) Soccer Goals

Location: Soccer field

Funded?: No. Too small for Reserve designation - handle as an Operational Expense.

History:

Comments: The soccer goals are in fair condition. Best to replace as an operating expense.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1627 Volleyball Court - Replace

Quantity: (1) Court

Location: Beach area

Funded?: No. Too small for Reserve designation - handle as an Operational Expense.

History:

Comments: The volleyball court is in fair condition. Surfaces are playable at this time. Best to maintain as a general operating expense.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1637 Wood Docks – Replace

Quantity: (2) Wood Docks

Location: Waterfront area

Funded?: Yes.

History:

Comments: Includes: (1) 187 GSF wood dock and (1) 576 GSF wood dock

Deck surfaces determined to be in fair condition typically exhibit level walking surfaces, but with some minor to moderate signs of age, such as cracked/splintered sections, minor amounts of warping, and rust/corrosion noticeable on hardware elements. Overall appearance is acceptable but noticeably diminishing.

Docks should be inspected, cleaned, and repaired regularly as part of the Client's Operating budget. Any safety hazards (such as lifting boards, splintering, trip hazards, lifting nails/screws, etc.) should be repaired immediately. Depending on the material used, useful life can sometimes be prolonged by using sealers or other coatings to provide additional protection from the elements. Funding recommendation shown below assumes replacement of decking and handrails (if present), and may include an allowance for additional repairs that are often required when these types of structures are resurfaced. Unless otherwise noted, funding recommendations also assume replacement with similar decking as currently in place. However, this component should be re-evaluated during future Reserve Study updates based on the most current information available at that time.

Useful Life:
25 years

Remaining Life:
15 years



Best Case: \$ 25,000

Worst Case: \$ 35,000

Cost Source: AR Cost Database

Comp #: 1639 Boat Ramps - Replace

Quantity: (2) Boat Ramps; 1,600 GSF

Location: Beach area

Funded?: Yes.

History:

Comments: The boat ramps are in fair condition at this time. Areas of cracking and deterioration observed. Funding provided for replacement of ramp following the schedule below.

Useful Life:
30 years

Remaining Life:
10 years



Best Case: \$ 15,000

Worst Case: \$ 25,000

Cost Source: AR Cost Database

Comp #: 1639 Floating Docks - Refurbish

Quantity: (3) Floating Docks

Location: Beach area

Funded?: Yes.

History:

Comments: Floating docks are in fair condition. No issues reported. Funding provided for periodic refurbishments.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Cost Source: AR Cost Database

Comp #: 1650 Beach - Refurbish

Quantity: Beach

Location: Beach

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments: The beach area is in good condition at this time. Areas of sand erosion observed. The client maintains the beach using operating funds.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1701 Bridges - Replace

Quantity: (2) Bridges

Location: Misc. common areas; Entry of association

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments: Bridge structures determined to be in fair condition typically exhibit more moderate signs of exposure and wear to structural elements. Structure should be mostly level and stable, but at this stage, more exposed components may begin to wear at an accelerated pace. Still generally sturdy, but likely to require more frequent repairs and maintenance.

Cost estimates related to this component are not expected to meet the minimum threshold for Reserve funding. As such, costs related to this component are expected to be included in the Client's Operating budget. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1701 Vehicle Bridge - Repair/Replace

Quantity: (1) Bridge

Location: Misc. common areas

Funded?: Yes.

History: 2018 for \$327,938

Comments: Bridge structures determined to be in good condition typically exhibit little to no signs of instability or significant wear to structural framework beneath the exposed decking. No apparent sagging, twisting, or other advanced deterioration.

Assuming normal wear and tear and good preventive maintenance, complete replacement or reconstruction may be required at longer intervals, including some or all components of structural framework, pilings, etc. If present, reconstruction may also need to include replacement of electrical infrastructure or other features. In our experience, all such projects are unique, and we strongly recommend consulting with engineers or experienced contractors to properly determine existing conditions and required scope of work. Our inspection is visual only and limited to accessible areas, and does not incorporate any specific testing or thorough structural evaluation. Life and cost estimates shown here are intended for planning and budgeting purposes, and may need to be re-evaluated in light of any more thorough analysis or other outside information.

Useful Life:
40 years

Remaining Life:
36 years



Best Case: \$ 325,000

Worst Case: \$ 335,000

Cost Source: Client Cost History; Plus Inflation

Comp #: 1811 Culverts - Clean/Repair

Quantity: Lump Sum Allowance

Location: Throughout building

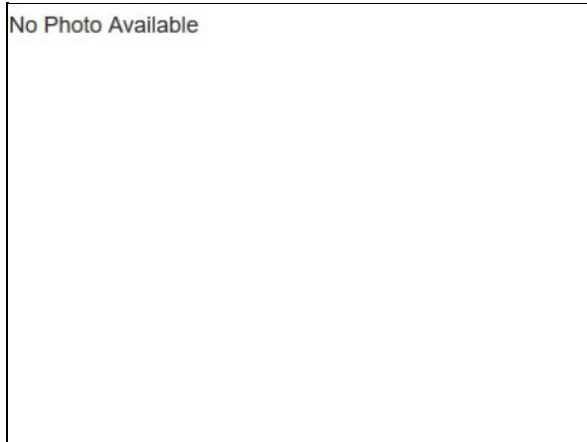
Funded?: Yes.

History: \$18,057 in 2020 for Racoon Run

Comments: Funding provided for periodic culvert and drainage projects following the schedule below.

Useful Life:
10 years

Remaining Life:
8 years



Best Case: \$ 15,000

Worst Case: \$ 25,000

Cost Source: AR Cost Database

Comp #: 1827 Building - Refurbish

Quantity: (1) Building

Location: Common area

Funded?: Yes.

History:

Comments: Includes: 216 LF wood fence and roughly 1,100 GSF of roofing and storage space.

The building exteriors are in fair to poor condition. Perimeter wood fencing is in good condition. No issues reported. Funding provided for periodic refurbishments following the schedule below.

Useful Life:
25 years

Remaining Life:
8 years



Best Case: \$ 8,000

Worst Case: \$ 12,000

Cost Source: AR Cost Database

Comp #: 1999 Helipad - Replace

Quantity: ~ 1,600 GSF

Location: Entry to association

Funded?: Yes.

History:

Comments: The concrete surfaces are in fair condition at this time. Best to inspect on a regular basis. Funding provided for replacement following the schedule below.

Useful Life:
50 years

Remaining Life:
13 years



Best Case: \$ 22,000

Worst Case: \$ 26,000

Cost Source: AR Cost Database

Comp #: 2000 Concrete Dam/Spillway - Repair

Quantity: (2) Concrete Dams

Location: Lake dams

Funded?: Yes.

History:

Comments: The dams are in fair condition. Best to have inspected on a regular basis by a licensed service provider. Funding provided for periodic repairs.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 80,000

Worst Case: \$ 120,000

Cost Source: AR Cost Database

Comp #: 2001 Marquees - Replace

Quantity: (2) Marquees

Location: Beach area

Funded?: Yes.

History:

Comments: The marquees are in fair condition at this time. Moderate wear and aging observed. Expect a full useful life.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 4,000

Worst Case: \$ 8,000

Cost Source: AR Cost Database

Comp #: 2002 Restroom Building - Refurbish

Quantity: (1) Building; 1,500 GSF

Location: Beach area

Funded?: Yes.

History:

Comments: Refurbishments include replacement of roofing surfaces and exterior rehab including painting and repairs.

The building envelops in good condition. Painted surfaces are vibrant and attractive. Funding provided for periodic refurbishments.

Useful Life:
20 years

Remaining Life:
15 years



Best Case: \$ 7,000

Worst Case: \$ 8,000

Cost Source: AR Cost Database

Comp #: 2005 Runway - Refurbish

Quantity: (1) Runway

Location: Adjacent to golf course; Northeast

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments: The runway is in good condition. Best to maintain as a general operating expense. No reserve funding required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

ADMINISTRATION OFFICE

Comp #: 301 Computer/IT Equipment - Update

Quantity: Lump Sum Allowance

Location: Administration office

Funded?: Yes.

History: \$13,383 for new server in 2019, \$10,258 for computer upgrades in 2020

Comments: Includes: (1) server, (7) printers, (8) monitors, and (8) phones. The large printer and copy machine is leased. Server and computer upgrades happened over the past few years.

Computers and other IT equipment have a relatively short useful life (depending on the application and level of use) due to advancements in technology. Plan to replace/upgrade the existing equipment at the approximate interval shown here to ensure proper function and uninterrupted service. Keep track of any partial replacements and include cost history during future Reserve Study updates.

Useful Life:
10 years

Remaining Life:
7 years



Best Case: \$ 10,000

Worst Case: \$ 20,000

Cost Source: Client Cost History

Comp #: 303 HVAC Unit (2014) - Replace

Quantity: (1) 2 Ton Unit

Location: Adjacent to building

Funded?: Yes.

History:

Comments: MN: 13AJN24A01

SN: W241415981

Life expectancy of HVAC systems can vary greatly depending on many factors including location of the property, level of preventive maintenance, manufacturer, technology/efficiency improvements, etc. We recommend that routine repairs and maintenance such as filter replacements, system flushing, etc. be budgeted as an Operating expense. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted, funding for system with same size/capacity as the current system. For split systems, we recommend budgeting to replace the entire system (condensing unit and air handler) together in order to obtain better unit pricing and ensure maximum efficiency, refrigerant compatibility, etc. If additional costs are expected during replacement, such as for system reconfiguration or expansion, ductwork repairs, electrical work, etc. costs should be re-evaluated and adjusted as needed during future Reserve Study updates.

Useful Life:
15 years

Remaining Life:
7 years



Best Case: \$ 4,000

Worst Case: \$ 5,000

Cost Source: AR Cost Database

Comp #: 303 HVAC Unit (2015) - Replace

Quantity: (1) 2 Ton Unit

Location: Adjacent to building

Funded?: Yes.

History:

Comments: MN: GSX140241KA

SN: 1510235310

Refer to prior HVAC component(s) for additional general information regarding HVAC replacement guidelines. Plan to replace this system at the approximate interval shown here.

Useful Life:
15 years

Remaining Life:
8 years



Best Case: \$ 4,000

Worst Case: \$ 5,000

Cost Source: AR Cost Database

Comp #: 703 Windows & Doors - Replace

Quantity: ~ 209 GSF

Location: Building exterior

Funded?: Yes.

History:

Comments: Windows and doors determined to be in fair condition typically exhibit normal signs of wear for their age, including more surface wear to framework and hardware, but no advanced corrosion or other concerns. At this stage, windows and doors are believed to be functional and aging normally, but more advanced technology may be available.

Unless otherwise noted, this component refers only to exterior windows and doors. All are assumed to have been compliant with applicable building codes at time of installation. Inspect regularly for leaks and cracks around frame and repair as needed. For operable windows, clean tracks and ensure hardware is functional to prevent accidental damage during opening/closing. With ordinary care and maintenance, useful life is typically long but often difficult to predict. Many factors affect useful life including quality of window currently installed, waterproofing details, exposure to wind and rain, etc. Individual windows and doors should be replaced as an Operating expense if damaged or broken. Plan for comprehensive replacement of all areas (unless otherwise noted) at the approximate interval shown here. Costs are based on replacement with good quality, impact-resistant models.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 7,000

Worst Case: \$ 8,000

Cost Source: AR Cost Database

Comp #: 909 Interiors - Refurbish

Quantity: Lump Sum Allowance

Location: Administration building

Funded?: Yes.

History:

Comments: Includes: 3,354 GSF paint, (13) desks, (25) chairs, (20) storage, and (1) refrigerator.

The interiors are dated but still in fair condition. An allowance has been provided for periodic refurbishments.

Useful Life:
12 years

Remaining Life:
10 years



Best Case: \$ 8,000

Worst Case: \$ 12,000

Cost Source: AR Cost Database

Comp #: 910 Interiors - Remodel

Quantity: Lump Sum Allowance

Location: Administration building

Funded?: Yes.

History:

Comments: Includes: 1,628 GSF vinyl floors, (28) lights, (2) restrooms with (2) toilets and (2) sinks, (1) kitchen with 9 LF cabinets/counters and 15 LF upper cabinets and 544 GSF wood siding.

The interiors are in fair and declining condition. Cabinetry, flooring, and other surfaces are dated. Funding provided for future remodeling efforts.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 15,000

Worst Case: \$ 25,000

Cost Source: AR Cost Database

Comp #: 1120 Vinyl Siding - Replace

Quantity: ~ 2,050 GSF

Location: Building exterior

Funded?: Yes.

History:

Comments: Vinyl siding determined to be in fair condition typically exhibits minor to moderate fading of color, and typically has more surface wear and cracking, especially in more exposed areas/elevations. Some curling/cupping of individual sections may be evident.

No view of the underlying waterproofing was undertaken as part of this limited visual review. In our experience, vinyl siding will fade over the years and when replacing pieces, it may be difficult to match the faded color. The useful life expectancy shown below is for financial planning purposes only. We recommend that the Client consult with a qualified contractor/engineer to evaluate the siding, and the critical underlying waterproofing (building paper or house wrap) as the remaining useful life approaches zero. In some cases, remaining useful life extension may be warranted based on the evaluation of performance of the underlying waterproofing. Cost estimates shown here assume that siding will be replaced with a similar vinyl material again. If other siding types are considered for replacement, the Reserve Study should be updated accordingly during future update engagements to incorporate the most current estimates and information available at that time.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 8,200

Worst Case: \$ 12,300

Cost Source: AR Cost Database

Comp #: 1303 Asphalt Shingle Roof - Replace

Quantity: ~ 2,490 GSF

Location: Building rooftop

Funded?: Yes.

History:

Comments: Asphalt shingle roofs determined to be in fair condition typically exhibit normal signs of wear and deterioration, including some loss of granule cover, and light to moderate curling/lifting, especially in most exposed areas. Overall believed to be aging normally.

As routine maintenance, many manufacturers recommend inspections at least twice annually and after large storm events. Promptly replace any damaged/missing sections or conduct any other repair needed to ensure waterproof integrity of roof. Keep roof surface, gutters and downspouts clear and free of moss or debris. Moss growth can decrease the life of the roofing shingles and should be removed promptly. We recommend having roof inspected in greater detail (including conditions of sub-surface materials) by an independent roofing consultant prior to replacement. There is a wealth of information available through organizations such as the Roof Consultant Institute <http://www.rci-online.org/> and the National Roofing Contractors Assn. (NRCA) <http://www.nrca.net/>. If the roof has a warranty, be sure to review terms and conduct proper inspections/repairs as needed to keep warranty in force. Dimensional shingles typically have longer useful lives and are generally considered to be more valuable from an aesthetic standpoint. We recommend budgeting to replace with dimensional shingles upon failure. Also known as architectural shingles, these types of roofs are typically more durable and wind-resistant than 3-tab shingles. Remaining useful life is based on consideration of installation/replacement date, evident visual conditions, and/or repair history provided by the Client. Unless otherwise noted, costs shown here assume that only a minimal amount of substrate/decking repairs or replacement will be required. For very old roofs or those with significant leak problems, additional repair costs may be incurred.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 8,700

Worst Case: \$ 11,200

Cost Source: AR Cost Database

CAMPGROUND

Comp #: 209 Camping Pads - Replace**Quantity: (17) of (34) Pads**

Location: RV campground

Funded?: Yes.

History:

Comments: The RV pads are in poor condition. Funding provided for resurfacing these areas so a new substrate can be laid. Funding provided for an asphalt surface.

Useful Life:
25 years

Remaining Life:
0 years



Best Case: \$ 80,000

Worst Case: \$ 120,000

Cost Source: AR Cost Database

Comp #: 366 RV Utilities - Replace**Quantity: (6) Units**

Location: Campground

Funded?: No. Too small for Reserve designation - handle as an Operational Expense.

History:

Comments: The utilities were not tested during the inspection. No issues reported. Best to maintain as an operating expense.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 510 Metal Pavilion - Replace

Quantity: (1) Pavilion; 660 GSF

Location: Campground

Funded?: Yes.

History:

Comments: Pavilion determined to be in good condition typically exhibit good, consistent finishes or coatings and all frame members and hardware appear to be strong and sturdy. Appearance is good and upholding aesthetic standards of the development.

As routine maintenance, inspect regularly and repair individual pieces or sections as needed from general Operating funds. Clean and paint/stain along with other larger projects or as general maintenance to preserve the appearance of the pavilion and extend its useful life. If present, vegetation should be well-maintained and not allowed to become overgrown, which can eventually compromise the structure. Assuming ordinary care and maintenance, plan for major repairs or possibly complete replacement (if warranted) at roughly the interval indicated below.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 3,000

Worst Case: \$ 5,000

Cost Source: AR Cost Database

Comp #: 903 Tables/Grills - Replace

Quantity: (4) Pieces

Location: Campground

Funded?: Yes.

History:

Comments: Includes: (2) tables and (2) grills.

The tables and grills are in fair condition. Normal wear observed. Expect a full useful life.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 2,500

Worst Case: \$ 3,500

Cost Source: AR Cost Database

Comp #: 909 Restrooms - Refurbish

Quantity: (2) Restrooms

Location: Campground

Funded?: Yes.

History:

Comments: Includes: 360 GSF asphalt shingle roof, (2) showers, (2) sinks, (2) toilets, (2) gates and painted surfaces.

Restrooms determined to be in good condition typically exhibit clean, attractive countertops (and cabinetry, if present). Fixtures all appear to be functional and in good aesthetic condition. Flooring and wall finishes show only minor, routine signs of wear and age. Overall, appearance and design aesthetic is good and appropriate for the standards of the community.

As routine maintenance, inspect regularly and perform any needed repairs promptly utilizing general Operating funds. Typical remodeling project can include some or all of the following: replacement of plumbing fixtures, partitions, countertops, lighting, flooring, ventilation fans, accessories, décor, etc. Best practice is to coordinate this project with other amenity areas, such as kitchens or other amenity rooms. Remaining useful life is based on consideration of materials, evident conditions, and/or remodeling/renovation history provided during the engagement. Costs can significantly vary based on an anticipated scope of work as well as materials chosen for remodeling/renovation. Unless otherwise noted, estimates shown are based primarily on light to moderate cosmetic remodeling, not complete "gut" remodel projects.

Useful Life:
20 years

Remaining Life:
18 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Cost Source: AR Cost Database

DUPLEXES

Comp #: 303 HVAC Unit (2009) - Replace

Quantity: (1) 2 Ton Unit

Location: Adjacent to building

Funded?: Yes.

History:

Comments: MN: JS5BD-024KB

SN: JSA090702986

Life expectancy of HVAC systems can vary greatly depending on many factors including location of the property, level of preventive maintenance, manufacturer, technology/efficiency improvements, etc. We recommend that routine repairs and maintenance such as filter replacements, system flushing, etc. be budgeted as an Operating expense. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted, funding for system with same size/capacity as the current system. For split systems, we recommend budgeting to replace the entire system (condensing unit and air handler) together in order to obtain better unit pricing and ensure maximum efficiency, refrigerant compatibility, etc. If additional costs are expected during replacement, such as for system reconfiguration or expansion, ductwork repairs, electrical work, etc. costs should be re-evaluated and adjusted as needed during future Reserve Study updates.

Useful Life:
15 years

Remaining Life:
2 years



Best Case: \$ 3,000

Worst Case: \$ 5,000

Cost Source: AR Cost Database

Comp #: 303 HVAC Unit (2011) - Replace

Quantity: (1) 2 Ton Unit

Location: Adjacent to building

Funded?: Yes.

History:

Comments: MN: FS4BD-024KB

SN: FSD110805077

Refer to prior HVAC component(s) for additional general information regarding HVAC replacement guidelines. Plan to replace this system at the approximate interval shown here.

Useful Life:
15 years

Remaining Life:
4 years



Best Case: \$ 3,000

Worst Case: \$ 5,000

Cost Source: AR Cost Database

Comp #: 303 HVAC Unit (2014) - Replace

Quantity: (1) 2 Ton Unit

Location: Adjacent to building

Funded?: Yes.

History:

Comments: MN: GSX130241DA

SN: 1464145169

Refer to prior HVAC component(s) for additional general information regarding HVAC replacement guidelines. Plan to replace this system at the approximate interval shown here.

Useful Life:
15 years

Remaining Life:
7 years



Best Case: \$ 3,000

Worst Case: \$ 5,000

Cost Source: AR Cost Database

Comp #: 303 HVAC Unit (2016) - Replace

Quantity: (1) 2 Ton Unit

Location: Adjacent to building
Funded?: Yes.
History:
Comments: MN: PA10JA024-A
SN: 1697E09544

Refer to prior HVAC component(s) for additional general information regarding HVAC replacement guidelines. Plan to replace this system at the approximate interval shown here.

Useful Life:
15 years

Remaining Life:
9 years



Best Case: \$ 3,000

Worst Case: \$ 5,000

Cost Source: AR Cost Database

Comp #: 303 HVAC Unit (2018) - Replace

Quantity: (1) 2 Ton Unit

Location: Adjacent to building
Funded?: Yes.
History:
Comments: MN: PA14NC024-A
SN: 2418X53438

Refer to prior HVAC component(s) for additional general information regarding HVAC replacement guidelines. Plan to replace this system at the approximate interval shown here.

Useful Life:
15 years

Remaining Life:
11 years



Best Case: \$ 3,000

Worst Case: \$ 5,000

Cost Source: AR Cost Database

Comp #: 303 HVAC Unit (Old) - Replace

Quantity: (1) 2 Ton Unit

Location: Adjacent to building

Funded?: Yes.

History:

Comments: Tag was not readable, but unit is in declining condition.

Refer to prior HVAC component(s) for additional general information regarding HVAC replacement guidelines. Plan to replace this system at the approximate interval shown here.

Useful Life:
15 years

Remaining Life:
1 years



Best Case: \$ 3,000

Worst Case: \$ 5,000

Cost Source: AR Cost Database

Comp #: 1120 Vinyl Siding - Replace

Quantity: ~ 6,400 GSF

Location: Building exterior

Funded?: Yes.

History:

Comments: Vinyl siding determined to be in good condition typically exhibits bright, consistent coloring with little to no cracking or other damage to the siding. Sections appear to be properly anchored with none slipping out of place.

No view of the underlying waterproofing was undertaken as part of this limited visual review. In our experience, vinyl siding will fade over the years and when replacing pieces, it may be difficult to match the faded color. The useful life expectancy shown below is for financial planning purposes only. We recommend that the Client consult with a qualified contractor/engineer to evaluate the siding, and the critical underlying waterproofing (building paper or house wrap) as the remaining useful life approaches zero. In some cases, remaining useful life extension may be warranted based on the evaluation of performance of the underlying waterproofing. Cost estimates shown here assume that siding will be replaced with a similar vinyl material again. If other siding types are considered for replacement, the Reserve Study should be updated accordingly during future update engagements to incorporate the most current estimates and information available at that time.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 22,400

Worst Case: \$ 28,800

Cost Source: AR Cost Database

Comp #: 1127 Windows and Doors - Replace

Quantity: ~ 801 GSF

Location: Windows at duplexes

Funded?: Yes.

History:

Comments: The windows are in fair condition at this time. No observed issues. Normal wear and aging noted. Best to replace on an as-needed basis using general Operating funds. No Reserve funding required.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 25,000

Worst Case: \$ 35,000

Cost Source: AR Cost Database

Comp #: 1303 Asphalt Shingle Roof - Replace

Quantity: ~ 7,160 GSF

Location: Building rooftop

Funded?: Yes.

History:

Comments: Asphalt shingle roofs (3-tab) determined to be in fair condition typically exhibit normal signs of wear and deterioration, including some loss of granule cover, and light to moderate curling/lifting, especially in most exposed areas. Overall believed to be aging normally.

As routine maintenance, many manufacturers recommend inspections at least twice annually and after large storm events. Promptly replace any damaged/missing sections or conduct any other repair needed to ensure waterproof integrity of roof. Keep roof surface, gutters and downspouts clear and free of moss or debris. Moss growth can decrease the life of the roofing shingles and should be removed promptly. We recommend having roof inspected in greater detail (including conditions of sub-surface materials) by an independent roofing consultant prior to replacement. There is a wealth of information available through organizations such as the Roof Consultant Institute <http://www.rci-online.org/> and the National Roofing Contractors Assn. (NRCA) <http://www.nrca.net/>. If the roof has a warranty, be sure to review terms and conduct proper inspections/repairs as needed to keep warranty in force. Dimensional shingles typically have longer useful lives and are generally considered to be more valuable from an aesthetic standpoint. We recommend budgeting to replace with dimensional shingles upon failure. Also known as architectural shingles, these types of roofs are typically more durable and wind-resistant than 3-tab shingles. Remaining useful life is based on consideration of installation/replacement date, evident visual conditions, and/or repair history provided by the Client. Unless otherwise noted, costs shown here assume that only a minimal amount of substrate/decking repairs or replacement will be required. For very old roofs or those with significant leak problems, additional repair costs may be incurred.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 25,000

Worst Case: \$ 32,000

Cost Source: AR Cost Database

GENERAL STORE

Comp #: 303 HVAC Unit (2013) - Replace**Quantity: (1) 5 Ton**

Location: Adjacent to building

Funded?: Yes.

History:

Comments: MN: N4A360GKC400

SN: E133401622

Life expectancy of HVAC systems can vary greatly depending on many factors including location of the property, level of preventive maintenance, manufacturer, technology/efficiency improvements, etc. We recommend that routine repairs and maintenance such as filter replacements, system flushing, etc. be budgeted as an Operating expense. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted, funding for system with same size/capacity as the current system. For split systems, we recommend budgeting to replace the entire system (condensing unit and air handler) together in order to obtain better unit pricing and ensure maximum efficiency, refrigerant compatibility, etc. If additional costs are expected during replacement, such as for system reconfiguration or expansion, ductwork repairs, electrical work, etc. costs should be re-evaluated and adjusted as needed during future Reserve Study updates.

Useful Life:
15 yearsRemaining Life:
6 years

Best Case: \$ 7,000

Worst Case: \$ 9,000

Cost Source: AR Cost Database

Comp #: 303 HVAC Units (2009) - Replace

Quantity: (2) 5 Ton

Location: Adjacent to building

Funded?: Yes.

History:

Comments: MN: JS5BD-060KA (5-TON)

SN's: JSA90706137 / JSA090706139

Refer to prior HVAC component(s) for additional general information regarding HVAC replacement guidelines. Plan to replace this system at the approximate interval shown here.

Useful Life:
15 years

Remaining Life:
2 years



Best Case: \$ 15,000

Worst Case: \$ 17,000

Cost Source: AR Cost Database

Comp #: 306 Exhaust Fans - Replace

Quantity: (2) Fans

Location: Rooftop of building

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments: Due to varying conditions and/or ages noted at the time of inspection, comprehensive replacement of all exhaust fans at once is not anticipated. Cost estimates for individual fan repairs/replacements are not expected to meet the minimum threshold for Reserve funding. As such, costs related to this component are expected to be included in the Client's Operating budget. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 505 Wood Railings - Replace

Quantity: ~ 86 LF

Location: Perimeter areas of development

Funded?: Yes.

History:

Comments: Wood fencing determined to be in good physical/structural condition is stable and upright, with no signs or reports of damage or required repairs. All components and hardware appear to be in serviceable condition with no unusual or advanced signs of wear or age. Fencing is in good aesthetic condition.

As routine maintenance, inspect regularly for any damage, repair as needed and avoid contact with ground and surrounding vegetation wherever possible. Regular cycles of uniform, professional sealing/painting will help to maintain appearance and maximize life. In our experience, wood fencing will typically eventually break down due to a combination of sun and weather exposure, which is sometimes exacerbated by other factors such as irrigation overspray, abuse and lack of preventive maintenance. Recommendation and costs shown here are based on replacement with similar style and material. However, the Association might want to consider replacing with more sturdy, lower-maintenance products like composite, vinyl, etc. Although installation costs are higher, total life cycle cost is lower due to less maintenance and longer design life expectancy.

Useful Life:
20 years

Remaining Life:
15 years



Best Case: \$ 2,000

Worst Case: \$ 3,000

Cost Source: AR Cost Database

Comp #: 1110 Country Store Int. - Renovate

Quantity: (1) Country Store

Location: Country store interiors

Funded?: Yes.

History:

Comments: Includes: 3,285 GSF of space with kitchen, restrooms, refrigerated space and storage.

This store is not currently being used. Funding provided for interior renovations to occur at the management's discretion. An allowance has been provided but project scope and timeline may vary. Best to re-evaluate during future reserve study updates.

Useful Life:
30 years

Remaining Life:
0 years



Best Case: \$ 40,000

Worst Case: \$ 60,000

Cost Source: AR Cost Database

Comp #: 1120 Vinyl Siding - Replace

Quantity: ~ 4,140 GSF

Location: Building exterior

Funded?: Yes.

History:

Comments: Vinyl siding determined to be in fair condition typically exhibits minor to moderate fading of color, and typically has more surface wear and cracking, especially in more exposed areas/elevations. Some curling/cupping of individual sections may be evident.

No view of the underlying waterproofing was undertaken as part of this limited visual review. In our experience, vinyl siding will fade over the years and when replacing pieces, it may be difficult to match the faded color. The useful life expectancy shown below is for financial planning purposes only. We recommend that the Client consult with a qualified contractor/engineer to evaluate the siding, and the critical underlying waterproofing (building paper or house wrap) as the remaining useful life approaches zero. In some cases, remaining useful life extension may be warranted based on the evaluation of performance of the underlying waterproofing. Cost estimates shown here assume that siding will be replaced with a similar vinyl material again. If other siding types are considered for replacement, the Reserve Study should be updated accordingly during future update engagements to incorporate the most current estimates and information available at that time.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 16,600

Worst Case: \$ 25,000

Cost Source: AR Cost Database

Comp #: 1303 Asphalt Shingle Roof - Replace

Quantity: ~ 5,330 GSF

Location: Building rooftop

Funded?: Yes.

History:

Comments: Asphalt shingle roofs determined to be in fair condition typically exhibit normal signs of wear and deterioration, including some loss of granule cover, and light to moderate curling/lifting, especially in most exposed areas. Overall believed to be aging normally.

As routine maintenance, many manufacturers recommend inspections at least twice annually and after large storm events. Promptly replace any damaged/missing sections or conduct any other repair needed to ensure waterproof integrity of roof. Keep roof surface, gutters and downspouts clear and free of moss or debris. Moss growth can decrease the life of the roofing shingles and should be removed promptly. We recommend having roof inspected in greater detail (including conditions of sub-surface materials) by an independent roofing consultant prior to replacement. There is a wealth of information available through organizations such as the Roof Consultant Institute <http://www.rci-online.org/> and the National Roofing Contractors Assn. (NRCA) <http://www.nrca.net/>. If the roof has a warranty, be sure to review terms and conduct proper inspections/repairs as needed to keep warranty in force. Dimensional shingles typically have longer useful lives and are generally considered to be more valuable from an aesthetic standpoint. We recommend budgeting to replace with dimensional shingles upon failure. Also known as architectural shingles, these types of roofs are typically more durable and wind-resistant than 3-tab shingles. Remaining useful life is based on consideration of installation/replacement date, evident visual conditions, and/or repair history provided by the Client. Unless otherwise noted, costs shown here assume that only a minimal amount of substrate/decking repairs or replacement will be required. For very old roofs or those with significant leak problems, additional repair costs may be incurred.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 18,600

Worst Case: \$ 24,000

Cost Source: AR Cost Database

HOTELS

Comp #: 303 HVAC Unit (2017) - Replace

Quantity: (1) 2 Ton Unit

Location: Adjacent to building

Funded?: Yes.

History:

Comments: MN: NXA424GKC101

SN: E161716119

Life expectancy of HVAC systems can vary greatly depending on many factors including location of the property, level of preventive maintenance, manufacturer, technology/efficiency improvements, etc. We recommend that routine repairs and maintenance such as filter replacements, system flushing, etc. be budgeted as an Operating expense. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted, funding for system with same size/capacity as the current system. For split systems, we recommend budgeting to replace the entire system (condensing unit and air handler) together in order to obtain better unit pricing and ensure maximum efficiency, refrigerant compatibility, etc. If additional costs are expected during replacement, such as for system reconfiguration or expansion, ductwork repairs, electrical work, etc. costs should be re-evaluated and adjusted as needed during future Reserve Study updates.

Useful Life:
15 years

Remaining Life:
10 years



Best Case: \$ 4,000

Worst Case: \$ 5,000

Cost Source: AR Cost Database

Comp #: 303 HVAC Units (Old) - Replace

Quantity: (6) 2 Ton Units

Location: Adjacent to building

Funded?: Yes.

History:

Comments: MN's: 7B0023B100A0 / TTB024C100A2 / FT3BC-024K

SN's: N065KB2AF / P123YDGBF / N143S0FAF / FTA051201146 / N082WHFAF / EDYM049593

Units range from 1998 to 2005 in installation years. Units have exceeded their predictable useful life. Refer to prior HVAC component(s) for additional general information regarding HVAC replacement guidelines. Plan to replace this system at the approximate interval shown here.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 25,000

Worst Case: \$ 29,000

Cost Source: AR Cost Database

Comp #: 703 Windows & Doors - Replace

Quantity: ~ 891 GSF

Location:

Funded?: Yes.

History:

Comments: Windows and doors determined to be in fair condition typically exhibit normal signs of wear for their age, including more surface wear to framework and hardware, but no advanced corrosion or other concerns. At this stage, windows and doors are believed to be functional and aging normally, but more advanced technology may be available.

Unless otherwise noted, this component refers only to exterior windows and doors. All are assumed to have been compliant with applicable building codes at time of installation. Inspect regularly for leaks and cracks around frame and repair as needed. For operable windows, clean tracks and ensure hardware is functional to prevent accidental damage during opening/closing. With ordinary care and maintenance, useful life is typically long but often difficult to predict. Many factors affect useful life including quality of window currently installed, waterproofing details, exposure to wind and rain, etc. Individual windows and doors should be replaced as an Operating expense if damaged or broken. Plan for comprehensive replacement of all areas (unless otherwise noted) at the approximate interval shown here. Costs are based on replacement with good quality, impact-resistant models.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 25,000

Worst Case: \$ 35,000

Cost Source: AR Cost Database

Comp #: 909 Interiors - Refurbish

Quantity: Lump Sum Allowance

Location: Hotels

Funded?: Yes.

History:

Comments: Includes: 424 GSY carpet, 12,700 GSF paint, (12) wall AC units, TV's, (40) mattresses, and numerous pieces of decor.

The interiors varied in condition. A funding allowance has been provided for periodic refurbishments to include the projects listed above. These projects should be tracked and re-evaluated during future updates.

Useful Life:
12 years

Remaining Life:
2 years



Best Case: \$ 65,000

Worst Case: \$ 75,000

Cost Source: AR Cost Database

Comp #: 910 Interiors - Remodel

Quantity: Lump Sum Allowance

Location: Hotel interiors

Funded?: Yes.

History:

Comments: Includes: 704 GSF vinyl, 12,700 GSF of siding, (40) light fixtures, (8) kitchens, and (16) restrooms.

Based on our experience with other associations. Remodeling projects typically includes replacement of flooring and other finishes (wall coverings, etc.), as well as painting, and can also include installation/replacement of lighting, counter tops, etc. Costs can vary depending on the type and quality of replacement materials.

Useful Life:
24 years

Remaining Life:
12 years



Best Case: \$ 80,000

Worst Case: \$ 120,000

Cost Source: AR Cost Database

Comp #: 1120 Vinyl Siding - Replace

Quantity: ~ 5,000 GSF

Location: Building exterior

Funded?: Yes.

History:

Comments: Vinyl siding determined to be in fair condition typically exhibits minor to moderate fading of color, and typically has more surface wear and cracking, especially in more exposed areas/elevations. Some curling/cupping of individual sections may be evident. Local areas of cracking and damage observed.

No view of the underlying waterproofing was undertaken as part of this limited visual review. In our experience, vinyl siding will fade over the years and when replacing pieces, it may be difficult to match the faded color. The useful life expectancy shown below is for financial planning purposes only. We recommend that the Client consult with a qualified contractor/engineer to evaluate the siding, and the critical underlying waterproofing (building paper or house wrap) as the remaining useful life approaches zero. In some cases, remaining useful life extension may be warranted based on the evaluation of performance of the underlying waterproofing. Cost estimates shown here assume that siding will be replaced with a similar vinyl material again. If other siding types are considered for replacement, the Reserve Study should be updated accordingly during future update engagements to incorporate the most current estimates and information available at that time.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Cost Source: AR Cost Database

Comp #: 1303 Asphalt Shingle Roof (A) - Replace

Quantity: ~ 9,000 GSF

Location: Building rooftop of 3 hotels

Funded?: Yes.

History:

Comments: Asphalt shingle roofs determined to be in fair condition typically exhibit normal signs of wear and deterioration, including some loss of granule cover, and light to moderate curling/lifting, especially in most exposed areas. Overall believed to be aging normally.

As routine maintenance, many manufacturers recommend inspections at least twice annually and after large storm events. Promptly replace any damaged/missing sections or conduct any other repair needed to ensure waterproof integrity of roof. Keep roof surface, gutters and downspouts clear and free of moss or debris. Moss growth can decrease the life of the roofing shingles and should be removed promptly. We recommend having roof inspected in greater detail (including conditions of sub-surface materials) by an independent roofing consultant prior to replacement. There is a wealth of information available through organizations such as the Roof Consultant Institute <http://www.rci-online.org/> and the National Roofing Contractors Assn. (NRCA) <http://www.nrca.net/>. If the roof has a warranty, be sure to review terms and conduct proper inspections/repairs as needed to keep warranty in force. Dimensional shingles typically have longer useful lives and are generally considered to be more valuable from an aesthetic standpoint. We recommend budgeting to replace with dimensional shingles upon failure. Also known as architectural shingles, these types of roofs are typically more durable and wind-resistant than 3-tab shingles. Remaining useful life is based on consideration of installation/replacement date, evident visual conditions, and/or repair history provided by the Client. Unless otherwise noted, costs shown here assume that only a minimal amount of substrate/decking repairs or replacement will be required. For very old roofs or those with significant leak problems, additional repair costs may be incurred.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 31,500

Worst Case: \$ 40,500

Cost Source: AR Cost Database

Comp #: 1303 Asphalt Shingle Roof (B) - Replace

Quantity: ~ 3,000 GSF

Location: Building rooftop of 1 hotel

Funded?: Yes.

History:

Comments: Asphalt shingle roofs determined to be in good condition typically exhibit few or no signs of curling/cupping of shingles, and granule cover appears to be thick and consistent. Little to no organic growth or staining patterns evident, and no unusual or significant leaks reported. Shingles and flashing appear to provide good coverage to all areas, especially at intersection points and around any penetrations.

Please refer to the prior component (#1303) in this series for more general information and commentary on asphalt shingle roof replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
20 years

Remaining Life:
15 years



Best Case: \$ 10,500

Worst Case: \$ 13,500

Cost Source: AR Cost Database

LIBRARY

Comp #: 303 HVAC Unit (2011) - Replace

Quantity: (1) 4 Ton Unit

Location: Adjacent to building

Funded?: Yes.

History:

Comments: MN: FS4BD-048KB

SN: FSD110606456

Refer to prior HVAC component(s) for additional general information regarding HVAC replacement guidelines. Plan to replace this system at the approximate interval shown here.

Useful Life:
15 years

Remaining Life:
4 years



Best Case: \$ 7,000

Worst Case: \$ 8,000

Cost Source: AR Cost Database

Comp #: 303 HVAC Unit (2018) - Replace

Quantity: (1) 2 Ton Unit

Location: Adjacent to building

Funded?: Yes.

History:

Comments: MN: NXA424GKC101

SN: E183306008

Life expectancy of HVAC systems can vary greatly depending on many factors including location of the property, level of preventive maintenance, manufacturer, technology/efficiency improvements, etc. We recommend that routine repairs and maintenance such as filter replacements, system flushing, etc. be budgeted as an Operating expense. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted, funding for system with same size/capacity as the current system. For split systems, we recommend budgeting to replace the entire system (condensing unit and air handler) together in order to obtain better unit pricing and ensure maximum efficiency, refrigerant compatibility, etc. If additional costs are expected during replacement, such as for system reconfiguration or expansion, ductwork repairs, electrical work, etc. costs should be re-evaluated and adjusted as needed during future Reserve Study updates.

Useful Life:
15 years

Remaining Life:
11 years



Best Case: \$ 4,000

Worst Case: \$ 5,000

Cost Source: AR Cost Database

Comp #: 703 Windows & Doors - Replace

Quantity: ~ 310 GSF

Location: Exterior locations on buildings

Funded?: Yes.

History:

Comments: Windows and doors determined to be in fair condition typically exhibit normal signs of wear for their age, including more surface wear to framework and hardware, but no advanced corrosion or other concerns. At this stage, windows and doors are believed to be functional and aging normally, but more advanced technology may be available.

Unless otherwise noted, this component refers only to exterior windows and doors. All are assumed to have been compliant with applicable building codes at time of installation. Inspect regularly for leaks and cracks around frame and repair as needed. For operable windows, clean tracks and ensure hardware is functional to prevent accidental damage during opening/closing. With ordinary care and maintenance, useful life is typically long but often difficult to predict. Many factors affect useful life including quality of window currently installed, waterproofing details, exposure to wind and rain, etc. Individual windows and doors should be replaced as an Operating expense if damaged or broken. Plan for comprehensive replacement of all areas (unless otherwise noted) at the approximate interval shown here. Costs are based on replacement with good quality, impact-resistant models.

Useful Life:
30 years

Remaining Life:
5 years



Best Case: \$ 10,000

Worst Case: \$ 12,000

Cost Source: AR Cost Database

Comp #: 1110 Interiors - Refurbish

Quantity: (1) Building

Location: Library interiors

Funded?: Yes.

History:

Comments: Includes: 1,779 GSF vinyl floors, 1,535 GSF paint, 716 GSF acoustic ceiling tiles, 3,072 GSF wood siding, (27) lights, (4) tables, (17) chairs, (1) restroom with (1) toilet and (1) sink and 300 LF of book shelves.

Interior areas determined to be in fair condition typically exhibit some minor, routine marks and scuffs, small sections of peeling paint, etc. Overall appearance is satisfactory.

Regular cycles of professional painting are recommended to maintain appearance. Small touch-up projects can be conducted as needed as a maintenance expense, but comprehensive painting of interior areas will restore a consistent look and quality to all areas. Best practice is to coordinate at same time as other interior projects (flooring, furnishings, lighting, etc.) whenever possible to minimize downtime and maintain consistent quality standard. Based on evident conditions and/or project history provided during this engagement, we recommend repainting at the approximate interval shown below. Unless otherwise noted, cost estimates below are intended for painting only and not inclusive of any extensive wall repairs/renovations (such as trim work, etc.).

Useful Life:
15 years

Remaining Life:
10 years



Best Case: \$ 18,000

Worst Case: \$ 22,000

Cost Source: AR Cost Database

Comp #: 1120 Vinyl Siding - Replace

Quantity: ~ 3,230 GSF

Location: Building exterior

Funded?: Yes.

History:

Comments: Vinyl siding determined to be in fair condition typically exhibits minor to moderate fading of color, and typically has more surface wear and cracking, especially in more exposed areas/elevations. Some curling/cupping of individual sections may be evident.

No view of the underlying waterproofing was undertaken as part of this limited visual review. In our experience, vinyl siding will fade over the years and when replacing pieces, it may be difficult to match the faded color. The useful life expectancy shown below is for financial planning purposes only. We recommend that the Client consult with a qualified contractor/engineer to evaluate the siding, and the critical underlying waterproofing (building paper or house wrap) as the remaining useful life approaches zero. In some cases, remaining useful life extension may be warranted based on the evaluation of performance of the underlying waterproofing. Cost estimates shown here assume that siding will be replaced with a similar vinyl material again. If other siding types are considered for replacement, the Reserve Study should be updated accordingly during future update engagements to incorporate the most current estimates and information available at that time.

Useful Life:
30 years

Remaining Life:
5 years



Best Case: \$ 13,000

Worst Case: \$ 20,000

Cost Source: AR Cost Database

Comp #: 1303 Asphalt Shingle Roof - Replace

Quantity: ~ 3,760 GSF

Location: Building rooftop

Funded?: Yes.

History:

Comments: Asphalt shingle roofs determined to be in fair condition typically exhibit normal signs of wear and deterioration, including some loss of granule cover, and light to moderate curling/lifting, especially in most exposed areas. Overall believed to be aging normally.

As routine maintenance, many manufacturers recommend inspections at least twice annually and after large storm events. Promptly replace any damaged/missing sections or conduct any other repair needed to ensure waterproof integrity of roof. Keep roof surface, gutters and downspouts clear and free of moss or debris. Moss growth can decrease the life of the roofing shingles and should be removed promptly. We recommend having roof inspected in greater detail (including conditions of sub-surface materials) by an independent roofing consultant prior to replacement. There is a wealth of information available through organizations such as the Roof Consultant Institute <http://www.rci-online.org/> and the National Roofing Contractors Assn. (NRCA) <http://www.nrca.net/>. If the roof has a warranty, be sure to review terms and conduct proper inspections/repairs as needed to keep warranty in force. Dimensional shingles typically have longer useful lives and are generally considered to be more valuable from an aesthetic standpoint. We recommend budgeting to replace with dimensional shingles upon failure. Also known as architectural shingles, these types of roofs are typically more durable and wind-resistant than 3-tab shingles. Remaining useful life is based on consideration of installation/replacement date, evident visual conditions, and/or repair history provided by the Client. Unless otherwise noted, costs shown here assume that only a minimal amount of substrate/decking repairs or replacement will be required. For very old roofs or those with significant leak problems, additional repair costs may be incurred.

Useful Life:
20 years

Remaining Life:
3 years



Best Case: \$ 13,200

Worst Case: \$ 16,900

Cost Source: AR Cost Database

THE LODGE

Comp #: 303 HVAC Unit - Replace**Quantity: (1) 4 Ton**

Location: Adjacent to building

Funded?: Yes.

History: 2016

Comments: MN: GAW14L48C22SA

SN: WL6100630

System was a [Guardian] model with (4) nominal ton capacity showing [2016] manufacture date. When exact replacement date is unknown or unreported, age of the system is derived by manufacturer's serial number or date shown on equipment unless otherwise noted. Life expectancy of HVAC systems can vary greatly depending on many factors including location of the property, level of preventive maintenance, manufacturer, technology/efficiency improvements, etc. We recommend that routine repairs and maintenance such as filter replacements, system flushing, etc. be budgeted as an Operating expense. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted, funding for system with same size/capacity as the current system. For split systems, we recommend budgeting to replace the entire system (condensing unit and air handler) together in order to obtain better unit pricing and ensure maximum efficiency, refrigerant compatibility, etc. If additional costs are expected during replacement, such as for system reconfiguration or expansion, ductwork repairs, electrical work, etc. costs should be re-evaluated and adjusted as needed during future Reserve Study updates.

Useful Life:

15 years

Remaining Life:

10 years



Best Case: \$ 6,000

Worst Case: \$ 8,000

Cost Source: AR Cost Database

Comp #: 703 Windows & Doors - Replace

Quantity: ~ 525 GSF

Location: Windows at The Lodge

Funded?: Yes.

History:

Comments: Windows and doors determined to be in fair condition typically exhibit normal signs of wear for their age, including more surface wear to framework and hardware, but no advanced corrosion or other concerns. At this stage, windows and doors are believed to be functional and aging normally, but more advanced technology may be available.

Unless otherwise noted, this component refers only to exterior windows and doors. All are assumed to have been compliant with applicable building codes at time of installation. Inspect regularly for leaks and cracks around frame and repair as needed. For operable windows, clean tracks and ensure hardware is functional to prevent accidental damage during opening/closing. With ordinary care and maintenance, useful life is typically long but often difficult to predict. Many factors affect useful life including quality of window currently installed, waterproofing details, exposure to wind and rain, etc. Individual windows and doors should be replaced as an Operating expense if damaged or broken. Plan for comprehensive replacement of all areas (unless otherwise noted) at the approximate interval shown here. Costs are based on replacement with good quality, impact-resistant models.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 15,000

Worst Case: \$ 25,000

Cost Source: AR Cost Database

Comp #: 901 Appliances - Replace

Quantity: (4) Assorted Pieces

Location: Lodge interiors

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments: Includes: (1) refrigerator, (1) stove/oven, (1) sink, (1) drinking fountain.

Individual appliances were not tested during inspection, and are assumed to be in functional operating condition. Useful life can vary greatly depending on quality, level of use, maintenance, etc. Minimal or no subjective/aesthetic value for commercial kitchen appliances. Useful life is based primarily on normal expectations for service/performance life in this location.

Cost estimates related to this component are not expected to meet the minimum threshold for Reserve funding. As such, costs related to this component are expected to be included in the Client's Operating budget. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 903 Furniture - Replace

Quantity: (93) Assorted Pieces

Location: Lodge interiors

Funded?: Yes. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments: Includes: (83) folding chairs and (10) folding tables.

The tables and chairs are in fair condition at this time. Funding provided for future replacement.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Cost Source: AR Cost Database

Comp #: 1110 Interior Surfaces - Refurbish

Quantity: (1) Building

Location: Lodge interiors

Funded?: Yes.

History:

Comments: Includes: 2,458 GSF paint and 1,640 GSF wood siding.

Interior areas determined to be in fair condition typically exhibit some minor, routine marks and scuffs, small sections of peeling paint, etc. Overall appearance is satisfactory.

Regular cycles of professional painting are recommended to maintain appearance. Small touch-up projects can be conducted as needed as a maintenance expense, but comprehensive painting of interior areas will restore a consistent look and quality to all areas. Best practice is to coordinate at same time as other interior projects (flooring, furnishings, lighting, etc.) whenever possible to minimize downtime and maintain consistent quality standard. Based on evident conditions and/or project history provided during this engagement, we recommend repainting at the approximate interval shown below. Unless otherwise noted, cost estimates below are intended for painting only and not inclusive of any extensive wall repairs/renovations (such as trim work, etc.).

Useful Life:
12 years

Remaining Life:
10 years



Best Case: \$ 3,000

Worst Case: \$ 4,000

Cost Source: AR Cost Database

Comp #: 1110 Interior Surfaces - Remodel

Quantity: (1) Building

Location: Lodge interiors

Funded?: Yes.

History:

Comments: Includes: 1,708 GSF vinyl, (1) kitchen with 24 LF base cabinets/counters and 4 LF upper cabinets, (2) restrooms with 140 GSF tiles, (2) sinks, (2) toilets, (2) partitions and (15) lights

Interior areas determined to be in fair condition typically exhibit some minor, routine marks and scuffs, small sections of peeling paint, etc. Overall appearance is satisfactory.

Regular cycles of professional painting are recommended to maintain appearance. Small touch-up projects can be conducted as needed as a maintenance expense, but comprehensive painting of interior areas will restore a consistent look and quality to all areas. Best practice is to coordinate at same time as other interior projects (flooring, furnishings, lighting, etc.) whenever possible to minimize downtime and maintain consistent quality standard. Based on evident conditions and/or project history provided during this engagement, we recommend repainting at the approximate interval shown below. Unless otherwise noted, cost estimates below are intended for painting only and not inclusive of any extensive wall repairs/renovations (such as trim work, etc.).

Useful Life:
24 years

Remaining Life:
10 years



Best Case: \$ 15,000

Worst Case: \$ 25,000

Cost Source: AR Cost Database

Comp #: 1120 Vinyl Siding - Replace

Quantity: ~ 3,300 GSF

Location: Building exterior

Funded?: Yes.

History:

Comments: Vinyl siding determined to be in fair condition typically exhibits minor to moderate fading of color, and typically has more surface wear and cracking, especially in more exposed areas/elevations. Some curling/cupping of individual sections may be evident.

No view of the underlying waterproofing was undertaken as part of this limited visual review. In our experience, vinyl siding will fade over the years and when replacing pieces, it may be difficult to match the faded color. The useful life expectancy shown below is for financial planning purposes only. We recommend that the Client consult with a qualified contractor/engineer to evaluate the siding, and the critical underlying waterproofing (building paper or house wrap) as the remaining useful life approaches zero. In some cases, remaining useful life extension may be warranted based on the evaluation of performance of the underlying waterproofing. Cost estimates shown here assume that siding will be replaced with a similar vinyl material again. If other siding types are considered for replacement, the Reserve Study should be updated accordingly during future update engagements to incorporate the most current estimates and information available at that time.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 13,200

Worst Case: \$ 19,800

Cost Source: AR Cost Database

Comp #: 1303 Asphalt Shingle Roof - Replace

Quantity: ~ 3,450 GSF

Location: Building rooftop

Funded?: Yes.

History:

Comments: Asphalt shingle roofs determined to be in fair condition typically exhibit normal signs of wear and deterioration, including some loss of granule cover, and light to moderate curling/lifting, especially in most exposed areas. Overall believed to be aging normally.

As routine maintenance, many manufacturers recommend inspections at least twice annually and after large storm events. Promptly replace any damaged/missing sections or conduct any other repair needed to ensure waterproof integrity of roof. Keep roof surface, gutters and downspouts clear and free of moss or debris. Moss growth can decrease the life of the roofing shingles and should be removed promptly. We recommend having roof inspected in greater detail (including conditions of sub-surface materials) by an independent roofing consultant prior to replacement. There is a wealth of information available through organizations such as the Roof Consultant Institute <http://www.rci-online.org/> and the National Roofing Contractors Assn. (NRCA) <http://www.nrca.net/>. If the roof has a warranty, be sure to review terms and conduct proper inspections/repairs as needed to keep warranty in force. Dimensional shingles typically have longer useful lives and are generally considered to be more valuable from an aesthetic standpoint. We recommend budgeting to replace with dimensional shingles upon failure. Also known as architectural shingles, these types of roofs are typically more durable and wind-resistant than 3-tab shingles. Remaining useful life is based on consideration of installation/replacement date, evident visual conditions, and/or repair history provided by the Client. Unless otherwise noted, costs shown here assume that only a minimal amount of substrate/decking repairs or replacement will be required. For very old roofs or those with significant leak problems, additional repair costs may be incurred.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 10,400

Worst Case: \$ 17,300

Cost Source: AR Cost Database

STABLES

Comp #: 505 Wood Split Rail Fence - Replace

Quantity: ~ 1,230 LF

Location: Perimeter areas of stables

Funded?: Yes.

History:

Comments: Wood fencing determined to be in fair condition typically exhibits some minor to moderate amounts of surface wear and other signs of age, which may include a small percentage of warped, split and/or rotted sections. In general, appearance is consistent but declining.

As routine maintenance, inspect regularly for any damage, repair as needed and avoid contact with ground and surrounding vegetation wherever possible. Regular cycles of uniform, professional sealing/painting will help to maintain appearance and maximize life. In our experience, wood fencing will typically eventually break down due to a combination of sun and weather exposure, which is sometimes exacerbated by other factors such as irrigation overspray, abuse and lack of preventive maintenance. Recommendation and costs shown here are based on replacement with similar style and material. However, the Association might want to consider replacing with more sturdy, lower-maintenance products like composite, vinyl, etc. Although installation costs are higher, total life cycle cost is lower due to less maintenance and longer design life expectancy.

Useful Life:
20 years

Remaining Life:
15 years



Best Case: \$ 30,000

Worst Case: \$ 40,000

Cost Source: AR Cost Database

Comp #: 1319 Metal Roof - Replace

Quantity: ~ 4,800 GSF

Location: Building rooftop

Funded?: Yes.

History: \$22,000 in 2021

Comments: Metal roofing is in good condition. No areas of concern.

Metal roofing is typically a long-lived component assuming it was properly installed and is properly maintained. As routine maintenance, many manufacturers recommend inspections at least twice annually and after large storm events. Promptly replace any damaged/missing sections or conduct any other repair needed to ensure waterproof integrity of roof. We recommend having roof inspected in greater detail (including conditions of sub-surface materials) by an independent roofing consultant prior to replacement. There is a wealth of information available through organizations such as the Roof Consultant Institute <http://www.rci-online.org/> and the National Roofing Contractors Assn. (NRCA) <http://www.nrca.net/>. If the roof has a warranty, be sure to review terms and conduct proper inspections/repairs as needed to keep warranty in force. The timeline for metal roof replacement is generally estimated based on the age of the roof. Remaining useful life can also be adjusted based on inspection of any accessible areas, looking for any damaged or lifting sections, signs of advanced corrosion or wear to panels and hardware, as well as consultation with the Client about history of repairs and preventive maintenance. Advantages of metal roofs include long life expectancies with relatively low need to repair.

Useful Life:
30 years

Remaining Life:
29 years



Best Case: \$ 20,000

Worst Case: \$ 24,000

Cost Source: Client Cost History

Comp #: 2003 Stable Buildings - Refurbish

Quantity: (1) Barn

Location: Stable barn

Funded?: Yes.

History:

Comments: Includes: (10) stables, (2) covered stable areas, and (2) covered feeding areas.

The stables are in fair condition at this time. Wood surfaces are painted and attractive. Local areas of damage and rot. Funding provided for periodic refurbishments.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 10,000

Worst Case: \$ 20,000

Cost Source: AR Cost Database

Comp #: 2004 Agility Area - Refurbish

Quantity: Lump Sum Allowance

Location: Stable area

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments: The agility area was in fair conditions. No issues reported. Best to handle repairs and replacements as a general operating expense.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

GOLF CLUBHOUSE

Comp #: 206 Concrete Driveway - Repair

Quantity: ~ 61,600 GSF

Location: Golf Clubhouse

Funded?: Yes.

History:

Comments: Concrete parking areas determined to be in fair condition typically may exhibit small changes in slope and narrow "hair-line" wide cracks. Overall, no unusual or extreme signs of age noted.

All areas should be inspected periodically to identify potential trip hazards or other safety issues. Concrete maintenance typically consists of pressure washing, crack repairs, and replacement of small sections as-needed. Exposure to sunlight, weather, and frequent vehicle traffic can lead to larger, more frequent repairs, especially for older properties. Due to evident conditions at the time of inspection, comprehensive replacement is anticipated at the approximate timeframe below. However, we recommend that the Client consult with a qualified professional (consultant, contractor, or engineer) to determine potential replacement timelines and cost estimates. This component should then be re-evaluated during future Reserve Study updates and adjustments made based on the most current information available at that time.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 100,000

Worst Case: \$ 150,000

Cost Source: AR Cost Database

Comp #: 303 HVAC Unit (2016) - Replace

Quantity: (1) 7.5 Ton

Location: Adjacent to building

Funded?: Yes.

History: Replaced in 2016

Comments: MN: TTA090A300GB

SN: 16463K7XYA

System was a [Odyssey] model with (7.5) nominal ton capacity showing [2016] manufacture date. When exact replacement date is unknown or unreported, age of the system is derived by manufacturer's serial number or date shown on equipment unless otherwise noted. Life expectancy of HVAC systems can vary greatly depending on many factors including location of the property, level of preventive maintenance, manufacturer, technology/efficiency improvements, etc. We recommend that routine repairs and maintenance such as filter replacements, system flushing, etc. be budgeted as an Operating expense. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted, funding for system with same size/capacity as the current system. For split systems, we recommend budgeting to replace the entire system (condensing unit and air handler) together in order to obtain better unit pricing and ensure maximum efficiency, refrigerant compatibility, etc. If additional costs are expected during replacement, such as for system reconfiguration or expansion, ductwork repairs, electrical work, etc. costs should be re-evaluated and adjusted as needed during future Reserve Study updates.

Useful Life:
15 years

Remaining Life:
9 years



Best Case: \$ 8,000

Worst Case: \$ 12,000

Cost Source: AR Cost Database

Comp #: 303 HVAC Units (2005) - Replace

Quantity: (4) Units; 5-6 Tons

Location: Adjacent to building

Funded?: Yes.

History:

Comments: MNs: 2TTA0072A3000AA / 2TTA0060A3000AA

SNs: 5061UFM2F / 51327X03F / 505320B2F / 51337BN3F

Includes: (2) 6 Ton and (2) 5 Ton units

The units are intact and functional at this time. No reported issues.

Refer to prior HVAC component(s) for additional general information regarding HVAC replacement guidelines. Plan to replace this system at the approximate interval shown here.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 30,000

Worst Case: \$ 36,000

Cost Source: AR Cost Database

Comp #: 307 Air Compressor Systems - Replace

Quantity: (2) Compressors

Location: Golf Clubhouse

Funded?: Yes.

History:

Comments: The compressors are functional at this time. No issues reported. Expect a full useful life.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 5,000

Worst Case: \$ 7,000

Cost Source: AR Cost Database

Comp #: 345 Pole Lights - Replace

Quantity: (4) Pole Lights

Location: Gold Clubhouse parking lot

Funded?: Yes.

History:

Comments: Pole lights determined to be in good condition typically exhibit good surface finishes with only minor, normal signs of wear. Fixtures are intact and clear with no unusual signs of age. Style is consistent and appropriate for local aesthetic standards.

Observed during daylight hours; assumed to be in functional operating condition. As routine maintenance, inspect, repair/change bulbs as needed. Best to plan for large scale replacement at roughly the time frame below for cost efficiency and consistent quality/appearance throughout Client. Replacement costs can vary greatly; estimates shown here are based on replacement with a comparable size and design, unless otherwise noted. We recommend consideration of LED fixtures or other energy-saving options whenever possible.

Useful Life:
25 years

Remaining Life:
20 years



Best Case: \$ 3,000

Worst Case: \$ 5,000

Cost Source: AR Cost Database

Comp #: 502 Chain Link Fence - Replace

Quantity: ~ 150 LF

Location: Golf Clubhouse perimeter

Funded?: No. Too small for Reserve designation - handle as an Operational Expense.

History:

Comments: Chain-link site fencing determined to be in fair condition typically exhibits some isolated sections of loose and/or damaged fabric, and may show minor to moderate surface wear and corrosion. If present, vinyl coating is still intact but usually faded and cracking at edges. Curb appeal is declining at this stage.

As routine maintenance, inspect regularly for any damage and repair as-needed. Cost estimates related to this component are not expected to meet the minimum threshold for Reserve funding at this time. As such, costs related to this component are expected to be included in the Client's Operating budget. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 703 Windows & Doors - Replace

Quantity: ~ 634 GSF

Location: Windows at clubhouse

Funded?: Yes.

History:

Comments: The windows are in good condition at this time. No observed issues. Normal wear and aging noted. Best to replace on an as-needed basis using general Operating funds. No Reserve funding required.

Useful Life:
30 years

Remaining Life:
13 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Cost Source: AR Cost Database

Comp #: 901 Appliances (Grill) -Partial Replace

Quantity: (32) Assorted Pieces

Location: Clubhouse kitchen

Funded?: Yes.

History:

Comments: Includes: (2) dish wash stations, (1) dishwasher, (4) deep freezers, (1) refrigerator - beverage air, (1) refrigerator - Frigidaire, (1) ice machine, (2) pizza ovens, (1) pizza prep station (cooled), (1) pizza prep station (warmed), (4) stainless steel prep stations, (3) refrigerated prep stations, (1) flat top and burner range - Tri Star brand, (1) grill, (2) deep fryers, (1) walk-in freezer, (1) walk-in refrigerator, (2) microwaves, (2) drink coolers - dining room, (1) drink dispenser

Individual appliances were not tested during inspection, and are assumed to be in functional operating condition. Useful life can vary greatly depending on quality, level of use, maintenance, etc. Minimal or no subjective/aesthetic value for commercial kitchen appliances. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar appliances, and assuming normal amount of usage and good preventive maintenance. Funding recommendation shown here is for replacing with comparable quality commercial-grade appliances. Costs shown here include replacement of all appliances at one time.

Useful Life:
3 years

Remaining Life:
2 years



Best Case: \$ 15,000

Worst Case: \$ 25,000

Cost Source: AR Cost Database

Comp #: 910 Mill House - Remodel

Quantity: Lump Sum Allowance

Location: Pro Shop Grill

Funded?: Yes.

History:

Comments: Includes: 314 GSF of vinyl floors, 1,960 GSF of acoustic ceiling tiles, (69) lights, (1) exit sign, (1) 275 GSF stage, and (1) kitchen with 25 LF of cabinetry.

Interiors are in good condition at this time.

Based on our experience with other associations. Remodeling typically includes replacement of flooring and other finishes (wall coverings, etc.), as well as painting, and can also include installation/replacement of lighting, counter tops, etc. Costs can vary depending on the type and quality of replacement materials.

Useful Life:
24 years

Remaining Life:
7 years



Best Case: \$ 15,000

Worst Case: \$ 25,000

Cost Source: AR Cost Database

Comp #: 910 Pro Shop - Remodel

Quantity: Lump Sum Allowance

Location: Clubhouse interiors

Funded?: Yes.

History:

Comments: Includes: 2,546 GSF tile floors, 2,154 acoustic ceiling tiles, (1) pro shop desk, (2) built-in shelving units; 21 LF, (2) drinking fountains, (2) restrooms with (6) toilets, (2) urinals, (4) sinks, (8) lockers, (2) showers, (4) partition doors, (42) lights, (6) fans, (4) exit signs

The pro shop is in good condition.

Please refer to the prior component (#910) in this series for more general information and commentary on remodeling projects. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
24 years

Remaining Life:
7 years



Best Case: \$ 50,000

Worst Case: \$ 70,000

Cost Source: AR Cost Database

Comp #: 910 Pro Shop Grill - Remodel

Quantity: Lump Sum Allowance

Location: Pro Shop Grill

Funded?: Yes.

History:

Comments: Includes: 2,489 GSF acoustic ceilings, 1,660 GSF coated floors, (23) lights, (3) exit signs, (1) check-in counter, (1) ordering counter; 20 LF, (2) restrooms with 100 GSF tile, (2) mirrors, (2) toilets and (2) sinks.

The grill is in good condition at this time. No issues reported.

Please refer to the prior component (#910) in this series for more general information and commentary on remodeling projects. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
24 years

Remaining Life:
7 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Cost Source: AR Cost Database

Comp #: 929 Mill House - Refurbish

Quantity: Lump Sum Allowance

Location: Mill house

Funded?: Yes.

History:

Comments: Includes: 213 GSY carpet, (115) chairs, (17) tables, (1) sound system, 2,300 GSF paint, (1) refrigerator, (1) stove/oven, (1) sink, and (1) microwave.

Furnishings and equipment determined to be in good condition typically are in good physical condition, and represent an appropriate, consistent aesthetic style for the standards of the property.

Furnishings and equipment should be replaced on an on-going basis. Based on evident conditions and/or information provided during this engagement, this component represents a "supplemental" allowance for replacement/refurbishment of interior FF&E in order to maintain a desirable aesthetic in the common areas. Remaining useful life shown below is based on consideration of asset conditions as well as Client replacement history. Costs of replacement can vary greatly depending the style and quality of replacement options. Best practice is to coordinate this type of project with other interior projects such as flooring replacement, painting, etc. Moving forward, the Client should track and report all replacement expenditures related to this component. This component should then be re-evaluated during future Reserve Study Updates based on the most current information available at that time.

Useful Life:
12 years

Remaining Life:
19 years



Best Case: \$ 15,000

Worst Case: \$ 25,000

Cost Source: AR Cost Database

Comp #: 929 Pro Shop - Refurbish

Quantity: Lump Sum Allowance

Location: Clubhouse interiors

Funded?: Yes.

History:

Comments: Includes: 5,148 GSF paint, (1) true beer cooler, (1) office, 117 GSY of carpet, (2) desks, (1) POS system, (34) chairs, (3) couches, (3) tables, (2) desks, (3) wall cabinetry.

Fixtures, furnishings, and equipment (FF&E) determined to be in fair condition may exhibit light to moderate wear and tear, but are still in generally serviceable condition. Style is consistent but may be becoming outdated at this stage.

Please refer to the prior component (#929) in this series for more general information and commentary on fixture, furnishing, and equipment (FF&E) replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
12 years

Remaining Life:
19 years



Best Case: \$ 15,000

Worst Case: \$ 25,000

Cost Source: AR Cost Database

Comp #: 929 Pro Shop Grill - Refurbish

Quantity: Lump Sum Allowance

Location: Pro Shop Grill

Funded?: Yes.

History:

Comments: Includes: 4,000 GSF paint, (18) tables, (20) cushioned benches, (20) chairs, (3) TVs, (1) POS system, and numerous pieces of decor.

Interiors are in good condition at this time.

Please refer to the prior component (#929) in this series for more general information and commentary on fixture, furnishing, and equipment (FF&E) replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
12 years

Remaining Life:
19 years



Best Case: \$ 35,000

Worst Case: \$ 45,000

Cost Source: AR Cost Database

Comp #: 1115 Building Exteriors - Seal/Paint

Quantity: ~ 2,370 GSF

Location: Building exterior

Funded?: Yes.

History:

Comments: Painted surfaces are in good condition at this time and are showing signs of no premature deterioration and/or staining. Surface appear to be bright and clean.

It is recommended that the surfaces of fiber cement be painted every 8-12 years. Repainting the surfaces is necessary to maintain curb appeal. Best to touch up local areas as-needed and fund for larger, complete projects as the surfaces age.

Useful Life:
12 years

Remaining Life:
7 years



Best Case: \$ 4,000

Worst Case: \$ 5,000

Cost Source: AR Cost Database

Comp #: 1124 Brick Siding - Re-Point

Quantity: ~ 4,320 GSF

Location: Golf Clubhouse exteriors

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments: Brick or other masonry siding is typically a low maintenance surface that requires minimal, infrequent repair. However, in some cases (usually after several decades or more), the original mortar between bricks may require repointing to restore appearance and adequately protect against water intrusion. Repointing involves raking out a portion of the existing mortar and installing new mortar and continuing on until all affected sections have been replaced. In our experience, there is not a well-defined predictable timeline for repointing work, usually making this project inappropriate for Reserve funding. If re-pointing is a concern, we strongly recommend further inspection by a qualified engineer and/or masonry specialist to diagnose existing conditions and recommend a scope of work. If warranted, the Reserve Study can be adjusted to include funding recommendations going forward.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1128 Fiber Cement Siding - Replace

Quantity: ~ 2,370 GSF

Location: Golf Clubhouse Building exterior

Funded?: Yes.

History:

Comments: Fiber cement siding/trim sections determined to be in good condition typically exhibit vibrant, consistent color and little or no signs of damage, deterioration, etc.

Association Reserves does not specifically endorse any products, manufacturers or vendors, but James Hardie Building Products, Inc. is the leading manufacturer of fiber cement siding, and their website (www.jameshardie.com) is an informative resource for proper care and maintenance of fiber cement siding. Their "Best Practices" guidelines offer specific guidelines for materials to be used; we strongly recommend complying with recommendations specific to your geographical area. We recommend that the Association consult with qualified exterior painting/waterproofing consultants and/or contractors to ensure that proper materials are used in painting and sealing the building siding.

Useful Life:
60 years

Remaining Life:
43 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Cost Source: AR Cost Database

Comp #: 1303 Asphalt Shingle Roof - Replace

Quantity: ~ 10,500 GSF

Location: Golf Clubhouse rooftop

Funded?: Yes.

History:

Comments: Includes: 250 LF of gutters and 100 LF downspouts

Asphalt shingle roofs determined to be in fair condition typically exhibit normal signs of wear and deterioration, including some loss of granule cover, and light to moderate curling/lifting, especially in most exposed areas. Overall believed to be aging normally.

As routine maintenance, many manufacturers recommend inspections at least twice annually and after large storm events. Promptly replace any damaged/missing sections or conduct any other repair needed to ensure waterproof integrity of roof. Keep roof surface, gutters and downspouts clear and free of moss or debris. Moss growth can decrease the life of the roofing shingles and should be removed promptly. We recommend having roof inspected in greater detail (including conditions of sub-surface materials) by an independent roofing consultant prior to replacement. There is a wealth of information available through organizations such as the Roof Consultant Institute <http://www.rci-online.org/> and the National Roofing Contractors Assn. (NRCA) <http://www.nrca.net/>. If the roof has a warranty, be sure to review terms and conduct proper inspections/repairs as needed to keep warranty in force. Dimensional shingles typically have longer useful lives and are generally considered to be more valuable from an aesthetic standpoint. We recommend budgeting to replace with dimensional shingles upon failure. Also known as architectural shingles, these types of roofs are typically more durable and wind-resistant than 3-tab shingles. Remaining useful life is based on consideration of installation/replacement date, evident visual conditions, and/or repair history provided by the Client. Unless otherwise noted, costs shown here assume that only a minimal amount of substrate/decking repairs or replacement will be required. For very old roofs or those with significant leak problems, additional repair costs may be incurred.

Useful Life:
20 years

Remaining Life:
3 years



Best Case: \$ 37,000

Worst Case: \$ 47,300

Cost Source: AR Cost Database

Comp #: 1308 Metal Seam Roof - Replace

Quantity: ~ 2,530 GSF

Location: Building roof

Funded?: Yes.

History: 2010

Comments: Roof is in good condition at this time.

The timeline for metal roof replacement is generally estimated based on the age of the roof. Remaining useful life can also be adjusted based on inspection of any accessible areas, looking for any damaged or lifting sections, signs of advanced corrosion or wear to panels and hardware, as well as consultation with the client about history of repairs and preventive maintenance. Advantages of metal roofs include long life expectancies with relatively low need to repair. Metal roofing is typically a long-lived component assuming it was properly installed and is properly maintained. As routine maintenance, many manufacturers recommend inspections at least twice annually and after large storm events. Promptly replace any damaged/missing sections or conduct any other repair needed to ensure waterproof integrity of roof. We recommend having roof inspected in greater detail (including conditions of sub-surface materials) by an independent roofing consultant prior to replacement. There is a wealth of information available through organizations such as the Roof Consultant Institute <http://www.rci-online.org/> and the National Roofing Contractors Association (NRCA) <http://www.nrca.net/>. If the roof has a warranty, be sure to review terms and conduct proper inspections/repairs as needed to keep warranty in force.

Useful Life:
35 years

Remaining Life:
28 years



Best Case: \$ 10,000

Worst Case: \$ 20,000

Cost Source: AR Cost Database

GOLF COURSE

Comp #: 103 Golf Cart Path - Repair/Maintain

Quantity: ~ 93,000 GSF

Location: Golf course

Funded?: Yes.

History:

Comments: Funding provided to repair 2% of the concrete surfaces.

Concrete sidewalks determined to be in fair condition typically exhibit minor changes in slope and a moderate percentage of cracking and surface wear. Trip hazards may be increasing in frequency and severity and should be closely monitored to prevent further risks.

Repair any trip and fall hazards immediately to ensure safety. As routine maintenance, inspect regularly, pressure wash for appearance and repair promptly as needed to prevent water penetrating into the base and causing further damage. In our experience, larger repair/replacement expenses emerge as the community ages, especially as trees adjacent to sidewalks continue to grow. Although difficult to predict timing, cost and scope, we suggest a rotating funding allowance to supplement the operating/maintenance budget for periodic larger repairs. Adjust as conditions, actual expense patterns dictate within future Reserve Study updates.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$ 15,000

Worst Case: \$ 25,000

Cost Source: AR Cost Database

Comp #: 120 Site Drainage System – Clean/Repair

Quantity: Lump Sum Allowance

Location: Common areas around golf course

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments: As this was a visual inspection only, there was no access nor capability to inspect in-ground drainage infrastructure comprehensively. Annual preventive maintenance work is typically performed as part of a Client's general maintenance/operating fund. Under normal circumstances, site drainage components are constructed of very durable materials which should have a very long useful life (often assumed to be 50 years or more). Repairs may occasionally be required, but timing and scope of potential work has been deemed to be too unpredictable for Reserve funding at this time (in accordance with National Reserve Study Standards). If there are specific, known concerns with drainage system, we recommend further investigation using cameras or other means to document and identify conditions. Some Clients consult with civil and/or geotechnical engineers in order to develop scopes of work for repair/replacement. If more comprehensive analysis becomes available, findings should be incorporated into Reserve Study updates as appropriate.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 406 Benches - Replace

Quantity: (18) Benches

Location: Throughout golf course

Funded?: Yes.

History:

Comments: Outdoor/site furniture determined to be in good condition typically exhibits little to no significant signs of wear or age. Style is attractive and appropriate for the local aesthetic standards of the development.

Inspect regularly, clean for appearance and repair as needed from general Operating funds. Cost to replace individual pieces may not meet threshold for Reserve funding. We recommend planning for regular intervals of complete replacement at the time frame indicated below, to maintain a good, consistent appearance in the common areas. Costs shown are based on replacement with comparable types unless otherwise noted.

Useful Life:
15 years

Remaining Life:
10 years



Best Case: \$ 8,000

Worst Case: \$ 10,000

Cost Source: AR Cost Database

Comp #: 411 Drinking Fountains - Replace

Quantity: (5) Fountains

Location: Golf course

Funded?: Yes.

History: 2021

Comments: The drinking fountains were in good condition. No damage or corrosion noted. Expect a full useful life.

Useful Life:
15 years

Remaining Life:
14 years



Best Case: \$ 7,000

Worst Case: \$ 8,000

Cost Source: AR Cost Database

Comp #: 505 Wood Fence (Split Rail) - Replace

Quantity: ~ 567 LF

Location: Perimeter areas of development

Funded?: Yes.

History:

Comments: Wood fencing determined to be in good physical/structural condition is stable and upright, with no signs or reports of damage or required repairs. All components and hardware appear to be in serviceable condition with no unusual or advanced signs of wear or age. Fencing is in good aesthetic condition.

As routine maintenance, inspect regularly for any damage, repair as needed and avoid contact with ground and surrounding vegetation wherever possible. Regular cycles of uniform, professional sealing/painting will help to maintain appearance and maximize life. In our experience, wood fencing will typically eventually break down due to a combination of sun and weather exposure, which is sometimes exacerbated by other factors such as irrigation overspray, abuse and lack of preventive maintenance. Recommendation and costs shown here are based on replacement with similar style and material. However, the Association might want to consider replacing with more sturdy, lower-maintenance products like composite, vinyl, etc. Although installation costs are higher, total life cycle cost is lower due to less maintenance and longer design life expectancy.

Useful Life:
20 years

Remaining Life:
15 years



Best Case: \$ 10,000

Worst Case: \$ 14,000

Cost Source: AR Cost Database

Comp #: 505 Wood Fencing - Replace

Quantity: ~ 242 LF

Location: Perimeter of irrigation equipment

Funded?: Yes.

History:

Comments: Wood fencing determined to be in fair condition typically exhibits some minor to moderate amounts of surface wear and other signs of age, which may include a small percentage of warped, split and/or rotted sections. In general, appearance is consistent but declining.

Please refer to the prior component (#505) in this series for more general information and commentary on wood fencing replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 7,000

Worst Case: \$ 8,000

Cost Source: AR Cost Database

Comp #: 509 Pavilion - Refurbish

Quantity: (1) Pavilion; 3,270 GSF

Location: Golf course

Funded?: Yes.

History:

Comments: Includes: 3,670 GSF asphalt shingle roof, (10) wood tables, (2) bar areas, (1) tournament board, (10) lights, (7) fans, (2) small tables, (5) chairs

Pavilion determined to be in fair condition typically exhibit more wear and tear, possibly including some warped, split and/or deteriorated components. Framework/structure should still be sturdy but may have sections showing minor leaning or damage.

As routine maintenance, inspect regularly and repair individual pieces or sections as needed from general Operating funds. Clean and paint/stain along with other larger projects or as general maintenance to preserve the appearance of the pavilion and extend its useful life. If present, vegetation should be well-maintained and not allowed to become overgrown, which can eventually compromise the structure. Assuming ordinary care and maintenance, plan for major repairs or possibly complete replacement (if warranted) at roughly the interval indicated below.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 30,000

Worst Case: \$ 35,000

Cost Source: AR Cost Database

Comp #: 510 Gazebo - Refurbish/Replace

Quantity: (1) Gazebo; 114 GSF

Location: Golf course

Funded?: Yes.

History:

Comments: Gazebo determined to be in fair condition typically exhibit more wear and tear, possibly including some warped, split and/or deteriorated components. Framework/structure should still be sturdy but may have sections showing minor leaning or damage.

As routine maintenance, inspect regularly and repair individual pieces or sections as needed from general Operating funds. Clean and paint/stain along with other larger projects or as general maintenance to preserve the appearance of the gazebo and extend its useful life. If present, vegetation should be well-maintained and not allowed to become overgrown, which can eventually compromise the structure. Assuming ordinary care and maintenance, plan for major repairs or possibly complete replacement (if warranted) at roughly the interval indicated below.

Useful Life:
25 years

Remaining Life:
15 years



Best Case: \$ 8,000

Worst Case: \$ 12,000

Cost Source: AR Cost Database

Comp #: 511 Lightning Shelters - Replace

Quantity: (4) Shelters

Location: Golf course

Funded?: Yes.

History:

Comments: Includes: 1,230 GSF asphalt shingle roof and wood framing.

The lightning shelters are in fair condition at this time. Funding provided for future replacement.

Useful Life:
25 years

Remaining Life:
10 years



Best Case: \$ 25,000

Worst Case: \$ 35,000

Cost Source: AR Cost Database

Comp #: 909 Restrooms/Buildings - Refurbish

Quantity: (4) Restrooms; (2) Bldgs.

Location: Golf course

Funded?: Yes.

History:

Comments: Includes: 430 GSF coated floors, (5) toilets, and (4) sinks.

Restrooms determined to be in fair condition typically exhibit some light to moderate signs of use and age. Finishes are clean but showing some wear. All fixtures are assumed to be functional, but may be becoming outdated at this stage. Generally in serviceable condition. One of the restrooms was remodeled/refurbished by community members.

As routine maintenance, inspect regularly and perform any needed repairs promptly utilizing general Operating funds. Typical remodeling project can include some or all of the following: replacement of plumbing fixtures, partitions, countertops, lighting, flooring, ventilation fans, accessories, décor, etc. Best practice is to coordinate this project with other amenity areas, such as kitchens or other amenity rooms. Remaining useful life is based on consideration of materials, evident conditions, and/or remodeling/renovation history provided during the engagement. Costs can significantly vary based on an anticipated scope of work as well as materials chosen for remodeling/renovation. Unless otherwise noted, estimates shown are based primarily on light to moderate cosmetic remodeling, not complete "gut" remodel projects.

Useful Life:
20 years

Remaining Life:
15 years



Best Case: \$ 10,000

Worst Case: \$ 16,000

Cost Source: AR Cost Database

Comp #: 1007 Lake Fountains - Replace

Quantity: (2) Fountains

Location: Lake

Funded?: Yes.

History:

Comments: Fountains are in good condition. No issues reported.

Fountains are primarily aesthetic in nature and there are many different types available for replacement. Fountains should be inspected and maintained regularly by servicing vendor or maintenance staff to ensure proper function and maximize life expectancy. Consult with lake/pond vendor to ensure that fountains are properly-sized and positioned for the body of water. Costs to replace are based on similar size and features.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 15,000

Worst Case: \$ 17,000

Cost Source: AR Cost Database

Comp #: 1405 Wood Signage - Replace

Quantity: (8) Signs

Location: Common areas around golf course

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments: The signs are in fair condition at this time. Best to replace as an operating expense.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1406 Concrete Hole Signs - Replace

Quantity: (18) Signs

Location: Common areas around golf course

Funded?: Yes.

History:

Comments: The signs are in good condition. Visible and attractive conditions observed. Best to time replacements with other course refurbishment projects. Expect a full useful life.

Useful Life:
20 years

Remaining Life:
15 years



Best Case: \$ 14,000

Worst Case: \$ 16,000

Cost Source: AR Cost Database

Comp #: 1638 Metal – Replace

Quantity: (1) Building

Location: Adjacent to to driving range

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments: The cart barn is being used as storage at this time. No issues reported or plans for replacement.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1700 Bridges - Refurbish/Resurface

Quantity: (3) Bridges; 2,150 GSF

Location: Landscaped common areas

Funded?: Yes.

History:

Comments: The bridges are in fair condition at this time. Best to have inspected on a regular basis by a licensed service provider. Funding provided for periodic refurbishments of the driving surface and repairs to bridge structural elements.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 60,000

Worst Case: \$ 70,000

Cost Source: AR Cost Database

Comp #: 1701 Bridges - Rebuild

Quantity: (3) Bridges; 2,150 GSF

Location: Common areas around golf course

Funded?: Yes.

History:

Comments: Bridge structures determined to be in fair condition typically exhibit more moderate signs of exposure and wear to structural elements. Structure should be mostly level and stable, but at this stage, more exposed components may begin to wear at an accelerated pace. Still generally sturdy, but likely to require more frequent repairs and maintenance.

Assuming normal wear and tear and good preventive maintenance, complete replacement or reconstruction may be required at longer intervals, including some or all components of structural framework, pilings, etc. If present, reconstruction may also need to include replacement of electrical infrastructure or other features. In our experience, all such projects are unique, and we strongly recommend consulting with engineers or experienced contractors to properly determine existing conditions and required scope of work. Our inspection is visual only and limited to accessible areas, and does not incorporate any specific testing or thorough structural evaluation. Life and cost estimates shown here are intended for planning and budgeting purposes, and may need to be re-evaluated in light of any more thorough analysis or other outside information.

Useful Life:
40 years

Remaining Life:
25 years



Best Case: \$ 100,000

Worst Case: \$ 160,000

Cost Source: AR Cost Database

Comp #: 1706 Lake Beds - Clean/Dredge

Quantity: ~ 5.7 Acres

Location: Lake

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments: Over long periods of time lake beds and ponds gather debris and silt from run-off which causes build-up within the pond. This build-up can cause issues related to filtering, overflow, etc. and should be evaluated by a licensed vendor periodically. The timeline for silt removal projects varies based on the run-off and maintenance that occurs over the years. It is recommended that this project be executed in order to prevent more costly repairs. Best to re-evaluate timeline and costs as the association gathers the necessary information from the lake service provider.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1711 Wood Bulkhead - Repair

Quantity: Lump Sum Allowance

Location: Waterfront border of golf course

Funded?: Yes.

History:

Comments: Wood bulkheads determined to be in poor condition may exhibit structural concerns such as poor alignment, bowing or bulging sections or advanced wear/deterioration on exposed surfaces. Possible signs of flushing or erosion under or through the bulkhead may be evident. At this stage, further inspection should be completed, possibly including underwater evaluation.

Bulkheads should be inspected periodically as a routine maintenance task. If present, cracks, sagging or bulging sections, seepage through the wall and erosion at land-side are all causes for concern and should be investigated more thoroughly by a qualified engineer, experienced marine contractor or other professional. Our evaluation is based on a visual inspection of accessible areas only and is not intended to be for anything other than budgeting and planning purposes. Complete replacement is recommended at the approximate interval shown here based on past Client experience. However, actual life expectancy can vary greatly between properties depending on original construction method, material quality, environmental exposure, etc. We recommend that the Client track and report any significant repair projects or other inspection results, and incorporate information as needed into future Reserve Study updates.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Cost Source: AR Cost Database

Comp #: 2020 Driving Range - Refurbish/Maintain

Quantity: (1) Driving Range

Location: Golf course

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments: The driving range is in good condition. Best to handle as an operating expense.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2023 Golf Carts - Replace

Quantity: (50) Golf Carts

Location: Golf course

Funded?: No. Leased by the Association

History:

Comments: These carts are leased by the association. No reserve funding required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source: AR Cost Database

Comp #: 2838 Tee Boxes - Restore/Replace

Quantity: (18) Tee Boxes

Location: Golf course

Funded?: Yes.

History:

Comments: Tee boxes should be properly sized, aligned and maintained to ensure good playability. Timeline for refurbishment can vary based on amount of use and preferences of the property. When multiple tee locations are present, middle tees may experience more use and should be inspected more frequently for accumulation of divots and other problems. Tees on par-3 holes also tend to wear out faster due to higher percentage of shots with irons, not woods. Tee areas should be level for good playability and aesthetic standards. At periodic intervals, tee areas should be re-leveled and re-grassed, typically due to accumulation of topdressing to repair divots, which can lead to a mounded profile over time. Tee boxes should be enlarged as-needed and re-shaped at this time as well, and any intrusive weeds or invasive grass species should be removed. For more information, refer to USGA guidelines or other industry standards.

Useful Life:
15 years

Remaining Life:
10 years



Best Case: \$ 108,000

Worst Case: \$ 162,000

Cost Source: AR Cost Database

Comp #: 2840 Fairways/Roughs - Restore/Replace

Quantity: (18) Fairways

Location: Golf course

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments: The fairways are in good condition at this time. We recommend funding for on-going re-seeding of fairways as a general operating expense.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2842 Bunkers - Restore/Refurbish

Quantity: (35) Bunkers

Location: Golf course

Funded?: Yes.

History:

Comments: Sand bunkers are constructed initially with white silica sand, but over time, the underlying subsoil may become exposed and mixed with the sand, causing a decline in appearance and more inconsistent playability. Many courses will routinely apply fresh new sand on a frequent basis to restore appearance. Timing for bunker restoration can vary greatly depending on a number of variables, including drainage profile, condition of edges/contours, aesthetic preferences, and even desire to remove existing or add new bunkers as part of overall course renovations. For more information, refer to USGA guidelines or other industry standards.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 105,000

Worst Case: \$ 175,000

Cost Source: AR Cost Database

Comp #: 2844 Greens - Restore/Regrass

Quantity: (18) Greens

Location: Gold course

Funded?: Yes.

History:

Comments: Adequate drainage and proper soil compaction are necessary to maintain healthy putting greens. Over time, accumulation of organic matter can inhibit good drainage, especially in warmer climates with year-round growth cycles. As this accumulation occurs, greens are likely to become more soft and spongy, and may be more prone to disease and thinning, all of which are likely to affect playability. Typical scope of work for this component is based on removal of upper layers of the green, fumigation of rootzone, and replanting of new grass playing surface. However, if lower/base layers are compromised and drainage remains a problem, complete reconstruction may be required. In some cases, core samples can be taken to determine conditions. For more information, refer to USGA guidelines or other industry standards.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 360,000

Worst Case: \$ 720,000

Cost Source: AR Cost Database

MAINTENANCE EQUIPMENT

Comp #: 302 Generators - Replace

Quantity: (5) Generators

Location: Maintenance Shed

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments: Cost estimates related to this component are not expected to meet the minimum threshold for Reserve funding. As such, costs related to this component are expected to be included in the Client's Operating budget. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 715 Roll-Up Doors - Replace

Quantity: (5) Doors

Location: Maintenance Shed

Funded?: Yes.

History:

Comments: Doors are in fair and declining condition. No issues reported. Funding provided for replacement.

Useful Life:
30 years

Remaining Life:
10 years



Best Case: \$ 40,000

Worst Case: \$ 60,000

Cost Source: AR Cost Database

Comp #: 932 Ice Machine - Replace

Quantity: (1) Ice Machine

Location: Maintenance Shed

Funded?: Yes.

History:

Comments: Ice machines were not tested during inspection, and are assumed to be in functional operating condition. Minimal or no subjective/aesthetic value for ice machines. Useful life is based primarily on normal expectations for service/performance life in this location. Remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Unless otherwise noted, cost range shown is based on replacement with commercial-grade machines, including maker and bin together as one combined project.

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Cost Source: AR Cost Database

Comp #: 1638 Metal Buildings - Replace

Quantity: (3) Metal Buildings

Location: Maintenance Shed

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments: Buildings are in fair condition. No plans for replacement. Best to re-evaluate during future updates.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1790 Golf Course Eqpmt - General Notes

Quantity: See Notes Below

Location: Facilities and maintenance yard

Funded?: No.

History:

Comments: This group of components is based on our own observations as well as information provided to us by the golf course superintendent and management office. Photos used are meant to be representative for certain types of equipment, and will not necessarily match with specific pieces/models. Some equipment was in use at the time of inspection and not all components were specifically identified.

Additional Notes:

1. Smaller assets (typically with individual replacement cost below \$2,000) have been excluded. This includes small power tools (weed-whackers, chainsaws, etc.) of which should be replaced through the operating budget.
2. Useful life estimates used here were based on discussion with management and our history with similar facilities, and presume that equipment will be used and maintained properly, and preventive maintenance will be held to a high standard. Remaining useful life estimates are based on reported purchase dates, not necessarily hours of usage. For components with zero remaining useful life, our recommendation is based on timeline for full funding, but equipment does not necessarily need to be replaced if still functional.
3. Whenever possible, equipment hours or miles have been logged or provided by management. Readings of each assets number of hours is included with each component as applicable.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1810 Chevorlet C-20 (1987) - Replace

Quantity: (1) Asset

Location: Facilities and maintenance yard

Funded?: Yes.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 35,000

Worst Case: \$ 40,000

Cost Source: AR Cost Database

Comp #: 1810 Chevrolet Silverado 2500 - Replace

Quantity: (1) Asset

Location: Facilities and maintenance yard

Funded?: Yes.

History: 2014

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
20 years

Remaining Life:
13 years



Best Case: \$ 40,000

Worst Case: \$ 60,000

Cost Source: AR Cost Database

Comp #: 1810 Ford F-150 - Replace

Quantity: (1) Asset

Location: Facilities and maintenance yard

Funded?: Yes.

History: 2008

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
20 years

Remaining Life:
6 years



Best Case: \$ 35,000

Worst Case: \$ 40,000

Cost Source: AR Cost Database

Comp #: 1810 GMC C8500 Trucks - Replace

Quantity: (2) Assets

Location: Facilities and maintenance yard

Funded?: Yes.

History: 1998

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 80,000

Worst Case: \$ 120,000

Cost Source: AR Cost Database

Comp #: 1810 GMC Sierra 1500 - Replace

Quantity: (1) Asset

Location: Facilities and maintenance yard

Funded?: Yes.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 35,000

Worst Case: \$ 40,000

Cost Source: AR Cost Database

Comp #: 1813 Aeration Unit - Replace

Quantity: (1) Asset

Location: Facilities and maintenance yard

Funded?: Yes.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
5 years

Remaining Life:
1 years



Best Case: \$ 8,000

Worst Case: \$ 12,000

Cost Source: AR Cost Database

Comp #: 1813 Ball Picker Attachment - Replace

Quantity: (1) Asset

Location: Misc. Common areas

Funded?: Yes.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
15 years

Remaining Life:
1 years



Best Case: \$ 3,500

Worst Case: \$ 4,500

Cost Source: AR Cost Database

Comp #: 1813 Club Cars - Replace

Quantity: (3) Assets

Location: Facilities and maintenance yard

Funded?: Yes.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$ 16,500

Worst Case: \$ 22,500

Cost Source: AR Cost Database

Comp #: 1813 Compressor JM-3055 - Replace

Quantity: (1) Asset

Location: Facilities and maintenance yard

Funded?: Yes.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 7,000

Worst Case: \$ 9,000

Cost Source: AR Cost Database

Comp #: 1813 EZ-Go Golf Carts - Replace

Quantity: (2) Asset

Location: Facilities and maintenance yard

Funded?: Yes.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$ 11,000

Worst Case: \$ 15,000

Cost Source:

Comp #: 1813 Greadeall Badger - Replace

Quantity: (1) Asset

Location: Facilities and maintenance yard

Funded?: Yes.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 50,000

Worst Case: \$ 100,000

Cost Source: AR Cost Database

Comp #: 1813 Honda Picker Cart - Replace

Quantity: (1) Asset

Location: Misc. Common areas

Funded?: Yes.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 5,500

Worst Case: \$ 7,500

Cost Source: AR Cost Database

Comp #: 1813 Hustler Zeroturn (A) - Replace

Quantity: (2) Assets

Location: Facilities and maintenance yard

Funded?: Yes.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$ 22,000

Worst Case: \$ 28,000

Cost Source: AR Cost Database

Comp #: 1813 Hustler Zeroturn (B) - Replace

Quantity: (3) Assets

Location: Facilities and maintenance yard

Funded?: Yes.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 33,000

Worst Case: \$ 42,000

Cost Source: AR Cost Database

Comp #: 1813 Hydraulic Log Splitter - Replace

Quantity: (1) Asset

Location: Facilities and maintenance yard

Funded?: Yes.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
15 years

Remaining Life:
1 years



Best Case: \$ 2,500

Worst Case: \$ 3,500

Cost Source: AR Cost Database

Comp #: 1813 Jeps Cart - Replace

Quantity: (1) Asset

Location: Facilities and maintenance yard

Funded?: Yes.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$ 15,800

Worst Case: \$ 19,200

Cost Source: AR Cost Database

Comp #: 1813 John Deere 1200A Rake - Replace

Quantity: (1) Asset

Location: Facilities and maintenance yard

Funded?: Yes.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$ 14,000

Worst Case: \$ 16,000

Cost Source: AR Cost Database

Comp #: 1813 John Deere 1800 Tower - Replace

Quantity: (1) Asset

Location: Facilities and maintenance yard

Funded?: Yes.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 14,000

Worst Case: \$ 16,000

Cost Source: AR Cost Database

Comp #: 1813 John Deere 2500A - Replace

Quantity: (1) Asset

Location: Facilities and maintenance yard

Funded?: Yes.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Cost Source: AR Cost Database

Comp #: 1813 John Deere 310J Backhoe - Replace

Quantity: (1) Asset

Location: Facilities and maintenance yard

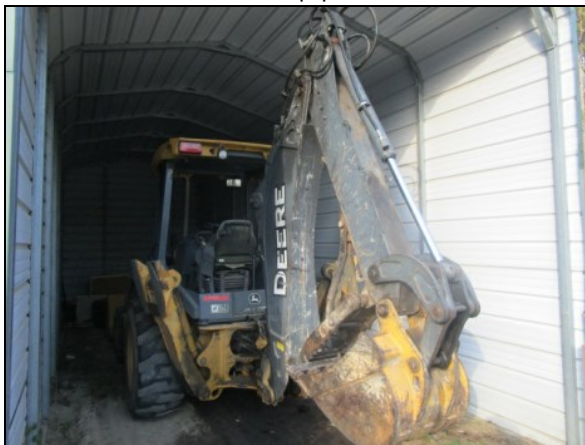
Funded?: Yes.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 50,000

Worst Case: \$ 70,000

Cost Source: AR Cost Database

Comp #: 1813 John Deere 32450 - Replace

Quantity: (1) Asset

Location: Facilities and maintenance yard

Funded?: Yes.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$ 40,000

Worst Case: \$ 60,000

Cost Source: AR Cost Database

Comp #: 1813 John Deere 5210 - Replace

Quantity: (1) Asset

Location: Facilities and maintenance yard

Funded?: Yes.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 35,000

Worst Case: \$ 45,000

Cost Source: AR Cost Database

Comp #: 1813 John Deere 8700 - Replace

Quantity: (1) Asset

Location: Facilities and maintenance yard

Funded?: Yes.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$ 40,000

Worst Case: \$ 60,000

Cost Source: AR Cost Database

Comp #: 1813 John Deere Backhoe 310-D - Replace

Quantity: (1) Asset

Location: Facilities and maintenance yard

Funded?: Yes.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
20 years

Remaining Life:
3 years



Best Case: \$ 50,000

Worst Case: \$ 100,000

Cost Source: AR Cost Database

Comp #: 1813 John Deere D105 - Replace

Quantity: (1) Asset

Location: Facilities and maintenance yard

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1813 John Deere Gators - Replace

Quantity: (2) Assets

Location: Facilities and maintenance yard

Funded?: Yes.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
5 years

Remaining Life:
1 years



Best Case: \$ 22,000

Worst Case: \$ 28,000

Cost Source: AR Cost Database

Comp #: 1813 John Deere Greens Mower - Replace

Quantity: (1) Asset

Location: Facilities and maintenance yard

Funded?: Yes.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
5 years

Remaining Life:
1 years



Best Case: \$ 35,000

Worst Case: \$ 45,000

Cost Source: AR Cost Database

Comp #: 1813 John Deere HD200 Fert. - Replace

Quantity: (1) Asset

Location: Facilities and maintenance yard

Funded?: Yes.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
5 years

Remaining Life:
3 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Cost Source: AR Cost Database

Comp #: 1813 John Deere TC 125 - Replace

Quantity: (1) Asset

Location: Facilities and maintenance yard

Funded?: Yes.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 10,000

Worst Case: \$ 20,000

Cost Source: AR Cost Database

Comp #: 1813 John Deere Tractor #1713 - Replace

Quantity: (1) Asset

Location: Facilities and maintenance yard

Funded?: Yes.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Cost Source: AR Cost Database

Comp #: 1813 John Deere Tractor #2508 - Replace

Quantity: (1) Asset

Location: Facilities and maintenance yard

Funded?: Yes.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 40,000

Worst Case: \$ 60,000

Cost Source: AR Cost Database

Comp #: 1813 Kubota KX033-4 - Replace

Quantity: (1) Asset

Location: Facilities and maintenance yard

Funded?: Yes.

History: \$41,208 in 2021

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
20 years

Remaining Life:
19 years



Best Case: \$ 40,200

Worst Case: \$ 42,200

Cost Source: Client Cost History

Comp #: 1813 Land Pride Mower - Replace

Quantity: (1) Asset

Location: Facilities and maintenance yard

Funded?: Yes.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 5,000

Worst Case: \$ 7,000

Cost Source: AR Cost Database

Comp #: 1813 Lely Fertilizer Hopper - Replace

Quantity: (1) Asset

Location: Facilities and maintenance yard

Funded?: No. Too small for Reserve designation.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1813 Mahindra 5500 - Replace

Quantity: (1) Asset

Location: Facilities and maintenance yard

Funded?: Yes.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 25,000

Worst Case: \$ 35,000

Cost Source: AR Cost Database

Comp #: 1813 Mower - Club Cadet - LT 1042 - Rep

Quantity: (1) Asset

Location: Stables

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1813 Mower - MTD Gold - Replace

Quantity: (1) Asset

Location: Facilities and maintenance yard

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1813 Super Sunshine Mower - Replace

Quantity: (1) Asset

Location: Facilities and maintenance yard

Funded?: Yes.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 2,500

Worst Case: \$ 3,500

Cost Source: AR Cost Database

Comp #: 1813 Toro Groundsmaster 4500D - Replace

Quantity: (1) Asset

Location: Facilities and maintenance yard

Funded?: Yes.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$ 60,000

Worst Case: \$ 80,000

Cost Source: AR Cost Database

Comp #: 1813 Toro Sand Pro 5040 #1 - Replace

Quantity: (1) Asset

Location: Facilities and maintenance yard

Funded?: Yes.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
5 years

Remaining Life:
1 years



Best Case: \$ 14,000

Worst Case: \$ 16,000

Cost Source: AR Cost Database

Comp #: 1813 Toro Workman 3200 #1721 - Replace

Quantity: (1) Asset

Location: Facilities and maintenance yard

Funded?: Yes.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 10,000

Worst Case: \$ 20,000

Cost Source: AR Cost Database

Comp #: 1813 Toro Workman Cart - Replace

Quantity: (1) Asset

Location: Facilities and maintenance yard

Funded?: Yes.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 18,900

Worst Case: \$ 24,900

Cost Source: AR Cost Database

Comp #: 1813 Tractor Attachment - Replace

Quantity: (1) Asset

Location: Facilities and maintenance yard

Funded?: Yes.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Cost Source: AR Cost Database

Comp #: 1813 Tractor Attachment - Replace

Quantity: (1) Asset

Location: Facilities and maintenance yard

Funded?: Yes.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Cost Source: AR Cost Database

Comp #: 1813 Trailers (Flat Bed) - Replace

Quantity: (3) Assets

Location: Facilities and maintenance yard

Funded?: Yes.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 15,000

Worst Case: \$ 25,000

Cost Source: AR Cost Database

Comp #: 1813 Trencher - Replace

Quantity: (1) Asset

Location: Facilities and maintenance yard

Funded?: Yes.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 3,000

Worst Case: \$ 4,000

Cost Source: AR Cost Database

Comp #: 1813 Tru Turf Roller - Replace

Quantity: (1) Asset

Location: Facilities and maintenance yard

Funded?: Yes.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 8,000

Worst Case: \$ 12,000

Cost Source: AR Cost Database

Comp #: 1813 Turbulent Air Blower - Replace

Quantity: (1) Asset

Location: Facilities and maintenance yard

Funded?: Yes.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 7,000

Worst Case: \$ 9,000

Cost Source: AR Cost Database

Comp #: 1813 Turfco Widespin 1530 - Replace

Quantity: (1) Asset

Location: Facilities and maintenance yard

Funded?: Yes.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$ 6,000

Worst Case: \$ 10,000

Cost Source: AR Cost Database

Comp #: 1813 Vehicle Lift - Replace

Quantity: (1) Asset

Location: Facilities and maintenance yard

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1813 Verti-Drain 7212 - Replace

Quantity: (1) Asset

Location: Facilities and maintenance yard

Funded?: Yes.

History:

Comments: Please refer to component #1790 "Gold Course Equipment - General Notes" for more information.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 9,000

Worst Case: \$ 11,000

Cost Source: AR Cost Database

Comp #: 2009 Fuel Tanks - Replace

Quantity: (2) Tanks

Location: Facilities and maintenance yard

Funded?: Yes.

History:

Comments: Fuel tank should be inspected frequently for leaks or other problems and repaired immediately for safety reasons. At long intervals, complete replacement of tank and related controls and pump equipment should be expected. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Unless otherwise noted, costs shown here anticipate replacement with similar size. Costs can vary greatly depending on permitting, environmental-related costs, etc and should be re-evaluated during future Reserve Study updates based on any new information or outside inspection work provided.

Useful Life:
40 years

Remaining Life:
20 years



Best Case: \$ 24,000

Worst Case: \$ 30,000

Cost Source: AR Cost Database

IRRIGATION AND WATER TREATMENT

Comp #: 302 Generator (Generac) - Replace

Quantity: (1) Generator; 8 kW

Location: Adjacent to guardhouse

Funded?: Yes.

History:

Comments: Generators are a key building element in this location due to risk of severe storms and power outages, and should be tested/evaluated regularly to ensure proper function. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Vendors typically report that with ongoing maintenance (e.g. fluids, batteries, tune ups), useful life can be extended for many years. However, funding for complete replacement is often warranted due to lack of available replacement parts rather than failure of the generator as a whole. Treat periodic service and inspect as general maintenance expense within Operating budget, not Reserves. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Cost estimates shown below assume replacement with a similar size and type as currently in place. However, this component should be re-evaluated during future Reserve Study updates based on the most current information available at that time.

Useful Life:
30 years

Remaining Life:
20 years



Best Case: \$ 5,000

Worst Case: \$ 10,000

Cost Source: AR Cost Database

Comp #: 302 Generator (Lift Station) - Replace

Quantity: (1) Generator

Location: Water treatment plant near horse stables

Funded?: Yes.

History:

Comments: Generators are a key building element in this location due to risk of severe storms and power outages, and should be tested/evaluated regularly to ensure proper function. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Vendors typically report that with ongoing maintenance (e.g. fluids, batteries, tune ups), useful life can be extended for many years. However, funding for complete replacement is often warranted due to lack of available replacement parts rather than failure of the generator as a whole. Treat periodic service and inspect as general maintenance expense within Operating budget, not Reserves. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Cost estimates shown below assume replacement with a similar size and type as currently in place. However, this component should be re-evaluated during future Reserve Study updates based on the most current information available at that time.

Useful Life:
30 years

Remaining Life:
0 years



Best Case: \$ 8,000

Worst Case: \$ 12,000

Cost Source: AR Cost Database

Comp #: 302 Generator (WPI) - Replace

Quantity: (1) Generator

Location: Water treatment plant near horse stables

Funded?: Yes.

History: 2005

Comments: SN: J80U05018924

Year manufactured: 2005

Generator is intact and in fair condition.

Generators are a key building element in this location due to risk of severe storms and power outages, and should be tested and evaluated regularly to ensure proper function. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Vendors typically report that with ongoing maintenance (e.g. fluids, batteries, tune ups), useful life can be extended for many years. However, funding for complete replacement is often warranted due to lack of available replacement parts rather than failure of the generator as a whole. Treat periodic service and inspect as general maintenance expense within Operating budget, not Reserves. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Cost estimates shown below assume replacement with a similar size and type as currently in place. However, this component should be re-evaluated during future Reserve Study updates based on the most current information available at that time.

Useful Life:
30 years

Remaining Life:
13 years



Best Case: \$ 30,000

Worst Case: \$ 50,000

Cost Source: AR Cost Database

Comp #: 316 Wells - Refurbish

Quantity: (2) Wells

Location: Water treatment plant near horse stables and adjacent to old fire station

Funded?: Yes.

History:

Comments: The wells were not tested during inspection. No reported issues at this time. Best to have well system inspected and maintained on a regular basis. Over time the well system will need to be refurbished. Refurbishment typically includes but is not limited to well pump replacement, expansion tank replacement, controller replacement, and projects to restore flow and debris removal. Projects should be tracked and reported to your reserve specialist. Funding provided to refurbish well following roughly the schedule below.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 50,000

Worst Case: \$ 70,000

Cost Source: AR Cost Database

Comp #: 319 Lift Stations - Refurbish

Quantity: (3) Lift Stations

Location: Cypress bend, treatment plant, garden homes

Funded?: Yes.

History:

Comments: No access to directly inspect pumps to verify sizes. Make sure to inspect, test and repair as needed as an Operating expense to ensure maximum design life and optimize performance. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Pump motors can typically be replaced as-needed through this component or the Operating budget. At longer intervals, lift station pumps and controllers should ideally be replaced all together as one packaged system to optimize performance. Life span can vary depending on level of use, but plan to replace at the approximate interval shown below. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Cost allowances shown below assume repair/replacement with similar materials that are currently in place.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 25,000

Worst Case: \$ 35,000

Cost Source: AR Cost Database

Comp #: 806 Water Storage Tank (A) - Replace

Quantity: (1) Tank

Location: Golf course

Funded?: Yes.

History:

Comments: Minimal or no subjective/aesthetic value for this component. Water storage tanks should be inspected for leaks and other problems routinely by servicing vendor or maintenance staff. Small repairs and cleaning should be considered an Operating expense and conducted as needed. Plan to replace at the approximate interval shown below, ideally coordinated with replacement of the boiler/hot water heater itself in order to achieve better pricing and minimize system downtime. Unless otherwise noted, cost estimates shown below anticipate replacement with a similar size and type as currently in place.

Useful Life:
60 years

Remaining Life:
23 years



Best Case: \$ 50,000

Worst Case: \$ 100,000

Cost Source: AR Cost Database

Comp #: 806 Water Storage Tanks (B) - Replace

Quantity: (2) Tanks

Location: Water treatment plant near horse stables

Funded?: Yes.

History:

Comments: Minimal or no subjective/aesthetic value for this component. Water storage tanks should be inspected for leaks and other problems routinely by servicing vendor or maintenance staff. Small repairs and cleaning should be considered an Operating expense and conducted as needed. Plan to replace at the approximate interval shown below, ideally coordinated with replacement of the boiler/hot water heater itself in order to achieve better pricing and minimize system downtime. Unless otherwise noted, cost estimates shown below anticipate replacement with a similar size and type as currently in place.

Useful Life:
60 years

Remaining Life:
23 years



Best Case: \$ 100,000

Worst Case: \$ 200,000

Cost Source: AR Cost Database

Comp #: 813 Gas Tanks - Replace

Quantity: (3) Tanks

Location: Water treatment plant near horse stables and golf course

Funded?: Yes.

History:

Comments: Minimal or no subjective/aesthetic value for this component. Water storage tanks should be inspected for leaks and other problems routinely by servicing vendor or maintenance staff. Small repairs and cleaning should be considered an Operating expense and conducted as needed. Plan to replace at the approximate interval shown below, ideally coordinated with replacement of the boiler/hot water heater itself in order to achieve better pricing and minimize system downtime. Unless otherwise noted, cost estimates shown below anticipate replacement with a similar size and type as currently in place.

Useful Life:
60 years

Remaining Life:
23 years



Best Case: \$ 80,000

Worst Case: \$ 120,000

Cost Source: AR Cost Database

Comp #: 816 Water Booster System - Replace

Quantity: (1) System

Location: Water treatment plant near horse stables

Funded?: Yes.

History:

Comments: Includes: (4) 20 HP motors, (1) panel.

Minimal or no subjective/aesthetic value for this component. Water storage tanks should be inspected for leaks and other problems routinely by servicing vendor or maintenance staff. Small repairs and cleaning should be considered an Operating expense and conducted as needed. Plan to replace at the approximate interval shown below, ideally coordinated with replacement of the boiler/hot water heater itself in order to achieve better pricing and minimize system downtime. Unless otherwise noted, cost estimates shown below anticipate replacement with a similar size and type as currently in place.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 30,000

Worst Case: \$ 50,000

Cost Source: AR Cost Database

Comp #: 1009 Irrigation Sys./Controls - Replace

Quantity: (18) Controllers

Location: Landscaped common areas

Funded?: Yes.

History:

Comments: Irrigation timers/controllers should have a relatively long life expectancy under normal circumstances. Exposure to the elements can affect overall life expectancy, and controllers should be located in protected areas or within protective enclosures whenever possible. Replacement is often required due to lack of available replacement parts, lightning strikes, etc. as opposed to complete failure of existing equipment. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. When evaluating replacement options, the Client should consider replacement with "smart" models (i.e. respond to projected weather data) to minimize unnecessary water usage. Payback period for efficient controllers that minimize water use is typically very short, easily justifying the additional costs of these options.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 40,000

Worst Case: \$ 60,000

Cost Source: AR Cost Database

Comp #: 1010 Irrigation Equip - Replace/Maintain

Quantity: Lump Sum Allowance

Location: Irrigation pump/controller locations

Funded?: Yes.

History:

Comments: Includes: , (2) 50 HP pumps, (1) 7.5 HP pump jockey, (1) Khrone flow meter, (1) large controller, (1) diesel generator, (1) well, (4) expansion tanks.

Minimal or no subjective/aesthetic value for this component. Water storage tanks should be inspected for leaks and other problems routinely by servicing vendor or maintenance staff. Small repairs and cleaning should be considered an Operating expense and conducted as needed. Plan to replace at the approximate interval shown below, ideally coordinated with replacement of the boiler/hot water heater itself in order to achieve better pricing and minimize system downtime. Unless otherwise noted, cost estimates shown below anticipate replacement with a similar size and type as currently in place.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$ 60,000

Worst Case: \$ 70,000

Cost Source: AR Cost Database

Comp #: 1199 Gas Chlorination Systems - Replace

Quantity: (2) Systems

Location: Water treatment plant near horse stables and golf course

Funded?: Yes.

History:

Comments: Minimal or no subjective/aesthetic value for this component. Water storage tanks should be inspected for leaks and other problems routinely by servicing vendor or maintenance staff. Small repairs and cleaning should be considered an Operating expense and conducted as needed. Plan to replace at the approximate interval shown below, ideally coordinated with replacement of the boiler/hot water heater itself in order to achieve better pricing and minimize system downtime. Unless otherwise noted, cost estimates shown below anticipate replacement with a similar size and type as currently in place.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Cost Source: AR Cost Database

Comp #: 1638 Pump Houses – Refurbish

Quantity: (6) Houses

Location: Main Entrance to property

Funded?: Yes.

History:

Comments: Shed structures should be inspected, cleaned, and repaired as needed on a regular basis to prolong useful life. Typically considered temporary structures, replacement will be warranted at longer intervals to restore aesthetic appeal and functionality. Ensure that key structural framework members and hardware are in good condition, and take note of any recommendations for additional anchoring during high winds or storms. Remaining useful life is based on consideration of installation/replacement date, refurbishment with a comparable structure as existing.

Useful Life:
20 years

Remaining Life:
2 years



Best Case: \$ 5,000

Worst Case: \$ 7,000

Cost Source: AR Cost Database

Comp #: 1815 Septic Systems - Replace

Quantity: Lump Sum Allowance

Location: Near campsites

Funded?: Yes.

History:

Comments: System were not tested during inspection. Funding provided for future replacement.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Cost Source: AR Cost Database

Comp #: 2010 Sewage Aerators - Replace

Quantity: (2) Aerators

Location: Sewage ponds

Funded?: Yes.

History:

Comments: Minimal or no subjective/aesthetic value for this component. Water storage tanks should be inspected for leaks and other problems routinely by servicing vendor or maintenance staff. Small repairs and cleaning should be considered an Operating expense and conducted as needed. Plan to replace at the approximate interval shown below, ideally coordinated with replacement of the boiler/hot water heater itself in order to achieve better pricing and minimize system downtime. Unless otherwise noted, cost estimates shown below anticipate replacement with a similar size and type as currently in place.

Useful Life:
5 years

Remaining Life:
3 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Cost Source: AR Cost Database

Comp #: 2015 Sewage Ponds - Maintain

Quantity: (2) Sewage Ponds

Location: Campground

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments: Includes: (2) sewage ponds with (2) aerators.

Minimal or no subjective/aesthetic value for this component. Water storage tanks should be inspected for leaks and other problems routinely by servicing vendor or maintenance staff. Small repairs and cleaning should be considered an Operating expense and conducted as needed. Plan to replace at the approximate interval shown below, ideally coordinated with replacement of the boiler/hot water heater itself in order to achieve better pricing and minimize system downtime. Unless otherwise noted, cost estimates shown below anticipate replacement with a similar size and type as currently in place.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source: