

Serving the Pacific Northwest
10900 NE 4th St, Suite 2300
Bellevue, WA 98004

Tel: (253) 661-5437
www.reservestudy.com



ASSOCIATION
RESERVES®
Planning For The Inevitable

Regional Offices

Arizona	Nevada
California	New Jersey
Colorado	New Mexico
Florida	North Carolina
Hawaii	Ohio
Mid-Atlantic	Texas
Midwest	Washington



Lake Cushman Maintenance Hoodsport, WA



Report #: 28010-2
Beginning: January 1, 2026
Expires: December 31, 2026

RESERVE STUDY

Update "No-Site-Visit"

August 20, 2025

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.



**ASSOCIATION
RESERVES®**

Planning For The Inevitable

www.reservestudy.com

The logo used within this report is the registered trademark of Association Reserves, Inc., All rights reserved.

Table of Contents

Executive Summary	4
Executive Summary (Component List)	5
Introduction, Objectives, and Methodology	10
Which Physical Assets are Funded by Reserves?	11
How do we establish Useful Life and Remaining Useful Life estimates?	11
How do we establish Current Repair/Replacement Cost Estimates?	11
How much Reserves are enough?	12
How much should we transfer to Reserves?	13
What is our Recommended Funding Goal?	13
Projected Expenses	14
Annual Reserve Expenses Graph	14
Reserve Fund Status & Recommended Funding Plan	15
Annual Reserve Funding Graph	15
30-Yr Cash Flow Graph	16
Percent Funded Graph	16
Table Descriptions	17
Budget Summary	18
Reserve Component List Detail	19
Fully Funded Balance	24
Component Significance	29
Accounting & Tax Summary	33
30-Year Reserve Plan Summary	37
30-Year Reserve Plan Summary (Alternate Funding Plan)	38
30-Year Income/Expense Detail	39
Accuracy, Limitations, and Disclosures	58
Terms and Definitions	59
Component Details	60
Office	61
Security	65
Golf Course	68
Clubhouse	76
Parks	82
Roads & Greenbelts	90



Lake Cushman Maintenance

Hoodspport, WA

Level of Service: Update "No-Site-Visit"

Report #: 28010-2

of Units: 2,357

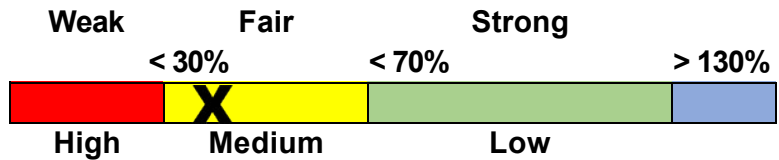
January 1, 2026 through December 31, 2026

Findings & Recommendations

as of January 1, 2026

Starting Reserve Balance	\$2,262,461
Current Fully Funded Reserve Balance	\$5,814,948
Percent Funded	38.9 %
Average Reserve (Deficit) or Surplus Per Unit	(\$1,507)
Recommended 2026 100% Monthly "Full Funding" Reserve Transfers	\$132,160
2026 "Baseline Funding" minimum to keep Reserves above \$0	\$110,000
Most Recent Budgeted Reserve Transfer Rate	\$132,160

Reserve Fund Strength: 38.9%



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 Update "No-Site-Visit", meeting all requirements of the Revised Code of Washington (RCW). This study was prepared by, or under the supervision of a credentialed Reserve Specialist (RS™).
- Your Reserve Fund is currently 38.9 % Funded. This means the association's special assessment & deferred maintenance risk is currently Medium. The objective of your multi-year Funding Plan is to fund your Reserves to a level where you will enjoy a low risk of such Reserve cash flow problems. The current annual deterioration of your reserve components is \$5,073,708 - see Component Significance table.
- Based on this starting point and your anticipated future expenses, our recommendation is to budget Reserve Transfers to the 100% level as noted above. The 100% "Full" transfer rate is designed to gradually achieve this funding objective by the end of our 30-year report scope.
- No assets appropriate for Reserve designation known to be excluded. See appendix for component information and the basis of our assumptions. "Baseline Funding" in this report is as defined within the RCW, "to maintain the reserve account balance above zero throughout the thirty-year study period, without special assessments." Funding plan transfer rates, and reserves deficit or (surplus) are presented as an aggregate total, assuming average percentage of ownership. The actual ownership allocation may vary - refer to your governing documents, and assessment computational tools to adjust for any variation.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Office			
115 Signs/Flag Poles - Replace	30	14	\$7,730
120 Parking Lot - Resurface	30	1	\$35,700
121 Parking Lot - Repair/Seal/Stripe	5	0	\$8,500
128 Septic System - Replace	60	14	\$25,800
130 Office Roof & Gutters - Replace	50	25	\$43,500
132 Office Siding - Replace	50	25	\$47,800
133 Office Windows - Replace	50	25	\$26,300
134 Office Exterior Surfaces - Clk/Paint	10	1	\$6,590
152 Rear Decks/Ramp - Replace	30	27	\$14,000
153 Entry Porch - Resurface	50	25	\$8,290
155 Metal Rails - Replace	50	25	\$6,440
168 Office HVAC - Replace	15	5	\$8,240
176 Office Interior Walls - Paint	15	3	\$7,730
178 Office Flooring - Replace	15	1	\$20,600
184 Office Kitchen & Baths - Refurbish	30	18	\$10,300
186 Office Furniture/Décor - Refurbish	15	3	\$15,500
192 Office Surveillance Sys - Replace	15	4	\$4,170
193 Network Equipment - Replace	15	4	\$5,150
197 Telephone System - Replace	15	4	\$8,240
Security			
201 Security Trailer - Refurbish	30	23	\$10,300
207 Office Equip & Furniture - Replace	15	8	\$7,730
210 2016 Jeep Renegade - Replace	15	5	\$25,800
212 2014 Ford F150 - Replace	15	0	\$36,100
214 2017 Frontier - Replace	15	6	\$25,700
216 Conex Unit, Repeater Site - Replace	25	17	\$5,000
217 Generator, Repeater Site - Replace	25	17	\$5,000
218 Propane Tank, Repeater Site - Replace	30	22	\$3,000
230 Charge Controllers, Repeater Site - Repl	15	7	\$3,500
231 Batteries, Repeater Site - Replace	5	0	\$12,000
232 Solar Panels, Repeater Site - Replace	25	16	\$25,000
233 Radio Tower, Repeater Site - Replace	30	15	\$30,000
Golf Course			
169 Parking Lot - Resurface	30	20	\$42,200
170 Golf Maint Bldg - Ext Renovation	40	27	\$75,200
172 Golf Maint Bldg Ext - Repair/Paint/Seal	10	9	\$8,650
187 Fertilizer Shed - Ext Renovation	40	29	\$31,400

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
190 Fertilizer Shed Ext - Repair/Paint/Seal	10	9	\$3,040
235 Driving Range: Cover - Refurbish	20	1	\$7,720
248 Irrigation System - Renovate	1	0	\$1,030,000
251 Irrigation Lines & Sprinklers - Replace	20	20	\$129,000
252 Irrigation Controls - Replace	15	15	\$12,900
254 Pond Fountain Equipment - Replace	15	9	\$7,830
260 Asphalt Cart Paths - Partial Replace	5	0	\$39,100
266 Golf Furniture - Partial Replace	10	9	\$10,300
269 Course Signs - Replace	10	1	\$5,150
274 Manager Cart - Replace	15	1	\$7,210
275 Aerator, Fairway - Replace	15	13	\$13,400
276 Aerator, John Deere - Replace	15	1	\$19,600
277 Spreader (Lely) - Replace	15	1	\$10,300
278 Spreader (Tycrop) - Replace	15	0	\$23,700
279 Kubota Zero-Turn Mower - Replace	10	1	\$30,900
280 Mower, Gang 1 of 2 - Replace	15	0	\$20,600
281 Mower, Gang 2 of 2 - Replace	15	3	\$20,600
282 Mower, Walk Behind - Replace	15	0	\$6,180
283 Toro Greensmaster 3320 - Replace	10	9	\$48,900
284 Toro Greensmaster 3150Q - Replace	10	8	\$48,900
285 Mower, Multipurpose - Replace	15	13	\$59,700
286 Toro Reelmaster 5610 - Replace	10	8	\$64,400
287 Toro Reelmaster 3555D - Replace	10	8	\$69,500
288 Blower - Replace	15	0	\$9,270
289 Mower, Tee - Replace	15	13	\$36,100
290 Mower, Aprons - Replace	15	0	\$33,000
291 John Deere Sprayer - Replace	10	1	\$46,400
292 John Deere Gator - Replace	10	1	\$79,800
293 Utility Vehicle - Replace	10	2	\$50,000
294 Golf Carts - Replace	15	1	\$14,400
295 Grinder - Replace	20	3	\$7,210
297 Tractor (Ford) - Replace	15	1	\$54,100
298 Tractor (John Deere) - Replace	15	13	\$54,100
299 Roller Puncher/Green Sweeper - Replace	10	9	\$10,000
Clubhouse			
236 Driving Range: Netting - Replace	20	2	\$74,800
237 Driving Range: Mats - Replace	6	0	\$4,330
238 Driving Range: Dividers - Replace	24	13	\$4,220
240 Range Picker - Replace	10	6	\$19,600
250 Irrigation Pump - Replace	15	15	\$10,300
401 Clubhouse Roof & Gutters - Replace	30	15	\$26,800
403 Clubhouse Siding - Replace	50	9	\$35,500

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
404 Clubhouse Windows - Replace	50	9	\$32,400
405 Clubhouse Ext. Surfaces-Paint	10	0	\$5,920
408 Clubhouse Deck/Rails - Replace	30	4	\$23,700
418 Clubhouse Parking Lot - Resurface	30	22	\$76,600
419 Clubhouse Parking Lot - Seal/Repair	5	0	\$18,300
424 Clubhouse: Heat Pump - Replace	20	19	\$13,000
429 Clubhouse: Septic System - Replace	60	14	\$25,800
432 Cart Stg Bldg Roof & Gutters - Replace	30	1	\$31,800
433 Golf Cart Bldg. Doors - Replace	50	22	\$41,500
434 Cart Stg Bldg Siding - Replace	50	22	\$69,500
435 Cart Stg. Bldg Exterior - Paint	10	0	\$7,730
460 Clubhouse Flooring - Replace	20	1	\$18,000
463 Clubhouse Interior Walls/Ceilings- Paint	20	1	\$11,700
466 Clubhouse Bathrooms - Remodel	20	1	\$5,150
473 Pro Shop - Remodel	20	1	\$10,300
476 Pro Shop POS System - Update	20	1	\$10,200
479 Pro Shop Rental Clubs - Replace	10	1	\$11,600
482 Golf Carts, Owned - Replace	15	4	\$43,300
495 Clubhouse Security System -Replace	15	4	\$4,220
497 Gazebo Roof & Gutters - Replace	30	1	\$14,700
498 Gazebo Siding - Replace	50	22	\$16,200
499 Gazebo - Paint	10	0	\$5,410
Parks			
297 Security Trailer - Refurbish	30	23	\$10,300
299 Concrete - Repair/Replace	5	1	\$10,300
302 Restroom/Gazebo Roofs - Replace	40	14	\$100,000
304 Restroom Bldgs - Refurbish/Renovate	10	4	\$10,300
305 Septic Sys, Park Restrooms - Repr/Rplc	30	26	\$30,900
306 Gazebo Shelters - Refurb/Renovate	10	1	\$9,270
308 Park Host Sites - Refurb/Renovate	15	10	\$10,300
313 Div 9 Asphalt Paths/Crt- Resurface	30	4	\$21,400
314 Div 9 Asphalt Access - Resurface	30	18	\$2,580
318 Div 3 Asphalt Parking/Drives	30	4	\$41,700
319 Div 1 Asphalt Parking/Drives/Paths/Crt	30	4	\$85,000
325 Div 3 Play Equipment - Replace/Refr	20	0	\$56,700
326 Div 1 Play Equipment - Replace/Refr	20	0	\$56,700
327 Div 9 Play Equipment - Replace	20	13	\$36,100
328 Div 18.1 Play Equip - Replace	20	1	\$36,100
329 Div 18.3/Playland Park Equip - Replace	20	13	\$36,100
330 Picnic Tables/Benches - Replace	8	4	\$10,300
331 BBall Court(Div 3) - Resurface/Replace	30	27	\$4,170
331 BBall Fence (Div 3 Park) - Resurface/Rpl	30	27	\$12,400

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
332 Basketball Eqp (Div. 3) - Replace	30	9	\$8,240
333 Tennis Court(Golf Area) - Resurface	30	0	\$118,000
334 Tennis Court Fence - Replace	40	21	\$27,200
335 BBall Court(Golf Area) - Resurface	30	17	\$9,270
336 Basketball Eqp (Golf) - Replace	30	17	\$10,300
340 Div 3 Boat Launch Dock - Replace	30	4	\$35,300
342 Div 3 Launch Dock Pilings - Replace	50	47	\$120,000
344 Div 3 Launch Dock Gangway - Replace	50	31	\$7,730
346 Div 3 Park Dock - Replace	30	4	\$176,000
348 Div 3 Park Dock Pilings - Replace	50	10	\$49,400
350 Div 1 Park Dock - Replace	30	4	\$200,000
351 Div 1 Park Dock Pilings - Replace	50	36	\$24,700
354 Div 1 Swim/Float Dock - Replace	30	21	\$20,900
358 Div 9 Park Dock - Replace	30	16	\$104,000
363 Div 2 Dock - Replace	30	0	\$213,000
364 Div 14 Dock - Replace	30	0	\$515,000
365 Swim Areas - Repair/Replace	15	0	\$33,500
371 Div 14 Fence - Replace	15	11	\$5,150
379 Div. 3 Breakwater/Attenuator	30	29	\$150,000
380 Div. 1 Breakwater/Attenuator	30	0	\$200,000
382 Div. 3 Soft Shore Stabilization	8	5	\$25,800
386 Flatbed Truck (#187) - Replace	15	9	\$87,500
387 Plow & Box Sander - Replace	25	22	\$28,300
388 Pick-Up Truck (#464) - Replace	15	9	\$30,900
389 SNWBR Landscape Trailer (#451) - Replace	20	11	\$5,150
391 Chipper - Replace	20	6	\$20,600
392 Parks Mower - Replace	10	6	\$9,010
Roads & Greenbelts			
220 Security Trailer - Refurbish	30	23	\$10,300
222 Shop Bldg. Roof - Replace	40	37	\$61,800
223 Shop Building Exteriors - Repair	10	1	\$25,200
224 Shop Bldg Heaters - Replace	15	1	\$8,240
226 Equipment Shed Roof - Replace	40	24	\$54,600
580 Asphalt Roads - Patches, Overlays, Reprs	1	0	\$103,000
581 Roads - Crack Fill, Repair, etc.	1	0	\$51,500
583 Main Three Roads - Resurface	5	5	\$264,000
584 Side Roads - Overlay	10	8	\$350,000
587 Culverts - Annual Work	1	0	\$30,900
588 Division 14 Pond Outlet - Reconstruct	1	0	\$309,000
589 Signs/Monuments - Repair/Replace	10	0	\$11,300
600 Cap Impv Water - Roads Work 2026	1	0	\$130,000
602 Cap Impv Water - Roads Work 2027	1	1	\$147,000

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
603 Cap Impv Water - Strm/Roads Work 2028	1	2	\$177,600
604 Cap Impv Water - Storm/Roads Work 2029	1	3	\$253,000
605 Cap Impv Water - Roads Work 2030	1	4	\$187,000
606 Cap Impv Water - Roads Work 2031	1	5	\$204,000
607 Cap Impv Water - Roads Work 2032	1	6	\$211,000
608 Cap Impv Water - Roads Work 2033	1	7	\$236,000
609 Cap Impv Water - Storm/Roads Work 2034	1	8	\$305,800
610 Cap Impv Water - Storm/Roads Work 2035	1	9	\$244,000
611 Cap Impv Water - Storm/Roads Work 2036	1	10	\$413,400
612 Cap Impv Water - Storm/Roads Work 2037	1	11	\$589,000
841 Front-End Loader - Replace	15	13	\$124,000
842 Kubota Excavator - Replace	20	4	\$56,700
843 Caterpillar Backhoe - Replace	25	9	\$103,000
844 Champion Grader - Replace	25	4	\$82,400
846 Road Sweeper - Replace	25	1	\$41,200
848 Int'l Dump Truck w/Snow Plow(#50) - Rplc	25	4	\$82,400
852 Ford F350 Dump Truck (#196) - Replace	20	11	\$0
853 Ford F350 Flatbed Truck (#914) - Replace	10	0	\$61,800
854 Ford F150 Truck, Red (#245) - Replace	15	6	\$0
856 Dodge Ram Dump Truck (#628) - Replace	15	6	\$82,400
857 Dumptruck - Replace	15	14	\$82,400
858 Utility Trailer, Olympic (#385) - Rplc	20	11	\$7,730
860 Roadside Mower/Attachments - Replace	25	5	\$129,000
861 Shoulder Mower - Replace	10	9	\$12,000
864 Fuel Tank - Replace	30	4	\$25,800
866 Greenbelt Fire/Fuel - Reductions	1	0	\$51,500
870 Chip Sand Storage - Replace	30	27	\$35,000

185 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 funding is not "for the future". Ongoing Reserve transfers are intended 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

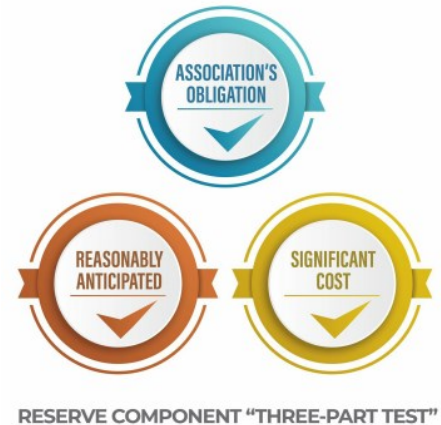


For this [Update No-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

precedents. We updated and adjusted your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.

Which Physical Assets are Funded by Reserves?

There is a national-standard three-part test to determine which projects should appear in a Reserve Component List. First, it must be a common area maintenance obligation. Second, both the need and schedule of a component's project can be reasonably anticipated. Third, the project's total cost is material to the client, can be reasonably anticipated, and includes all direct and related costs. A project cost is commonly considered *material* if it is more than 0.5% to 1% of the total annual budget. This limits Reserve components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to natural disasters and/or insurable events), and expenses more appropriately handled from the Operational budget.



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 transfer to Reserves?



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 rate of ongoing Reserve transfers is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve transfers 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 Board members to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Board members invite liability exposure when Reserve transfers 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.*



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, recommended Reserve transfers for Baseline Funding average only 10% to 15% less than Full Funding recommendations. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

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. The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these expenses are shown in the 30-yr Summary Table, while details of the projects that make up these expenses are shown in the Cash Flow Detail Table.

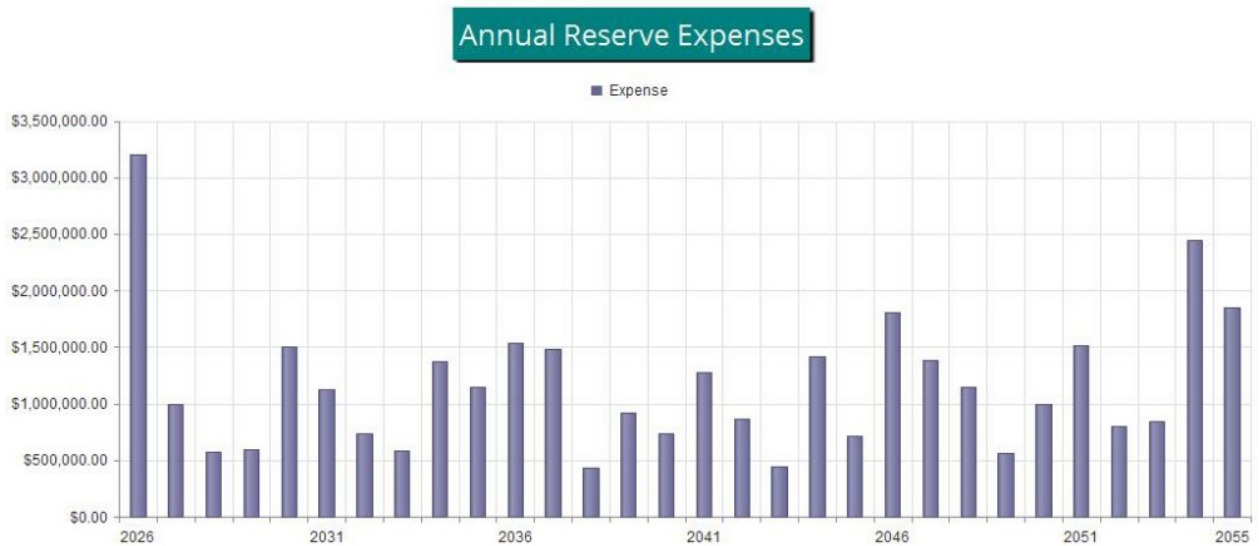


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$2,262,461 as-of the start of your Fiscal Year on 1/1/2026. As of that date, your Fully Funded Balance is computed to be \$5,814,948 (see Fully Funded Balance Table). This figure represents the deteriorated value of your common area components.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending Monthly budgeted transfers of \$132,160 this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary Table and the Cash Flow Detail Table.

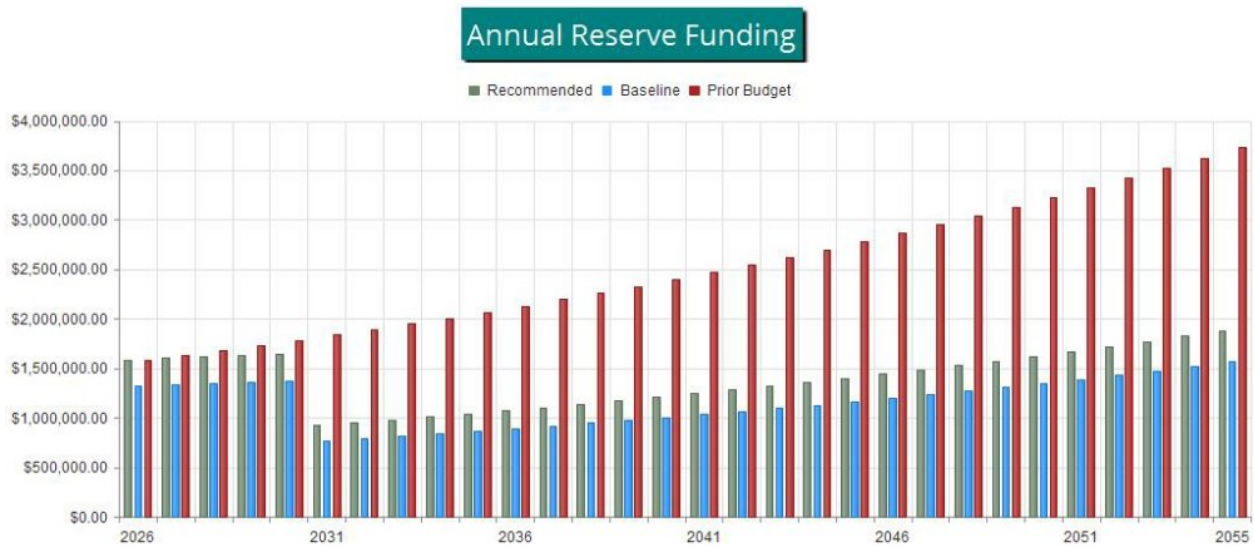


Figure 2

The following chart shows your Reserve balance under our recommended Full Funding Plan, an alternate Baseline Funding Plan, and at your current budgeted transfer rate (assumes future increases), compared to your always-changing Fully Funded Balance target.

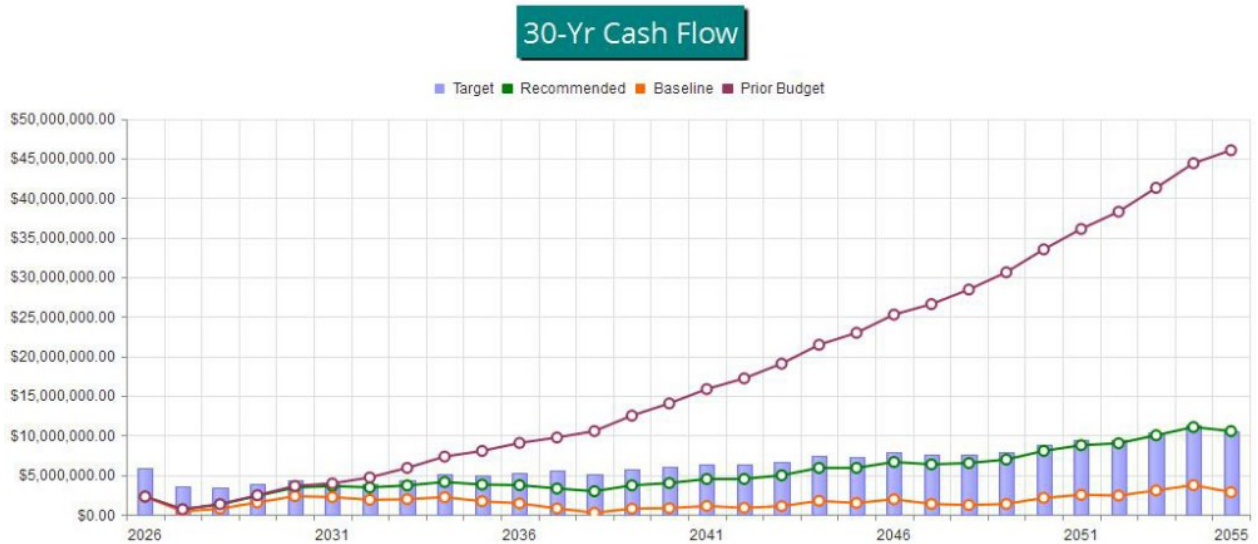


Figure 3

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.

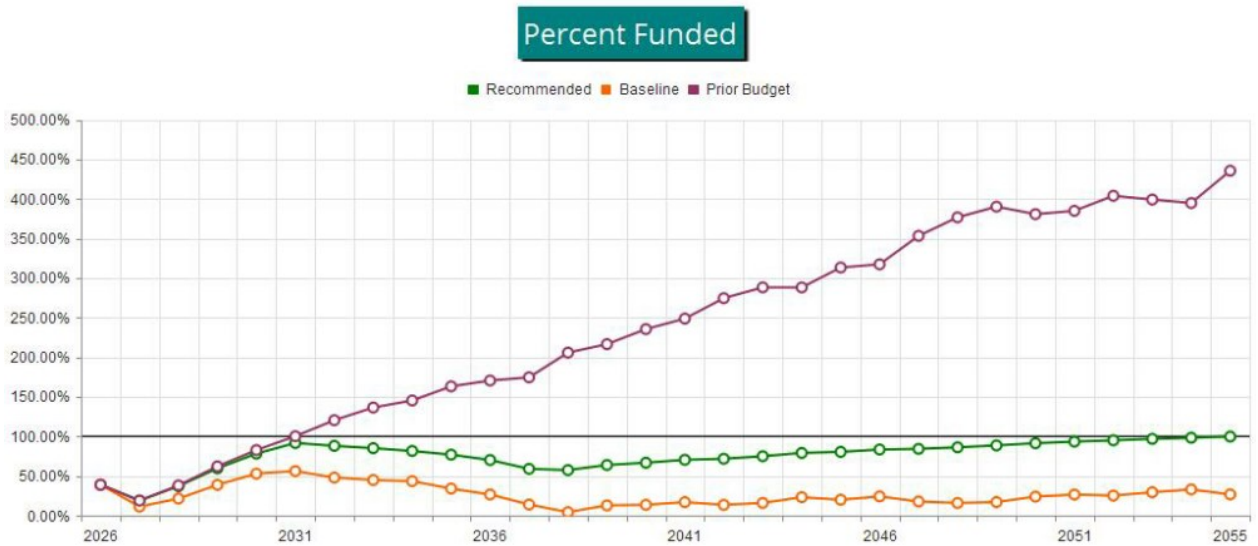


Figure 4



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 specific proportion related 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 funding requirements. 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.

Accounting & Tax Summary provides information on each Component's proportion of key totals. If shown, the Current Fund Balance is a re-distribution of the current Reserve total to near-term (low RUL) projects first. Any Reserve transfer shown is a portion of the total current transfer rate, assigned proportionally on the basis of that component's deterioration cost/yr. As this is a Cash Flow analysis in which no funds are assigned or restricted to particular components, all values shown are only representative and have no merit outside of tax preparation purposes. They are not useful for Reserve funding calculations.

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		2026 Rem. Useful Life		Estimated Replacement Cost in 2026	2026 Expenditures	01/01/2026 Fully Funded Balance	Remaining Bal. to be Funded	2026 Funding
	Min	Max	Min	Max					
Office	5	60	0	27	\$310,580	\$8,500	\$200,710	\$302,080	\$3,856
Security	5	30	0	23	\$189,130	\$48,100	\$116,597	\$141,030	\$3,698
Golf Course	1	40	0	29	\$2,240,760	\$1,161,850	\$1,593,083	\$1,078,910	\$351,194
Clubhouse	5	60	0	22	\$672,580	\$41,690	\$463,311	\$630,890	\$9,601
Parks	5	50	0	47	\$2,815,570	\$1,192,900	\$2,068,528	\$2,562,249	\$33,422
Roads & Greenbelts	1	40	0	37	\$5,354,970	\$749,000	\$1,372,718	\$4,605,970	\$1,184,149
					\$11,583,590	\$3,202,040	\$5,814,948	\$9,321,129	\$1,585,920
								Percent Funded:	38.9%

# Component	Approx Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate		
				Lower Estimate	Higher Estimate	
Office						
115	Signs/Flag Poles - Replace	1 Metal & Wood	30	14	\$6,960	\$8,500
120	Parking Lot - Resurface	16,500 SF	30	1	\$32,100	\$39,300
121	Parking Lot - Repair/Seal/Stripe	16,500 SF	5	0	\$7,650	\$9,350
128	Septic System - Replace	1 system	60	14	\$23,200	\$28,400
130	Office Roof & Gutters - Replace	3,900 SF	50	25	\$39,200	\$47,800
132	Office Siding - Replace	1,600 SF	50	25	\$43,000	\$52,600
133	Office Windows - Replace	17 Vinyl Frame	50	25	\$23,700	\$28,900
134	Office Exterior Surfaces - Clk/Paint	1,600 SF	10	1	\$5,930	\$7,250
152	Rear Decks/Ramp - Replace	270 LF / Wood	30	27	\$12,600	\$15,400
153	Entry Porch - Resurface	260 SF	50	25	\$7,460	\$9,120
155	Metal Rails - Replace	50 LF	50	25	\$5,800	\$7,080
168	Office HVAC - Replace	1 Heat Pump/Air Handler	15	5	\$7,420	\$9,060
176	Office Interior Walls - Paint	3,000 SF	15	3	\$6,960	\$8,500
178	Office Flooring - Replace	275 SY	15	1	\$18,500	\$22,700
184	Office Kitchen & Baths - Refurbish	1 Appliances/Built-ins/Ect	30	18	\$9,270	\$11,300
186	Office Furniture/Décor - Refurbish	1 Cab	15	3	\$14,000	\$17,000
192	Office Surveillance Sys - Replace	8 Cameras etc.	15	4	\$3,750	\$4,590
193	Network Equipment - Replace	1 Various systems	15	4	\$4,640	\$5,660
197	Telephone System - Replace	1 System	15	4	\$7,420	\$9,060
Security						
201	Security Trailer - Refurbish	1 Mobile building	30	23	\$9,270	\$11,300
207	Office Equip & Furniture - Replace	1 Assorted	15	8	\$6,960	\$8,500
210	2016 Jeep Renegade - Replace	759 ID #759	15	5	\$23,200	\$28,400
212	2014 Ford F150 - Replace	336 ID #336	15	0	\$32,500	\$39,700
214	2017 Frontier - Replace	982 ID #982	15	6	\$23,100	\$28,300
216	Conex Unit, Repeater Site - Replace	1 metal container	25	17	\$4,500	\$5,500
217	Generator, Repeater Site - Replace	1 Kohler, 14kw	25	17	\$4,500	\$5,500
218	Propane Tank, Repeater Site - Replace	1 500 gallon tank	30	22	\$2,700	\$3,300
230	Charge Controllers, Repeater Site - Repl	1 Flexmax Outback Power Sys	15	7	\$3,150	\$3,850
231	Batteries, Repeater Site - Replace	12 DC1150-2	5	0	\$10,800	\$13,200
232	Solar Panels, Repeater Site - Replace	1 Solar Energy System	25	16	\$22,500	\$27,500
233	Radio Tower, Repeater Site - Replace	1 Metal tower	30	15	\$27,000	\$33,000
Golf Course						
169	Parking Lot - Resurface	19,500 SF	30	20	\$38,000	\$46,400
170	Golf Maint Bldg - Ext Renovation	1 Lights	40	27	\$67,700	\$82,700
172	Golf Maint Bldg Ext - Repair/Paint/Seal	2,400 SF	10	9	\$7,780	\$9,520
187	Fertilizer Shed - Ext Renovation	1 Lights	40	29	\$28,300	\$34,500
190	Fertilizer Shed Ext - Repair/Paint/Seal	850 SF	10	9	\$2,740	\$3,340
235	Driving Range: Cover - Refurbish	36 36 x12 / Wood Frame	20	1	\$6,950	\$8,490
248	Irrigation System - Renovate	1 Heads, lines, timers, etc	1	0	\$927,000	\$1,130,000
251	Irrigation Lines & Sprinklers - Replace	1 Extensive	20	20	\$116,000	\$142,000

# Component	Approx Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
				Lower Estimate	Higher Estimate
252 Irrigation Controls - Replace	17 stations	15	15	\$11,600	\$14,200
254 Pond Fountain Equipment - Replace	1 Pump/Controller/Tank	15	9	\$7,050	\$8,610
260 Asphalt Cart Paths - Partial Replace	76,000 SF	5	0	\$35,200	\$43,000
266 Golf Furniture - Partial Replace	1 Benches/Ball Washer/Cans	10	9	\$9,270	\$11,300
269 Course Signs - Replace	8 Wood & Metal	10	1	\$4,640	\$5,660
274 Manager Cart - Replace	1 Yamaha	15	1	\$6,490	\$7,930
275 Aerator, Fairway - Replace	1 Ryan	15	13	\$12,100	\$14,700
276 Aerator, John Deere - Replace	1 800 Aercore	15	1	\$17,600	\$21,600
277 Spreader (Lely) - Replace	1 Lely Spreader	15	1	\$9,270	\$11,300
278 Spreader (Tycrop) - Replace	1 Tycrop 300 Quickpass	15	0	\$21,300	\$26,100
279 Kubota Zero-Turn Mower - Replace	1 Z724x	10	1	\$27,800	\$34,000
280 Mower, Gang 1 of 2 - Replace	1 Jacobsen Gang Mower	15	0	\$18,500	\$22,700
281 Mower, Gang 2 of 2 - Replace	1 R&R Gang Mower	15	3	\$18,500	\$22,700
282 Mower, Walk Behind - Replace	1 Toro Greensmaster1000	15	0	\$5,560	\$6,800
283 Toro Greensmaster 3320 - Replace	1 3320	10	9	\$44,000	\$53,800
284 Toro Greensmaster 3150Q - Replace	1 3150 Q	10	8	\$44,000	\$53,800
285 Mower, Multipurpose - Replace	1 Toro 5510	15	13	\$53,700	\$65,700
286 Toro Reelmaster 5610 - Replace	1 5610	10	8	\$58,000	\$70,800
287 Toro Reelmaster 3555D - Replace	1 3555D	10	8	\$62,600	\$76,400
288 Blower - Replace	1 Buffalo Blower	15	0	\$8,340	\$10,200
289 Mower, Tee - Replace	1 Toro 3150	15	13	\$32,500	\$39,700
290 Mower, Aprons - Replace	1 John Deere 2653	15	0	\$29,700	\$36,300
291 John Deere Sprayer - Replace	1 HD 200 sprayer	10	1	\$41,800	\$51,000
292 John Deere Gator - Replace	1 Pro Gator	10	1	\$71,800	\$87,800
293 Utility Vehicle - Replace	1 Toro Workman HDX-D	10	2	\$45,000	\$55,000
294 Golf Carts - Replace	2 Gas	15	1	\$13,000	\$15,800
295 Grinder - Replace	1 Nearly Spinmatic	20	3	\$6,490	\$7,930
297 Tractor (Ford) - Replace	1 2120 Tractor	15	1	\$48,700	\$59,500
298 Tractor (John Deere) - Replace	1 4044M	15	13	\$48,700	\$59,500
299 Roller Puncher/Green Sweeper - Replace	1 Budget allowance	10	9	\$9,000	\$11,000
Clubhouse					
236 Driving Range: Netting - Replace	450 LF (90 height)	20	2	\$67,300	\$82,300
237 Driving Range: Mats - Replace	8 Artificial Turf	6	0	\$3,900	\$4,760
238 Driving Range: Dividers - Replace	7 Metal & (6) Wood	24	13	\$3,800	\$4,640
240 Range Picker - Replace	1 Yamaha U-max	10	6	\$17,600	\$21,600
250 Irrigation Pump - Replace	1 20-HP	15	15	\$9,270	\$11,300
401 Clubhouse Roof & Gutters - Replace	2,350 SF	30	15	\$24,100	\$29,500
403 Clubhouse Siding - Replace	1,530 1,530 / Wood	50	9	\$32,000	\$39,000
404 Clubhouse Windows - Replace	16 Windows & (3) Doors	50	9	\$29,200	\$35,600
405 Clubhouse Ext. Surfaces-Paint	1,530 SF	10	0	\$5,330	\$6,510
408 Clubhouse Deck/Rails - Replace	500 LF / Wood	30	4	\$21,300	\$26,100
418 Clubhouse Parking Lot - Resurface	35,400 SF	30	22	\$68,900	\$84,300
419 Clubhouse Parking Lot - Seal/Repair	35,400 SF	5	0	\$16,500	\$20,100
424 Clubhouse: Heat Pump - Replace	1 Trane System	20	19	\$11,700	\$14,300
429 Clubhouse: Septic System - Replace	1 system	60	14	\$23,200	\$28,400
432 Cart Stg Bldg Roof & Gutters - Replace	2,900 SF	30	1	\$28,600	\$35,000
433 Golf Cart Bldg. Doors - Replace	23 5 x 7 Metal	50	22	\$37,400	\$45,600

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
						Lower Estimate	Higher Estimate
434	Cart Stg Bldg Siding - Replace	3,000	SF	50	22	\$62,600	\$76,400
435	Cart Stg. Bldg Exterior - Paint	3,000	SF	10	0	\$6,960	\$8,500
460	Clubhouse Flooring - Replace	1	Carpet/Mats/Epoxy	20	1	\$16,200	\$19,800
463	Clubhouse Interior Walls/Ceilings- Paint	4,560	SF	20	1	\$10,500	\$12,900
466	Clubhouse Bathrooms - Remodel	2	bathrooms	20	1	\$4,640	\$5,660
473	Pro Shop - Remodel	1	Displays/Décor/Etc..	20	1	\$9,270	\$11,300
476	Pro Shop POS System - Update	1	POS system	20	1	\$9,180	\$11,200
479	Pro Shop Rental Clubs - Replace	15	sets	10	1	\$10,400	\$12,800
482	Golf Carts, Owned - Replace	6	Yamaha	15	4	\$39,000	\$47,600
495	Clubhouse Security System -Replace	1	Cameras	15	4	\$3,800	\$4,640
497	Gazebo Roof & Gutters - Replace	1,500	SF	30	1	\$13,200	\$16,200
498	Gazebo Siding - Replace	900	SF	50	22	\$14,600	\$17,800
499	Gazebo - Paint	2,100	SF	10	0	\$4,870	\$5,950
Parks							
297	Security Trailer - Refurbish	1	Mobile building	30	23	\$9,270	\$11,300
299	Concrete - Repair/Replace	1	Launches, stairs, etc.	5	1	\$9,270	\$11,300
302	Restroom/Gazebo Roofs - Replace	7,800	GSF (6) bldgs metal	40	14	\$90,000	\$110,000
304	Restroom Bldgs - Refurbish/Renovate	1,800	GSF (3) buildings	10	4	\$9,270	\$11,300
305	Septic Sys, Park Restrooms - Repr/Rplc	3	gravity systems	30	26	\$27,800	\$34,000
306	Gazebo Shelters - Refurb/Renovate	5,100	GSF (3) shelters	10	1	\$8,340	\$10,200
308	Park Host Sites - Refurb/Renovate	2	Sites	15	10	\$9,270	\$11,300
313	Div 9 Asphalt Paths/Crt- Resurface	9,900	GSF	30	4	\$19,300	\$23,500
314	Div 9 Asphalt Access - Resurface	1,000	GSF	30	18	\$2,320	\$2,840
318	Div 3 Asphalt Parking/Drives	19,280	GSF	30	4	\$37,500	\$45,900
319	Div 1 Asphalt Parking/Drives/Paths/Crt	39,300	GSF	30	4	\$76,500	\$93,500
325	Div 3 Play Equipment - Replace/Refr	5	+ pieces	20	0	\$51,000	\$62,400
326	Div 1 Play Equipment - Replace/Refr	1	Timber structures	20	0	\$51,000	\$62,400
327	Div 9 Play Equipment - Replace	1	(1) System + (3) Pieces	20	13	\$32,500	\$39,700
328	Div 18.1 Play Equip - Replace	1	Not in place/removd	20	1	\$32,500	\$39,700
329	Div 18.3/Playland Park Equip - Replace	1	Metal Structure	20	13	\$32,500	\$39,700
330	Picnic Tables/Benches - Replace	1	Extensive assorted	8	4	\$9,270	\$11,300
331	BBall Court(Div 3) - Resurface/Replace	900	GSF asphalt	30	27	\$3,750	\$4,590
331	BBall Fence (Div 3 Park) - Resurface/Rpl	120	LF chain link	30	27	\$11,200	\$13,600
332	Basketball Eq (Div. 3) - Replace	2	poles/backboards	30	9	\$7,420	\$9,060
333	Tennis Court(Golf Area) - Resurface	11,800	GSF asphalt	30	0	\$106,000	\$130,000
334	Tennis Court Fence - Replace	440	LF chain link	40	21	\$24,500	\$29,900
335	BBall Court(Golf Area) - Resurface	2,400	GSF asphalt	30	17	\$8,340	\$10,200
336	Basketball Eq (Golf) - Replace	2	steel standards	30	17	\$9,270	\$11,300
340	Div 3 Boat Launch Dock - Replace	490	GSF wood	30	4	\$31,800	\$38,800
342	Div 3 Launch Dock Pilings - Replace	4	Steel Piles	50	47	\$108,000	\$132,000
344	Div 3 Launch Dock Gangway - Replace	1	18 x 4 aluminum	50	31	\$6,960	\$8,500
346	Div 3 Park Dock - Replace	2,440	SF	30	4	\$158,000	\$194,000
348	Div 3 Park Dock Pilings - Replace	8	Steel Piles	50	10	\$44,500	\$54,300
350	Div 1 Park Dock - Replace	2,770	GSF wood	30	4	\$180,000	\$220,000
351	Div 1 Park Dock Pilings - Replace	4	Steel Piles	50	36	\$22,200	\$27,200
354	Div 1 Swim/Float Dock - Replace	1	16 X 16 wood	30	21	\$18,800	\$23,000
358	Div 9 Park Dock - Replace	1,440	GSF composite	30	16	\$93,600	\$114,000
363	Div 2 Dock - Replace	1	Gangways, dock, pilings	30	0	\$192,000	\$234,000

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
						Lower Estimate	Higher Estimate
364	Div 14 Dock - Replace	1	Gangways, dock, pilings	30	0	\$464,000	\$566,000
365	Swim Areas - Repair/Replace	1	Floats, buoys, wire rope	15	0	\$30,200	\$36,800
371	Div 14 Fence - Replace	1	Peeled Pole Fence	15	11	\$4,640	\$5,660
379	Div. 3 Breakwater/Attenuator	825	LF, WaveEater 26"X48"	30	29	\$135,000	\$165,000
380	Div. 1 Breakwater/Attenuator	1	Floating logs	30	0	\$180,000	\$220,000
382	Div. 3 Soft Shore Stabilization	1	Shoreline at Park	8	5	\$23,200	\$28,400
386	Flatbed Truck (#187) - Replace	2,019	2019 Ford F-350, 14K GVW	15	9	\$78,800	\$96,200
387	Plow & Box Sander - Replace	1	Flatbed Truck Accessories	25	22	\$25,500	\$31,100
388	Pick-Up Truck (#464) - Replace	2,019	2019 ChevyColorado 5.6GVW	15	9	\$27,800	\$34,000
389	SNWBR Landscape Trailer (#451) - Replace	1,000	1000K GVW	20	11	\$4,640	\$5,660
391	Chipper - Replace	1	Used Chipper	20	6	\$18,500	\$22,700
392	Parks Mower - Replace	1	Bad Boy Zero Turn Mower	10	6	\$8,110	\$9,910
Roads & Greenbelts							
220	Security Trailer - Refurbish	1	Mobile building	30	23	\$9,270	\$11,300
222	Shop Bldg. Roof - Replace	6,000	SF	40	37	\$55,600	\$68,000
223	Shop Building Exteriors - Repair	4,900	SF	10	1	\$22,700	\$27,700
224	Shop Bldg Heaters - Replace	2	Reznor heaters	15	1	\$7,420	\$9,060
226	Equipment Shed Roof - Replace	5,300	SF	40	24	\$49,100	\$60,100
580	Asphalt Roads - Patches, Overlays, Reprs	28	miles	1	0	\$92,700	\$113,000
581	Roads - Crack Fill, Repair, etc.	1	Asphalt roadways	1	0	\$46,400	\$56,600
583	Main Three Roads - Resurface	5	miles	5	5	\$238,000	\$290,000
584	Side Roads - Overlay	24	miles	10	8	\$315,000	\$385,000
587	Culverts - Annual Work	1	Adjacent to roads	1	0	\$27,800	\$34,000
588	Division 14 Pond Outlet - Reconstruct	1	Pond outlet	1	0	\$278,000	\$340,000
589	Signs/Monuments - Repair/Replace	1	Various	10	0	\$10,200	\$12,400
600	Cap Impv Water - Roads Work 2026	1	Asphalt/See Location Data	1	0	\$117,000	\$143,000
602	Cap Impv Water - Roads Work 2027	1	Asphalt/See Location Data	1	1	\$132,000	\$162,000
603	Cap Impv Water - Strm/Roads Work 2028	1	Asphalt/Storm	1	2	\$160,000	\$195,000
604	Cap Impv Water - Storm/Roads Work 2029	1	Asphalt/See Location Data	1	3	\$228,000	\$278,000
605	Cap Impv Water - Roads Work 2030	1	Asphalt/See Location Data	1	4	\$168,000	\$206,000
606	Cap Impv Water - Roads Work 2031	1	Asphalt/See Location Data	1	5	\$184,000	\$224,000
607	Cap Impv Water - Roads Work 2032	1	Asphalt/See Location Data	1	6	\$190,000	\$232,000
608	Cap Impv Water - Roads Work 2033	1	Asphalt/See Location Data	1	7	\$212,000	\$260,000
609	Cap Impv Water - Storm/Roads Work 2034	1	Asphalt/See Location Data	1	8	\$275,000	\$336,000
610	Cap Impv Water - Storm/Roads Work 2035	1	Asphalt/See Location Data	1	9	\$220,000	\$268,000
611	Cap Impv Water - Storm/Roads Work 2036	1	Asphalt/See Location Data	1	10	\$372,000	\$455,000
612	Cap Impv Water - Storm/Roads Work 2037	1	Asphalt/See Location Data	1	11	\$530,000	\$648,000
841	Front-End Loader - Replace	1	Front End Wheel Loader	15	13	\$112,000	\$136,000
842	Kubota Excavator - Replace	121	KX-121-3, 8,000 LBS	20	4	\$51,000	\$62,400
843	Caterpillar Backhoe - Replace	416	Cat 416C, 14000 GVW	25	9	\$92,700	\$113,000
844	Champion Grader - Replace	715	715 Model, 32,000 GVW	25	4	\$74,200	\$90,600
846	Road Sweeper - Replace	1	Broce Broom Diesel	25	1	\$37,100	\$45,300
848	Int'l Dump Truck w/Snow Plow(#50) - Rplc	1,992	1992 Model, 33,000 GVW	25	4	\$74,200	\$90,600
852	Ford F350 Dump Truck (#196) - Replace	1,995	1995 Model, 11,000 GVW	20	11	\$0	\$0
853	Ford F350 Flatbed Truck (#914) - Replace	1	year 1997, 11,000 GVS	10	0	\$55,600	\$68,000
854	Ford F150 Truck, Red (#245) - Replace	1,996	1996 model, 6,250 GVW	15	6	\$0	\$0

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
						Lower Estimate	Higher Estimate
856	Dodge Ram Dump Truck (#628) - Replace	2,016	2016 Model, 19,500 GVW	15	6	\$74,200	\$90,600
857	Dumptruck - Replace	1	Unknown - TBD	15	14	\$74,200	\$90,600
858	Utility Trailer, Olympic (#385) - Rplc	2,003	2003 Model, 7,000 GVW	20	11	\$6,960	\$8,500
860	Roadside Mower/Attachments - Replace	1	John Deere 6420	25	5	\$116,000	\$142,000
861	Shoulder Mower - Replace	1	Zero-turn 48" Hustler	10	9	\$10,800	\$13,200
864	Fuel Tank - Replace	1	2000 gallon	30	4	\$23,200	\$28,400
866	Greenbelt Fire/Fuel - Reductions	1	Greenbelts, trees, etc.	1	0	\$46,400	\$56,600
870	Chip Sand Storage - Replace	1	Arch Structure	30	27	\$31,500	\$38,500
185	Total Funded Components						

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Office								
115	Signs/Flag Poles - Replace	\$7,730	X	16	/	30	=	\$4,123
120	Parking Lot - Resurface	\$35,700	X	29	/	30	=	\$34,510
121	Parking Lot - Repair/Seal/Stripe	\$8,500	X	5	/	5	=	\$8,500
128	Septic System - Replace	\$25,800	X	46	/	60	=	\$19,780
130	Office Roof & Gutters - Replace	\$43,500	X	25	/	50	=	\$21,750
132	Office Siding - Replace	\$47,800	X	25	/	50	=	\$23,900
133	Office Windows - Replace	\$26,300	X	25	/	50	=	\$13,150
134	Office Exterior Surfaces - Clk/Paint	\$6,590	X	9	/	10	=	\$5,931
152	Rear Decks/Ramp - Replace	\$14,000	X	3	/	30	=	\$1,400
153	Entry Porch - Resurface	\$8,290	X	25	/	50	=	\$4,145
155	Metal Rails - Replace	\$6,440	X	25	/	50	=	\$3,220
168	Office HVAC - Replace	\$8,240	X	10	/	15	=	\$5,493
176	Office Interior Walls - Paint	\$7,730	X	12	/	15	=	\$6,184
178	Office Flooring - Replace	\$20,600	X	14	/	15	=	\$19,227
184	Office Kitchen & Baths - Refurbish	\$10,300	X	12	/	30	=	\$4,120
186	Office Furniture/Décor - Refurbish	\$15,500	X	12	/	15	=	\$12,400
192	Office Surveillance Sys - Replace	\$4,170	X	11	/	15	=	\$3,058
193	Network Equipment - Replace	\$5,150	X	11	/	15	=	\$3,777
197	Telephone System - Replace	\$8,240	X	11	/	15	=	\$6,043
Security								
201	Security Trailer - Refurbish	\$10,300	X	7	/	30	=	\$2,403
207	Office Equip & Furniture - Replace	\$7,730	X	7	/	15	=	\$3,607
210	2016 Jeep Renegade - Replace	\$25,800	X	10	/	15	=	\$17,200
212	2014 Ford F150 - Replace	\$36,100	X	15	/	15	=	\$36,100
214	2017 Frontier - Replace	\$25,700	X	9	/	15	=	\$15,420
216	Conex Unit, Repeater Site - Replace	\$5,000	X	8	/	25	=	\$1,600
217	Generator, Repeater Site - Replace	\$5,000	X	8	/	25	=	\$1,600
218	Propane Tank, Repeater Site - Replace	\$3,000	X	8	/	30	=	\$800
230	Charge Controllers, Repeater Site - Repl	\$3,500	X	8	/	15	=	\$1,867
231	Batteries, Repeater Site - Replace	\$12,000	X	5	/	5	=	\$12,000
232	Solar Panels, Repeater Site - Replace	\$25,000	X	9	/	25	=	\$9,000
233	Radio Tower, Repeater Site - Replace	\$30,000	X	15	/	30	=	\$15,000
Golf Course								
169	Parking Lot - Resurface	\$42,200	X	10	/	30	=	\$14,067
170	Golf Maint Bldg - Ext Renovation	\$75,200	X	13	/	40	=	\$24,440
172	Golf Maint Bldg Ext - Repair/Paint/Seal	\$8,650	X	1	/	10	=	\$865
187	Fertilizer Shed - Ext Renovation	\$31,400	X	11	/	40	=	\$8,635
190	Fertilizer Shed Ext - Repair/Paint/Seal	\$3,040	X	1	/	10	=	\$304
235	Driving Range: Cover - Refurbish	\$7,720	X	19	/	20	=	\$7,334
248	Irrigation System - Renovate	\$1,030,000	X	1	/	1	=	\$1,030,000
251	Irrigation Lines & Sprinklers - Replace	\$129,000	X	0	/	20	=	\$0
252	Irrigation Controls - Replace	\$12,900	X	0	/	15	=	\$0
254	Pond Fountain Equipment - Replace	\$7,830	X	6	/	15	=	\$3,132
260	Asphalt Cart Paths - Partial Replace	\$39,100	X	5	/	5	=	\$39,100

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
266	Golf Furniture - Partial Replace	\$10,300	X	1	/	10	=	\$1,030
269	Course Signs - Replace	\$5,150	X	9	/	10	=	\$4,635
274	Manager Cart - Replace	\$7,210	X	14	/	15	=	\$6,729
275	Aerator, Fairway - Replace	\$13,400	X	2	/	15	=	\$1,787
276	Aerator, John Deere - Replace	\$19,600	X	14	/	15	=	\$18,293
277	Spreader (Lely) - Replace	\$10,300	X	14	/	15	=	\$9,613
278	Spreader (Tycrop) - Replace	\$23,700	X	15	/	15	=	\$23,700
279	Kubota Zero-Turn Mower - Replace	\$30,900	X	9	/	10	=	\$27,810
280	Mower, Gang 1 of 2 - Replace	\$20,600	X	15	/	15	=	\$20,600
281	Mower, Gang 2 of 2 - Replace	\$20,600	X	12	/	15	=	\$16,480
282	Mower, Walk Behind - Replace	\$6,180	X	15	/	15	=	\$6,180
283	Toro Greensmaster 3320 - Replace	\$48,900	X	1	/	10	=	\$4,890
284	Toro Greensmaster 3150Q - Replace	\$48,900	X	2	/	10	=	\$9,780
285	Mower, Multipurpose - Replace	\$59,700	X	2	/	15	=	\$7,960
286	Toro Reelmaster 5610 - Replace	\$64,400	X	2	/	10	=	\$12,880
287	Toro Reelmaster 3555D - Replace	\$69,500	X	2	/	10	=	\$13,900
288	Blower - Replace	\$9,270	X	15	/	15	=	\$9,270
289	Mower, Tee - Replace	\$36,100	X	2	/	15	=	\$4,813
290	Mower, Aprons - Replace	\$33,000	X	15	/	15	=	\$33,000
291	John Deere Sprayer - Replace	\$46,400	X	9	/	10	=	\$41,760
292	John Deere Gator - Replace	\$79,800	X	9	/	10	=	\$71,820
293	Utility Vehicle - Replace	\$50,000	X	8	/	10	=	\$40,000
294	Golf Carts - Replace	\$14,400	X	14	/	15	=	\$13,440
295	Grinder - Replace	\$7,210	X	17	/	20	=	\$6,129
297	Tractor (Ford) - Replace	\$54,100	X	14	/	15	=	\$50,493
298	Tractor (John Deere) - Replace	\$54,100	X	2	/	15	=	\$7,213
299	Roller Puncher/Green Sweeper - Replace	\$10,000	X	1	/	10	=	\$1,000
Clubhouse								
236	Driving Range: Netting - Replace	\$74,800	X	18	/	20	=	\$67,320
237	Driving Range: Mats - Replace	\$4,330	X	6	/	6	=	\$4,330
238	Driving Range: Dividers - Replace	\$4,220	X	11	/	24	=	\$1,934
240	Range Picker - Replace	\$19,600	X	4	/	10	=	\$7,840
250	Irrigation Pump - Replace	\$10,300	X	0	/	15	=	\$0
401	Clubhouse Roof & Gutters - Replace	\$26,800	X	15	/	30	=	\$13,400
403	Clubhouse Siding - Replace	\$35,500	X	41	/	50	=	\$29,110
404	Clubhouse Windows - Replace	\$32,400	X	41	/	50	=	\$26,568
405	Clubhouse Ext. Surfaces-Paint	\$5,920	X	10	/	10	=	\$5,920
408	Clubhouse Deck/Rails - Replace	\$23,700	X	26	/	30	=	\$20,540
418	Clubhouse Parking Lot - Resurface	\$76,600	X	8	/	30	=	\$20,427
419	Clubhouse Parking Lot - Seal/Repair	\$18,300	X	5	/	5	=	\$18,300
424	Clubhouse: Heat Pump - Replace	\$13,000	X	1	/	20	=	\$650
429	Clubhouse: Septic System - Replace	\$25,800	X	46	/	60	=	\$19,780
432	Cart Stg Bldg Roof & Gutters - Replace	\$31,800	X	29	/	30	=	\$30,740
433	Golf Cart Bldg. Doors - Replace	\$41,500	X	28	/	50	=	\$23,240
434	Cart Stg Bldg Siding - Replace	\$69,500	X	28	/	50	=	\$38,920
435	Cart Stg. Bldg Exterior - Paint	\$7,730	X	10	/	10	=	\$7,730
460	Clubhouse Flooring - Replace	\$18,000	X	19	/	20	=	\$17,100
463	Clubhouse Interior Walls/Ceilings- Paint	\$11,700	X	19	/	20	=	\$11,115
466	Clubhouse Bathrooms - Remodel	\$5,150	X	19	/	20	=	\$4,893

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
473	Pro Shop - Remodel	\$10,300	X	19	/	20	=	\$9,785
476	Pro Shop POS System - Update	\$10,200	X	19	/	20	=	\$9,690
479	Pro Shop Rental Clubs - Replace	\$11,600	X	9	/	10	=	\$10,440
482	Golf Carts, Owned - Replace	\$43,300	X	11	/	15	=	\$31,753
495	Clubhouse Security System -Replace	\$4,220	X	11	/	15	=	\$3,095
497	Gazebo Roof & Gutters - Replace	\$14,700	X	29	/	30	=	\$14,210
498	Gazebo Siding - Replace	\$16,200	X	28	/	50	=	\$9,072
499	Gazebo - Paint	\$5,410	X	10	/	10	=	\$5,410
Parks								
297	Security Trailer - Refurbish	\$10,300	X	7	/	30	=	\$2,403
299	Concrete - Repair/Replace	\$10,300	X	4	/	5	=	\$8,240
302	Restroom/Gazebo Roofs - Replace	\$100,000	X	26	/	40	=	\$65,000
304	Restroom Bldgs - Refurbish/Renovate	\$10,300	X	6	/	10	=	\$6,180
305	Septic Sys, Park Restrooms - Repr/Rplc	\$30,900	X	4	/	30	=	\$4,120
306	Gazebo Shelters - Refurb/Renovate	\$9,270	X	9	/	10	=	\$8,343
308	Park Host Sites - Refurb/Renovate	\$10,300	X	5	/	15	=	\$3,433
313	Div 9 Asphalt Paths/Crt- Resurface	\$21,400	X	26	/	30	=	\$18,547
314	Div 9 Asphalt Access - Resurface	\$2,580	X	12	/	30	=	\$1,032
318	Div 3 Asphalt Parking/Drives	\$41,700	X	26	/	30	=	\$36,140
319	Div 1 Asphalt Parking/Drives/Paths/Crt	\$85,000	X	26	/	30	=	\$73,667
325	Div 3 Play Equipment - Replace/Refr	\$56,700	X	20	/	20	=	\$56,700
326	Div 1 Play Equipment - Replace/Refr	\$56,700	X	20	/	20	=	\$56,700
327	Div 9 Play Equipment - Replace	\$36,100	X	7	/	20	=	\$12,635
328	Div 18.1 Play Equip - Replace	\$36,100	X	19	/	20	=	\$34,295
329	Div 18.3/Playland Park Equip - Replace	\$36,100	X	7	/	20	=	\$12,635
330	Picnic Tables/Benches - Replace	\$10,300	X	4	/	8	=	\$5,150
331	BBall Court(Div 3) - Resurface/Replace	\$4,170	X	3	/	30	=	\$417
331	BBall Fence (Div 3 Park) - Resurface/Rpl	\$12,400	X	3	/	30	=	\$1,240
332	Basketball Eqp (Div. 3) - Replace	\$8,240	X	21	/	30	=	\$5,768
333	Tennis Court(Golf Area) - Resurface	\$118,000	X	30	/	30	=	\$118,000
334	Tennis Court Fence - Replace	\$27,200	X	19	/	40	=	\$12,920
335	BBall Court(Golf Area) - Resurface	\$9,270	X	13	/	30	=	\$4,017
336	Basketball Eqp (Golf) - Replace	\$10,300	X	13	/	30	=	\$4,463
340	Div 3 Boat Launch Dock - Replace	\$35,300	X	26	/	30	=	\$30,593
342	Div 3 Launch Dock Pilings - Replace	\$120,000	X	3	/	50	=	\$7,200
344	Div 3 Launch Dock Gangway - Replace	\$7,730	X	19	/	50	=	\$2,937
346	Div 3 Park Dock - Replace	\$176,000	X	26	/	30	=	\$152,533
348	Div 3 Park Dock Pilings - Replace	\$49,400	X	40	/	50	=	\$39,520
350	Div 1 Park Dock - Replace	\$200,000	X	26	/	30	=	\$173,333
351	Div 1 Park Dock Pilings - Replace	\$24,700	X	14	/	50	=	\$6,916
354	Div 1 Swim/Float Dock - Replace	\$20,900	X	9	/	30	=	\$6,270
358	Div 9 Park Dock - Replace	\$104,000	X	14	/	30	=	\$48,533
363	Div 2 Dock - Replace	\$213,000	X	30	/	30	=	\$213,000
364	Div 14 Dock - Replace	\$515,000	X	30	/	30	=	\$515,000
365	Swim Areas - Repair/Replace	\$33,500	X	15	/	15	=	\$33,500
371	Div 14 Fence - Replace	\$5,150	X	4	/	15	=	\$1,373
379	Div. 3 Breakwater/Attenuator	\$150,000	X	1	/	30	=	\$5,000
380	Div. 1 Breakwater/Attenuator	\$200,000	X	30	/	30	=	\$200,000
382	Div. 3 Soft Shore Stabilization	\$25,800	X	3	/	8	=	\$9,675

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
386	Flatbed Truck (#187) - Replace	\$87,500	X	6	/	15	=	\$35,000
387	Plow & Box Sander - Replace	\$28,300	X	3	/	25	=	\$3,396
388	Pick-Up Truck (#464) - Replace	\$30,900	X	6	/	15	=	\$12,360
389	SNWBR Landscape Trailer (#451) - Replace	\$5,150	X	9	/	20	=	\$2,318
391	Chipper - Replace	\$20,600	X	14	/	20	=	\$14,420
392	Parks Mower - Replace	\$9,010	X	4	/	10	=	\$3,604
Roads & Greenbelts								
220	Security Trailer - Refurbish	\$10,300	X	7	/	30	=	\$2,403
222	Shop Bldg. Roof - Replace	\$61,800	X	3	/	40	=	\$4,635
223	Shop Building Exteriors - Repair	\$25,200	X	9	/	10	=	\$22,680
224	Shop Bldg Heaters - Replace	\$8,240	X	14	/	15	=	\$7,691
226	Equipment Shed Roof - Replace	\$54,600	X	16	/	40	=	\$21,840
580	Asphalt Roads - Patches, Overlays, Reprs	\$103,000	X	1	/	1	=	\$103,000
581	Roads - Crack Fill, Repair, etc.	\$51,500	X	1	/	1	=	\$51,500
583	Main Three Roads - Resurface	\$264,000	X	0	/	5	=	\$0
584	Side Roads - Overlay	\$350,000	X	2	/	10	=	\$70,000
587	Culverts - Annual Work	\$30,900	X	1	/	1	=	\$30,900
588	Division 14 Pond Outlet - Reconstruct	\$309,000	X	1	/	1	=	\$309,000
589	Signs/Monuments - Repair/Replace	\$11,300	X	10	/	10	=	\$11,300
600	Cap Impv Water - Roads Work 2026	\$130,000	X	1	/	1	=	\$130,000
602	Cap Impv Water - Roads Work 2027	\$147,000	X	0	/	1	=	\$0
603	Cap Impv Water - Strm/Roads Work 2028	\$177,600	X	0	/	1	=	\$0
604	Cap Impv Water - Storm/Roads Work 2029	\$253,000	X	0	/	1	=	\$0
605	Cap Impv Water - Roads Work 2030	\$187,000	X	0	/	1	=	\$0
606	Cap Impv Water - Roads Work 2031	\$204,000	X	0	/	1	=	\$0
607	Cap Impv Water - Roads Work 2032	\$211,000	X	0	/	1	=	\$0
608	Cap Impv Water - Roads Work 2033	\$236,000	X	0	/	1	=	\$0
609	Cap Impv Water - Storm/Roads Work 2034	\$305,800	X	0	/	1	=	\$0
610	Cap Impv Water - Storm/Roads Work 2035	\$244,000	X	0	/	1	=	\$0
611	Cap Impv Water - Storm/Roads Work 2036	\$413,400	X	0	/	1	=	\$0
612	Cap Impv Water - Storm/Roads Work 2037	\$589,000	X	0	/	1	=	\$0
841	Front-End Loader - Replace	\$124,000	X	2	/	15	=	\$16,533
842	Kubota Excavator - Replace	\$56,700	X	16	/	20	=	\$45,360
843	Caterpillar Backhoe - Replace	\$103,000	X	16	/	25	=	\$65,920
844	Champion Grader - Replace	\$82,400	X	21	/	25	=	\$69,216
846	Road Sweeper - Replace	\$41,200	X	24	/	25	=	\$39,552
848	Int'l Dump Truck w/Snow Plow(#50) - Rplc	\$82,400	X	21	/	25	=	\$69,216
852	Ford F350 Dump Truck (#196) - Replace	\$0	X	9	/	20	=	\$0
853	Ford F350 Flatbed Truck (#914) - Replace	\$61,800	X	10	/	10	=	\$61,800
854	Ford F150 Truck, Red (#245) - Replace	\$0	X	9	/	15	=	\$0
856	Dodge Ram Dump Truck (#628) - Replace	\$82,400	X	9	/	15	=	\$49,440
857	Dumptruck - Replace	\$82,400	X	1	/	15	=	\$5,493
858	Utility Trailer, Olympic (#385) - Rplc	\$7,730	X	9	/	20	=	\$3,479
860	Roadside Mower/Attachments - Replace	\$129,000	X	20	/	25	=	\$103,200
861	Shoulder Mower - Replace	\$12,000	X	1	/	10	=	\$1,200
864	Fuel Tank - Replace	\$25,800	X	26	/	30	=	\$22,360
866	Greenbelt Fire/Fuel - Reductions	\$51,500	X	1	/	1	=	\$51,500
870	Chip Sand Storage - Replace	\$35,000	X	3	/	30	=	\$3,500

\$5,814,948

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Office				
115 Signs/Flag Poles - Replace	30	\$7,730	\$258	0.01 %
120 Parking Lot - Resurface	30	\$35,700	\$1,190	0.02 %
121 Parking Lot - Repair/Seal/Stripe	5	\$8,500	\$1,700	0.03 %
128 Septic System - Replace	60	\$25,800	\$430	0.01 %
130 Office Roof & Gutters - Replace	50	\$43,500	\$870	0.02 %
132 Office Siding - Replace	50	\$47,800	\$956	0.02 %
133 Office Windows - Replace	50	\$26,300	\$526	0.01 %
134 Office Exterior Surfaces - Clk/Paint	10	\$6,590	\$659	0.01 %
152 Rear Decks/Ramp - Replace	30	\$14,000	\$467	0.01 %
153 Entry Porch - Resurface	50	\$8,290	\$166	0.00 %
155 Metal Rails - Replace	50	\$6,440	\$129	0.00 %
168 Office HVAC - Replace	15	\$8,240	\$549	0.01 %
176 Office Interior Walls - Paint	15	\$7,730	\$515	0.01 %
178 Office Flooring - Replace	15	\$20,600	\$1,373	0.03 %
184 Office Kitchen & Baths - Refurbish	30	\$10,300	\$343	0.01 %
186 Office Furniture/Décor - Refurbish	15	\$15,500	\$1,033	0.02 %
192 Office Surveillance Sys - Replace	15	\$4,170	\$278	0.01 %
193 Network Equipment - Replace	15	\$5,150	\$343	0.01 %
197 Telephone System - Replace	15	\$8,240	\$549	0.01 %
Security				
201 Security Trailer - Refurbish	30	\$10,300	\$343	0.01 %
207 Office Equip & Furniture - Replace	15	\$7,730	\$515	0.01 %
210 2016 Jeep Renegade - Replace	15	\$25,800	\$1,720	0.03 %
212 2014 Ford F150 - Replace	15	\$36,100	\$2,407	0.05 %
214 2017 Frontier - Replace	15	\$25,700	\$1,713	0.03 %
216 Conex Unit, Repeater Site - Replace	25	\$5,000	\$200	0.00 %
217 Generator, Repeater Site - Replace	25	\$5,000	\$200	0.00 %
218 Propane Tank, Repeater Site - Replace	30	\$3,000	\$100	0.00 %
230 Charge Controllers, Repeater Site - Repl	15	\$3,500	\$233	0.00 %
231 Batteries, Repeater Site - Replace	5	\$12,000	\$2,400	0.05 %
232 Solar Panels, Repeater Site - Replace	25	\$25,000	\$1,000	0.02 %
233 Radio Tower, Repeater Site - Replace	30	\$30,000	\$1,000	0.02 %
Golf Course				
169 Parking Lot - Resurface	30	\$42,200	\$1,407	0.03 %
170 Golf Maint Bldg - Ext Renovation	40	\$75,200	\$1,880	0.04 %
172 Golf Maint Bldg Ext - Repair/Paint/Seal	10	\$8,650	\$865	0.02 %
187 Fertilizer Shed - Ext Renovation	40	\$31,400	\$785	0.02 %
190 Fertilizer Shed Ext - Repair/Paint/Seal	10	\$3,040	\$304	0.01 %
235 Driving Range: Cover - Refurbish	20	\$7,720	\$386	0.01 %
248 Irrigation System - Renovate	1	\$1,030,000	\$1,030,000	20.30 %
251 Irrigation Lines & Sprinklers - Replace	20	\$129,000	\$6,450	0.13 %
252 Irrigation Controls - Replace	15	\$12,900	\$860	0.02 %
254 Pond Fountain Equipment - Replace	15	\$7,830	\$522	0.01 %
260 Asphalt Cart Paths - Partial Replace	5	\$39,100	\$7,820	0.15 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
266	Golf Furniture - Partial Replace	10	\$10,300	\$1,030	0.02 %
269	Course Signs - Replace	10	\$5,150	\$515	0.01 %
274	Manager Cart - Replace	15	\$7,210	\$481	0.01 %
275	Aerator, Fairway - Replace	15	\$13,400	\$893	0.02 %
276	Aerator, John Deere - Replace	15	\$19,600	\$1,307	0.03 %
277	Spreader (Lely) - Replace	15	\$10,300	\$687	0.01 %
278	Spreader (Tycrop) - Replace	15	\$23,700	\$1,580	0.03 %
279	Kubota Zero-Turn Mower - Replace	10	\$30,900	\$3,090	0.06 %
280	Mower, Gang 1 of 2 - Replace	15	\$20,600	\$1,373	0.03 %
281	Mower, Gang 2 of 2 - Replace	15	\$20,600	\$1,373	0.03 %
282	Mower, Walk Behind - Replace	15	\$6,180	\$412	0.01 %
283	Toro Greensmaster 3320 - Replace	10	\$48,900	\$4,890	0.10 %
284	Toro Greensmaster 3150Q - Replace	10	\$48,900	\$4,890	0.10 %
285	Mower, Multipurpose - Replace	15	\$59,700	\$3,980	0.08 %
286	Toro Reelmaster 5610 - Replace	10	\$64,400	\$6,440	0.13 %
287	Toro Reelmaster 3555D - Replace	10	\$69,500	\$6,950	0.14 %
288	Blower - Replace	15	\$9,270	\$618	0.01 %
289	Mower, Tee - Replace	15	\$36,100	\$2,407	0.05 %
290	Mower, Aprons - Replace	15	\$33,000	\$2,200	0.04 %
291	John Deere Sprayer - Replace	10	\$46,400	\$4,640	0.09 %
292	John Deere Gator - Replace	10	\$79,800	\$7,980	0.16 %
293	Utility Vehicle - Replace	10	\$50,000	\$5,000	0.10 %
294	Golf Carts - Replace	15	\$14,400	\$960	0.02 %
295	Grinder - Replace	20	\$7,210	\$361	0.01 %
297	Tractor (Ford) - Replace	15	\$54,100	\$3,607	0.07 %
298	Tractor (John Deere) - Replace	15	\$54,100	\$3,607	0.07 %
299	Roller Puncher/Green Sweeper - Replace	10	\$10,000	\$1,000	0.02 %
Clubhouse					
236	Driving Range: Netting - Replace	20	\$74,800	\$3,740	0.07 %
237	Driving Range: Mats - Replace	6	\$4,330	\$722	0.01 %
238	Driving Range: Dividers - Replace	24	\$4,220	\$176	0.00 %
240	Range Picker - Replace	10	\$19,600	\$1,960	0.04 %
250	Irrigation Pump - Replace	15	\$10,300	\$687	0.01 %
401	Clubhouse Roof & Gutters - Replace	30	\$26,800	\$893	0.02 %
403	Clubhouse Siding - Replace	50	\$35,500	\$710	0.01 %
404	Clubhouse Windows - Replace	50	\$32,400	\$648	0.01 %
405	Clubhouse Ext. Surfaces-Paint	10	\$5,920	\$592	0.01 %
408	Clubhouse Deck/Rails - Replace	30	\$23,700	\$790	0.02 %
418	Clubhouse Parking Lot - Resurface	30	\$76,600	\$2,553	0.05 %
419	Clubhouse Parking Lot - Seal/Repair	5	\$18,300	\$3,660	0.07 %
424	Clubhouse: Heat Pump - Replace	20	\$13,000	\$650	0.01 %
429	Clubhouse: Septic System - Replace	60	\$25,800	\$430	0.01 %
432	Cart Stg Bldg Roof & Gutters - Replace	30	\$31,800	\$1,060	0.02 %
433	Golf Cart Bldg. Doors - Replace	50	\$41,500	\$830	0.02 %
434	Cart Stg Bldg Siding - Replace	50	\$69,500	\$1,390	0.03 %
435	Cart Stg. Bldg Exterior - Paint	10	\$7,730	\$773	0.02 %
460	Clubhouse Flooring - Replace	20	\$18,000	\$900	0.02 %
463	Clubhouse Interior Walls/Ceilings- Paint	20	\$11,700	\$585	0.01 %
466	Clubhouse Bathrooms - Remodel	20	\$5,150	\$258	0.01 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
473	Pro Shop - Remodel	20	\$10,300	\$515	0.01 %
476	Pro Shop POS System - Update	20	\$10,200	\$510	0.01 %
479	Pro Shop Rental Clubs - Replace	10	\$11,600	\$1,160	0.02 %
482	Golf Carts, Owned - Replace	15	\$43,300	\$2,887	0.06 %
495	Clubhouse Security System -Replace	15	\$4,220	\$281	0.01 %
497	Gazebo Roof & Gutters - Replace	30	\$14,700	\$490	0.01 %
498	Gazebo Siding - Replace	50	\$16,200	\$324	0.01 %
499	Gazebo - Paint	10	\$5,410	\$541	0.01 %
Parks					
297	Security Trailer - Refurbish	30	\$10,300	\$343	0.01 %
299	Concrete - Repair/Replace	5	\$10,300	\$2,060	0.04 %
302	Restroom/Gazebo Roofs - Replace	40	\$100,000	\$2,500	0.05 %
304	Restroom Bldgs - Refurbish/Renovate	10	\$10,300	\$1,030	0.02 %
305	Septic Sys, Park Restrooms - Repr/Rplc	30	\$30,900	\$1,030	0.02 %
306	Gazebo Shelters - Refurb/Renovate	10	\$9,270	\$927	0.02 %
308	Park Host Sites - Refurb/Renovate	15	\$10,300	\$687	0.01 %
313	Div 9 Asphalt Paths/Crt- Resurface	30	\$21,400	\$713	0.01 %
314	Div 9 Asphalt Access - Resurface	30	\$2,580	\$86	0.00 %
318	Div 3 Asphalt Parking/Drives	30	\$41,700	\$1,390	0.03 %
319	Div 1 Asphalt Parking/Drives/Paths/Crt	30	\$85,000	\$2,833	0.06 %
325	Div 3 Play Equipment - Replace/Refr	20	\$56,700	\$2,835	0.06 %
326	Div 1 Play Equipment - Replace/Refr	20	\$56,700	\$2,835	0.06 %
327	Div 9 Play Equipment - Replace	20	\$36,100	\$1,805	0.04 %
328	Div 18.1 Play Equip - Replace	20	\$36,100	\$1,805	0.04 %
329	Div 18.3/Playland Park Equip - Replace	20	\$36,100	\$1,805	0.04 %
330	Picnic Tables/Benches - Replace	8	\$10,300	\$1,288	0.03 %
331	BBall Court(Div 3) - Resurface/Replace	30	\$4,170	\$139	0.00 %
331	BBall Fence (Div 3 Park) - Resurface/Rpl	30	\$12,400	\$413	0.01 %
332	Basketball Eqp (Div. 3) - Replace	30	\$8,240	\$275	0.01 %
333	Tennis Court(Golf Area) - Resurface	30	\$118,000	\$3,933	0.08 %
334	Tennis Court Fence - Replace	40	\$27,200	\$680	0.01 %
335	BBall Court(Golf Area) - Resurface	30	\$9,270	\$309	0.01 %
336	Basketball Eqp (Golf) - Replace	30	\$10,300	\$343	0.01 %
340	Div 3 Boat Launch Dock - Replace	30	\$35,300	\$1,177	0.02 %
342	Div 3 Launch Dock Pilings - Replace	50	\$120,000	\$2,400	0.05 %
344	Div 3 Launch Dock Gangway - Replace	50	\$7,730	\$155	0.00 %
346	Div 3 Park Dock - Replace	30	\$176,000	\$5,867	0.12 %
348	Div 3 Park Dock Pilings - Replace	50	\$49,400	\$988	0.02 %
350	Div 1 Park Dock - Replace	30	\$200,000	\$6,667	0.13 %
351	Div 1 Park Dock Pilings - Replace	50	\$24,700	\$494	0.01 %
354	Div 1 Swim/Float Dock - Replace	30	\$20,900	\$697	0.01 %
358	Div 9 Park Dock - Replace	30	\$104,000	\$3,467	0.07 %
363	Div 2 Dock - Replace	30	\$213,000	\$7,100	0.14 %
364	Div 14 Dock - Replace	30	\$515,000	\$17,167	0.34 %
365	Swim Areas - Repair/Replace	15	\$33,500	\$2,233	0.04 %
371	Div 14 Fence - Replace	15	\$5,150	\$343	0.01 %
379	Div. 3 Breakwater/Attenuator	30	\$150,000	\$5,000	0.10 %
380	Div. 1 Breakwater/Attenuator	30	\$200,000	\$6,667	0.13 %
382	Div. 3 Soft Shore Stabilization	8	\$25,800	\$3,225	0.06 %
386	Flatbed Truck (#187) - Replace	15	\$87,500	\$5,833	0.11 %

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
387 Plow & Box Sander - Replace	25	\$28,300	\$1,132	0.02 %
388 Pick-Up Truck (#464) - Replace	15	\$30,900	\$2,060	0.04 %
389 SNWBR Landscape Trailer (#451) - Replace	20	\$5,150	\$258	0.01 %
391 Chipper - Replace	20	\$20,600	\$1,030	0.02 %
392 Parks Mower - Replace	10	\$9,010	\$901	0.02 %
Roads & Greenbelts				
220 Security Trailer - Refurbish	30	\$10,300	\$343	0.01 %
222 Shop Bldg. Roof - Replace	40	\$61,800	\$1,545	0.03 %
223 Shop Building Exteriors - Repair	10	\$25,200	\$2,520	0.05 %
224 Shop Bldg Heaters - Replace	15	\$8,240	\$549	0.01 %
226 Equipment Shed Roof - Replace	40	\$54,600	\$1,365	0.03 %
580 Asphalt Roads - Patches, Overlays, Reprs	1	\$103,000	\$103,000	2.03 %
581 Roads - Crack Fill, Repair, etc.	1	\$51,500	\$51,500	1.02 %
583 Main Three Roads - Resurface	5	\$264,000	\$52,800	1.04 %
584 Side Roads - Overlay	10	\$350,000	\$35,000	0.69 %
587 Culverts - Annual Work	1	\$30,900	\$30,900	0.61 %
588 Division 14 Pond Outlet - Reconstruct	1	\$309,000	\$309,000	6.09 %
589 Signs/Monuments - Repair/Replace	10	\$11,300	\$1,130	0.02 %
600 Cap Impv Water - Roads Work 2026	1	\$130,000	\$130,000	2.56 %
602 Cap Impv Water - Roads Work 2027	1	\$147,000	\$147,000	2.90 %
603 Cap Impv Water - Strm/Roads Work 2028	1	\$177,600	\$177,600	3.50 %
604 Cap Impv Water - Storm/Roads Work 2029	1	\$253,000	\$253,000	4.99 %
605 Cap Impv Water - Roads Work 2030	1	\$187,000	\$187,000	3.69 %
606 Cap Impv Water - Roads Work 2031	1	\$204,000	\$204,000	4.02 %
607 Cap Impv Water - Roads Work 2032	1	\$211,000	\$211,000	4.16 %
608 Cap Impv Water - Roads Work 2033	1	\$236,000	\$236,000	4.65 %
609 Cap Impv Water - Storm/Roads Work 2034	1	\$305,800	\$305,800	6.03 %
610 Cap Impv Water - Storm/Roads Work 2035	1	\$244,000	\$244,000	4.81 %
611 Cap Impv Water - Storm/Roads Work 2036	1	\$413,400	\$413,400	8.15 %
612 Cap Impv Water - Storm/Roads Work 2037	1	\$589,000	\$589,000	11.61 %
841 Front-End Loader - Replace	15	\$124,000	\$8,267	0.16 %
842 Kubota Excavator - Replace	20	\$56,700	\$2,835	0.06 %
843 Caterpillar Backhoe - Replace	25	\$103,000	\$4,120	0.08 %
844 Champion Grader - Replace	25	\$82,400	\$3,296	0.06 %
846 Road Sweeper - Replace	25	\$41,200	\$1,648	0.03 %
848 Int'l Dump Truck w/Snow Plow(#50) - Rplc	25	\$82,400	\$3,296	0.06 %
852 Ford F350 Dump Truck (#196) - Replace	20	\$0	\$0	0.00 %
853 Ford F350 Flatbed Truck (#914) - Replace	10	\$61,800	\$6,180	0.12 %
854 Ford F150 Truck, Red (#245) - Replace	15	\$0	\$0	0.00 %
856 Dodge Ram Dump Truck (#628) - Replace	15	\$82,400	\$5,493	0.11 %
857 Dumptruck - Replace	15	\$82,400	\$5,493	0.11 %
858 Utility Trailer, Olympic (#385) - Rplc	20	\$7,730	\$387	0.01 %
860 Roadside Mower/Attachments - Replace	25	\$129,000	\$5,160	0.10 %
861 Shoulder Mower - Replace	10	\$12,000	\$1,200	0.02 %
864 Fuel Tank - Replace	30	\$25,800	\$860	0.02 %
866 Greenbelt Fire/Fuel - Reductions	1	\$51,500	\$51,500	1.02 %
870 Chip Sand Storage - Replace	30	\$35,000	\$1,167	0.02 %
185 Total Funded Components			\$5,073,708	100.00 %

# Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
Office					
115 Signs/Flag Poles - Replace	30	14	\$7,730	\$4,123	\$6.71
120 Parking Lot - Resurface	30	1	\$35,700	\$34,510	\$31.00
121 Parking Lot - Repair/Seal/Stripe	5	0	\$8,500	\$8,500	\$44.28
128 Septic System - Replace	60	14	\$25,800	\$19,780	\$11.20
130 Office Roof & Gutters - Replace	50	25	\$43,500	\$21,750	\$22.66
132 Office Siding - Replace	50	25	\$47,800	\$23,900	\$24.90
133 Office Windows - Replace	50	25	\$26,300	\$13,150	\$13.70
134 Office Exterior Surfaces - Clk/Paint	10	1	\$6,590	\$5,931	\$17.17
152 Rear Decks/Ramp - Replace	30	27	\$14,000	\$1,400	\$12.16
153 Entry Porch - Resurface	50	25	\$8,290	\$4,145	\$4.32
155 Metal Rails - Replace	50	25	\$6,440	\$3,220	\$3.35
168 Office HVAC - Replace	15	5	\$8,240	\$5,493	\$14.31
176 Office Interior Walls - Paint	15	3	\$7,730	\$6,184	\$13.42
178 Office Flooring - Replace	15	1	\$20,600	\$19,227	\$35.77
184 Office Kitchen & Baths - Refurbish	30	18	\$10,300	\$4,120	\$8.94
186 Office Furniture/Décor - Refurbish	15	3	\$15,500	\$12,400	\$26.92
192 Office Surveillance Sys - Replace	15	4	\$4,170	\$3,058	\$7.24
193 Network Equipment - Replace	15	4	\$5,150	\$3,777	\$8.94
197 Telephone System - Replace	15	4	\$8,240	\$6,043	\$14.31
Security					
201 Security Trailer - Refurbish	30	23	\$10,300	\$2,403	\$8.94
207 Office Equip & Furniture - Replace	15	8	\$7,730	\$3,607	\$13.42
210 2016 Jeep Renegade - Replace	15	5	\$25,800	\$17,200	\$44.80
212 2014 Ford F150 - Replace	15	0	\$36,100	\$36,100	\$62.69
214 2017 Frontier - Replace	15	6	\$25,700	\$15,420	\$44.63
216 Conex Unit, Repeater Site - Replace	25	17	\$5,000	\$1,600	\$5.21
217 Generator, Repeater Site - Replace	25	17	\$5,000	\$1,600	\$5.21
218 Propane Tank, Repeater Site - Replace	30	22	\$3,000	\$800	\$2.60
230 Charge Controllers, Repeater Site - Repl	15	7	\$3,500	\$1,867	\$6.08
231 Batteries, Repeater Site - Replace	5	0	\$12,000	\$12,000	\$62.52
232 Solar Panels, Repeater Site - Replace	25	16	\$25,000	\$9,000	\$26.05
233 Radio Tower, Repeater Site - Replace	30	15	\$30,000	\$15,000	\$26.05
Golf Course					
169 Parking Lot - Resurface	30	20	\$42,200	\$14,067	\$36.64
170 Golf Maint Bldg - Ext Renovation	40	27	\$75,200	\$24,440	\$48.97
172 Golf Maint Bldg Ext - Repair/Paint/Seal	10	9	\$8,650	\$865	\$22.53
187 Fertilizer Shed - Ext Renovation	40	29	\$31,400	\$8,635	\$20.45
190 Fertilizer Shed Ext - Repair/Paint/Seal	10	9	\$3,040	\$304	\$7.92
235 Driving Range: Cover - Refurbish	20	1	\$7,720	\$7,334	\$10.05
248 Irrigation System - Renovate	1	0	\$1,030,000	\$1,030,000	\$26,829.45
251 Irrigation Lines & Sprinklers - Replace	20	20	\$129,000	\$0	\$168.01
252 Irrigation Controls - Replace	15	15	\$12,900	\$0	\$22.40
254 Pond Fountain Equipment - Replace	15	9	\$7,830	\$3,132	\$13.60
260 Asphalt Cart Paths - Partial Replace	5	0	\$39,100	\$39,100	\$203.70

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
266	Golf Furniture - Partial Replace	10	9	\$10,300	\$1,030	\$26.83
269	Course Signs - Replace	10	1	\$5,150	\$4,635	\$13.41
274	Manager Cart - Replace	15	1	\$7,210	\$6,729	\$12.52
275	Aerator, Fairway - Replace	15	13	\$13,400	\$1,787	\$23.27
276	Aerator, John Deere - Replace	15	1	\$19,600	\$18,293	\$34.04
277	Spreader (Lely) - Replace	15	1	\$10,300	\$9,613	\$17.89
278	Spreader (Tycrop) - Replace	15	0	\$23,700	\$23,700	\$41.16
279	Kubota Zero-Turn Mower - Replace	10	1	\$30,900	\$27,810	\$80.49
280	Mower, Gang 1 of 2 - Replace	15	0	\$20,600	\$20,600	\$35.77
281	Mower, Gang 2 of 2 - Replace	15	3	\$20,600	\$16,480	\$35.77
282	Mower, Walk Behind - Replace	15	0	\$6,180	\$6,180	\$10.73
283	Toro Greensmaster 3320 - Replace	10	9	\$48,900	\$4,890	\$127.37
284	Toro Greensmaster 3150Q - Replace	10	8	\$48,900	\$9,780	\$127.37
285	Mower, Multipurpose - Replace	15	13	\$59,700	\$7,960	\$103.67
286	Toro Reelmaster 5610 - Replace	10	8	\$64,400	\$12,880	\$167.75
287	Toro Reelmaster 3555D - Replace	10	8	\$69,500	\$13,900	\$181.03
288	Blower - Replace	15	0	\$9,270	\$9,270	\$16.10
289	Mower, Tee - Replace	15	13	\$36,100	\$4,813	\$62.69
290	Mower, Aprons - Replace	15	0	\$33,000	\$33,000	\$57.31
291	John Deere Sprayer - Replace	10	1	\$46,400	\$41,760	\$120.86
292	John Deere Gator - Replace	10	1	\$79,800	\$71,820	\$207.86
293	Utility Vehicle - Replace	10	2	\$50,000	\$40,000	\$130.24
294	Golf Carts - Replace	15	1	\$14,400	\$13,440	\$25.01
295	Grinder - Replace	20	3	\$7,210	\$6,129	\$9.39
297	Tractor (Ford) - Replace	15	1	\$54,100	\$50,493	\$93.95
298	Tractor (John Deere) - Replace	15	13	\$54,100	\$7,213	\$93.95
299	Roller Puncher/Green Sweeper - Replace	10	9	\$10,000	\$1,000	\$26.05
Clubhouse						
236	Driving Range: Netting - Replace	20	2	\$74,800	\$67,320	\$97.42
237	Driving Range: Mats - Replace	6	0	\$4,330	\$4,330	\$18.80
238	Driving Range: Dividers - Replace	24	13	\$4,220	\$1,934	\$4.58
240	Range Picker - Replace	10	6	\$19,600	\$7,840	\$51.05
250	Irrigation Pump - Replace	15	15	\$10,300	\$0	\$17.89
401	Clubhouse Roof & Gutters - Replace	30	15	\$26,800	\$13,400	\$23.27
403	Clubhouse Siding - Replace	50	9	\$35,500	\$29,110	\$18.49
404	Clubhouse Windows - Replace	50	9	\$32,400	\$26,568	\$16.88
405	Clubhouse Ext. Surfaces-Paint	10	0	\$5,920	\$5,920	\$15.42
408	Clubhouse Deck/Rails - Replace	30	4	\$23,700	\$20,540	\$20.58
418	Clubhouse Parking Lot - Resurface	30	22	\$76,600	\$20,427	\$66.51
419	Clubhouse Parking Lot - Seal/Repair	5	0	\$18,300	\$18,300	\$95.34
424	Clubhouse: Heat Pump - Replace	20	19	\$13,000	\$650	\$16.93
429	Clubhouse: Septic System - Replace	60	14	\$25,800	\$19,780	\$11.20
432	Cart Stg Bldg Roof & Gutters - Replace	30	1	\$31,800	\$30,740	\$27.61
433	Golf Cart Bldg. Doors - Replace	50	22	\$41,500	\$23,240	\$21.62
434	Cart Stg Bldg Siding - Replace	50	22	\$69,500	\$38,920	\$36.21
435	Cart Stg. Bldg Exterior - Paint	10	0	\$7,730	\$7,730	\$20.14
460	Clubhouse Flooring - Replace	20	1	\$18,000	\$17,100	\$23.44
463	Clubhouse Interior Walls/Ceilings- Paint	20	1	\$11,700	\$11,115	\$15.24
466	Clubhouse Bathrooms - Remodel	20	1	\$5,150	\$4,893	\$6.71

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
473	Pro Shop - Remodel	20	1	\$10,300	\$9,785	\$13.41
476	Pro Shop POS System - Update	20	1	\$10,200	\$9,690	\$13.28
479	Pro Shop Rental Clubs - Replace	10	1	\$11,600	\$10,440	\$30.22
482	Golf Carts, Owned - Replace	15	4	\$43,300	\$31,753	\$75.19
495	Clubhouse Security System -Replace	15	4	\$4,220	\$3,095	\$7.33
497	Gazebo Roof & Gutters - Replace	30	1	\$14,700	\$14,210	\$12.76
498	Gazebo Siding - Replace	50	22	\$16,200	\$9,072	\$8.44
499	Gazebo - Paint	10	0	\$5,410	\$5,410	\$14.09
Parks						
297	Security Trailer - Refurbish	30	23	\$10,300	\$2,403	\$8.94
299	Concrete - Repair/Replace	5	1	\$10,300	\$8,240	\$53.66
302	Restroom/Gazebo Roofs - Replace	40	14	\$100,000	\$65,000	\$65.12
304	Restroom Bldgs - Refurbish/Renovate	10	4	\$10,300	\$6,180	\$26.83
305	Septic Sys, Park Restrooms - Repr/Rplc	30	26	\$30,900	\$4,120	\$26.83
306	Gazebo Shelters - Refurb/Renovate	10	1	\$9,270	\$8,343	\$24.15
308	Park Host Sites - Refurb/Renovate	15	10	\$10,300	\$3,433	\$17.89
313	Div 9 Asphalt Paths/Crt- Resurface	30	4	\$21,400	\$18,547	\$18.58
314	Div 9 Asphalt Access - Resurface	30	18	\$2,580	\$1,032	\$2.24
318	Div 3 Asphalt Parking/Drives	30	4	\$41,700	\$36,140	\$36.21
319	Div 1 Asphalt Parking/Drives/Paths/Crt	30	4	\$85,000	\$73,667	\$73.80
325	Div 3 Play Equipment - Replace/Refr	20	0	\$56,700	\$56,700	\$73.85
326	Div 1 Play Equipment - Replace/Refr	20	0	\$56,700	\$56,700	\$73.85
327	Div 9 Play Equipment - Replace	20	13	\$36,100	\$12,635	\$47.02
328	Div 18.1 Play Equip - Replace	20	1	\$36,100	\$34,295	\$47.02
329	Div 18.3/Playland Park Equip - Replace	20	13	\$36,100	\$12,635	\$47.02
330	Picnic Tables/Benches - Replace	8	4	\$10,300	\$5,150	\$33.54
331	BBall Court(Div 3) - Resurface/Replace	30	27	\$4,170	\$417	\$3.62
331	BBall Fence (Div 3 Park) - Resurface/Rpl	30	27	\$12,400	\$1,240	\$10.77
332	Basketball Eqp (Div. 3) - Replace	30	9	\$8,240	\$5,768	\$7.15
333	Tennis Court(Golf Area) - Resurface	30	0	\$118,000	\$118,000	\$102.46
334	Tennis Court Fence - Replace	40	21	\$27,200	\$12,920	\$17.71
335	BBall Court(Golf Area) - Resurface	30	17	\$9,270	\$4,017	\$8.05
336	Basketball Eqp (Golf) - Replace	30	17	\$10,300	\$4,463	\$8.94
340	Div 3 Boat Launch Dock - Replace	30	4	\$35,300	\$30,593	\$30.65
342	Div 3 Launch Dock Pilings - Replace	50	47	\$120,000	\$7,200	\$62.52
344	Div 3 Launch Dock Gangway - Replace	50	31	\$7,730	\$2,937	\$4.03
346	Div 3 Park Dock - Replace	30	4	\$176,000	\$152,533	\$152.82
348	Div 3 Park Dock Pilings - Replace	50	10	\$49,400	\$39,520	\$25.74
350	Div 1 Park Dock - Replace	30	4	\$200,000	\$173,333	\$173.65
351	Div 1 Park Dock Pilings - Replace	50	36	\$24,700	\$6,916	\$12.87
354	Div 1 Swim/Float Dock - Replace	30	21	\$20,900	\$6,270	\$18.15
358	Div 9 Park Dock - Replace	30	16	\$104,000	\$48,533	\$90.30
363	Div 2 Dock - Replace	30	0	\$213,000	\$213,000	\$184.94
364	Div 14 Dock - Replace	30	0	\$515,000	\$515,000	\$447.16
365	Swim Areas - Repair/Replace	15	0	\$33,500	\$33,500	\$58.17
371	Div 14 Fence - Replace	15	11	\$5,150	\$1,373	\$8.94
379	Div. 3 Breakwater/Attenuator	30	29	\$150,000	\$5,000	\$130.24
380	Div. 1 Breakwater/Attenuator	30	0	\$200,000	\$200,000	\$173.65
382	Div. 3 Soft Shore Stabilization	8	5	\$25,800	\$9,675	\$84.00

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
386	Flatbed Truck (#187) - Replace	15	9	\$87,500	\$35,000	\$151.95
387	Plow & Box Sander - Replace	25	22	\$28,300	\$3,396	\$29.49
388	Pick-Up Truck (#464) - Replace	15	9	\$30,900	\$12,360	\$53.66
389	SNWBR Landscape Trailer (#451) - Replace	20	11	\$5,150	\$2,318	\$6.71
391	Chipper - Replace	20	6	\$20,600	\$14,420	\$26.83
392	Parks Mower - Replace	10	6	\$9,010	\$3,604	\$23.47
Roads & Greenbelts						
220	Security Trailer - Refurbish	30	23	\$10,300	\$2,403	\$8.94
222	Shop Bldg. Roof - Replace	40	37	\$61,800	\$4,635	\$40.24
223	Shop Building Exteriors - Repair	10	1	\$25,200	\$22,680	\$65.64
224	Shop Bldg Heaters - Replace	15	1	\$8,240	\$7,691	\$14.31
226	Equipment Shed Roof - Replace	40	24	\$54,600	\$21,840	\$35.56
580	Asphalt Roads - Patches, Overlays, Reprs	1	0	\$103,000	\$103,000	\$2,682.95
581	Roads - Crack Fill, Repair, etc.	1	0	\$51,500	\$51,500	\$1,341.47
583	Main Three Roads - Resurface	5	5	\$264,000	\$0	\$1,375.34
584	Side Roads - Overlay	10	8	\$350,000	\$70,000	\$911.68
587	Culverts - Annual Work	1	0	\$30,900	\$30,900	\$804.88
588	Division 14 Pond Outlet - Reconstruct	1	0	\$309,000	\$309,000	\$8,048.84
589	Signs/Monuments - Repair/Replace	10	0	\$11,300	\$11,300	\$29.43
600	Cap Impv Water - Roads Work 2026	1	0	\$130,000	\$130,000	\$3,386.24
602	Cap Impv Water - Roads Work 2027	1	1	\$147,000	\$0	\$3,829.06
603	Cap Impv Water - Strm/Roads Work 2028	1	2	\$177,600	\$0	\$4,626.13
604	Cap Impv Water - Storm/Roads Work 2029	1	3	\$253,000	\$0	\$6,590.15
605	Cap Impv Water - Roads Work 2030	1	4	\$187,000	\$0	\$4,870.98
606	Cap Impv Water - Roads Work 2031	1	5	\$204,000	\$0	\$5,313.79
607	Cap Impv Water - Roads Work 2032	1	6	\$211,000	\$0	\$5,496.13
608	Cap Impv Water - Roads Work 2033	1	7	\$236,000	\$0	\$6,147.33
609	Cap Impv Water - Storm/Roads Work 2034	1	8	\$305,800	\$0	\$7,965.48
610	Cap Impv Water - Storm/Roads Work 2035	1	9	\$244,000	\$0	\$6,355.72
611	Cap Impv Water - Storm/Roads Work 2036	1	10	\$413,400	\$0	\$10,768.25
612	Cap Impv Water - Storm/Roads Work 2037	1	11	\$589,000	\$0	\$15,342.28
841	Front-End Loader - Replace	15	13	\$124,000	\$16,533	\$215.33
842	Kubota Excavator - Replace	20	4	\$56,700	\$45,360	\$73.85
843	Caterpillar Backhoe - Replace	25	9	\$103,000	\$65,920	\$107.32
844	Champion Grader - Replace	25	4	\$82,400	\$69,216	\$85.85
846	Road Sweeper - Replace	25	1	\$41,200	\$39,552	\$42.93
848	Int'l Dump Truck w/Snow Plow(#50) - Rplc	25	4	\$82,400	\$69,216	\$85.85
852	Ford F350 Dump Truck (#196) - Replace	20	11	\$0	\$0	\$0.00
853	Ford F350 Flatbed Truck (#914) - Replace	10	0	\$61,800	\$61,800	\$160.98
854	Ford F150 Truck, Red (#245) - Replace	15	6	\$0	\$0	\$0.00
856	Dodge Ram Dump Truck (#628) - Replace	15	6	\$82,400	\$49,440	\$143.09
857	Dumptruck - Replace	15	14	\$82,400	\$5,493	\$143.09
858	Utility Trailer, Olympic (#385) - Rplc	20	11	\$7,730	\$3,479	\$10.07
860	Roadside Mower/Attachments - Replace	25	5	\$129,000	\$103,200	\$134.41
861	Shoulder Mower - Replace	10	9	\$12,000	\$1,200	\$31.26
864	Fuel Tank - Replace	30	4	\$25,800	\$22,360	\$22.40
866	Greenbelt Fire/Fuel - Reductions	1	0	\$51,500	\$51,500	\$1,341.47
870	Chip Sand Storage - Replace	30	27	\$35,000	\$3,500	\$30.39
185	Total Funded Components				\$5,814,948	\$132,160

30-Year Reserve Plan Summary

Report # 28010-2
No-Site-Visit

Fiscal Year Start: 2026

Net After Tax Interest: 1.00 %

Avg 30-Yr 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 Funding	Reserve Funding			
2026	\$2,262,461	\$5,814,948	38.9 %	Medium	0.00 %	\$1,585,920	\$0	\$14,611	\$3,202,040
2027	\$660,952	\$3,498,720	18.9 %	High	1.00 %	\$1,601,779	\$0	\$9,687	\$995,114
2028	\$1,277,304	\$3,442,825	37.1 %	Medium	1.00 %	\$1,617,797	\$0	\$18,084	\$572,143
2029	\$2,341,042	\$3,929,228	59.6 %	Medium	1.00 %	\$1,633,975	\$0	\$28,756	\$591,100
2030	\$3,412,673	\$4,365,587	78.2 %	Low	1.00 %	\$1,650,315	\$0	\$34,998	\$1,508,159
2031	\$3,589,826	\$3,917,993	91.6 %	Low	-43.95 %	\$925,000	\$0	\$35,052	\$1,126,397
2032	\$3,423,481	\$3,887,790	88.1 %	Low	3.00 %	\$952,750	\$0	\$35,460	\$740,121
2033	\$3,671,570	\$4,315,665	85.1 %	Low	3.00 %	\$981,333	\$0	\$38,871	\$585,912
2034	\$4,105,861	\$5,035,839	81.5 %	Low	3.00 %	\$1,010,772	\$0	\$39,432	\$1,372,203
2035	\$3,783,862	\$4,922,929	76.9 %	Low	3.00 %	\$1,041,096	\$0	\$37,480	\$1,147,104
2036	\$3,715,333	\$5,300,625	70.1 %	Low	3.00 %	\$1,072,329	\$0	\$34,987	\$1,537,521
2037	\$3,285,128	\$5,572,940	58.9 %	Medium	3.00 %	\$1,104,498	\$0	\$31,116	\$1,479,940
2038	\$2,940,803	\$5,123,868	57.4 %	Medium	3.00 %	\$1,137,633	\$0	\$33,098	\$429,910
2039	\$3,681,625	\$5,770,097	63.8 %	Medium	3.00 %	\$1,171,762	\$0	\$38,250	\$919,919
2040	\$3,971,719	\$5,959,064	66.7 %	Medium	3.00 %	\$1,206,915	\$0	\$42,247	\$739,550
2041	\$4,481,331	\$6,368,380	70.4 %	Low	3.00 %	\$1,243,123	\$0	\$44,837	\$1,279,325
2042	\$4,489,966	\$6,263,776	71.7 %	Low	3.00 %	\$1,280,416	\$0	\$47,191	\$865,354
2043	\$4,952,219	\$6,613,086	74.9 %	Low	3.00 %	\$1,318,829	\$0	\$54,162	\$440,434
2044	\$5,884,776	\$7,442,123	79.1 %	Low	3.00 %	\$1,358,394	\$0	\$58,838	\$1,414,279
2045	\$5,887,728	\$7,325,501	80.4 %	Low	3.00 %	\$1,399,145	\$0	\$62,583	\$715,203
2046	\$6,634,254	\$7,958,933	83.4 %	Low	3.00 %	\$1,441,120	\$0	\$64,815	\$1,805,931
2047	\$6,334,258	\$7,522,428	84.2 %	Low	3.00 %	\$1,484,353	\$0	\$64,144	\$1,382,720
2048	\$6,500,036	\$7,544,280	86.2 %	Low	3.00 %	\$1,528,884	\$0	\$67,201	\$1,150,237
2049	\$6,945,884	\$7,842,857	88.6 %	Low	3.00 %	\$1,574,751	\$0	\$74,885	\$558,012
2050	\$8,037,508	\$8,798,092	91.4 %	Low	3.00 %	\$1,621,993	\$0	\$83,898	\$994,158
2051	\$8,749,241	\$9,371,595	93.4 %	Low	3.00 %	\$1,670,653	\$0	\$88,699	\$1,510,514
2052	\$8,998,079	\$9,470,462	95.0 %	Low	3.00 %	\$1,720,772	\$0	\$94,990	\$805,832
2053	\$10,008,009	\$10,339,325	96.8 %	Low	3.00 %	\$1,772,396	\$0	\$105,229	\$838,914
2054	\$11,046,720	\$11,242,621	98.3 %	Low	3.00 %	\$1,825,568	\$0	\$107,879	\$2,441,905
2055	\$10,538,261	\$10,565,652	99.7 %	Low	3.00 %	\$1,880,335	\$0	\$106,029	\$1,847,995

30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 28010-2
No-Site-Visit

Fiscal Year Start: 2026

Net After Tax Interest: 1.00 %

Avg 30-Yr 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 Funding	Reserve Funding			
2026	\$2,262,461	\$5,814,948	38.9 %	Medium	-16.77 %	\$1,320,000	\$0	\$13,275	\$3,202,040
2027	\$393,696	\$3,498,720	11.3 %	High	1.00 %	\$1,333,200	\$0	\$5,653	\$995,114
2028	\$737,435	\$3,442,825	21.4 %	High	1.00 %	\$1,346,532	\$0	\$11,298	\$572,143
2029	\$1,523,122	\$3,929,228	38.8 %	Medium	1.00 %	\$1,359,997	\$0	\$19,163	\$591,100
2030	\$2,311,183	\$4,365,587	52.9 %	Medium	1.00 %	\$1,373,597	\$0	\$22,542	\$1,508,159
2031	\$2,199,163	\$3,917,993	56.1 %	Medium	-43.95 %	\$769,901	\$0	\$20,302	\$1,126,397
2032	\$1,862,969	\$3,887,790	47.9 %	Medium	3.00 %	\$792,998	\$0	\$18,981	\$740,121
2033	\$1,934,826	\$4,315,665	44.8 %	Medium	3.00 %	\$816,788	\$0	\$20,597	\$585,912
2034	\$2,186,299	\$5,035,839	43.4 %	Medium	3.00 %	\$841,292	\$0	\$19,297	\$1,372,203
2035	\$1,674,684	\$4,922,929	34.0 %	Medium	3.00 %	\$866,530	\$0	\$15,414	\$1,147,104
2036	\$1,409,525	\$5,300,625	26.6 %	High	3.00 %	\$892,526	\$0	\$10,920	\$1,537,521
2037	\$775,450	\$5,572,940	13.9 %	High	3.00 %	\$919,302	\$0	\$4,974	\$1,479,940
2038	\$219,787	\$5,123,868	4.3 %	High	3.00 %	\$946,881	\$0	\$4,805	\$429,910
2039	\$741,563	\$5,770,097	12.9 %	High	3.00 %	\$975,288	\$0	\$7,728	\$919,919
2040	\$804,659	\$5,959,064	13.5 %	High	3.00 %	\$1,004,546	\$0	\$9,415	\$739,550
2041	\$1,079,070	\$6,368,380	16.9 %	High	3.00 %	\$1,034,683	\$0	\$9,611	\$1,279,325
2042	\$844,039	\$6,263,776	13.5 %	High	3.00 %	\$1,065,723	\$0	\$9,486	\$865,354
2043	\$1,053,893	\$6,613,086	15.9 %	High	3.00 %	\$1,097,695	\$0	\$13,889	\$440,434
2044	\$1,725,043	\$7,442,123	23.2 %	High	3.00 %	\$1,130,626	\$0	\$15,905	\$1,414,279
2045	\$1,457,294	\$7,325,501	19.9 %	High	3.00 %	\$1,164,544	\$0	\$16,897	\$715,203
2046	\$1,923,533	\$7,958,933	24.2 %	High	3.00 %	\$1,199,481	\$0	\$16,278	\$1,805,931
2047	\$1,333,360	\$7,522,428	17.7 %	High	3.00 %	\$1,235,465	\$0	\$12,655	\$1,382,720
2048	\$1,198,761	\$7,544,280	15.9 %	High	3.00 %	\$1,272,529	\$0	\$12,657	\$1,150,237
2049	\$1,333,710	\$7,842,857	17.0 %	High	3.00 %	\$1,310,705	\$0	\$17,179	\$558,012
2050	\$2,103,582	\$8,798,092	23.9 %	High	3.00 %	\$1,350,026	\$0	\$22,920	\$994,158
2051	\$2,482,370	\$9,371,595	26.5 %	High	3.00 %	\$1,390,527	\$0	\$24,335	\$1,510,514
2052	\$2,386,718	\$9,470,462	25.2 %	High	3.00 %	\$1,432,243	\$0	\$27,123	\$805,832
2053	\$3,040,252	\$10,339,325	29.4 %	High	3.00 %	\$1,475,210	\$0	\$33,738	\$838,914
2054	\$3,710,286	\$11,242,621	33.0 %	Medium	3.00 %	\$1,519,466	\$0	\$32,640	\$2,441,905
2055	\$2,820,487	\$10,565,652	26.7 %	High	3.00 %	\$1,565,050	\$0	\$26,913	\$1,847,995

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$2,262,461	\$660,952	\$1,277,304	\$2,341,042	\$3,412,673
Annual Reserve Funding	\$1,585,920	\$1,601,779	\$1,617,797	\$1,633,975	\$1,650,315
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$14,611	\$9,687	\$18,084	\$28,756	\$34,998
Total Income	\$3,862,992	\$2,272,418	\$2,913,185	\$4,003,773	\$5,097,986
# Component					
Office					
115 Signs/Flag Poles - Replace	\$0	\$0	\$0	\$0	\$0
120 Parking Lot - Resurface	\$0	\$36,771	\$0	\$0	\$0
121 Parking Lot - Repair/Seal/Stripe	\$8,500	\$0	\$0	\$0	\$0
128 Septic System - Replace	\$0	\$0	\$0	\$0	\$0
130 Office Roof & Gutters - Replace	\$0	\$0	\$0	\$0	\$0
132 Office Siding - Replace	\$0	\$0	\$0	\$0	\$0
133 Office Windows - Replace	\$0	\$0	\$0	\$0	\$0
134 Office Exterior Surfaces - Clk/Paint	\$0	\$6,788	\$0	\$0	\$0
152 Rear Decks/Ramp - Replace	\$0	\$0	\$0	\$0	\$0
153 Entry Porch - Resurface	\$0	\$0	\$0	\$0	\$0
155 Metal Rails - Replace	\$0	\$0	\$0	\$0	\$0
168 Office HVAC - Replace	\$0	\$0	\$0	\$0	\$0
176 Office Interior Walls - Paint	\$0	\$0	\$0	\$8,447	\$0
178 Office Flooring - Replace	\$0	\$21,218	\$0	\$0	\$0
184 Office Kitchen & Baths - Refurbish	\$0	\$0	\$0	\$0	\$0
186 Office Furniture/Décor - Refurbish	\$0	\$0	\$0	\$16,937	\$0
192 Office Surveillance Sys - Replace	\$0	\$0	\$0	\$0	\$4,693
193 Network Equipment - Replace	\$0	\$0	\$0	\$0	\$5,796
197 Telephone System - Replace	\$0	\$0	\$0	\$0	\$9,274
Security					
201 Security Trailer - Refurbish	\$0	\$0	\$0	\$0	\$0
207 Office Equip & Furniture - Replace	\$0	\$0	\$0	\$0	\$0
210 2016 Jeep Renegade - Replace	\$0	\$0	\$0	\$0	\$0
212 2014 Ford F150 - Replace	\$36,100	\$0	\$0	\$0	\$0
214 2017 Frontier - Replace	\$0	\$0	\$0	\$0	\$0
216 Conex Unit, Repeater Site - Replace	\$0	\$0	\$0	\$0	\$0
217 Generator, Repeater Site - Replace	\$0	\$0	\$0	\$0	\$0
218 Propane Tank, Repeater Site - Replace	\$0	\$0	\$0	\$0	\$0
230 Charge Controllers, Repeater Site - Repl	\$0	\$0	\$0	\$0	\$0
231 Batteries, Repeater Site - Replace	\$12,000	\$0	\$0	\$0	\$0
232 Solar Panels, Repeater Site - Replace	\$0	\$0	\$0	\$0	\$0
233 Radio Tower, Repeater Site - Replace	\$0	\$0	\$0	\$0	\$0
Golf Course					
169 Parking Lot - Resurface	\$0	\$0	\$0	\$0	\$0
170 Golf Maint Bldg - Ext Renovation	\$0	\$0	\$0	\$0	\$0
172 Golf Maint Bldg Ext - Repair/Paint/Seal	\$0	\$0	\$0	\$0	\$0
187 Fertilizer Shed - Ext Renovation	\$0	\$0	\$0	\$0	\$0
190 Fertilizer Shed Ext - Repair/Paint/Seal	\$0	\$0	\$0	\$0	\$0
235 Driving Range: Cover - Refurbish	\$0	\$7,952	\$0	\$0	\$0
248 Irrigation System - Renovate	\$1,030,000	\$0	\$0	\$0	\$0
251 Irrigation Lines & Sprinklers - Replace	\$0	\$0	\$0	\$0	\$0
252 Irrigation Controls - Replace	\$0	\$0	\$0	\$0	\$0
254 Pond Fountain Equipment - Replace	\$0	\$0	\$0	\$0	\$0
260 Asphalt Cart Paths - Partial Replace	\$39,100	\$0	\$0	\$0	\$0
266 Golf Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$0
269 Course Signs - Replace	\$0	\$5,305	\$0	\$0	\$0
274 Manager Cart - Replace	\$0	\$7,426	\$0	\$0	\$0
275 Aerator, Fairway - Replace	\$0	\$0	\$0	\$0	\$0
276 Aerator, John Deere - Replace	\$0	\$20,188	\$0	\$0	\$0
277 Spreader (Lely) - Replace	\$0	\$10,609	\$0	\$0	\$0
278 Spreader (Tycrop) - Replace	\$23,700	\$0	\$0	\$0	\$0
279 Kubota Zero-Turn Mower - Replace	\$0	\$31,827	\$0	\$0	\$0
280 Mower, Gang 1 of 2 - Replace	\$20,600	\$0	\$0	\$0	\$0
281 Mower, Gang 2 of 2 - Replace	\$0	\$0	\$0	\$22,510	\$0
282 Mower, Walk Behind - Replace	\$6,180	\$0	\$0	\$0	\$0

Fiscal Year	2026	2027	2028	2029	2030
283 Toro Greensmaster 3320 - Replace	\$0	\$0	\$0	\$0	\$0
284 Toro Greensmaster 3150Q - Replace	\$0	\$0	\$0	\$0	\$0
285 Mower, Multipurpose - Replace	\$0	\$0	\$0	\$0	\$0
286 Toro Reelmaster 5610 - Replace	\$0	\$0	\$0	\$0	\$0
287 Toro Reelmaster 3555D - Replace	\$0	\$0	\$0	\$0	\$0
288 Blower - Replace	\$9,270	\$0	\$0	\$0	\$0
289 Mower, Tee - Replace	\$0	\$0	\$0	\$0	\$0
290 Mower, Aprons - Replace	\$33,000	\$0	\$0	\$0	\$0
291 John Deere Sprayer - Replace	\$0	\$47,792	\$0	\$0	\$0
292 John Deere Gator - Replace	\$0	\$82,194	\$0	\$0	\$0
293 Utility Vehicle - Replace	\$0	\$0	\$53,045	\$0	\$0
294 Golf Carts - Replace	\$0	\$14,832	\$0	\$0	\$0
295 Grinder - Replace	\$0	\$0	\$0	\$7,879	\$0
297 Tractor (Ford) - Replace	\$0	\$55,723	\$0	\$0	\$0
298 Tractor (John Deere) - Replace	\$0	\$0	\$0	\$0	\$0
299 Roller Puncher/Green Sweeper - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse					
236 Driving Range: Netting - Replace	\$0	\$0	\$79,355	\$0	\$0
237 Driving Range: Mats - Replace	\$4,330	\$0	\$0	\$0	\$0
238 Driving Range: Dividers - Replace	\$0	\$0	\$0	\$0	\$0
240 Range Picker - Replace	\$0	\$0	\$0	\$0	\$0
250 Irrigation Pump - Replace	\$0	\$0	\$0	\$0	\$0
401 Clubhouse Roof & Gutters - Replace	\$0	\$0	\$0	\$0	\$0
403 Clubhouse Siding - Replace	\$0	\$0	\$0	\$0	\$0
404 Clubhouse Windows - Replace	\$0	\$0	\$0	\$0	\$0
405 Clubhouse Ext. Surfaces-Paint	\$5,920	\$0	\$0	\$0	\$0
408 Clubhouse Deck/Rails - Replace	\$0	\$0	\$0	\$0	\$26,675
418 Clubhouse Parking Lot - Resurface	\$0	\$0	\$0	\$0	\$0
419 Clubhouse Parking Lot - Seal/Repair	\$18,300	\$0	\$0	\$0	\$0
424 Clubhouse: Heat Pump - Replace	\$0	\$0	\$0	\$0	\$0
429 Clubhouse: Septic System - Replace	\$0	\$0	\$0	\$0	\$0
432 Cart Stg Bldg Roof & Gutters - Replace	\$0	\$32,754	\$0	\$0	\$0
433 Golf Cart Bldg. Doors - Replace	\$0	\$0	\$0	\$0	\$0
434 Cart Stg Bldg Siding - Replace	\$0	\$0	\$0	\$0	\$0
435 Cart Stg. Bldg Exterior - Paint	\$7,730	\$0	\$0	\$0	\$0
460 Clubhouse Flooring - Replace	\$0	\$18,540	\$0	\$0	\$0
463 Clubhouse Interior Walls/Ceilings- Paint	\$0	\$12,051	\$0	\$0	\$0
466 Clubhouse Bathrooms - Remodel	\$0	\$5,305	\$0	\$0	\$0
473 Pro Shop - Remodel	\$0	\$10,609	\$0	\$0	\$0
476 Pro Shop POS System - Update	\$0	\$10,506	\$0	\$0	\$0
479 Pro Shop Rental Clubs - Replace	\$0	\$11,948	\$0	\$0	\$0
482 Golf Carts, Owned - Replace	\$0	\$0	\$0	\$0	\$48,735
495 Clubhouse Security System -Replace	\$0	\$0	\$0	\$0	\$4,750
497 Gazebo Roof & Gutters - Replace	\$0	\$15,141	\$0	\$0	\$0
498 Gazebo Siding - Replace	\$0	\$0	\$0	\$0	\$0
499 Gazebo - Paint	\$5,410	\$0	\$0	\$0	\$0
Parks					
297 Security Trailer - Refurbish	\$0	\$0	\$0	\$0	\$0
299 Concrete - Repair/Replace	\$0	\$10,609	\$0	\$0	\$0
302 Restroom/Gazebo Roofs - Replace	\$0	\$0	\$0	\$0	\$0
304 Restroom Bldgs - Refurbish/Renovate	\$0	\$0	\$0	\$0	\$11,593
305 Septic Sys, Park Restrooms - Repr/Rplc	\$0	\$0	\$0	\$0	\$0
306 Gazebo Shelters - Refurb/Renovate	\$0	\$9,548	\$0	\$0	\$0
308 Park Host Sites - Refurb/Renovate	\$0	\$0	\$0	\$0	\$0
313 Div 9 Asphalt Paths/Crt- Resurface	\$0	\$0	\$0	\$0	\$24,086
314 Div 9 Asphalt Access - Resurface	\$0	\$0	\$0	\$0	\$0
318 Div 3 Asphalt Parking/Drives	\$0	\$0	\$0	\$0	\$46,934
319 Div 1 Asphalt Parking/Drives/Paths/Crt	\$0	\$0	\$0	\$0	\$95,668
325 Div 3 Play Equipment - Replace/Refr	\$56,700	\$0	\$0	\$0	\$0
326 Div 1 Play Equipment - Replace/Refr	\$56,700	\$0	\$0	\$0	\$0
327 Div 9 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
328 Div 18.1 Play Equip - Replace	\$0	\$37,183	\$0	\$0	\$0
329 Div 18.3/Playland Park Equip - Replace	\$0	\$0	\$0	\$0	\$0
330 Picnic Tables/Benches - Replace	\$0	\$0	\$0	\$0	\$11,593
331 BBall Court(Div 3) - Resurface/Replace	\$0	\$0	\$0	\$0	\$0
331 BBall Fence (Div 3 Park) - Resurface/Rpl	\$0	\$0	\$0	\$0	\$0
332 Basketball Eqp (Div. 3) - Replace	\$0	\$0	\$0	\$0	\$0
333 Tennis Court(Golf Area) - Resurface	\$118,000	\$0	\$0	\$0	\$0
334 Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2026	2027	2028	2029	2030
335 BBall Court(Golf Area) - Resurface	\$0	\$0	\$0	\$0	\$0
336 Basketball Eqp (Golf) - Replace	\$0	\$0	\$0	\$0	\$0
340 Div 3 Boat Launch Dock - Replace	\$0	\$0	\$0	\$0	\$39,730
342 Div 3 Launch Dock Pilings - Replace	\$0	\$0	\$0	\$0	\$0
344 Div 3 Launch Dock Gangway - Replace	\$0	\$0	\$0	\$0	\$0
346 Div 3 Park Dock - Replace	\$0	\$0	\$0	\$0	\$198,090
348 Div 3 Park Dock Pilings - Replace	\$0	\$0	\$0	\$0	\$0
350 Div 1 Park Dock - Replace	\$0	\$0	\$0	\$0	\$225,102
351 Div 1 Park Dock Pilings - Replace	\$0	\$0	\$0	\$0	\$0
354 Div 1 Swim/Float Dock - Replace	\$0	\$0	\$0	\$0	\$0
358 Div 9 Park Dock - Replace	\$0	\$0	\$0	\$0	\$0
363 Div 2 Dock - Replace	\$213,000	\$0	\$0	\$0	\$0
364 Div 14 Dock - Replace	\$515,000	\$0	\$0	\$0	\$0
365 Swim Areas - Repair/Replace	\$33,500	\$0	\$0	\$0	\$0
371 Div 14 Fence - Replace	\$0	\$0	\$0	\$0	\$0
379 Div. 3 Breakwater/Attenuator	\$0	\$0	\$0	\$0	\$0
380 Div. 1 Breakwater/Attenuator	\$200,000	\$0	\$0	\$0	\$0
382 Div. 3 Soft Shore Stabilization	\$0	\$0	\$0	\$0	\$0
386 Flatbed Truck (#187) - Replace	\$0	\$0	\$0	\$0	\$0
387 Plow & Box Sander - Replace	\$0	\$0	\$0	\$0	\$0
388 Pick-Up Truck (#464) - Replace	\$0	\$0	\$0	\$0	\$0
389 SNWBR Landscape Trailer (#451) - Replace	\$0	\$0	\$0	\$0	\$0
391 Chipper - Replace	\$0	\$0	\$0	\$0	\$0
392 Parks Mower - Replace	\$0	\$0	\$0	\$0	\$0
Roads & Greenbelts					
220 Security Trailer - Refurbish	\$0	\$0	\$0	\$0	\$0
222 Shop Bldg. Roof - Replace	\$0	\$0	\$0	\$0	\$0
223 Shop Building Exteriors - Repair	\$0	\$25,956	\$0	\$0	\$0
224 Shop Bldg Heaters - Replace	\$0	\$8,487	\$0	\$0	\$0
226 Equipment Shed Roof - Replace	\$0	\$0	\$0	\$0	\$0
580 Asphalt Roads - Patches, Overlays, Reprs	\$103,000	\$106,090	\$109,273	\$112,551	\$115,927
581 Roads - Crack Fill, Repair, etc.	\$51,500	\$53,045	\$54,636	\$56,275	\$57,964
583 Main Three Roads - Resurface	\$0	\$0	\$0	\$0	\$0
584 Side Roads - Overlay	\$0	\$0	\$0	\$0	\$0
587 Culverts - Annual Work	\$30,900	\$31,827	\$32,782	\$33,765	\$34,778
588 Division 14 Pond Outlet - Reconstruct	\$309,000	\$0	\$0	\$0	\$0
589 Signs/Monuments - Repair/Replace	\$11,300	\$0	\$0	\$0	\$0
600 Cap Impv Water - Roads Work 2026	\$130,000	\$0	\$0	\$0	\$0
602 Cap Impv Water - Roads Work 2027	\$0	\$151,410	\$0	\$0	\$0
603 Cap Impv Water - Strm/Roads Work 2028	\$0	\$0	\$188,416	\$0	\$0
604 Cap Impv Water - Storm/Roads Work 2029	\$0	\$0	\$0	\$276,460	\$0
605 Cap Impv Water - Roads Work 2030	\$0	\$0	\$0	\$0	\$210,470
606 Cap Impv Water - Roads Work 2031	\$0	\$0	\$0	\$0	\$0
607 Cap Impv Water - Roads Work 2032	\$0	\$0	\$0	\$0	\$0
608 Cap Impv Water - Roads Work 2033	\$0	\$0	\$0	\$0	\$0
609 Cap Impv Water - Storm/Roads Work 2034	\$0	\$0	\$0	\$0	\$0
610 Cap Impv Water - Storm/Roads Work 2035	\$0	\$0	\$0	\$0	\$0
611 Cap Impv Water - Storm/Roads Work 2036	\$0	\$0	\$0	\$0	\$0
612 Cap Impv Water - Storm/Roads Work 2037	\$0	\$0	\$0	\$0	\$0
841 Front-End Loader - Replace	\$0	\$0	\$0	\$0	\$0
842 Kubota Excavator - Replace	\$0	\$0	\$0	\$0	\$63,816
843 Caterpillar Backhoe - Replace	\$0	\$0	\$0	\$0	\$0
844 Champion Grader - Replace	\$0	\$0	\$0	\$0	\$92,742
846 Road Sweeper - Replace	\$0	\$42,436	\$0	\$0	\$0
848 Int'l Dump Truck w/Snow Plow(#50) - Rplc	\$0	\$0	\$0	\$0	\$92,742
852 Ford F350 Dump Truck (#196) - Replace	\$0	\$0	\$0	\$0	\$0
853 Ford F350 Flatbed Truck (#914) - Replace	\$61,800	\$0	\$0	\$0	\$0
854 Ford F150 Truck, Red (#245) - Replace	\$0	\$0	\$0	\$0	\$0
856 Dodge Ram Dump Truck (#628) - Replace	\$0	\$0	\$0	\$0	\$0
857 Dumptruck - Replace	\$0	\$0	\$0	\$0	\$0
858 Utility Trailer, Olympic (#385) - Rplc	\$0	\$0	\$0	\$0	\$0
860 Roadside Mower/Attachments - Replace	\$0	\$0	\$0	\$0	\$0
861 Shoulder Mower - Replace	\$0	\$0	\$0	\$0	\$0
864 Fuel Tank - Replace	\$0	\$0	\$0	\$0	\$29,038
866 Greenbelt Fire/Fuel - Reductions	\$51,500	\$53,045	\$54,636	\$56,275	\$57,964
870 Chip Sand Storage - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$3,202,040	\$995,114	\$572,143	\$591,100	\$1,508,159
Ending Reserve Balance	\$660,952	\$1,277,304	\$2,341,042	\$3,412,673	\$3,589,826

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$3,589,826	\$3,423,481	\$3,671,570	\$4,105,861	\$3,783,862
Annual Reserve Funding	\$925,000	\$952,750	\$981,333	\$1,010,772	\$1,041,096
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$35,052	\$35,460	\$38,871	\$39,432	\$37,480
Total Income	\$4,549,878	\$4,411,691	\$4,691,773	\$5,156,065	\$4,862,438
# Component					
Office					
115 Signs/Flag Poles - Replace	\$0	\$0	\$0	\$0	\$0
120 Parking Lot - Resurface	\$0	\$0	\$0	\$0	\$0
121 Parking Lot - Repair/Seal/Stripe	\$9,854	\$0	\$0	\$0	\$0
128 Septic System - Replace	\$0	\$0	\$0	\$0	\$0
130 Office Roof & Gutters - Replace	\$0	\$0	\$0	\$0	\$0
132 Office Siding - Replace	\$0	\$0	\$0	\$0	\$0
133 Office Windows - Replace	\$0	\$0	\$0	\$0	\$0
134 Office Exterior Surfaces - Clk/Paint	\$0	\$0	\$0	\$0	\$0
152 Rear Decks/Ramp - Replace	\$0	\$0	\$0	\$0	\$0
153 Entry Porch - Resurface	\$0	\$0	\$0	\$0	\$0
155 Metal Rails - Replace	\$0	\$0	\$0	\$0	\$0
168 Office HVAC - Replace	\$9,552	\$0	\$0	\$0	\$0
176 Office Interior Walls - Paint	\$0	\$0	\$0	\$0	\$0
178 Office Flooring - Replace	\$0	\$0	\$0	\$0	\$0
184 Office Kitchen & Baths - Refurbish	\$0	\$0	\$0	\$0	\$0
186 Office Furniture/Décor - Refurbish	\$0	\$0	\$0	\$0	\$0
192 Office Surveillance Sys - Replace	\$0	\$0	\$0	\$0	\$0
193 Network Equipment - Replace	\$0	\$0	\$0	\$0	\$0
197 Telephone System - Replace	\$0	\$0	\$0	\$0	\$0
Security					
201 Security Trailer - Refurbish	\$0	\$0	\$0	\$0	\$0
207 Office Equip & Furniture - Replace	\$0	\$0	\$0	\$9,792	\$0
210 2016 Jeep Renegade - Replace	\$29,909	\$0	\$0	\$0	\$0
212 2014 Ford F150 - Replace	\$0	\$0	\$0	\$0	\$0
214 2017 Frontier - Replace	\$0	\$30,687	\$0	\$0	\$0
216 Conex Unit, Repeater Site - Replace	\$0	\$0	\$0	\$0	\$0
217 Generator, Repeater Site - Replace	\$0	\$0	\$0	\$0	\$0
218 Propane Tank, Repeater Site - Replace	\$0	\$0	\$0	\$0	\$0
230 Charge Controllers, Repeater Site - Repl	\$0	\$0	\$4,305	\$0	\$0
231 Batteries, Repeater Site - Replace	\$13,911	\$0	\$0	\$0	\$0
232 Solar Panels, Repeater Site - Replace	\$0	\$0	\$0	\$0	\$0
233 Radio Tower, Repeater Site - Replace	\$0	\$0	\$0	\$0	\$0
Golf Course					
169 Parking Lot - Resurface	\$0	\$0	\$0	\$0	\$0
170 Golf Maint Bldg - Ext Renovation	\$0	\$0	\$0	\$0	\$0
172 Golf Maint Bldg Ext - Repair/Paint/Seal	\$0	\$0	\$0	\$0	\$11,286
187 Fertilizer Shed - Ext Renovation	\$0	\$0	\$0	\$0	\$0
190 Fertilizer Shed Ext - Repair/Paint/Seal	\$0	\$0	\$0	\$0	\$3,967
235 Driving Range: Cover - Refurbish	\$0	\$0	\$0	\$0	\$0
248 Irrigation System - Renovate	\$0	\$0	\$0	\$0	\$0
251 Irrigation Lines & Sprinklers - Replace	\$0	\$0	\$0	\$0	\$0
252 Irrigation Controls - Replace	\$0	\$0	\$0	\$0	\$0
254 Pond Fountain Equipment - Replace	\$0	\$0	\$0	\$0	\$10,216
260 Asphalt Cart Paths - Partial Replace	\$45,328	\$0	\$0	\$0	\$0
266 Golf Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$13,439
269 Course Signs - Replace	\$0	\$0	\$0	\$0	\$0
274 Manager Cart - Replace	\$0	\$0	\$0	\$0	\$0
275 Aerator, Fairway - Replace	\$0	\$0	\$0	\$0	\$0
276 Aerator, John Deere - Replace	\$0	\$0	\$0	\$0	\$0
277 Spreader (Lely) - Replace	\$0	\$0	\$0	\$0	\$0
278 Spreader (Tycrop) - Replace	\$0	\$0	\$0	\$0	\$0
279 Kubota Zero-Turn Mower - Replace	\$0	\$0	\$0	\$0	\$0
280 Mower, Gang 1 of 2 - Replace	\$0	\$0	\$0	\$0	\$0
281 Mower, Gang 2 of 2 - Replace	\$0	\$0	\$0	\$0	\$0
282 Mower, Walk Behind - Replace	\$0	\$0	\$0	\$0	\$0
283 Toro Greensmaster 3320 - Replace	\$0	\$0	\$0	\$0	\$63,803
284 Toro Greensmaster 3150Q - Replace	\$0	\$0	\$0	\$61,945	\$0
285 Mower, Multipurpose - Replace	\$0	\$0	\$0	\$0	\$0
286 Toro Reelmaster 5610 - Replace	\$0	\$0	\$0	\$81,580	\$0
287 Toro Reelmaster 3555D - Replace	\$0	\$0	\$0	\$88,041	\$0
288 Blower - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2031	2032	2033	2034	2035
289 Mower, Tee - Replace	\$0	\$0	\$0	\$0	\$0
290 Mower, Aprons - Replace	\$0	\$0	\$0	\$0	\$0
291 John Deere Sprayer - Replace	\$0	\$0	\$0	\$0	\$0
292 John Deere Gator - Replace	\$0	\$0	\$0	\$0	\$0
293 Utility Vehicle - Replace	\$0	\$0	\$0	\$0	\$0
294 Golf Carts - Replace	\$0	\$0	\$0	\$0	\$0
295 Grinder - Replace	\$0	\$0	\$0	\$0	\$0
297 Tractor (Ford) - Replace	\$0	\$0	\$0	\$0	\$0
298 Tractor (John Deere) - Replace	\$0	\$0	\$0	\$0	\$0
299 Roller Puncher/Green Sweeper - Replace	\$0	\$0	\$0	\$0	\$13,048
Clubhouse					
236 Driving Range: Netting - Replace	\$0	\$0	\$0	\$0	\$0
237 Driving Range: Mats - Replace	\$0	\$5,170	\$0	\$0	\$0
238 Driving Range: Dividers - Replace	\$0	\$0	\$0	\$0	\$0
240 Range Picker - Replace	\$0	\$23,403	\$0	\$0	\$0
250 Irrigation Pump - Replace	\$0	\$0	\$0	\$0	\$0
401 Clubhouse Roof & Gutters - Replace	\$0	\$0	\$0	\$0	\$0
403 Clubhouse Siding - Replace	\$0	\$0	\$0	\$0	\$46,319
404 Clubhouse Windows - Replace	\$0	\$0	\$0	\$0	\$42,275
405 Clubhouse Ext. Surfaces-Paint	\$0	\$0	\$0	\$0	\$0
408 Clubhouse Deck/Rails - Replace	\$0	\$0	\$0	\$0	\$0
418 Clubhouse Parking Lot - Resurface	\$0	\$0	\$0	\$0	\$0
419 Clubhouse Parking Lot - Seal/Repair	\$21,215	\$0	\$0	\$0	\$0
424 Clubhouse: Heat Pump - Replace	\$0	\$0	\$0	\$0	\$0
429 Clubhouse: Septic System - Replace	\$0	\$0	\$0	\$0	\$0
432 Cart Stg Bldg Roof & Gutters - Replace	\$0	\$0	\$0	\$0	\$0
433 Golf Cart Bldg. Doors - Replace	\$0	\$0	\$0	\$0	\$0
434 Cart Stg Bldg Siding - Replace	\$0	\$0	\$0	\$0	\$0
435 Cart Stg. Bldg Exterior - Paint	\$0	\$0	\$0	\$0	\$0
460 Clubhouse Flooring - Replace	\$0	\$0	\$0	\$0	\$0
463 Clubhouse Interior Walls/Ceilings- Paint	\$0	\$0	\$0	\$0	\$0
466 Clubhouse Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
473 Pro Shop - Remodel	\$0	\$0	\$0	\$0	\$0
476 Pro Shop POS System - Update	\$0	\$0	\$0	\$0	\$0
479 Pro Shop Rental Clubs - Replace	\$0	\$0	\$0	\$0	\$0
482 Golf Carts, Owned - Replace	\$0	\$0	\$0	\$0	\$0
495 Clubhouse Security System -Replace	\$0	\$0	\$0	\$0	\$0
497 Gazebo Roof & Gutters - Replace	\$0	\$0	\$0	\$0	\$0
498 Gazebo Siding - Replace	\$0	\$0	\$0	\$0	\$0
499 Gazebo - Paint	\$0	\$0	\$0	\$0	\$0
Parks					
297 Security Trailer - Refurbish	\$0	\$0	\$0	\$0	\$0
299 Concrete - Repair/Replace	\$0	\$12,299	\$0	\$0	\$0
302 Restroom/Gazebo Roofs - Replace	\$0	\$0	\$0	\$0	\$0
304 Restroom Bldgs - Refurbish/Renovate	\$0	\$0	\$0	\$0	\$0
305 Septic Sys, Park Restrooms - Repr/Rplc	\$0	\$0	\$0	\$0	\$0
306 Gazebo Shelters - Refurb/Renovate	\$0	\$0	\$0	\$0	\$0
308 Park Host Sites - Refurb/Renovate	\$0	\$0	\$0	\$0	\$0
313 Div 9 Asphalt Paths/Crt- Resurface	\$0	\$0	\$0	\$0	\$0
314 Div 9 Asphalt Access - Resurface	\$0	\$0	\$0	\$0	\$0
318 Div 3 Asphalt Parking/Drives	\$0	\$0	\$0	\$0	\$0
319 Div 1 Asphalt Parking/Drives/Paths/Crt	\$0	\$0	\$0	\$0	\$0
325 Div 3 Play Equipment - Replace/Refr	\$0	\$0	\$0	\$0	\$0
326 Div 1 Play Equipment - Replace/Refr	\$0	\$0	\$0	\$0	\$0
327 Div 9 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
328 Div 18.1 Play Equip - Replace	\$0	\$0	\$0	\$0	\$0
329 Div 18.3/Playland Park Equip - Replace	\$0	\$0	\$0	\$0	\$0
330 Picnic Tables/Benches - Replace	\$0	\$0	\$0	\$0	\$0
331 BBall Court(Div 3) - Resurface/Replace	\$0	\$0	\$0	\$0	\$0
331 BBall Fence (Div 3 Park) - Resurface/Rpl	\$0	\$0	\$0	\$0	\$0
332 Basketball Eqp (Div. 3) - Replace	\$0	\$0	\$0	\$0	\$10,751
333 Tennis Court(Golf Area) - Resurface	\$0	\$0	\$0	\$0	\$0
334 Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
335 BBall Court(Golf Area) - Resurface	\$0	\$0	\$0	\$0	\$0
336 Basketball Eqp (Golf) - Replace	\$0	\$0	\$0	\$0	\$0
340 Div 3 Boat Launch Dock - Replace	\$0	\$0	\$0	\$0	\$0
342 Div 3 Launch Dock Pilings - Replace	\$0	\$0	\$0	\$0	\$0
344 Div 3 Launch Dock Gangway - Replace	\$0	\$0	\$0	\$0	\$0
346 Div 3 Park Dock - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2031	2032	2033	2034	2035
348 Div 3 Park Dock Pilings - Replace	\$0	\$0	\$0	\$0	\$0
350 Div 1 Park Dock - Replace	\$0	\$0	\$0	\$0	\$0
351 Div 1 Park Dock Pilings - Replace	\$0	\$0	\$0	\$0	\$0
354 Div 1 Swim/Float Dock - Replace	\$0	\$0	\$0	\$0	\$0
358 Div 9 Park Dock - Replace	\$0	\$0	\$0	\$0	\$0
363 Div 2 Dock - Replace	\$0	\$0	\$0	\$0	\$0
364 Div 14 Dock - Replace	\$0	\$0	\$0	\$0	\$0
365 Swim Areas - Repair/Replace	\$0	\$0	\$0	\$0	\$0
371 Div 14 Fence - Replace	\$0	\$0	\$0	\$0	\$0
379 Div. 3 Breakwater/Attenuator	\$0	\$0	\$0	\$0	\$0
380 Div. 1 Breakwater/Attenuator	\$0	\$0	\$0	\$0	\$0
382 Div. 3 Soft Shore Stabilization	\$29,909	\$0	\$0	\$0	\$0
386 Flatbed Truck (#187) - Replace	\$0	\$0	\$0	\$0	\$114,168
387 Plow & Box Sander - Replace	\$0	\$0	\$0	\$0	\$0
388 Pick-Up Truck (#464) - Replace	\$0	\$0	\$0	\$0	\$40,317
389 SNWBR Landscape Trailer (#451) - Replace	\$0	\$0	\$0	\$0	\$0
391 Chipper - Replace	\$0	\$24,597	\$0	\$0	\$0
392 Parks Mower - Replace	\$0	\$10,758	\$0	\$0	\$0
Roads & Greenbelts					
220 Security Trailer - Refurbish	\$0	\$0	\$0	\$0	\$0
222 Shop Bldg. Roof - Replace	\$0	\$0	\$0	\$0	\$0
223 Shop Building Exteriors - Repair	\$0	\$0	\$0	\$0	\$0
224 Shop Bldg Heaters - Replace	\$0	\$0	\$0	\$0	\$0
226 Equipment Shed Roof - Replace	\$0	\$0	\$0	\$0	\$0
580 Asphalt Roads - Patches, Overlays, Reprs	\$119,405	\$122,987	\$126,677	\$130,477	\$134,392
581 Roads - Crack Fill, Repair, etc.	\$59,703	\$61,494	\$63,339	\$65,239	\$67,196
583 Main Three Roads - Resurface	\$306,048	\$0	\$0	\$0	\$0
584 Side Roads - Overlay	\$0	\$0	\$0	\$443,370	\$0
587 Culverts - Annual Work	\$35,822	\$36,896	\$38,003	\$39,143	\$40,317
588 Division 14 Pond Outlet - Reconstruct	\$0	\$0	\$0	\$0	\$0
589 Signs/Monuments - Repair/Replace	\$0	\$0	\$0	\$0	\$0
600 Cap Impv Water - Roads Work 2026	\$0	\$0	\$0	\$0	\$0
602 Cap Impv Water - Roads Work 2027	\$0	\$0	\$0	\$0	\$0
603 Cap Impv Water - Strm/Roads Work 2028	\$0	\$0	\$0	\$0	\$0
604 Cap Impv Water - Storm/Roads Work 2029	\$0	\$0	\$0	\$0	\$0
605 Cap Impv Water - Roads Work 2030	\$0	\$0	\$0	\$0	\$0
606 Cap Impv Water - Roads Work 2031	\$236,492	\$0	\$0	\$0	\$0
607 Cap Impv Water - Roads Work 2032	\$0	\$251,945	\$0	\$0	\$0
608 Cap Impv Water - Roads Work 2033	\$0	\$0	\$290,250	\$0	\$0
609 Cap Impv Water - Storm/Roads Work 2034	\$0	\$0	\$0	\$387,378	\$0
610 Cap Impv Water - Storm/Roads Work 2035	\$0	\$0	\$0	\$0	\$318,365
611 Cap Impv Water - Storm/Roads Work 2036	\$0	\$0	\$0	\$0	\$0
612 Cap Impv Water - Storm/Roads Work 2037	\$0	\$0	\$0	\$0	\$0
841 Front-End Loader - Replace	\$0	\$0	\$0	\$0	\$0
842 Kubota Excavator - Replace	\$0	\$0	\$0	\$0	\$0
843 Caterpillar Backhoe - Replace	\$0	\$0	\$0	\$0	\$134,392
844 Champion Grader - Replace	\$0	\$0	\$0	\$0	\$0
846 Road Sweeper - Replace	\$0	\$0	\$0	\$0	\$0
848 Int'l Dump Truck w/Snow Plow(#50) - Rplc	\$0	\$0	\$0	\$0	\$0
852 Ford F350 Dump Truck (#196) - Replace	\$0	\$0	\$0	\$0	\$0
853 Ford F350 Flatbed Truck (#914) - Replace	\$0	\$0	\$0	\$0	\$0
854 Ford F150 Truck, Red (#245) - Replace	\$0	\$0	\$0	\$0	\$0
856 Dodge Ram Dump Truck (#628) - Replace	\$0	\$98,390	\$0	\$0	\$0
857 Dumptruck - Replace	\$0	\$0	\$0	\$0	\$0
858 Utility Trailer, Olympic (#385) - Rplc	\$0	\$0	\$0	\$0	\$0
860 Roadside Mower/Attachments - Replace	\$149,546	\$0	\$0	\$0	\$0
861 Shoulder Mower - Replace	\$0	\$0	\$0	\$0	\$15,657
864 Fuel Tank - Replace	\$0	\$0	\$0	\$0	\$0
866 Greenbelt Fire/Fuel - Reductions	\$59,703	\$61,494	\$63,339	\$65,239	\$67,196
870 Chip Sand Storage - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,126,397	\$740,121	\$585,912	\$1,372,203	\$1,147,104
Ending Reserve Balance	\$3,423,481	\$3,671,570	\$4,105,861	\$3,783,862	\$3,715,333

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$3,715,333	\$3,285,128	\$2,940,803	\$3,681,625	\$3,971,719
Annual Reserve Funding	\$1,072,329	\$1,104,498	\$1,137,633	\$1,171,762	\$1,206,915
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$34,987	\$31,116	\$33,098	\$38,250	\$42,247
Total Income	\$4,822,649	\$4,420,743	\$4,111,535	\$4,891,638	\$5,220,881
# Component					
Office					
115 Signs/Flag Poles - Replace	\$0	\$0	\$0	\$0	\$11,692
120 Parking Lot - Resurface	\$0	\$0	\$0	\$0	\$0
121 Parking Lot - Repair/Seal/Stripe	\$11,423	\$0	\$0	\$0	\$0
128 Septic System - Replace	\$0	\$0	\$0	\$0	\$39,025
130 Office Roof & Gutters - Replace	\$0	\$0	\$0	\$0	\$0
132 Office Siding - Replace	\$0	\$0	\$0	\$0	\$0
133 Office Windows - Replace	\$0	\$0	\$0	\$0	\$0
134 Office Exterior Surfaces - Clk/Paint	\$0	\$9,122	\$0	\$0	\$0
152 Rear Decks/Ramp - Replace	\$0	\$0	\$0	\$0	\$0
153 Entry Porch - Resurface	\$0	\$0	\$0	\$0	\$0
155 Metal Rails - Replace	\$0	\$0	\$0	\$0	\$0
168 Office HVAC - Replace	\$0	\$0	\$0	\$0	\$0
176 Office Interior Walls - Paint	\$0	\$0	\$0	\$0	\$0
178 Office Flooring - Replace	\$0	\$0	\$0	\$0	\$0
184 Office Kitchen & Baths - Refurbish	\$0	\$0	\$0	\$0	\$0
186 Office Furniture/Décor - Refurbish	\$0	\$0	\$0	\$0	\$0
192 Office Surveillance Sys - Replace	\$0	\$0	\$0	\$0	\$0
193 Network Equipment - Replace	\$0	\$0	\$0	\$0	\$0
197 Telephone System - Replace	\$0	\$0	\$0	\$0	\$0
Security					
201 Security Trailer - Refurbish	\$0	\$0	\$0	\$0	\$0
207 Office Equip & Furniture - Replace	\$0	\$0	\$0	\$0	\$0
210 2016 Jeep Renegade - Replace	\$0	\$0	\$0	\$0	\$0
212 2014 Ford F150 - Replace	\$0	\$0	\$0	\$0	\$0
214 2017 Frontier - Replace	\$0	\$0	\$0	\$0	\$0
216 Conex Unit, Repeater Site - Replace	\$0	\$0	\$0	\$0	\$0
217 Generator, Repeater Site - Replace	\$0	\$0	\$0	\$0	\$0
218 Propane Tank, Repeater Site - Replace	\$0	\$0	\$0	\$0	\$0
230 Charge Controllers, Repeater Site - Repl	\$0	\$0	\$0	\$0	\$0
231 Batteries, Repeater Site - Replace	\$16,127	\$0	\$0	\$0	\$0
232 Solar Panels, Repeater Site - Replace	\$0	\$0	\$0	\$0	\$0
233 Radio Tower, Repeater Site - Replace	\$0	\$0	\$0	\$0	\$0
Golf Course					
169 Parking Lot - Resurface	\$0	\$0	\$0	\$0	\$0
170 Golf Maint Bldg - Ext Renovation	\$0	\$0	\$0	\$0	\$0
172 Golf Maint Bldg Ext - Repair/Paint/Seal	\$0	\$0	\$0	\$0	\$0
187 Fertilizer Shed - Ext Renovation	\$0	\$0	\$0	\$0	\$0
190 Fertilizer Shed Ext - Repair/Paint/Seal	\$0	\$0	\$0	\$0	\$0
235 Driving Range: Cover - Refurbish	\$0	\$0	\$0	\$0	\$0
248 Irrigation System - Renovate	\$0	\$0	\$0	\$0	\$0
251 Irrigation Lines & Sprinklers - Replace	\$0	\$0	\$0	\$0	\$0
252 Irrigation Controls - Replace	\$0	\$0	\$0	\$0	\$0
254 Pond Fountain Equipment - Replace	\$0	\$0	\$0	\$0	\$0
260 Asphalt Cart Paths - Partial Replace	\$52,547	\$0	\$0	\$0	\$0
266 Golf Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$0
269 Course Signs - Replace	\$0	\$7,129	\$0	\$0	\$0
274 Manager Cart - Replace	\$0	\$0	\$0	\$0	\$0
275 Aerator, Fairway - Replace	\$0	\$0	\$0	\$19,678	\$0
276 Aerator, John Deere - Replace	\$0	\$0	\$0	\$0	\$0
277 Spreader (Lely) - Replace	\$0	\$0	\$0	\$0	\$0
278 Spreader (Tycrop) - Replace	\$0	\$0	\$0	\$0	\$0
279 Kubota Zero-Turn Mower - Replace	\$0	\$42,773	\$0	\$0	\$0
280 Mower, Gang 1 of 2 - Replace	\$0	\$0	\$0	\$0	\$0
281 Mower, Gang 2 of 2 - Replace	\$0	\$0	\$0	\$0	\$0
282 Mower, Walk Behind - Replace	\$0	\$0	\$0	\$0	\$0
283 Toro Greensmaster 3320 - Replace	\$0	\$0	\$0	\$0	\$0
284 Toro Greensmaster 3150Q - Replace	\$0	\$0	\$0	\$0	\$0
285 Mower, Multipurpose - Replace	\$0	\$0	\$0	\$87,671	\$0
286 Toro Reelmaster 5610 - Replace	\$0	\$0	\$0	\$0	\$0
287 Toro Reelmaster 3555D - Replace	\$0	\$0	\$0	\$0	\$0
288 Blower - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2036	2037	2038	2039	2040
289 Mower, Tee - Replace	\$0	\$0	\$0	\$53,014	\$0
290 Mower, Aprons - Replace	\$0	\$0	\$0	\$0	\$0
291 John Deere Sprayer - Replace	\$0	\$64,228	\$0	\$0	\$0
292 John Deere Gator - Replace	\$0	\$110,462	\$0	\$0	\$0
293 Utility Vehicle - Replace	\$0	\$0	\$71,288	\$0	\$0
294 Golf Carts - Replace	\$0	\$0	\$0	\$0	\$0
295 Grinder - Replace	\$0	\$0	\$0	\$0	\$0
297 Tractor (Ford) - Replace	\$0	\$0	\$0	\$0	\$0
298 Tractor (John Deere) - Replace	\$0	\$0	\$0	\$79,448	\$0
299 Roller Puncher/Green Sweeper - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse					
236 Driving Range: Netting - Replace	\$0	\$0	\$0	\$0	\$0
237 Driving Range: Mats - Replace	\$0	\$0	\$6,174	\$0	\$0
238 Driving Range: Dividers - Replace	\$0	\$0	\$0	\$6,197	\$0
240 Range Picker - Replace	\$0	\$0	\$0	\$0	\$0
250 Irrigation Pump - Replace	\$0	\$0	\$0	\$0	\$0
401 Clubhouse Roof & Gutters - Replace	\$0	\$0	\$0	\$0	\$0
403 Clubhouse Siding - Replace	\$0	\$0	\$0	\$0	\$0
404 Clubhouse Windows - Replace	\$0	\$0	\$0	\$0	\$0
405 Clubhouse Ext. Surfaces-Paint	\$7,956	\$0	\$0	\$0	\$0
408 Clubhouse Deck/Rails - Replace	\$0	\$0	\$0	\$0	\$0
418 Clubhouse Parking Lot - Resurface	\$0	\$0	\$0	\$0	\$0
419 Clubhouse Parking Lot - Seal/Repair	\$24,594	\$0	\$0	\$0	\$0
424 Clubhouse: Heat Pump - Replace	\$0	\$0	\$0	\$0	\$0
429 Clubhouse: Septic System - Replace	\$0	\$0	\$0	\$0	\$39,025
432 Cart Stg Bldg Roof & Gutters - Replace	\$0	\$0	\$0	\$0	\$0
433 Golf Cart Bldg. Doors - Replace	\$0	\$0	\$0	\$0	\$0
434 Cart Stg Bldg Siding - Replace	\$0	\$0	\$0	\$0	\$0
435 Cart Stg. Bldg Exterior - Paint	\$10,388	\$0	\$0	\$0	\$0
460 Clubhouse Flooring - Replace	\$0	\$0	\$0	\$0	\$0
463 Clubhouse Interior Walls/Ceilings- Paint	\$0	\$0	\$0	\$0	\$0
466 Clubhouse Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
473 Pro Shop - Remodel	\$0	\$0	\$0	\$0	\$0
476 Pro Shop POS System - Update	\$0	\$0	\$0	\$0	\$0
479 Pro Shop Rental Clubs - Replace	\$0	\$16,057	\$0	\$0	\$0
482 Golf Carts, Owned - Replace	\$0	\$0	\$0	\$0	\$0
495 Clubhouse Security System -Replace	\$0	\$0	\$0	\$0	\$0
497 Gazebo Roof & Gutters - Replace	\$0	\$0	\$0	\$0	\$0
498 Gazebo Siding - Replace	\$0	\$0	\$0	\$0	\$0
499 Gazebo - Paint	\$7,271	\$0	\$0	\$0	\$0
Parks					
297 Security Trailer - Refurbish	\$0	\$0	\$0	\$0	\$0
299 Concrete - Repair/Replace	\$0	\$14,258	\$0	\$0	\$0
302 Restroom/Gazebo Roofs - Replace	\$0	\$0	\$0	\$0	\$151,259
304 Restroom Bldgs - Refurbish/Renovate	\$0	\$0	\$0	\$0	\$15,580
305 Septic Sys, Park Restrooms - Repr/Rplc	\$0	\$0	\$0	\$0	\$0
306 Gazebo Shelters - Refurb/Renovate	\$0	\$12,832	\$0	\$0	\$0
308 Park Host Sites - Refurb/Renovate	\$13,842	\$0	\$0	\$0	\$0
313 Div 9 Asphalt Paths/Crt- Resurface	\$0	\$0	\$0	\$0	\$0
314 Div 9 Asphalt Access - Resurface	\$0	\$0	\$0	\$0	\$0
318 Div 3 Asphalt Parking/Drives	\$0	\$0	\$0	\$0	\$0
319 Div 1 Asphalt Parking/Drives/Paths/Crt	\$0	\$0	\$0	\$0	\$0
325 Div 3 Play Equipment - Replace/Refr	\$0	\$0	\$0	\$0	\$0
326 Div 1 Play Equipment - Replace/Refr	\$0	\$0	\$0	\$0	\$0
327 Div 9 Play Equipment - Replace	\$0	\$0	\$0	\$53,014	\$0
328 Div 18.1 Play Equip - Replace	\$0	\$0	\$0	\$0	\$0
329 Div 18.3/Playland Park Equip - Replace	\$0	\$0	\$0	\$53,014	\$0
330 Picnic Tables/Benches - Replace	\$0	\$0	\$14,685	\$0	\$0
331 BBall Court(Div 3) - Resurface/Replace	\$0	\$0	\$0	\$0	\$0
331 BBall Fence (Div 3 Park) - Resurface/Rpl	\$0	\$0	\$0	\$0	\$0
332 Basketball Eqp (Div. 3) - Replace	\$0	\$0	\$0	\$0	\$0
333 Tennis Court(Golf Area) - Resurface	\$0	\$0	\$0	\$0	\$0
334 Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
335 BBall Court(Golf Area) - Resurface	\$0	\$0	\$0	\$0	\$0
336 Basketball Eqp (Golf) - Replace	\$0	\$0	\$0	\$0	\$0
340 Div 3 Boat Launch Dock - Replace	\$0	\$0	\$0	\$0	\$0
342 Div 3 Launch Dock Pilings - Replace	\$0	\$0	\$0	\$0	\$0
344 Div 3 Launch Dock Gangway - Replace	\$0	\$0	\$0	\$0	\$0
346 Div 3 Park Dock - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2036	2037	2038	2039	2040
348 Div 3 Park Dock Pilings - Replace	\$66,389	\$0	\$0	\$0	\$0
350 Div 1 Park Dock - Replace	\$0	\$0	\$0	\$0	\$0
351 Div 1 Park Dock Pilings - Replace	\$0	\$0	\$0	\$0	\$0
354 Div 1 Swim/Float Dock - Replace	\$0	\$0	\$0	\$0	\$0
358 Div 9 Park Dock - Replace	\$0	\$0	\$0	\$0	\$0
363 Div 2 Dock - Replace	\$0	\$0	\$0	\$0	\$0
364 Div 14 Dock - Replace	\$0	\$0	\$0	\$0	\$0
365 Swim Areas - Repair/Replace	\$0	\$0	\$0	\$0	\$0
371 Div 14 Fence - Replace	\$0	\$7,129	\$0	\$0	\$0
379 Div. 3 Breakwater/Attenuator	\$0	\$0	\$0	\$0	\$0
380 Div. 1 Breakwater/Attenuator	\$0	\$0	\$0	\$0	\$0
382 Div. 3 Soft Shore Stabilization	\$0	\$0	\$0	\$37,888	\$0
386 Flatbed Truck (#187) - Replace	\$0	\$0	\$0	\$0	\$0
387 Plow & Box Sander - Replace	\$0	\$0	\$0	\$0	\$0
388 Pick-Up Truck (#464) - Replace	\$0	\$0	\$0	\$0	\$0
389 SNWBR Landscape Trailer (#451) - Replace	\$0	\$7,129	\$0	\$0	\$0
391 Chipper - Replace	\$0	\$0	\$0	\$0	\$0
392 Parks Mower - Replace	\$0	\$0	\$0	\$0	\$0
Roads & Greenbelts					
220 Security Trailer - Refurbish	\$0	\$0	\$0	\$0	\$0
222 Shop Bldg. Roof - Replace	\$0	\$0	\$0	\$0	\$0
223 Shop Building Exteriors - Repair	\$0	\$34,883	\$0	\$0	\$0
224 Shop Bldg Heaters - Replace	\$0	\$0	\$0	\$0	\$0
226 Equipment Shed Roof - Replace	\$0	\$0	\$0	\$0	\$0
580 Asphalt Roads - Patches, Overlays, Reprs	\$138,423	\$142,576	\$146,853	\$151,259	\$155,797
581 Roads - Crack Fill, Repair, etc.	\$69,212	\$71,288	\$73,427	\$75,629	\$77,898
583 Main Three Roads - Resurface	\$354,794	\$0	\$0	\$0	\$0
584 Side Roads - Overlay	\$0	\$0	\$0	\$0	\$0
587 Culverts - Annual Work	\$41,527	\$42,773	\$44,056	\$45,378	\$46,739
588 Division 14 Pond Outlet - Reconstruct	\$0	\$0	\$0	\$0	\$0
589 Signs/Monuments - Repair/Replace	\$15,186	\$0	\$0	\$0	\$0
600 Cap Impv Water - Roads Work 2026	\$0	\$0	\$0	\$0	\$0
602 Cap Impv Water - Roads Work 2027	\$0	\$0	\$0	\$0	\$0
603 Cap Impv Water - Strm/Roads Work 2028	\$0	\$0	\$0	\$0	\$0
604 Cap Impv Water - Storm/Roads Work 2029	\$0	\$0	\$0	\$0	\$0
605 Cap Impv Water - Roads Work 2030	\$0	\$0	\$0	\$0	\$0
606 Cap Impv Water - Roads Work 2031	\$0	\$0	\$0	\$0	\$0
607 Cap Impv Water - Roads Work 2032	\$0	\$0	\$0	\$0	\$0
608 Cap Impv Water - Roads Work 2033	\$0	\$0	\$0	\$0	\$0
609 Cap Impv Water - Storm/Roads Work 2034	\$0	\$0	\$0	\$0	\$0
610 Cap Impv Water - Storm/Roads Work 2035	\$0	\$0	\$0	\$0	\$0
611 Cap Impv Water - Storm/Roads Work 2036	\$555,575	\$0	\$0	\$0	\$0
612 Cap Impv Water - Storm/Roads Work 2037	\$0	\$815,314	\$0	\$0	\$0
841 Front-End Loader - Replace	\$0	\$0	\$0	\$182,098	\$0
842 Kubota Excavator - Replace	\$0	\$0	\$0	\$0	\$0
843 Caterpillar Backhoe - Replace	\$0	\$0	\$0	\$0	\$0
844 Champion Grader - Replace	\$0	\$0	\$0	\$0	\$0
846 Road Sweeper - Replace	\$0	\$0	\$0	\$0	\$0
848 Int'l Dump Truck w/Snow Plow(#50) - Rplc	\$0	\$0	\$0	\$0	\$0
852 Ford F350 Dump Truck (#196) - Replace	\$0	\$0	\$0	\$0	\$0
853 Ford F350 Flatbed Truck (#914) - Replace	\$83,054	\$0	\$0	\$0	\$0
854 Ford F150 Truck, Red (#245) - Replace	\$0	\$0	\$0	\$0	\$0
856 Dodge Ram Dump Truck (#628) - Replace	\$0	\$0	\$0	\$0	\$0
857 Dumptruck - Replace	\$0	\$0	\$0	\$0	\$124,637
858 Utility Trailer, Olympic (#385) - Rplc	\$0	\$10,700	\$0	\$0	\$0
860 Roadside Mower/Attachments - Replace	\$0	\$0	\$0	\$0	\$0
861 Shoulder Mower - Replace	\$0	\$0	\$0	\$0	\$0
864 Fuel Tank - Replace	\$0	\$0	\$0	\$0	\$0
866 Greenbelt Fire/Fuel - Reductions	\$69,212	\$71,288	\$73,427	\$75,629	\$77,898
870 Chip Sand Storage - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,537,521	\$1,479,940	\$429,910	\$919,919	\$739,550
Ending Reserve Balance	\$3,285,128	\$2,940,803	\$3,681,625	\$3,971,719	\$4,481,331

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$4,481,331	\$4,489,966	\$4,952,219	\$5,884,776	\$5,887,728
Annual Reserve Funding	\$1,243,123	\$1,280,416	\$1,318,829	\$1,358,394	\$1,399,145
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$44,837	\$47,191	\$54,162	\$58,838	\$62,583
Total Income	\$5,769,291	\$5,817,573	\$6,325,210	\$7,302,007	\$7,349,456
# Component					
Office					
115 Signs/Flag Poles - Replace	\$0	\$0	\$0	\$0	\$0
120 Parking Lot - Resurface	\$0	\$0	\$0	\$0	\$0
121 Parking Lot - Repair/Seal/Stripe	\$13,243	\$0	\$0	\$0	\$0
128 Septic System - Replace	\$0	\$0	\$0	\$0	\$0
130 Office Roof & Gutters - Replace	\$0	\$0	\$0	\$0	\$0
132 Office Siding - Replace	\$0	\$0	\$0	\$0	\$0
133 Office Windows - Replace	\$0	\$0	\$0	\$0	\$0
134 Office Exterior Surfaces - Clk/Paint	\$0	\$0	\$0	\$0	\$0
152 Rear Decks/Ramp - Replace	\$0	\$0	\$0	\$0	\$0
153 Entry Porch - Resurface	\$0	\$0	\$0	\$0	\$0
155 Metal Rails - Replace	\$0	\$0	\$0	\$0	\$0
168 Office HVAC - Replace	\$0	\$0	\$0	\$0	\$0
176 Office Interior Walls - Paint	\$0	\$0	\$0	\$13,160	\$0
178 Office Flooring - Replace	\$0	\$33,057	\$0	\$0	\$0
184 Office Kitchen & Baths - Refurbish	\$0	\$0	\$0	\$17,535	\$0
186 Office Furniture/Décor - Refurbish	\$0	\$0	\$0	\$26,388	\$0
192 Office Surveillance Sys - Replace	\$0	\$0	\$0	\$0	\$7,312
193 Network Equipment - Replace	\$0	\$0	\$0	\$0	\$9,031
197 Telephone System - Replace	\$0	\$0	\$0	\$0	\$14,449
Security					
201 Security Trailer - Refurbish	\$0	\$0	\$0	\$0	\$0
207 Office Equip & Furniture - Replace	\$0	\$0	\$0	\$0	\$0
210 2016 Jeep Renegade - Replace	\$0	\$0	\$0	\$0	\$0
212 2014 Ford F150 - Replace	\$56,243	\$0	\$0	\$0	\$0
214 2017 Frontier - Replace	\$0	\$0	\$0	\$0	\$0
216 Conex Unit, Repeater Site - Replace	\$0	\$0	\$8,264	\$0	\$0
217 Generator, Repeater Site - Replace	\$0	\$0	\$8,264	\$0	\$0
218 Propane Tank, Repeater Site - Replace	\$0	\$0	\$0	\$0	\$0
230 Charge Controllers, Repeater Site - Repl	\$0	\$0	\$0	\$0	\$0
231 Batteries, Repeater Site - Replace	\$18,696	\$0	\$0	\$0	\$0
232 Solar Panels, Repeater Site - Replace	\$0	\$40,118	\$0	\$0	\$0
233 Radio Tower, Repeater Site - Replace	\$46,739	\$0	\$0	\$0	\$0
Golf Course					
169 Parking Lot - Resurface	\$0	\$0	\$0	\$0	\$0
170 Golf Maint Bldg - Ext Renovation	\$0	\$0	\$0	\$0	\$0
172 Golf Maint Bldg Ext - Repair/Paint/Seal	\$0	\$0	\$0	\$0	\$15,168
187 Fertilizer Shed - Ext Renovation	\$0	\$0	\$0	\$0	\$0
190 Fertilizer Shed Ext - Repair/Paint/Seal	\$0	\$0	\$0	\$0	\$5,331
235 Driving Range: Cover - Refurbish	\$0	\$0	\$0	\$0	\$0
248 Irrigation System - Renovate	\$0	\$0	\$0	\$0	\$0
251 Irrigation Lines & Sprinklers - Replace	\$0	\$0	\$0	\$0	\$0
252 Irrigation Controls - Replace	\$20,098	\$0	\$0	\$0	\$0
254 Pond Fountain Equipment - Replace	\$0	\$0	\$0	\$0	\$0
260 Asphalt Cart Paths - Partial Replace	\$60,917	\$0	\$0	\$0	\$0
266 Golf Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$18,061
269 Course Signs - Replace	\$0	\$0	\$0	\$0	\$0
274 Manager Cart - Replace	\$0	\$11,570	\$0	\$0	\$0
275 Aerator, Fairway - Replace	\$0	\$0	\$0	\$0	\$0
276 Aerator, John Deere - Replace	\$0	\$31,452	\$0	\$0	\$0
277 Spreader (Lely) - Replace	\$0	\$16,528	\$0	\$0	\$0
278 Spreader (Tycrop) - Replace	\$36,924	\$0	\$0	\$0	\$0
279 Kubota Zero-Turn Mower - Replace	\$0	\$0	\$0	\$0	\$0
280 Mower, Gang 1 of 2 - Replace	\$32,094	\$0	\$0	\$0	\$0
281 Mower, Gang 2 of 2 - Replace	\$0	\$0	\$0	\$35,070	\$0
282 Mower, Walk Behind - Replace	\$9,628	\$0	\$0	\$0	\$0
283 Toro Greensmaster 3320 - Replace	\$0	\$0	\$0	\$0	\$85,746
284 Toro Greensmaster 3150Q - Replace	\$0	\$0	\$0	\$83,249	\$0
285 Mower, Multipurpose - Replace	\$0	\$0	\$0	\$0	\$0
286 Toro Reelmaster 5610 - Replace	\$0	\$0	\$0	\$109,637	\$0
287 Toro Reelmaster 3555D - Replace	\$0	\$0	\$0	\$118,319	\$0
288 Blower - Replace	\$14,442	\$0	\$0	\$0	\$0

Fiscal Year	2041	2042	2043	2044	2045
289 Mower, Tee - Replace	\$0	\$0	\$0	\$0	\$0
290 Mower, Aprons - Replace	\$51,413	\$0	\$0	\$0	\$0
291 John Deere Sprayer - Replace	\$0	\$0	\$0	\$0	\$0
292 John Deere Gator - Replace	\$0	\$0	\$0	\$0	\$0
293 Utility Vehicle - Replace	\$0	\$0	\$0	\$0	\$0
294 Golf Carts - Replace	\$0	\$23,108	\$0	\$0	\$0
295 Grinder - Replace	\$0	\$0	\$0	\$0	\$0
297 Tractor (Ford) - Replace	\$0	\$86,815	\$0	\$0	\$0
298 Tractor (John Deere) - Replace	\$0	\$0	\$0	\$0	\$0
299 Roller Puncher/Green Sweeper - Replace	\$0	\$0	\$0	\$0	\$17,535
Clubhouse					
236 Driving Range: Netting - Replace	\$0	\$0	\$0	\$0	\$0
237 Driving Range: Mats - Replace	\$0	\$0	\$0	\$7,372	\$0
238 Driving Range: Dividers - Replace	\$0	\$0	\$0	\$0	\$0
240 Range Picker - Replace	\$0	\$31,452	\$0	\$0	\$0
250 Irrigation Pump - Replace	\$16,047	\$0	\$0	\$0	\$0
401 Clubhouse Roof & Gutters - Replace	\$41,754	\$0	\$0	\$0	\$0
403 Clubhouse Siding - Replace	\$0	\$0	\$0	\$0	\$0
404 Clubhouse Windows - Replace	\$0	\$0	\$0	\$0	\$0
405 Clubhouse Ext. Surfaces-Paint	\$0	\$0	\$0	\$0	\$0
408 Clubhouse Deck/Rails - Replace	\$0	\$0	\$0	\$0	\$0
418 Clubhouse Parking Lot - Resurface	\$0	\$0	\$0	\$0	\$0
419 Clubhouse Parking Lot - Seal/Repair	\$28,511	\$0	\$0	\$0	\$0
424 Clubhouse: Heat Pump - Replace	\$0	\$0	\$0	\$0	\$22,796
429 Clubhouse: Septic System - Replace	\$0	\$0	\$0	\$0	\$0
432 Cart Stg Bldg Roof & Gutters - Replace	\$0	\$0	\$0	\$0	\$0
433 Golf Cart Bldg. Doors - Replace	\$0	\$0	\$0	\$0	\$0
434 Cart Stg Bldg Siding - Replace	\$0	\$0	\$0	\$0	\$0
435 Cart Stg. Bldg Exterior - Paint	\$0	\$0	\$0	\$0	\$0
460 Clubhouse Flooring - Replace	\$0	\$0	\$0	\$0	\$0
463 Clubhouse Interior Walls/Ceilings- Paint	\$0	\$0	\$0	\$0	\$0
466 Clubhouse Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
473 Pro Shop - Remodel	\$0	\$0	\$0	\$0	\$0
476 Pro Shop POS System - Update	\$0	\$0	\$0	\$0	\$0
479 Pro Shop Rental Clubs - Replace	\$0	\$0	\$0	\$0	\$0
482 Golf Carts, Owned - Replace	\$0	\$0	\$0	\$0	\$75,927
495 Clubhouse Security System -Replace	\$0	\$0	\$0	\$0	\$7,400
497 Gazebo Roof & Gutters - Replace	\$0	\$0	\$0	\$0	\$0
498 Gazebo Siding - Replace	\$0	\$0	\$0	\$0	\$0
499 Gazebo - Paint	\$0	\$0	\$0	\$0	\$0
Parks					
297 Security Trailer - Refurbish	\$0	\$0	\$0	\$0	\$0
299 Concrete - Repair/Replace	\$0	\$16,528	\$0	\$0	\$0
302 Restroom/Gazebo Roofs - Replace	\$0	\$0	\$0	\$0	\$0
304 Restroom Bldgs - Refurbish/Renovate	\$0	\$0	\$0	\$0	\$0
305 Septic Sys, Park Restrooms - Repr/Rplc	\$0	\$0	\$0	\$0	\$0
306 Gazebo Shelters - Refurb/Renovate	\$0	\$0	\$0	\$0	\$0
308 Park Host Sites - Refurb/Renovate	\$0	\$0	\$0	\$0	\$0
313 Div 9 Asphalt Paths/Crt- Resurface	\$0	\$0	\$0	\$0	\$0
314 Div 9 Asphalt Access - Resurface	\$0	\$0	\$0	\$4,392	\$0
318 Div 3 Asphalt Parking/Drives	\$0	\$0	\$0	\$0	\$0
319 Div 1 Asphalt Parking/Drives/Paths/Crt	\$0	\$0	\$0	\$0	\$0
325 Div 3 Play Equipment - Replace/Refr	\$0	\$0	\$0	\$0	\$0
326 Div 1 Play Equipment - Replace/Refr	\$0	\$0	\$0	\$0	\$0
327 Div 9 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
328 Div 18.1 Play Equip - Replace	\$0	\$0	\$0	\$0	\$0
329 Div 18.3/Playland Park Equip - Replace	\$0	\$0	\$0	\$0	\$0
330 Picnic Tables/Benches - Replace	\$0	\$0	\$0	\$0	\$0
331 BBall Court(Div 3) - Resurface/Replace	\$0	\$0	\$0	\$0	\$0
331 BBall Fence (Div 3 Park) - Resurface/Rpl	\$0	\$0	\$0	\$0	\$0
332 Basketball Eqp (Div. 3) - Replace	\$0	\$0	\$0	\$0	\$0
333 Tennis Court(Golf Area) - Resurface	\$0	\$0	\$0	\$0	\$0
334 Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
335 BBall Court(Golf Area) - Resurface	\$0	\$0	\$15,322	\$0	\$0
336 Basketball Eqp (Golf) - Replace	\$0	\$0	\$17,024	\$0	\$0
340 Div 3 Boat Launch Dock - Replace	\$0	\$0	\$0	\$0	\$0
342 Div 3 Launch Dock Pilings - Replace	\$0	\$0	\$0	\$0	\$0
344 Div 3 Launch Dock Gangway - Replace	\$0	\$0	\$0	\$0	\$0
346 Div 3 Park Dock - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2041	2042	2043	2044	2045
348 Div 3 Park Dock Pilings - Replace	\$0	\$0	\$0	\$0	\$0
350 Div 1 Park Dock - Replace	\$0	\$0	\$0	\$0	\$0
351 Div 1 Park Dock Pilings - Replace	\$0	\$0	\$0	\$0	\$0
354 Div 1 Swim/Float Dock - Replace	\$0	\$0	\$0	\$0	\$0
358 Div 9 Park Dock - Replace	\$0	\$166,889	\$0	\$0	\$0
363 Div 2 Dock - Replace	\$0	\$0	\$0	\$0	\$0
364 Div 14 Dock - Replace	\$0	\$0	\$0	\$0	\$0
365 Swim Areas - Repair/Replace	\$52,192	\$0	\$0	\$0	\$0
371 Div 14 Fence - Replace	\$0	\$0	\$0	\$0	\$0
379 Div. 3 Breakwater/Attenuator	\$0	\$0	\$0	\$0	\$0
380 Div. 1 Breakwater/Attenuator	\$0	\$0	\$0	\$0	\$0
382 Div. 3 Soft Shore Stabilization	\$0	\$0	\$0	\$0	\$0
386 Flatbed Truck (#187) - Replace	\$0	\$0	\$0	\$0	\$0
387 Plow & Box Sander - Replace	\$0	\$0	\$0	\$0	\$0
388 Pick-Up Truck (#464) - Replace	\$0	\$0	\$0	\$0	\$0
389 SNWBR Landscape Trailer (#451) - Replace	\$0	\$0	\$0	\$0	\$0
391 Chipper - Replace	\$0	\$0	\$0	\$0	\$0
392 Parks Mower - Replace	\$0	\$14,458	\$0	\$0	\$0
Roads & Greenbelts					
220 Security Trailer - Refurbish	\$0	\$0	\$0	\$0	\$0
222 Shop Bldg. Roof - Replace	\$0	\$0	\$0	\$0	\$0
223 Shop Building Exteriors - Repair	\$0	\$0	\$0	\$0	\$0
224 Shop Bldg Heaters - Replace	\$0	\$13,223	\$0	\$0	\$0
226 Equipment Shed Roof - Replace	\$0	\$0	\$0	\$0	\$0
580 Asphalt Roads - Patches, Overlays, Reprs	\$160,471	\$165,285	\$170,243	\$175,351	\$180,611
581 Roads - Crack Fill, Repair, etc.	\$80,235	\$82,642	\$85,122	\$87,675	\$90,306
583 Main Three Roads - Resurface	\$411,303	\$0	\$0	\$0	\$0
584 Side Roads - Overlay	\$0	\$0	\$0	\$595,852	\$0
587 Culverts - Annual Work	\$48,141	\$49,585	\$51,073	\$52,605	\$54,183
588 Division 14 Pond Outlet - Reconstruct	\$0	\$0	\$0	\$0	\$0
589 Signs/Monuments - Repair/Replace	\$0	\$0	\$0	\$0	\$0
600 Cap Impv Water - Roads Work 2026	\$0	\$0	\$0	\$0	\$0
602 Cap Impv Water - Roads Work 2027	\$0	\$0	\$0	\$0	\$0
603 Cap Impv Water - Strm/Roads Work 2028	\$0	\$0	\$0	\$0	\$0
604 Cap Impv Water - Storm/Roads Work 2029	\$0	\$0	\$0	\$0	\$0
605 Cap Impv Water - Roads Work 2030	\$0	\$0	\$0	\$0	\$0
606 Cap Impv Water - Roads Work 2031	\$0	\$0	\$0	\$0	\$0
607 Cap Impv Water - Roads Work 2032	\$0	\$0	\$0	\$0	\$0
608 Cap Impv Water - Roads Work 2033	\$0	\$0	\$0	\$0	\$0
609 Cap Impv Water - Storm/Roads Work 2034	\$0	\$0	\$0	\$0	\$0
610 Cap Impv Water - Storm/Roads Work 2035	\$0	\$0	\$0	\$0	\$0
611 Cap Impv Water - Storm/Roads Work 2036	\$0	\$0	\$0	\$0	\$0
612 Cap Impv Water - Storm/Roads Work 2037	\$0	\$0	\$0	\$0	\$0
841 Front-End Loader - Replace	\$0	\$0	\$0	\$0	\$0
842 Kubota Excavator - Replace	\$0	\$0	\$0	\$0	\$0
843 Caterpillar Backhoe - Replace	\$0	\$0	\$0	\$0	\$0
844 Champion Grader - Replace	\$0	\$0	\$0	\$0	\$0
846 Road Sweeper - Replace	\$0	\$0	\$0	\$0	\$0
848 Int'l Dump Truck w/Snow Plow(#50) - Rplc	\$0	\$0	\$0	\$0	\$0
852 Ford F350 Dump Truck (#196) - Replace	\$0	\$0	\$0	\$0	\$0
853 Ford F350 Flatbed Truck (#914) - Replace	\$0	\$0	\$0	\$0	\$0
854 Ford F150 Truck, Red (#245) - Replace	\$0	\$0	\$0	\$0	\$0
856 Dodge Ram Dump Truck (#628) - Replace	\$0	\$0	\$0	\$0	\$0
857 Dumptruck - Replace	\$0	\$0	\$0	\$0	\$0
858 Utility Trailer, Olympic (#385) - Rplc	\$0	\$0	\$0	\$0	\$0
860 Roadside Mower/Attachments - Replace	\$0	\$0	\$0	\$0	\$0
861 Shoulder Mower - Replace	\$0	\$0	\$0	\$0	\$21,042
864 Fuel Tank - Replace	\$0	\$0	\$0	\$0	\$0
866 Greenbelt Fire/Fuel - Reductions	\$80,235	\$82,642	\$85,122	\$87,675	\$90,306
870 Chip Sand Storage - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,279,325	\$865,354	\$440,434	\$1,414,279	\$715,203
Ending Reserve Balance	\$4,489,966	\$4,952,219	\$5,884,776	\$5,887,728	\$6,634,254

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$6,634,254	\$6,334,258	\$6,500,036	\$6,945,884	\$8,037,508
Annual Reserve Funding	\$1,441,120	\$1,484,353	\$1,528,884	\$1,574,751	\$1,621,993
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$64,815	\$64,144	\$67,201	\$74,885	\$83,898
Total Income	\$8,140,189	\$7,882,756	\$8,096,121	\$8,595,520	\$9,743,399
# Component					
Office					
115 Signs/Flag Poles - Replace	\$0	\$0	\$0	\$0	\$0
120 Parking Lot - Resurface	\$0	\$0	\$0	\$0	\$0
121 Parking Lot - Repair/Seal/Stripe	\$15,352	\$0	\$0	\$0	\$0
128 Septic System - Replace	\$0	\$0	\$0	\$0	\$0
130 Office Roof & Gutters - Replace	\$0	\$0	\$0	\$0	\$0
132 Office Siding - Replace	\$0	\$0	\$0	\$0	\$0
133 Office Windows - Replace	\$0	\$0	\$0	\$0	\$0
134 Office Exterior Surfaces - Clk/Paint	\$0	\$12,259	\$0	\$0	\$0
152 Rear Decks/Ramp - Replace	\$0	\$0	\$0	\$0	\$0
153 Entry Porch - Resurface	\$0	\$0	\$0	\$0	\$0
155 Metal Rails - Replace	\$0	\$0	\$0	\$0	\$0
168 Office HVAC - Replace	\$14,882	\$0	\$0	\$0	\$0
176 Office Interior Walls - Paint	\$0	\$0	\$0	\$0	\$0
178 Office Flooring - Replace	\$0	\$0	\$0	\$0	\$0
184 Office Kitchen & Baths - Refurbish	\$0	\$0	\$0	\$0	\$0
186 Office Furniture/Décor - Refurbish	\$0	\$0	\$0	\$0	\$0
192 Office Surveillance Sys - Replace	\$0	\$0	\$0	\$0	\$0
193 Network Equipment - Replace	\$0	\$0	\$0	\$0	\$0
197 Telephone System - Replace	\$0	\$0	\$0	\$0	\$0
Security					
201 Security Trailer - Refurbish	\$0	\$0	\$0	\$20,328	\$0
207 Office Equip & Furniture - Replace	\$0	\$0	\$0	\$15,256	\$0
210 2016 Jeep Renegade - Replace	\$46,598	\$0	\$0	\$0	\$0
212 2014 Ford F150 - Replace	\$0	\$0	\$0	\$0	\$0
214 2017 Frontier - Replace	\$0	\$47,810	\$0	\$0	\$0
216 Conex Unit, Repeater Site - Replace	\$0	\$0	\$0	\$0	\$0
217 Generator, Repeater Site - Replace	\$0	\$0	\$0	\$0	\$0
218 Propane Tank, Repeater Site - Replace	\$0	\$0	\$5,748	\$0	\$0
230 Charge Controllers, Repeater Site - Repl	\$0	\$0	\$6,706	\$0	\$0
231 Batteries, Repeater Site - Replace	\$21,673	\$0	\$0	\$0	\$0
232 Solar Panels, Repeater Site - Replace	\$0	\$0	\$0	\$0	\$0
233 Radio Tower, Repeater Site - Replace	\$0	\$0	\$0	\$0	\$0
Golf Course					
169 Parking Lot - Resurface	\$76,218	\$0	\$0	\$0	\$0
170 Golf Maint Bldg - Ext Renovation	\$0	\$0	\$0	\$0	\$0
172 Golf Maint Bldg Ext - Repair/Paint/Seal	\$0	\$0	\$0	\$0	\$0
187 Fertilizer Shed - Ext Renovation	\$0	\$0	\$0	\$0	\$0
190 Fertilizer Shed Ext - Repair/Paint/Seal	\$0	\$0	\$0	\$0	\$0
235 Driving Range: Cover - Refurbish	\$0	\$14,361	\$0	\$0	\$0
248 Irrigation System - Renovate	\$0	\$0	\$0	\$0	\$0
251 Irrigation Lines & Sprinklers - Replace	\$232,988	\$0	\$0	\$0	\$0
252 Irrigation Controls - Replace	\$0	\$0	\$0	\$0	\$0
254 Pond Fountain Equipment - Replace	\$0	\$0	\$0	\$0	\$15,917
260 Asphalt Cart Paths - Partial Replace	\$70,619	\$0	\$0	\$0	\$0
266 Golf Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$0
269 Course Signs - Replace	\$0	\$9,581	\$0	\$0	\$0
274 Manager Cart - Replace	\$0	\$0	\$0	\$0	\$0
275 Aerator, Fairway - Replace	\$0	\$0	\$0	\$0	\$0
276 Aerator, John Deere - Replace	\$0	\$0	\$0	\$0	\$0
277 Spreader (Lely) - Replace	\$0	\$0	\$0	\$0	\$0
278 Spreader (Tycrop) - Replace	\$0	\$0	\$0	\$0	\$0
279 Kubota Zero-Turn Mower - Replace	\$0	\$57,483	\$0	\$0	\$0
280 Mower, Gang 1 of 2 - Replace	\$0	\$0	\$0	\$0	\$0
281 Mower, Gang 2 of 2 - Replace	\$0	\$0	\$0	\$0	\$0
282 Mower, Walk Behind - Replace	\$0	\$0	\$0	\$0	\$0
283 Toro Greensmaster 3320 - Replace	\$0	\$0	\$0	\$0	\$0
284 Toro Greensmaster 3150Q - Replace	\$0	\$0	\$0	\$0	\$0
285 Mower, Multipurpose - Replace	\$0	\$0	\$0	\$0	\$0
286 Toro Reelmaster 5610 - Replace	\$0	\$0	\$0	\$0	\$0
287 Toro Reelmaster 3555D - Replace	\$0	\$0	\$0	\$0	\$0
288 Blower - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2046	2047	2048	2049	2050
289 Mower, Tee - Replace	\$0	\$0	\$0	\$0	\$0
290 Mower, Aprons - Replace	\$0	\$0	\$0	\$0	\$0
291 John Deere Sprayer - Replace	\$0	\$86,318	\$0	\$0	\$0
292 John Deere Gator - Replace	\$0	\$148,452	\$0	\$0	\$0
293 Utility Vehicle - Replace	\$0	\$0	\$95,805	\$0	\$0
294 Golf Carts - Replace	\$0	\$0	\$0	\$0	\$0
295 Grinder - Replace	\$0	\$0	\$0	\$14,230	\$0
297 Tractor (Ford) - Replace	\$0	\$0	\$0	\$0	\$0
298 Tractor (John Deere) - Replace	\$0	\$0	\$0	\$0	\$0
299 Roller Puncher/Green Sweeper - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse					
236 Driving Range: Netting - Replace	\$0	\$0	\$143,325	\$0	\$0
237 Driving Range: Mats - Replace	\$0	\$0	\$0	\$0	\$8,802
238 Driving Range: Dividers - Replace	\$0	\$0	\$0	\$0	\$0
240 Range Picker - Replace	\$0	\$0	\$0	\$0	\$0
250 Irrigation Pump - Replace	\$0	\$0	\$0	\$0	\$0
401 Clubhouse Roof & Gutters - Replace	\$0	\$0	\$0	\$0	\$0
403 Clubhouse Siding - Replace	\$0	\$0	\$0	\$0	\$0
404 Clubhouse Windows - Replace	\$0	\$0	\$0	\$0	\$0
405 Clubhouse Ext. Surfaces-Paint	\$10,692	\$0	\$0	\$0	\$0
408 Clubhouse Deck/Rails - Replace	\$0	\$0	\$0	\$0	\$0
418 Clubhouse Parking Lot - Resurface	\$0	\$0	\$146,774	\$0	\$0
419 Clubhouse Parking Lot - Seal/Repair	\$33,052	\$0	\$0	\$0	\$0
424 Clubhouse: Heat Pump - Replace	\$0	\$0	\$0	\$0	\$0
429 Clubhouse: Septic System - Replace	\$0	\$0	\$0	\$0	\$0
432 Cart Stg Bldg Roof & Gutters - Replace	\$0	\$0	\$0	\$0	\$0
433 Golf Cart Bldg. Doors - Replace	\$0	\$0	\$79,518	\$0	\$0
434 Cart Stg Bldg Siding - Replace	\$0	\$0	\$133,169	\$0	\$0
435 Cart Stg. Bldg Exterior - Paint	\$13,961	\$0	\$0	\$0	\$0
460 Clubhouse Flooring - Replace	\$0	\$33,485	\$0	\$0	\$0
463 Clubhouse Interior Walls/Ceilings- Paint	\$0	\$21,765	\$0	\$0	\$0
466 Clubhouse Bathrooms - Remodel	\$0	\$9,581	\$0	\$0	\$0
473 Pro Shop - Remodel	\$0	\$19,161	\$0	\$0	\$0
476 Pro Shop POS System - Update	\$0	\$18,975	\$0	\$0	\$0
479 Pro Shop Rental Clubs - Replace	\$0	\$21,579	\$0	\$0	\$0
482 Golf Carts, Owned - Replace	\$0	\$0	\$0	\$0	\$0
495 Clubhouse Security System -Replace	\$0	\$0	\$0	\$0	\$0
497 Gazebo Roof & Gutters - Replace	\$0	\$0	\$0	\$0	\$0
498 Gazebo Siding - Replace	\$0	\$0	\$31,041	\$0	\$0
499 Gazebo - Paint	\$9,771	\$0	\$0	\$0	\$0
Parks					
297 Security Trailer - Refurbish	\$0	\$0	\$0	\$20,328	\$0
299 Concrete - Repair/Replace	\$0	\$19,161	\$0	\$0	\$0
302 Restroom/Gazebo Roofs - Replace	\$0	\$0	\$0	\$0	\$0
304 Restroom Bldgs - Refurbish/Renovate	\$0	\$0	\$0	\$0	\$20,938
305 Septic Sys, Park Restrooms - Repr/Rplc	\$0	\$0	\$0	\$0	\$0
306 Gazebo Shelters - Refurb/Renovate	\$0	\$17,245	\$0	\$0	\$0
308 Park Host Sites - Refurb/Renovate	\$0	\$0	\$0	\$0	\$0
313 Div 9 Asphalt Paths/Crt- Resurface	\$0	\$0	\$0	\$0	\$0
314 Div 9 Asphalt Access - Resurface	\$0	\$0	\$0	\$0	\$0
318 Div 3 Asphalt Parking/Drives	\$0	\$0	\$0	\$0	\$0
319 Div 1 Asphalt Parking/Drives/Paths/Crt	\$0	\$0	\$0	\$0	\$0
325 Div 3 Play Equipment - Replace/Refr	\$102,407	\$0	\$0	\$0	\$0
326 Div 1 Play Equipment - Replace/Refr	\$102,407	\$0	\$0	\$0	\$0
327 Div 9 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
328 Div 18.1 Play Equip - Replace	\$0	\$67,157	\$0	\$0	\$0
329 Div 18.3/Playland Park Equip - Replace	\$0	\$0	\$0	\$0	\$0
330 Picnic Tables/Benches - Replace	\$18,603	\$0	\$0	\$0	\$0
331 BBall Court(Div 3) - Resurface/Replace	\$0	\$0	\$0	\$0	\$0
331 BBall Fence (Div 3 Park) - Resurface/Rpl	\$0	\$0	\$0	\$0	\$0
332 Basketball Eqp (Div. 3) - Replace	\$0	\$0	\$0	\$0	\$0
333 Tennis Court(Golf Area) - Resurface	\$0	\$0	\$0	\$0	\$0
334 Tennis Court Fence - Replace	\$0	\$50,600	\$0	\$0	\$0
335 BBall Court(Golf Area) - Resurface	\$0	\$0	\$0	\$0	\$0
336 Basketball Eqp (Golf) - Replace	\$0	\$0	\$0	\$0	\$0
340 Div 3 Boat Launch Dock - Replace	\$0	\$0	\$0	\$0	\$0
342 Div 3 Launch Dock Pilings - Replace	\$0	\$0	\$0	\$0	\$0
344 Div 3 Launch Dock Gangway - Replace	\$0	\$0	\$0	\$0	\$0
346 Div 3 Park Dock - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2046	2047	2048	2049	2050
348 Div 3 Park Dock Pilings - Replace	\$0	\$0	\$0	\$0	\$0
350 Div 1 Park Dock - Replace	\$0	\$0	\$0	\$0	\$0
351 Div 1 Park Dock Pilings - Replace	\$0	\$0	\$0	\$0	\$0
354 Div 1 Swim/Float Dock - Replace	\$0	\$38,880	\$0	\$0	\$0
358 Div 9 Park Dock - Replace	\$0	\$0	\$0	\$0	\$0
363 Div 2 Dock - Replace	\$0	\$0	\$0	\$0	\$0
364 Div 14 Dock - Replace	\$0	\$0	\$0	\$0	\$0
365 Swim Areas - Repair/Replace	\$0	\$0	\$0	\$0	\$0
371 Div 14 Fence - Replace	\$0	\$0	\$0	\$0	\$0
379 Div. 3 Breakwater/Attenuator	\$0	\$0	\$0	\$0	\$0
380 Div. 1 Breakwater/Attenuator	\$0	\$0	\$0	\$0	\$0
382 Div. 3 Soft Shore Stabilization	\$0	\$47,996	\$0	\$0	\$0
386 Flatbed Truck (#187) - Replace	\$0	\$0	\$0	\$0	\$177,869
387 Plow & Box Sander - Replace	\$0	\$0	\$54,226	\$0	\$0
388 Pick-Up Truck (#464) - Replace	\$0	\$0	\$0	\$0	\$62,813
389 SNWBR Landscape Trailer (#451) - Replace	\$0	\$0	\$0	\$0	\$0
391 Chipper - Replace	\$0	\$0	\$0	\$0	\$0
392 Parks Mower - Replace	\$0	\$0	\$0	\$0	\$0
Roads & Greenbelts					
220 Security Trailer - Refurbish	\$0	\$0	\$0	\$20,328	\$0
222 Shop Bldg. Roof - Replace	\$0	\$0	\$0	\$0	\$0
223 Shop Building Exteriors - Repair	\$0	\$46,879	\$0	\$0	\$0
224 Shop Bldg Heaters - Replace	\$0	\$0	\$0	\$0	\$0
226 Equipment Shed Roof - Replace	\$0	\$0	\$0	\$0	\$110,991
580 Asphalt Roads - Patches, Overlays, Reprs	\$186,029	\$191,610	\$197,359	\$203,279	\$209,378
581 Roads - Crack Fill, Repair, etc.	\$93,015	\$95,805	\$98,679	\$101,640	\$104,689
583 Main Three Roads - Resurface	\$476,813	\$0	\$0	\$0	\$0
584 Side Roads - Overlay	\$0	\$0	\$0	\$0	\$0
587 Culverts - Annual Work	\$55,809	\$57,483	\$59,208	\$60,984	\$62,813
588 Division 14 Pond Outlet - Reconstruct	\$0	\$0	\$0	\$0	\$0
589 Signs/Monuments - Repair/Replace	\$20,409	\$0	\$0	\$0	\$0
600 Cap Impv Water - Roads Work 2026	\$0	\$0	\$0	\$0	\$0
602 Cap Impv Water - Roads Work 2027	\$0	\$0	\$0	\$0	\$0
603 Cap Impv Water - Strm/Roads Work 2028	\$0	\$0	\$0	\$0	\$0
604 Cap Impv Water - Storm/Roads Work 2029	\$0	\$0	\$0	\$0	\$0
605 Cap Impv Water - Roads Work 2030	\$0	\$0	\$0	\$0	\$0
606 Cap Impv Water - Roads Work 2031	\$0	\$0	\$0	\$0	\$0
607 Cap Impv Water - Roads Work 2032	\$0	\$0	\$0	\$0	\$0
608 Cap Impv Water - Roads Work 2033	\$0	\$0	\$0	\$0	\$0
609 Cap Impv Water - Storm/Roads Work 2034	\$0	\$0	\$0	\$0	\$0
610 Cap Impv Water - Storm/Roads Work 2035	\$0	\$0	\$0	\$0	\$0
611 Cap Impv Water - Storm/Roads Work 2036	\$0	\$0	\$0	\$0	\$0
612 Cap Impv Water - Storm/Roads Work 2037	\$0	\$0	\$0	\$0	\$0
841 Front-End Loader - Replace	\$0	\$0	\$0	\$0	\$0
842 Kubota Excavator - Replace	\$0	\$0	\$0	\$0	\$115,259
843 Caterpillar Backhoe - Replace	\$0	\$0	\$0	\$0	\$0
844 Champion Grader - Replace	\$0	\$0	\$0	\$0	\$0
846 Road Sweeper - Replace	\$0	\$0	\$0	\$0	\$0
848 Int'l Dump Truck w/Snow Plow(#50) - Rplc	\$0	\$0	\$0	\$0	\$0
852 Ford F350 Dump Truck (#196) - Replace	\$0	\$0	\$0	\$0	\$0
853 Ford F350 Flatbed Truck (#914) - Replace	\$111,618	\$0	\$0	\$0	\$0
854 Ford F150 Truck, Red (#245) - Replace	\$0	\$0	\$0	\$0	\$0
856 Dodge Ram Dump Truck (#628) - Replace	\$0	\$153,288	\$0	\$0	\$0
857 Dumptruck - Replace	\$0	\$0	\$0	\$0	\$0
858 Utility Trailer, Olympic (#385) - Rplc	\$0	\$0	\$0	\$0	\$0
860 Roadside Mower/Attachments - Replace	\$0	\$0	\$0	\$0	\$0
861 Shoulder Mower - Replace	\$0	\$0	\$0	\$0	\$0
864 Fuel Tank - Replace	\$0	\$0	\$0	\$0	\$0
866 Greenbelt Fire/Fuel - Reductions	\$93,015	\$95,805	\$98,679	\$101,640	\$104,689
870 Chip Sand Storage - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,805,931	\$1,382,720	\$1,150,237	\$558,012	\$994,158
Ending Reserve Balance	\$6,334,258	\$6,500,036	\$6,945,884	\$8,037,508	\$8,749,241

Fiscal Year	2051	2052	2053	2054	2055
Starting Reserve Balance	\$8,749,241	\$8,998,079	\$10,008,009	\$11,046,720	\$10,538,261
Annual Reserve Funding	\$1,670,653	\$1,720,772	\$1,772,396	\$1,825,568	\$1,880,335
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$88,699	\$94,990	\$105,229	\$107,879	\$106,029
Total Income	\$10,508,593	\$10,813,841	\$11,885,634	\$12,980,166	\$12,524,625
# Component					
Office					
115 Signs/Flag Poles - Replace	\$0	\$0	\$0	\$0	\$0
120 Parking Lot - Resurface	\$0	\$0	\$0	\$0	\$0
121 Parking Lot - Repair/Seal/Stripe	\$17,797	\$0	\$0	\$0	\$0
128 Septic System - Replace	\$0	\$0	\$0	\$0	\$0
130 Office Roof & Gutters - Replace	\$91,079	\$0	\$0	\$0	\$0
132 Office Siding - Replace	\$100,083	\$0	\$0	\$0	\$0
133 Office Windows - Replace	\$55,066	\$0	\$0	\$0	\$0
134 Office Exterior Surfaces - Clk/Paint	\$0	\$0	\$0	\$0	\$0
152 Rear Decks/Ramp - Replace	\$0	\$0	\$31,098	\$0	\$0
153 Entry Porch - Resurface	\$17,357	\$0	\$0	\$0	\$0
155 Metal Rails - Replace	\$13,484	\$0	\$0	\$0	\$0
168 Office HVAC - Replace	\$0	\$0	\$0	\$0	\$0
176 Office Interior Walls - Paint	\$0	\$0	\$0	\$0	\$0
178 Office Flooring - Replace	\$0	\$0	\$0	\$0	\$0
184 Office Kitchen & Baths - Refurbish	\$0	\$0	\$0	\$0	\$0
186 Office Furniture/Décor - Refurbish	\$0	\$0	\$0	\$0	\$0
192 Office Surveillance Sys - Replace	\$0	\$0	\$0	\$0	\$0
193 Network Equipment - Replace	\$0	\$0	\$0	\$0	\$0
197 Telephone System - Replace	\$0	\$0	\$0	\$0	\$0
Security					
201 Security Trailer - Refurbish	\$0	\$0	\$0	\$0	\$0
207 Office Equip & Furniture - Replace	\$0	\$0	\$0	\$0	\$0
210 2016 Jeep Renegade - Replace	\$0	\$0	\$0	\$0	\$0
212 2014 Ford F150 - Replace	\$0	\$0	\$0	\$0	\$0
214 2017 Frontier - Replace	\$0	\$0	\$0	\$0	\$0
216 Conex Unit, Repeater Site - Replace	\$0	\$0	\$0	\$0	\$0
217 Generator, Repeater Site - Replace	\$0	\$0	\$0	\$0	\$0
218 Propane Tank, Repeater Site - Replace	\$0	\$0	\$0	\$0	\$0
230 Charge Controllers, Repeater Site - Repl	\$0	\$0	\$0	\$0	\$0
231 Batteries, Repeater Site - Replace	\$25,125	\$0	\$0	\$0	\$0
232 Solar Panels, Repeater Site - Replace	\$0	\$0	\$0	\$0	\$0
233 Radio Tower, Repeater Site - Replace	\$0	\$0	\$0	\$0	\$0
Golf Course					
169 Parking Lot - Resurface	\$0	\$0	\$0	\$0	\$0
170 Golf Maint Bldg - Ext Renovation	\$0	\$0	\$167,041	\$0	\$0
172 Golf Maint Bldg Ext - Repair/Paint/Seal	\$0	\$0	\$0	\$0	\$20,384
187 Fertilizer Shed - Ext Renovation	\$0	\$0	\$0	\$0	\$73,996
190 Fertilizer Shed Ext - Repair/Paint/Seal	\$0	\$0	\$0	\$0	\$7,164
235 Driving Range: Cover - Refurbish	\$0	\$0	\$0	\$0	\$0
248 Irrigation System - Renovate	\$0	\$0	\$0	\$0	\$0
251 Irrigation Lines & Sprinklers - Replace	\$0	\$0	\$0	\$0	\$0
252 Irrigation Controls - Replace	\$0	\$0	\$0	\$0	\$0
254 Pond Fountain Equipment - Replace	\$0	\$0	\$0	\$0	\$0
260 Asphalt Cart Paths - Partial Replace	\$81,867	\$0	\$0	\$0	\$0
266 Golf Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$24,273
269 Course Signs - Replace	\$0	\$0	\$0	\$0	\$0
274 Manager Cart - Replace	\$0	\$0	\$0	\$0	\$0
275 Aerator, Fairway - Replace	\$0	\$0	\$0	\$30,658	\$0
276 Aerator, John Deere - Replace	\$0	\$0	\$0	\$0	\$0
277 Spreader (Lely) - Replace	\$0	\$0	\$0	\$0	\$0
278 Spreader (Tycrop) - Replace	\$0	\$0	\$0	\$0	\$0
279 Kubota Zero-Turn Mower - Replace	\$0	\$0	\$0	\$0	\$0
280 Mower, Gang 1 of 2 - Replace	\$0	\$0	\$0	\$0	\$0
281 Mower, Gang 2 of 2 - Replace	\$0	\$0	\$0	\$0	\$0
282 Mower, Walk Behind - Replace	\$0	\$0	\$0	\$0	\$0
283 Toro Greensmaster 3320 - Replace	\$0	\$0	\$0	\$0	\$115,236
284 Toro Greensmaster 3150Q - Replace	\$0	\$0	\$0	\$111,880	\$0
285 Mower, Multipurpose - Replace	\$0	\$0	\$0	\$136,589	\$0
286 Toro Reelmaster 5610 - Replace	\$0	\$0	\$0	\$147,343	\$0
287 Toro Reelmaster 3555D - Replace	\$0	\$0	\$0	\$159,011	\$0
288 Blower - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2051	2052	2053	2054	2055
289 Mower, Tee - Replace	\$0	\$0	\$0	\$82,594	\$0
290 Mower, Aprons - Replace	\$0	\$0	\$0	\$0	\$0
291 John Deere Sprayer - Replace	\$0	\$0	\$0	\$0	\$0
292 John Deere Gator - Replace	\$0	\$0	\$0	\$0	\$0
293 Utility Vehicle - Replace	\$0	\$0	\$0	\$0	\$0
294 Golf Carts - Replace	\$0	\$0	\$0	\$0	\$0
295 Grinder - Replace	\$0	\$0	\$0	\$0	\$0
297 Tractor (Ford) - Replace	\$0	\$0	\$0	\$0	\$0
298 Tractor (John Deere) - Replace	\$0	\$0	\$0	\$123,777	\$0
299 Roller Puncher/Green Sweeper - Replace	\$0	\$0	\$0	\$0	\$23,566
Clubhouse					
236 Driving Range: Netting - Replace	\$0	\$0	\$0	\$0	\$0
237 Driving Range: Mats - Replace	\$0	\$0	\$0	\$0	\$0
238 Driving Range: Dividers - Replace	\$0	\$0	\$0	\$0	\$0
240 Range Picker - Replace	\$0	\$42,269	\$0	\$0	\$0
250 Irrigation Pump - Replace	\$0	\$0	\$0	\$0	\$0
401 Clubhouse Roof & Gutters - Replace	\$0	\$0	\$0	\$0	\$0
403 Clubhouse Siding - Replace	\$0	\$0	\$0	\$0	\$0
404 Clubhouse Windows - Replace	\$0	\$0	\$0	\$0	\$0
405 Clubhouse Ext. Surfaces-Paint	\$0	\$0	\$0	\$0	\$0
408 Clubhouse Deck/Rails - Replace	\$0	\$0	\$0	\$0	\$0
418 Clubhouse Parking Lot - Resurface	\$0	\$0	\$0	\$0	\$0
419 Clubhouse Parking Lot - Seal/Repair	\$38,316	\$0	\$0	\$0	\$0
424 Clubhouse: Heat Pump - Replace	\$0	\$0	\$0	\$0	\$0
429 Clubhouse: Septic System - Replace	\$0	\$0	\$0	\$0	\$0
432 Cart Stg Bldg Roof & Gutters - Replace	\$0	\$0	\$0	\$0	\$0
433 Golf Cart Bldg. Doors - Replace	\$0	\$0	\$0	\$0	\$0
434 Cart Stg Bldg Siding - Replace	\$0	\$0	\$0	\$0	\$0
435 Cart Stg. Bldg Exterior - Paint	\$0	\$0	\$0	\$0	\$0
460 Clubhouse Flooring - Replace	\$0	\$0	\$0	\$0	\$0
463 Clubhouse Interior Walls/Ceilings- Paint	\$0	\$0	\$0	\$0	\$0
466 Clubhouse Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
473 Pro Shop - Remodel	\$0	\$0	\$0	\$0	\$0
476 Pro Shop POS System - Update	\$0	\$0	\$0	\$0	\$0
479 Pro Shop Rental Clubs - Replace	\$0	\$0	\$0	\$0	\$0
482 Golf Carts, Owned - Replace	\$0	\$0	\$0	\$0	\$0
495 Clubhouse Security System -Replace	\$0	\$0	\$0	\$0	\$0
497 Gazebo Roof & Gutters - Replace	\$0	\$0	\$0	\$0	\$0
498 Gazebo Siding - Replace	\$0	\$0	\$0	\$0	\$0
499 Gazebo - Paint	\$0	\$0	\$0	\$0	\$0
Parks					
297 Security Trailer - Refurbish	\$0	\$0	\$0	\$0	\$0
299 Concrete - Repair/Replace	\$0	\$22,213	\$0	\$0	\$0
302 Restroom/Gazebo Roofs - Replace	\$0	\$0	\$0	\$0	\$0
304 Restroom Bldgs - Refurbish/Renovate	\$0	\$0	\$0	\$0	\$0
305 Septic Sys, Park Restrooms - Repr/Rplc	\$0	\$66,639	\$0	\$0	\$0
306 Gazebo Shelters - Refurb/Renovate	\$0	\$0	\$0	\$0	\$0
308 Park Host Sites - Refurb/Renovate	\$21,566	\$0	\$0	\$0	\$0
313 Div 9 Asphalt Paths/Crt- Resurface	\$0	\$0	\$0	\$0	\$0
314 Div 9 Asphalt Access - Resurface	\$0	\$0	\$0	\$0	\$0
318 Div 3 Asphalt Parking/Drives	\$0	\$0	\$0	\$0	\$0
319 Div 1 Asphalt Parking/Drives/Paths/Crt	\$0	\$0	\$0	\$0	\$0
325 Div 3 Play Equipment - Replace/Refr	\$0	\$0	\$0	\$0	\$0
326 Div 1 Play Equipment - Replace/Refr	\$0	\$0	\$0	\$0	\$0
327 Div 9 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
328 Div 18.1 Play Equip - Replace	\$0	\$0	\$0	\$0	\$0
329 Div 18.3/Playland Park Equip - Replace	\$0	\$0	\$0	\$0	\$0
330 Picnic Tables/Benches - Replace	\$0	\$0	\$0	\$23,566	\$0
331 BBall Court(Div 3) - Resurface/Replace	\$0	\$0	\$9,263	\$0	\$0
331 BBall Fence (Div 3 Park) - Resurface/Rpl	\$0	\$0	\$27,544	\$0	\$0
332 Basketball Eqp (Div. 3) - Replace	\$0	\$0	\$0	\$0	\$0
333 Tennis Court(Golf Area) - Resurface	\$0	\$0	\$0	\$0	\$0
334 Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
335 BBall Court(Golf Area) - Resurface	\$0	\$0	\$0	\$0	\$0
336 Basketball Eqp (Golf) - Replace	\$0	\$0	\$0	\$0	\$0
340 Div 3 Boat Launch Dock - Replace	\$0	\$0	\$0	\$0	\$0
342 Div 3 Launch Dock Pilings - Replace	\$0	\$0	\$0	\$0	\$0
344 Div 3 Launch Dock Gangway - Replace	\$0	\$0	\$0	\$0	\$0
346 Div 3 Park Dock - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2051	2052	2053	2054	2055
348 Div 3 Park Dock Pilings - Replace	\$0	\$0	\$0	\$0	\$0
350 Div 1 Park Dock - Replace	\$0	\$0	\$0	\$0	\$0
351 Div 1 Park Dock Pilings - Replace	\$0	\$0	\$0	\$0	\$0
354 Div 1 Swim/Float Dock - Replace	\$0	\$0	\$0	\$0	\$0
358 Div 9 Park Dock - Replace	\$0	\$0	\$0	\$0	\$0
363 Div 2 Dock - Replace	\$0	\$0	\$0	\$0	\$0
364 Div 14 Dock - Replace	\$0	\$0	\$0	\$0	\$0
365 Swim Areas - Repair/Replace	\$0	\$0	\$0	\$0	\$0
371 Div 14 Fence - Replace	\$0	\$11,106	\$0	\$0	\$0
379 Div. 3 Breakwater/Attenuator	\$0	\$0	\$0	\$0	\$353,485
380 Div. 1 Breakwater/Attenuator	\$0	\$0	\$0	\$0	\$0
382 Div. 3 Soft Shore Stabilization	\$0	\$0	\$0	\$0	\$60,799
386 Flatbed Truck (#187) - Replace	\$0	\$0	\$0	\$0	\$0
387 Plow & Box Sander - Replace	\$0	\$0	\$0	\$0	\$0
388 Pick-Up Truck (#464) - Replace	\$0	\$0	\$0	\$0	\$0
389 SNWBR Landscape Trailer (#451) - Replace	\$0	\$0	\$0	\$0	\$0
391 Chipper - Replace	\$0	\$44,426	\$0	\$0	\$0
392 Parks Mower - Replace	\$0	\$19,431	\$0	\$0	\$0
Roads & Greenbelts					
220 Security Trailer - Refurbish	\$0	\$0	\$0	\$0	\$0
222 Shop Bldg. Roof - Replace	\$0	\$0	\$0	\$0	\$0
223 Shop Building Exteriors - Repair	\$0	\$0	\$0	\$0	\$0
224 Shop Bldg Heaters - Replace	\$0	\$0	\$0	\$0	\$0
226 Equipment Shed Roof - Replace	\$0	\$0	\$0	\$0	\$0
580 Asphalt Roads - Patches, Overlays, Reprs	\$215,659	\$222,129	\$228,793	\$235,657	\$242,726
581 Roads - Crack Fill, Repair, etc.	\$107,830	\$111,064	\$114,396	\$117,828	\$121,363
583 Main Three Roads - Resurface	\$552,757	\$0	\$0	\$0	\$0
584 Side Roads - Overlay	\$0	\$0	\$0	\$800,775	\$0
587 Culverts - Annual Work	\$64,698	\$66,639	\$68,638	\$70,697	\$72,818
588 Division 14 Pond Outlet - Reconstruct	\$0	\$0	\$0	\$0	\$0
589 Signs/Monuments - Repair/Replace	\$0	\$0	\$0	\$0	\$0
600 Cap Impv Water - Roads Work 2026	\$0	\$0	\$0	\$0	\$0
602 Cap Impv Water - Roads Work 2027	\$0	\$0	\$0	\$0	\$0
603 Cap Impv Water - Strm/Roads Work 2028	\$0	\$0	\$0	\$0	\$0
604 Cap Impv Water - Storm/Roads Work 2029	\$0	\$0	\$0	\$0	\$0
605 Cap Impv Water - Roads Work 2030	\$0	\$0	\$0	\$0	\$0
606 Cap Impv Water - Roads Work 2031	\$0	\$0	\$0	\$0	\$0
607 Cap Impv Water - Roads Work 2032	\$0	\$0	\$0	\$0	\$0
608 Cap Impv Water - Roads Work 2033	\$0	\$0	\$0	\$0	\$0
609 Cap Impv Water - Storm/Roads Work 2034	\$0	\$0	\$0	\$0	\$0
610 Cap Impv Water - Storm/Roads Work 2035	\$0	\$0	\$0	\$0	\$0
611 Cap Impv Water - Storm/Roads Work 2036	\$0	\$0	\$0	\$0	\$0
612 Cap Impv Water - Storm/Roads Work 2037	\$0	\$0	\$0	\$0	\$0
841 Front-End Loader - Replace	\$0	\$0	\$0	\$283,703	\$0
842 Kubota Excavator - Replace	\$0	\$0	\$0	\$0	\$0
843 Caterpillar Backhoe - Replace	\$0	\$0	\$0	\$0	\$0
844 Champion Grader - Replace	\$0	\$0	\$0	\$0	\$194,181
846 Road Sweeper - Replace	\$0	\$88,852	\$0	\$0	\$0
848 Int'l Dump Truck w/Snow Plow(#50) - Rplc	\$0	\$0	\$0	\$0	\$194,181
852 Ford F350 Dump Truck (#196) - Replace	\$0	\$0	\$0	\$0	\$0
853 Ford F350 Flatbed Truck (#914) - Replace	\$0	\$0	\$0	\$0	\$0
854 Ford F150 Truck, Red (#245) - Replace	\$0	\$0	\$0	\$0	\$0
856 Dodge Ram Dump Truck (#628) - Replace	\$0	\$0	\$0	\$0	\$0
857 Dumptruck - Replace	\$0	\$0	\$0	\$0	\$194,181
858 Utility Trailer, Olympic (#385) - Rplc	\$0	\$0	\$0	\$0	\$0
860 Roadside Mower/Attachments - Replace	\$0	\$0	\$0	\$0	\$0
861 Shoulder Mower - Replace	\$0	\$0	\$0	\$0	\$28,279
864 Fuel Tank - Replace	\$0	\$0	\$0	\$0	\$0
866 Greenbelt Fire/Fuel - Reductions	\$107,830	\$111,064	\$114,396	\$117,828	\$121,363
870 Chip Sand Storage - Replace	\$0	\$0	\$77,745	\$0	\$0
Total Expenses	\$1,510,514	\$805,832	\$838,914	\$2,441,905	\$1,847,995
Ending Reserve Balance	\$8,998,079	\$10,008,009	\$11,046,720	\$10,538,261	\$10,676,630



Accuracy, Limitations, and Disclosures

"This reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require the association to (1) defer major maintenance, repair, or replacement, (2) increase future reserve contributions, (3) borrow funds to pay for major maintenance, repair, or replacement, or (4) impose special assessments for the cost of major maintenance, repair, or replacement." Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Jim Talaga, company President, is a credentialed Reserve Specialist (#66). All work done by Association Reserves WA, LLC 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)
UOM	Unit of Measure
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 research and analysis. 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) The project is the Association's present obligation. 2) The need and schedule of a project can be reasonably anticipated. 3) The total cost of the project is material, can be estimated and includes all direct & related costs. Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above three 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.

Office

Comp #: 115 Signs/Flag Poles - Replace**Approx Quantity: 1 Metal & Wood****Location:** Installed in front area of office building at exterior**Funded?:** Yes.**History:** Installed in 2002**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 30 years**Remaining Life:** 14 years**Lower Estimate:** \$ 6,960**Higher Estimate:** \$8,500**Cost Source:** Budget Allowance**Comp #: 120 Parking Lot - Resurface****Approx Quantity: 16,500 SF****Location:** Adjacent to LCMC office building**Funded?:** Yes.**History:** None known**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 30 years**Remaining Life:** 1 years**Lower Estimate:** \$ 32,100**Higher Estimate:** \$39,300**Cost Source:** Everson Paving (extrapolated)**Comp #: 121 Parking Lot - Repair/Seal/Stripe****Approx Quantity: 16,500 SF****Location:** Adjacent to LCMC office building**Funded?:** Yes.**History:** None known**Comments:** Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.**Useful Life:** 5 years**Remaining Life:** 0 years**Lower Estimate:** \$ 7,650**Higher Estimate:** \$9,350**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 128 Septic System - Replace**Approx Quantity: 1 system****Location:** Adjacent to office building**Funded?:** Yes.**History:** None known**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 60 years**Remaining Life:** 14 years**Lower Estimate:** \$ 23,200**Higher Estimate:** \$28,400**Cost Source:** Budget Allowance**Comp #: 130 Office Roof & Gutters - Replace****Approx Quantity: 3,900 SF****Location:** Rooftop of Office building**Funded?:** Yes.**History:** Assumed installed ~2001 during major remodel project**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 50 years**Remaining Life:** 25 years**Lower Estimate:** \$ 39,200**Higher Estimate:** \$47,900**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 132 Office Siding - Replace**Approx Quantity: 1,600 SF****Location:** Exterior walls of Office Building**Funded?:** Yes.**History:** Installed 2001 during major remodel project**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 50 years**Remaining Life:** 25 years**Lower Estimate:** \$ 43,000**Higher Estimate:** \$52,600**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 133 Office Windows - Replace**Approx Quantity: 17 Vinyl Frame****Location:** Office building exterior walls**Funded?:** Yes.**History:** Assumed installed in 2001 during major building remodel**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 50 years**Remaining Life:** 25 years**Lower Estimate:** \$ 23,700**Higher Estimate:** \$28,900**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 134 Office Exterior Surfaces - Clk/Paint**Approx Quantity: 1,600 SF****Location:** Office building exterior walls**Funded?:** Yes.**History:** None known**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 10 years**Remaining Life:** 1 years**Lower Estimate:** \$ 5,930**Higher Estimate:** \$7,250**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 138 Exterior Doors - Replace**Approx Quantity: 3 metal or wood/glass****Location:** Exterior of Office Building**Funded?:** No. No predictable large scale replacement projected**History:** Assumed replaced ~2001 during major remodel project**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:****Comp #: 152 Rear Decks/Ramp - Replace****Approx Quantity: 270 LF / Wood****Location:** Back of Office building**Funded?:** Yes.**History:** Rebuilt in 2023; assumed installed ~2001 during major remodel project**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 30 years**Remaining Life:** 27 years**Lower Estimate:** \$ 12,600**Higher Estimate:** \$15,400**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 153 Entry Porch - Resurface**Approx Quantity: 260 SF****Location:** Front/Main entry to Office building**Funded?:** Yes.**History:** Assumed installed around 2001 during major remodel/addition at Office building**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 50 years**Remaining Life:** 25 years**Lower Estimate:** \$ 7,460**Higher Estimate:** \$9,120**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 154 Entry Porch - Recoat**Approx Quantity: 260 SF****Location:** Front/Main entry to Office building**Funded?:** No. Cost projected to be too small for reserve funding**History:** None known**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:****Comp #: 155 Metal Rails - Replace****Approx Quantity: 50 LF****Location:** Perimeter of entry porch and stairs**Funded?:** Yes.**History:** Assumed installed ~2001 during major remodel project**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 50 years**Remaining Life:** 25 years**Lower Estimate:** \$ 5,800**Higher Estimate:** \$7,080**Cost Source:** Budget Allowance

Comp #: 168 Office HVAC - Replace **Approx Quantity: 1 Heat Pump/Air Handler**
Location: Condensing unit installed at exterior at rear of building and fan coil unit inside closet
Funded?: Yes.
History: None known
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remaining Life:** 5 years
Lower Estimate: \$ 7,420 **Higher Estimate:** \$9,060
Cost Source: Budget Allowance

Comp #: 176 Office Interior Walls - Paint **Approx Quantity: 3,000 SF**
Location: Interior walls
Funded?: Yes.
History: None known
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remaining Life:** 3 years
Lower Estimate: \$ 6,960 **Higher Estimate:** \$8,500
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 178 Office Flooring - Replace **Approx Quantity: 275 SY**
Location: Office building interiors
Funded?: Yes.
History: 2023 some hard surface flooring replaced but carpet not replaced; 2014 ~\$2,042, vinyl flooring replaced
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remaining Life:** 1 years
Lower Estimate: \$ 18,500 **Higher Estimate:** \$22,700
Cost Source: Estimate Provided by Client

Comp #: 184 Office Kitchen & Baths - Refurbish **Approx Quantity: 1 Appliances/Built-ins/Ect**
Location: Office building kitchen/breakroom and (2) bathrooms
Funded?: Yes.
History: Assumed remodeled during office major renovation in 2001
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years **Remaining Life:** 18 years
Lower Estimate: \$ 9,270 **Higher Estimate:** \$11,300
Cost Source: Budget Allowance

Comp #: 186 Office Furniture/Décor - Refurbish **Approx Quantity: 1 Cab**
Location: Interior areas of office
Funded?: Yes.
History: None known
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remaining Life:** 3 years
Lower Estimate: \$ 14,000 **Higher Estimate:** \$17,100
Cost Source: Budget Allowance

Comp #: 187 Office Equipment - Replace **Approx Quantity: 1 Computers, printers, etc.**
Location: At LCMC main office
Funded?: No. Best handled through the operating budget
History: None known
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remaining Life:**
Lower Estimate: \$ 0 **Higher Estimate:** \$0
Cost Source:

Comp #: 192 Office Surveillance Sys - Replace **Approx Quantity: 8 Cameras etc.**
Location: Office interiors/exteriors
Funded?: Yes.
History: 2015 ~\$3,000, Cameras/security upgrades
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remaining Life:** 4 years
Lower Estimate: \$ 3,750 **Higher Estimate:** \$4,590
Cost Source: Inflated Client Cost History

Comp #: 193 Network Equipment - Replace**Approx Quantity: 1 Various systems****Location:** At LCMC main office**Funded?:** Yes.**History:** 2008**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 15 years**Remaining Life:** 4 years**Lower Estimate:** \$ 4,640**Higher Estimate:** \$5,670**Cost Source:** Budget Allowance**Comp #: 197 Telephone System - Replace****Approx Quantity: 1 System****Location:** At LCMC main office, assuming also serves Clubhouse**Funded?:** Yes.**History:** Replaced last in 2015**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 15 years**Remaining Life:** 4 years**Lower Estimate:** \$ 7,420**Higher Estimate:** \$9,060**Cost Source:** Budget Allowance**Comp #: 198 Office Water Heater - Replace****Approx Quantity: 1 Rheem / 61 Gallons****Location:** In utility closet within office building**Funded?:** No. Too small to merit separate reserve funding**History:** None known**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:****Comp #: 199 Air Handler - Replace****Approx Quantity: 1 Trane****Location:** In utility closet within office building**Funded?:** No. Funding included within Component #168**History:** Installed 2016**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:****Comp #: 200 Plumbing/Electrical - Replace****Approx Quantity: 1 Supply & drain lines****Location:** Throughout office building**Funded?:** No. No predictable large scale replacement projected**History:** None known**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:**

Security

Comp #: 201 Security Trailer - Refurbish**Approx Quantity: 1 Mobile building****Location:** Shop building area**Funded?:** Yes.**History:** Installed 2019**Comments:** Client reports this structure is equally shared component between four departments: Security, Parks, Roads and Water. The cost here is 25% of the total based on the shared arrangement reported.**Useful Life:** 30 years**Remaining Life:**

23 years

Lower Estimate: \$ 9,270**Higher Estimate:**

\$11,300

Cost Source: Budget Allowance - 25% of total as shared component**Comp #: 205 Uniforms - Replace****Approx Quantity: 8 sets****Location:** Security officers**Funded?:** No. Annual costs best handled through operating budget**History:** Varies**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

Cost Source:**Comp #: 207 Office Equip & Furniture - Replace****Approx Quantity: 1 Assorted****Location:** Security office and officers**Funded?:** Yes.**History:** None known**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 15 years**Remaining Life:**

8 years

Lower Estimate: \$ 6,960**Higher Estimate:**

\$8,500

Cost Source: Budget Allowance**Comp #: 210 2016 Jeep Renegade - Replace****Approx Quantity: 759 ID #759****Location:** Security parking, throughout community, etc.**Funded?:** Yes.**History:** Purchased in 2016**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 15 years**Remaining Life:**

5 years

Lower Estimate: \$ 23,200**Higher Estimate:**

\$28,400

Cost Source: Budget Allowance**Comp #: 212 2014 Ford F150 - Replace****Approx Quantity: 336 ID #336****Location:** Security parking, throughout community, etc.**Funded?:** Yes.**History:** Purchased in 2017**Comments:** Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.**Useful Life:** 15 years**Remaining Life:**

0 years

Lower Estimate: \$ 32,500**Higher Estimate:**

\$39,700

Cost Source: Budget Allowance**Comp #: 214 2017 Frontier - Replace****Approx Quantity: 982 ID #982****Location:** Security parking, throughout community, etc.**Funded?:** Yes.**History:** Purchased in 2017**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 15 years**Remaining Life:**

6 years

Lower Estimate: \$ 23,100**Higher Estimate:**

\$28,300

Cost Source: Budget Allowance

Comp #: 215 Radios - Replace

Approx Quantity: 12 radios total

Location: Security officers

Funded?: No.

History: 2015 ~\$1,068, (6) purchased; 2010, (8) purchased

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Lower Estimate: \$ 0

Higher Estimate:

\$0

Cost Source:

Comp #: 216 Conex Unit, Repeater Site - Replace

Approx Quantity: 1 metal container

Location: Top of Dow Mountain

Funded?: Yes.

History: Placed about 2018

Comments: New component as not inventoried at last reserve study. Funding included here to replace the Conex unit which houses the repeater equipment. There is a second Conex at the site but not being utilized and therefore no funding included.

Useful Life: 25 years

Remaining Life:

17 years

Lower Estimate: \$ 4,500

Higher Estimate:

\$5,500

Cost Source: Budget Allowance

Comp #: 217 Generator, Repeater Site - Replace

Approx Quantity: 1 Kohler, 14kw

Location: Top of Dow Mountain

Funded?: Yes.

History: Installed about 2018

Comments: New component as not inventoried at last reserve study.

Useful Life: 25 years

Remaining Life:

17 years

Lower Estimate: \$ 4,500

Higher Estimate:

\$5,500

Cost Source: Budget Allowance

Comp #: 218 Propane Tank, Repeater Site - Replace

Approx Quantity: 1 500 gallon tank

Location: Top of Dow Mountain

Funded?: Yes.

History: Installed about 2018

Comments: New component as not inventoried at last reserve study.

Useful Life: 30 years

Remaining Life:

22 years

Lower Estimate: \$ 2,700

Higher Estimate:

\$3,300

Cost Source: Budget Allowance

Comp #: 230 Charge Controllers, Repeater Site - Repl

Approx Quantity: 1 Flexmax Outback Power Sys

Location: Top of Dow Mountain for solar energy system

Funded?: Yes.

History: Installed about 2018 (see comments)

Comments: New component as not inventoried at last reserve study. This component is for the charge controllers for the solar energy system. Reportedly two of the four modules failed and were recently replaced. We are showing funding for system as a whole due to technological advances/parts obsolescence.

Useful Life: 15 years

Remaining Life:

7 years

Lower Estimate: \$ 3,150

Higher Estimate:

\$3,850

Cost Source: Client Estimate

Comp #: 231 Batteries, Repeater Site - Replace

Approx Quantity: 12 DC1150-2

Location: Top of Dow Mountain for solar energy system

Funded?: Yes.

History: Installed about 2018

Comments: New component as not inventoried at last reserve study. Client reports these batteries reportedly have 5-7 year typical life cycle and \$1K/each to replace. Plans to occur in 2026 per Client.

Useful Life: 5 years

Remaining Life:

0 years

Lower Estimate: \$ 10,800

Higher Estimate:

\$13,200

Cost Source: Client Estimate

Comp #: 232 Solar Panels, Repeater Site - Replace

Approx Quantity: 1 Solar Energy System

Location: Top of Dow Mountain for solar energy system

Funded?: Yes.

History: Installed about 2018

Comments: New component as not inventoried at last reserve study.

Useful Life: 25 years

Remaining Life:

16 years

Lower Estimate: \$ 22,500

Higher Estimate:

\$27,500

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 233 Radio Tower, Repeater Site - Replace

Approx Quantity: 1 Metal tower

Location: Top of Dow Mountain for solar energy system

Funded?: Yes.

History: Unknown

Comments: New component as not inventoried at last reserve study.

Useful Life: 30 years

Remaining Life:

15 years

Lower Estimate: \$ 27,000

Higher Estimate:

\$33,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Golf Course

Comp #: 169 Parking Lot - Resurface**Approx Quantity: 19,500 SF****Location:** West end of maintenance area**Funded?:** Yes.**History:** Installed 2016**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 30 years**Remaining Life:** 20 years**Lower Estimate:** \$ 38,000**Higher Estimate:** \$46,400**Cost Source:** Everson Paving (extrapolated)

Comp #: 170 Golf Maint Bldg - Ext Renovation**Approx Quantity: 1 Lights****Location:** Golf maintenance shop at 281 N Fairway Drive**Funded?:** Yes.**History:** Roof replaced 2013 ~\$6,100**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 40 years**Remaining Life:** 27 years**Lower Estimate:** \$ 67,700**Higher Estimate:** \$82,700**Cost Source:** Budget Allowance

Comp #: 172 Golf Maint Bldg Ext - Repair/Paint/Seal**Approx Quantity: 2,400 SF****Location:** Golf maintenance shop at 281 N Fairway Drive**Funded?:** Yes.**History:** Planned for 2025 in-house**Comments:** Remaining useful life reset as reportedly to be completed in-house in 2025; cost inflated from the prior study.**Useful Life:** 10 years**Remaining Life:** 9 years**Lower Estimate:** \$ 7,790**Higher Estimate:** \$9,520**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 173 Golf Maint Bldg Interiors - Refurbish**Approx Quantity: 1 Lights****Location:** Golf Maint Bldg Interiors**Funded?:** No. Cost projected to be too small for reserve funding**History:** None known**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:**

Comp #: 176 Storage Shed - Ext Renovation**Approx Quantity: 10 Wood Structure****Location:** Golf maintenance yard**Funded?:** No. Cost predicted to be too low to qualify for reserve funding**History:** None known**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:**

Comp #: 187 Fertilizer Shed - Ext Renovation**Approx Quantity: 1 Lights****Location:** Golf maintenance yard**Funded?:** Yes.**History:** Roof replaced 2015**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 40 years**Remaining Life:** 29 years**Lower Estimate:** \$ 28,300**Higher Estimate:** \$34,500**Cost Source:** Budget Allowance

Comp #: 190 Fertilizer Shed Ext - Repair/Paint/Seal**Approx Quantity: 850 SF****Location:** Golf maintenance yard**Funded?:** Yes.**History:** Planned for 2025 in-house**Comments:** Remaining useful life reset as reportedly to be completed in-house in 2025; cost inflated from the prior study.**Useful Life:** 10 years**Remaining Life:** 9 years**Lower Estimate:** \$ 2,740**Higher Estimate:** \$3,340**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 191 Golf Tool Storage Shed - Refurbish**Approx Quantity: 8 Wood Structure****Location:** Golf maintenance yard**Funded?:** No. Cost predicted to be too low to qualify for reserve funding**History:** Reportedly original to construction**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:****Comp #: 235 Driving Range: Cover - Refurbish****Approx Quantity: 36 36 x12 / Wood Frame****Location:** Driving range next to golf course, off of Fairway Drive W**Funded?:** Yes.**History:** None known**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 20 years**Remaining Life:** 1 years**Lower Estimate:** \$ 6,950**Higher Estimate:** \$8,490**Cost Source:** Budget Allowance**Comp #: 239 Driving Range: Range Balls-Replace****Approx Quantity: 1 Extensive balls****Location:** Driving range next to golf course, off of Fairway Drive W**Funded?:** No. Cost projected to be too low to qualify for reserve funding**History:** Replaced 2015**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:****Comp #: 248 Irrigation System - Renovate****Approx Quantity: 1 Heads, lines, timers, etc****Location:** Throughout the community.**Funded?:** Yes. One-time project for planned renovations**History:** None known**Comments:** Remaining life at zero as not completed/planned for 2025; cost inflated. Golf manager reports a vendor recently visited the site using drone technology and a bid for renovations should be forthcoming. The amount here is budget allowance based on similar projects and rough verbal estimates to Client.**Useful Life:** 1 years**Remaining Life:** 0 years**Lower Estimate:** \$ 927,000**Higher Estimate:** \$1,130,000**Cost Source:** Budget Allowance**Comp #: 251 Irrigation Lines & Sprinklers - Replace****Approx Quantity: 1 Extensive****Location:** Throughout the golf course**Funded?:** Yes.**History:** Assume major work in #251**Comments:** This component is for funding once the major renovation in #251 is completed.**Useful Life:** 20 years**Remaining Life:** 20 years**Lower Estimate:** \$ 116,000**Higher Estimate:** \$142,000**Cost Source:** Budget Allowance**Comp #: 252 Irrigation Controls - Replace****Approx Quantity: 17 stations****Location:** Satellite pedestal stations throughout golf course**Funded?:** Yes.**History:** Assume major work in #251; installed ~ 2000**Comments:** This component is for funding once the major renovation in #251 is completed.**Useful Life:** 15 years**Remaining Life:** 15 years**Lower Estimate:** \$ 11,600**Higher Estimate:** \$14,200**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 254 Pond Fountain Equipment - Replace**Approx Quantity: 1 Pump/Controller/Tank****Location:** Golf course pond near Hole 8**Funded?:** Yes.**History:** None known**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 15 years**Remaining Life:** 9 years**Lower Estimate:** \$ 7,050**Higher Estimate:** \$8,610**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 256 Pond Fountain Gangway - Replace**Approx Quantity: 1 3 x 27 / Metal****Location:** Golf course pond near Hole 8**Funded?:** No. Useful life not predictable**History:** None known**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:****Comp #: 258 Pond Fountain Shed - Refurbish****Approx Quantity: 1 8x10 wood shed****Location:** At golf course pond near Hole 8**Funded?:** No. Cost predicted to be too low to qualify for reserve funding**History:** 2015, roof replaced**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:****Comp #: 260 Asphalt Cart Paths - Partial Replace****Approx Quantity: 76,000 SF****Location:** Asphalt paths throughout golf course and adjacent to Clubhouse**Funded?:** Yes.**History:** Installed in phases beginning in ~2006**Comments:** Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.**Useful Life:** 5 years**Remaining Life:** 0 years**Lower Estimate:** \$ 35,200**Higher Estimate:** \$43,000**Cost Source:** Budget Allowance**Comp #: 262 Gravel Cart Paths - Refurbish****Approx Quantity: 1 Extensive SF****Location:** Gravel paths throughout golf course**Funded?:** No. Annual costs best handled through operating budget**History:** None known**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:****Comp #: 266 Golf Furniture - Partial Replace****Approx Quantity: 1 Benches/Ball Washer/Cans****Location:** Scattered along golf course**Funded?:** Yes.**History:** Being replaced in 2025 (no cost to Association as vendor promotion)**Comments:** Remaining useful life reset as reportedly will be replaced at no cost to the Association in 2025 as vendor promotion; cost inflated.**Useful Life:** 10 years**Remaining Life:** 9 years**Lower Estimate:** \$ 9,270**Higher Estimate:** \$11,300**Cost Source:** Budget Allowance**Comp #: 268 Tee Markers/Divot Mix Boxes-Replace****Approx Quantity: 9 holes markers/mix box****Location:** Scattered along golf course, generally 1 divot mix and multiple markers at each hole**Funded?:** No. Cost expected to be too low to qualify for reserve funding**History:** None known**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:**

Comp #: 269 Course Signs - Replace**Approx Quantity: 8 Wood & Metal****Location:** Scattered along golf course, generally one at each hole**Funded?:** Yes.**History:** 2005**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 10 years**Remaining Life:** 1 years**Lower Estimate:** \$ 4,640**Higher Estimate:** \$5,670**Cost Source:** Budget Allowance**Comp #: 270 Sand Traps - Renovate****Approx Quantity: 4 sand traps****Location:** Scattered along golf course**Funded?:** No. Historically handled through the operating budget**History:** None known**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:****Comp #: 271 Greens - Renovate****Approx Quantity: 9 Turf****Location:** At each hole**Funded?:** No. Historically handled through the operating budget**History:** None known**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:****Comp #: 272 Tee Boxes - Renovate****Approx Quantity: 9 Turf****Location:** Throughout course**Funded?:** No. Historically handled through the operating budget**History:** None known**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:****Comp #: 273 Fairways - Renovate****Approx Quantity: 9 Turf****Location:** Throughout the course**Funded?:** No. Historically handled through the operating budget**History:** None known**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:****Comp #: 274 Manager Cart - Replace****Approx Quantity: 1 Yamaha****Location:** Maintenance area**Funded?:** Yes.**History:** None known**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 15 years**Remaining Life:** 1 years**Lower Estimate:** \$ 6,490**Higher Estimate:** \$7,930**Cost Source:** Budget Allowance**Comp #: 275 Aerator, Fairway - Replace****Approx Quantity: 1 Ryan****Location:** Golf maintenance shop at 281 N Fairway Drive**Funded?:** Yes.**History:** Reportedly purchased 2023 and received 2024**Comments:** Remaining useful life adjusted to reflect new equipment received in 2024; cost inflated.**Useful Life:** 15 years**Remaining Life:** 13 years**Lower Estimate:** \$ 12,100**Higher Estimate:** \$14,700**Cost Source:** Budget Allowance

Comp #: 276 Aerator, John Deere - Replace **Approx Quantity: 1 800 Aercore**
Location: Golf maintenance shop at 281 N Fairway Drive
Funded?: Yes.
History: 2011 ~\$18,900
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remaining Life:** 1 years
Lower Estimate: \$ 17,600 **Higher Estimate:** \$21,600
Cost Source: Inflated Client Cost History

Comp #: 277 Spreader (Lely) - Replace **Approx Quantity: 1 Lely Spreader**
Location: Golf maintenance shop at 281 N Fairway Drive
Funded?: Yes.
History: Reportedly purchased ~2005
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remaining Life:** 1 years
Lower Estimate: \$ 9,270 **Higher Estimate:** \$11,300
Cost Source: Budget Allowance

Comp #: 278 Spreader (Tycrop) - Replace **Approx Quantity: 1 Tycrop 300 Quickpass**
Location: Golf maintenance shop at 281 N Fairway Drive
Funded?: Yes.
History: Reportedly purchased 2003 ~\$11,950
Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.
Useful Life: 15 years **Remaining Life:** 0 years
Lower Estimate: \$ 21,300 **Higher Estimate:** \$26,100
Cost Source: Inflated Client Cost History

Comp #: 279 Kubota Zero-Turn Mower - Replace **Approx Quantity: 1 Z724x**
Location: Golf maintenance shop at 281 N Fairway Drive
Funded?: Yes.
History: None known
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 10 years **Remaining Life:** 1 years
Lower Estimate: \$ 27,800 **Higher Estimate:** \$34,000
Cost Source: Budget Allowance

Comp #: 280 Mower, Gang 1 of 2 - Replace **Approx Quantity: 1 Jacobsen Gang Mower**
Location: Golf maintenance shop at 281 N Fairway Drive
Funded?: Yes.
History: Reportedly purchased 1984 ~\$12,000
Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.
Useful Life: 15 years **Remaining Life:** 0 years
Lower Estimate: \$ 18,500 **Higher Estimate:** \$22,700
Cost Source: Budget Allowance

Comp #: 281 Mower, Gang 2 of 2 - Replace **Approx Quantity: 1 R&R Gang Mower**
Location: Golf maintenance shop at 281 N Fairway Drive
Funded?: Yes.
History: Reportedly purchased 2014
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remaining Life:** 3 years
Lower Estimate: \$ 18,500 **Higher Estimate:** \$22,700
Cost Source: Budget Allowance

Comp #: 282 Mower, Walk Behind - Replace **Approx Quantity: 1 Toro Greensmaster1000**
Location: Golf maintenance shop at 281 N Fairway Drive
Funded?: Yes.
History: Reportedly purchased 2005 ~\$1,500
Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.
Useful Life: 15 years **Remaining Life:** 0 years
Lower Estimate: \$ 5,560 **Higher Estimate:** \$6,800
Cost Source: Budget Allowance

Comp #: 283 Toro Greensmaster 3320 - Replace
Location: Golf maintenance shop at 281 N Fairway Drive
Funded?: Yes.
History: Assumed buy-in place lease purchase in 2025
Comments: Remaining useful life reset as assumed buy-in place in 2025; cost inflated.
Useful Life: 10 years
Lower Estimate: \$ 44,000
Cost Source: Budget Allowance

Approx Quantity: 1 3320

Remaining Life: 9 years
Higher Estimate: \$53,800

Comp #: 284 Toro Greensmaster 3150Q - Replace
Location: Golf maintenance shop at 281 N Fairway Drive
Funded?: Yes.
History: Purchased 2024
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 10 years
Lower Estimate: \$ 44,000
Cost Source: Budget Allowance

Approx Quantity: 1 3150 Q

Remaining Life: 8 years
Higher Estimate: \$53,800

Comp #: 285 Mower, Multipurpose - Replace
Location: Golf maintenance shop at 281 N Fairway Drive
Funded?: Yes.
History: 2024 ~\$57,950 + tax, reconditioned
Comments: This unit reconditioned in 2025 described to be new engine, bladereels, bedknives, barings, rollerbearings, tires, hoses, seat, paint and baskets.
Useful Life: 15 years
Lower Estimate: \$ 53,700
Cost Source: Inflated Client Cost History: US Fleet Services

Approx Quantity: 1 Toro 5510

Remaining Life: 13 years
Higher Estimate: \$65,700

Comp #: 286 Toro Reelmaster 5610 - Replace
Location: Golf maintenance shop at 281 N Fairway Drive
Funded?: Yes.
History: Purchased 2024
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 10 years
Lower Estimate: \$ 58,000
Cost Source: Budget Allowance

Approx Quantity: 1 5610

Remaining Life: 8 years
Higher Estimate: \$70,800

Comp #: 287 Toro Reelmaster 3555D - Replace
Location: Golf maintenance shop at 281 N Fairway Drive
Funded?: Yes.
History: Purchased 2024
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 10 years
Lower Estimate: \$ 62,600
Cost Source: Budget Allowance

Approx Quantity: 1 3555D

Remaining Life: 8 years
Higher Estimate: \$76,500

Comp #: 288 Blower - Replace
Location: Golf maintenance shop at 281 N Fairway Drive
Funded?: Yes.
History: Reportedly purchased 2010
Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.
Useful Life: 15 years
Lower Estimate: \$ 8,340
Cost Source: Budget Allowance

Approx Quantity: 1 Buffalo Blower

Remaining Life: 0 years
Higher Estimate: \$10,200

Comp #: 289 Mower, Tee - Replace
Location: Golf maintenance shop at 281 N Fairway Drive
Funded?: Yes.
History: 2024 Replaced; Reportedly purchased 2006 ~\$5,370
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study. The 2024 replacement was a refurbished piece. Cost shown here budgeted for new equipment as refurbish may not always be viable option.
Useful Life: 15 years
Lower Estimate: \$ 32,500
Cost Source: Research with Local Vendor/Contractor: Pacific Golf & Turf

Approx Quantity: 1 Toro 3150

Remaining Life: 13 years
Higher Estimate: \$39,700

Comp #: 290 Mower, Aprons - Replace**Approx Quantity: 1 John Deere 2653****Location:** Golf maintenance shop at 281 N Fairway Drive**Funded?:** Yes.**History:** Reportedly purchased 1996 ~\$500**Comments:** Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.**Useful Life:** 15 years**Remaining Life:** 0 years**Lower Estimate:** \$ 29,700**Higher Estimate:** \$36,300**Cost Source:** Research with Local

Vendor/Contractor: Pacific Golf & Turf

Comp #: 291 John Deere Sprayer - Replace**Approx Quantity: 1 HD 200 sprayer****Location:****Funded?:** Yes.**History:** None known**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 10 years**Remaining Life:** 1 years**Lower Estimate:** \$ 41,800**Higher Estimate:** \$51,000**Cost Source:** Budget Allowance**Comp #: 292 John Deere Gator - Replace****Approx Quantity: 1 Pro Gator****Location:** Golf maintenance shop at 281 N Fairway Drive**Funded?:** Yes.**History:** None known**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 10 years**Remaining Life:** 1 years**Lower Estimate:** \$ 71,800**Higher Estimate:** \$87,800**Cost Source:** Budget Allowance**Comp #: 293 Utility Vehicle - Replace****Approx Quantity: 1 Toro Workman HDX-D****Location:** Golf maintenance shop at 281 N Fairway Drive**Funded?:** Yes.**History:** Lease buy-out in 2024**Comments:** This component had been leased, however lease buy-out occurred in 2024 therefore now part of Association fleet to replace. Funding added based on discussion with Client.**Useful Life:** 10 years**Remaining Life:** 2 years**Lower Estimate:** \$ 45,000**Higher Estimate:** \$55,000**Cost Source:** Budget Allowance per Client**Comp #: 294 Golf Carts - Replace****Approx Quantity: 2 Gas****Location:** Golf maintenance shop at 281 N Fairway Drive**Funded?:** Yes.**History:** None known**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 15 years**Remaining Life:** 1 years**Lower Estimate:** \$ 13,000**Higher Estimate:** \$15,800**Cost Source:** Budget Allowance**Comp #: 295 Grinder - Replace****Approx Quantity: 1 Nearly Spinmatic****Location:** Golf maintenance shop at 281 N Fairway Drive**Funded?:** Yes.**History:** 2009 ~\$1,500. reportedly purchased used**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 20 years**Remaining Life:** 3 years**Lower Estimate:** \$ 6,490**Higher Estimate:** \$7,930**Cost Source:** Budget Allowance**Comp #: 297 Tractor (Ford) - Replace****Approx Quantity: 1 2120 Tractor****Location:** Golf maintenance shop at 281 N Fairway Drive**Funded?:** Yes.**History:** Reportedly purchased 2000 ~\$13,500**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 15 years**Remaining Life:** 1 years**Lower Estimate:** \$ 48,700**Higher Estimate:** \$59,500**Cost Source:** Budget Allowance

Comp #: 298 Tractor (John Deere) - Replace
Location: Golf maintenance shop at 281 N Fairway Drive
Funded?: Yes.
History: Purchased 2024
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years
Lower Estimate: \$ 48,700
Cost Source: Budget Allowance

Approx Quantity: 1 4044M

Remaining Life: 13 years
Higher Estimate: \$59,500

Comp #: 299 Roller Puncher/Green Sweeper - Replace
Location: Golf course
Funded?: Yes.
History: Purchasing in 2025
Comments: This component added to represent equipment anticipated for purchase as shown here in 2025.
Useful Life: 10 years
Lower Estimate: \$ 9,000
Cost Source: Client Estimate

Approx Quantity: 1 Budget allowance

Remaining Life: 9 years
Higher Estimate: \$11,000

Clubhouse

Comp #: 236 Driving Range: Netting - Replace **Approx Quantity: 450 LF (90 height)**
Location: Driving range next to golf course, off of Fairway Drive W
Funded?: Yes.
History: Installed 2008 ~\$46,000
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 20 years **Remaining Life:** 2 years
Lower Estimate: \$ 67,300 **Higher Estimate:** \$82,300
Cost Source: Inflated Client Cost History

Comp #: 237 Driving Range: Mats - Replace **Approx Quantity: 8 Artificial Turf**
Location: Driving range next to golf course, off of Fairway Drive W
Funded?: Yes.
History: 2015 ~\$3,500 (12 purchased)
Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.
Useful Life: 6 years **Remaining Life:** 0 years
Lower Estimate: \$ 3,900 **Higher Estimate:** \$4,760
Cost Source: Budget Allowance

Comp #: 238 Driving Range: Dividers - Replace **Approx Quantity: 7 Metal & (6) Wood**
Location: Driving range next to golf course, off of Fairway Drive W
Funded?: Yes.
History: None known
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 24 years **Remaining Life:** 13 years
Lower Estimate: \$ 3,800 **Higher Estimate:** \$4,640
Cost Source: Budget Allowance

Comp #: 240 Range Picker - Replace **Approx Quantity: 1 Yamaha U-max**
Location: Golf maintenance shop at 281 N Fairway Drive
Funded?: Yes.
History: None known
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 10 years **Remaining Life:** 6 years
Lower Estimate: \$ 17,600 **Higher Estimate:** \$21,600
Cost Source: Budget Allowance

Comp #: 250 Irrigation Pump - Replace **Approx Quantity: 1 20-HP**
Location: Irrigation pump house next to golf course pond near Hole 8
Funded?: Yes.
History: Assume major work in #251
Comments: This component is for funding once the major renovation in #251 is completed.
Useful Life: 15 years **Remaining Life:** 15 years
Lower Estimate: \$ 9,270 **Higher Estimate:** \$11,300
Cost Source: Budget Allowance

Comp #: 401 Clubhouse Roof & Gutters - Replace **Approx Quantity: 2,350 SF**
Location: Clubhouse, 210 N West Fairway Drive
Funded?: Yes.
History: 2011 ~\$5,400, included gutters
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years **Remaining Life:** 15 years
Lower Estimate: \$ 24,100 **Higher Estimate:** \$29,500
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 403 Clubhouse Siding - Replace**Approx Quantity: 1,530 1,530 / Wood****Location:** Clubhouse, 210 N West Fairway Drive**Funded?:** Yes.**History:** Assumed original to Construction**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 50 years**Remaining Life:** 9 years**Lower Estimate:** \$ 32,000**Higher Estimate:** \$39,100**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 404 Clubhouse Windows - Replace**Approx Quantity: 16 Windows & (3) Doors****Location:** Clubhouse, 210 N West Fairway Drive**Funded?:** Yes.**History:** Reportedly replaced ~2000**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 50 years**Remaining Life:** 9 years**Lower Estimate:** \$ 29,200**Higher Estimate:** \$35,600**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 405 Clubhouse Ext. Surfaces-Paint**Approx Quantity: 1,530 SF****Location:** Clubhouse, 210 N West Fairway Drive**Funded?:** Yes.**History:** 2011 ~\$5,400**Comments:** Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.**Useful Life:** 10 years**Remaining Life:** 0 years**Lower Estimate:** \$ 5,330**Higher Estimate:** \$6,510**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 408 Clubhouse Deck/Rails - Replace**Approx Quantity: 500 LF / Wood****Location:** Rear of clubhouse, 210 N West Fairway Drive**Funded?:** Yes.**History:** None known**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 30 years**Remaining Life:** 4 years**Lower Estimate:** \$ 21,300**Higher Estimate:** \$26,100**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 409 Deck Furniture - Replace**Approx Quantity: 12 Pieces****Location:** Rear of clubhouse, 210 N West Fairway Drive**Funded?:** No. Cost predicted to be too low to qualify for reserve funding**History:** None known**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:****Comp #: 411 Deck Carpet - Replace****Approx Quantity: 40 SY****Location:** Rear of clubhouse, 210 N West Fairway Drive**Funded?:** No. Cost projected to be too low to qualify for reserve funding**History:** Reportedly last replaced ~2014**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:****Comp #: 412 Exterior Cart Storage - Replace****Approx Quantity: 1 Chain Link Gates****Location:** Underneath deck at rear of clubhouse**Funded?:** No. Useful life not predictable**History:** None known**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:**

Comp #: 414 Clubhouse Garage Door - Replace **Approx Quantity: 1 10 x 7 / Metal**
Location: Basement of clubhouse, 210 N West Fairway Drive
Funded?: No. Cost projected to be too small for reserve funding
History: None known
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remaining Life:**
Lower Estimate: \$ 0 **Higher Estimate:** \$0
Cost Source:

Comp #: 416 Garage Door Opener - Replace **Approx Quantity: 1 Genie Intellicode**
Location: Basement of clubhouse, 210 N West Fairway Drive
Funded?: No. Cost predicted to be too low to qualify for reserve funding
History: None known
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remaining Life:**
Lower Estimate: \$ 0 **Higher Estimate:** \$0
Cost Source:

Comp #: 418 Clubhouse Parking Lot - Resurface **Approx Quantity: 35,400 SF**
Location: Adjacent to Clubhouse, includes driveway at rear of clubhouse
Funded?: Yes.
History: Resurfaced 2018
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years **Remaining Life:** 22 years
Lower Estimate: \$ 68,900 **Higher Estimate:** \$84,300
Cost Source: Everson Paving (extrapolated)

Comp #: 419 Clubhouse Parking Lot - Seal/Repair **Approx Quantity: 35,400 SF**
Location: Adjacent to Clubhouse, includes driveway at rear of clubhouse
Funded?: Yes.
History: None known
Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.
Useful Life: 5 years **Remaining Life:** 0 years
Lower Estimate: \$ 16,500 **Higher Estimate:** \$20,100
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 421 Clubhouse: Rockery - Maintain **Approx Quantity: 105 LF**
Location: Along clubhouse driveway, 210 N West Fairway Drive
Funded?: No. No predictable large scale replacement projected
History: None known
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remaining Life:**
Lower Estimate: \$ 0 **Higher Estimate:** \$0
Cost Source:

Comp #: 424 Clubhouse: Heat Pump - Replace **Approx Quantity: 1 Trane System**
Location: Indoor fan coil unit and outdoor condensing unit at Clubhouse
Funded?: Yes.
History: Replaced in 2025 (\$13K) Installed ~2000
Comments: Remaining useful life reset and cost adjusted based on actual replacement in 2025 with Trane heat pump system.
Useful Life: 20 years **Remaining Life:** 19 years
Lower Estimate: \$ 11,700 **Higher Estimate:** \$14,300
Cost Source: Cost History: Olympic Heating & Cooling Inc (\$13K in 2025)

Comp #: 427 Clubhouse: Hot Water Heater-Replace **Approx Quantity: 1 GE Smartwater**
Location: Clubhouse garage, 210 N West Fairway Drive
Funded?: No. Cost predicted to be too low to qualify for reserve funding
History: None known
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remaining Life:**
Lower Estimate: \$ 0 **Higher Estimate:** \$0
Cost Source:

Comp #: 429 Clubhouse: Septic System - Replace**Approx Quantity: 1 system****Location:** Clubhouse, 210 N West Fairway Drive**Funded?:** Yes.**History:** None known**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 60 years**Remaining Life:** 14 years**Lower Estimate:** \$ 23,200**Higher Estimate:** \$28,400**Cost Source:** Budget Allowance**Comp #: 432 Cart Stg Bldg Roof & Gutters - Replace****Approx Quantity: 2,900 SF****Location:** Next to Clubhouse (210 N West Fairway Drive)**Funded?:** Yes.**History:** None known**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 30 years**Remaining Life:** 1 years**Lower Estimate:** \$ 28,600**Higher Estimate:** \$35,000**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 433 Golf Cart Bldg. Doors - Replace**Approx Quantity: 23 5 x 7 Metal****Location:** Front/entry side of golf cart storage units at Golf Cart Storage Building**Funded?:** Yes.**History:** Installed in 1998**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 50 years**Remaining Life:** 22 years**Lower Estimate:** \$ 37,400**Higher Estimate:** \$45,700**Cost Source:** Budget Allowance**Comp #: 434 Cart Stg Bldg Siding - Replace****Approx Quantity: 3,000 SF****Location:** Next to Clubhouse (210 N West Fairway Drive)**Funded?:** Yes.**History:** Assumed original to Construction**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 50 years**Remaining Life:** 22 years**Lower Estimate:** \$ 62,600**Higher Estimate:** \$76,500**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 435 Cart Stg. Bldg Exterior - Paint**Approx Quantity: 3,000 SF****Location:** Adjacent to Clubhouse, 210 N West Fairway Drive**Funded?:** Yes.**History:** None known**Comments:** Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.**Useful Life:** 10 years**Remaining Life:** 0 years**Lower Estimate:** \$ 6,960**Higher Estimate:** \$8,500**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 460 Clubhouse Flooring - Replace**Approx Quantity: 1 Carpet/Mats/Epoxy****Location:** Throughout clubhouse, 210 N West Fairway Drive**Funded?:** Yes.**History:** Epoxy flooring installed 2013 ~ \$2,500**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 20 years**Remaining Life:** 1 years**Lower Estimate:** \$ 16,200**Higher Estimate:** \$19,800**Cost Source:** Budget Allowance**Comp #: 463 Clubhouse Interior Walls/Ceilings- Paint****Approx Quantity: 4,560 SF****Location:** Clubhouse walls & ceilings including pro shop, storage rm, office, bathrooms, etc.**Funded?:** Yes.**History:** Reportedly last painted 2014**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 20 years**Remaining Life:** 1 years**Lower Estimate:** \$ 10,500**Higher Estimate:** \$12,900**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 464 Clubhouse Interior Lights-Replace **Approx Quantity: 10 Fixtures**
Location: Clubhouse, 210 N West Fairway Drive
Funded?: No. No predictable large scale replacement projected
History: 2014, reportedly replaced
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remaining Life:**
Lower Estimate: \$ 0 **Higher Estimate:** \$0
Cost Source:

Comp #: 466 Clubhouse Bathrooms - Remodel **Approx Quantity: 2 bathrooms**
Location: Clubhouse basement, 210 N West Fairway Drive
Funded?: Yes.
History: 2014 lighting replaced; 2010 Toilets replaced
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 20 years **Remaining Life:** 1 years
Lower Estimate: \$ 4,640 **Higher Estimate:** \$5,670
Cost Source: Budget Allowance

Comp #: 467 Clubhouse Office - Refurbish **Approx Quantity: 1 Furniture & Equipment**
Location: Clubhouse basement, 210 N West Fairway Drive
Funded?: No. No predictable large scale replacement projected
History: None known
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remaining Life:**
Lower Estimate: \$ 0 **Higher Estimate:** \$0
Cost Source:

Comp #: 473 Pro Shop - Remodel **Approx Quantity: 1 Displays/Décor/Etc..**
Location: Pro shop within clubhouse, 210 N West Fairway Drive
Funded?: Yes.
History: 2013 ~ \$90, Hot dog machine; 2010 ~ \$600, TV; 2006 ~\$1,100, beverage cooler
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 20 years **Remaining Life:** 1 years
Lower Estimate: \$ 9,270 **Higher Estimate:** \$11,300
Cost Source: Budget Allowance

Comp #: 476 Pro Shop POS System - Update **Approx Quantity: 1 POS system**
Location: Pro shop within clubhouse, 210 N West Fairway Drive
Funded?: Yes.
History: Purchased 2003 ~ \$5k; Merchant terminal/keypad 2005 ~\$800
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 20 years **Remaining Life:** 1 years
Lower Estimate: \$ 9,180 **Higher Estimate:** \$11,200
Cost Source: Inflated Client Cost History

Comp #: 478 Pro Shop Storage Room - Refurbish **Approx Quantity: 1 Appliances/Furniture**
Location: Adjacent to pro shop within clubhouse, 210 N West Fairway Drive
Funded?: No. Costs are best handled with operating funds.
History: None known
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remaining Life:**
Lower Estimate: \$ 0 **Higher Estimate:** \$0
Cost Source:

Comp #: 479 Pro Shop Rental Clubs - Replace **Approx Quantity: 15 sets**
Location: Pro shop storage room, 210 N West Fairway Drive
Funded?: Yes.
History: Reportedly replaced ~2015
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 10 years **Remaining Life:** 1 years
Lower Estimate: \$ 10,400 **Higher Estimate:** \$12,800
Cost Source: Budget Allowance

Comp #: 481 Golf Carts, Leased - Replace **Approx Quantity: 10 (10) Yamaha**
Location: Clubhouse garage, 210 N West Fairway Drive
Funded?: No. Golf carts are leased and lease payments are treated as operating expense
History: None known
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remaining Life:**
Lower Estimate: \$ 0 **Higher Estimate:** \$0
Cost Source:

Comp #: 482 Golf Carts, Owned - Replace **Approx Quantity: 6 Yamaha**
Location: Clubhouse garage, 210 N West Fairway Drive
Funded?: Yes.
History: Had been leased - purchased in 2024
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remaining Life:** 4 years
Lower Estimate: \$ 39,000 **Higher Estimate:** \$47,600
Cost Source: Budget Allowance

Comp #: 495 Clubhouse Security System -Replace **Approx Quantity: 1 Cameras**
Location: Clubhouse, 210 N West Fairway Drive
Funded?: Yes.
History: 2015 ~\$3,000; Keypad installed ~ 2013
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remaining Life:** 4 years
Lower Estimate: \$ 3,800 **Higher Estimate:** \$4,640
Cost Source: Inflated Client Cost History

Comp #: 497 Gazebo Roof & Gutters - Replace **Approx Quantity: 1,500 SF**
Location: Adjacent to Clubhouse (210 N West Fairway Drive)
Funded?: Yes.
History: None known
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years **Remaining Life:** 1 years
Lower Estimate: \$ 13,200 **Higher Estimate:** \$16,200
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 498 Gazebo Siding - Replace **Approx Quantity: 900 SF**
Location: Adjacent to Clubhouse (210 N West Fairway Drive)
Funded?: Yes.
History: None known
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 50 years **Remaining Life:** 22 years
Lower Estimate: \$ 14,600 **Higher Estimate:** \$17,800
Cost Source: Budget Allowance

Comp #: 499 Gazebo - Paint **Approx Quantity: 2,100 SF**
Location: Exterior and interior surfaces
Funded?: Yes.
History: None known
Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.
Useful Life: 10 years **Remaining Life:** 0 years
Lower Estimate: \$ 4,870 **Higher Estimate:** \$5,950
Cost Source: ARI Cost Database: Similar Project
Cost History

Parks

Comp #: 297 Security Trailer - Refurbish

Approx Quantity: 1 Mobile building

Location: Shop building area

Funded?: Yes.

History: Installed 2019

Comments: Client reports this structure is equally shared component between four departments: Security, Parks, Roads and Water. The cost here is 25% of the total based on the shared arrangement reported.

Useful Life: 30 years

Remaining Life:

23 years

Lower Estimate: \$ 9,270

Higher Estimate:

\$11,300

Cost Source: Budget Allowance - 25% of total as shared component

Comp #: 299 Concrete - Repair/Replace

Approx Quantity: 1 Launches, stairs, etc.

Location: Stairs, boat launches, walks, pads at scattered parks

Funded?: Yes.

History: Last major work installing stairs at Park 3 (about 10 years ago)

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 5 years

Remaining Life:

1 years

Lower Estimate: \$ 9,270

Higher Estimate:

\$11,300

Cost Source: Budget Allowance

Comp #: 302 Restroom/Gazebo Roofs - Replace

Approx Quantity: 7,800 GSF (6) bldgs metal

Location: (1) restroom and (1) gazebo building at each Division 3, 1 and 9 parks

Funded?: Yes.

History: Unknown

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 40 years

Remaining Life:

14 years

Lower Estimate: \$ 90,000

Higher Estimate:

\$110,000

Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 304 Restroom Bldgs - Refurbish/Renovate

Approx Quantity: 1,800 GSF (3) buildings

Location: (1) building at each big park: Division 3, 1 and 9

Funded?: Yes.

History: Plumbing at Park 1 all redone in 2023-24. Some work at showers in 2006

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 10 years

Remaining Life:

4 years

Lower Estimate: \$ 9,270

Higher Estimate:

\$11,300

Cost Source: Budget Allowance

Comp #: 305 Septic Sys, Park Restrooms - Repr/Rplc

Approx Quantity: 3 gravity systems

Location: Near restroom buildings at Division 1, 3 and 9 parks

Funded?: Yes.

History: Full system replacement at Park 1 ~2022; work at Div. 3 in 2021

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 30 years

Remaining Life:

26 years

Lower Estimate: \$ 27,800

Higher Estimate:

\$34,000

Cost Source: Budget Allowance

Comp #: 306 Gazebo Shelters - Refurb/Renovate

Approx Quantity: 5,100 GSF (3) shelters

Location: (1) building at each big park: Division 3, 1 and 9

Funded?: Yes.

History: Unknown

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 10 years

Remaining Life:

1 years

Lower Estimate: \$ 8,340

Higher Estimate:

\$10,200

Cost Source: Budget allowance

Comp #: 308 Park Host Sites - Refurb/Renovate**Approx Quantity: 2 Sites****Location:** Located within parks at Division 1 and 3**Funded?:** Yes.**History:** New septic at Division 3 site in 2021. Sites put in use around 2010**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 15 years**Remaining Life:** 10 years**Lower Estimate:** \$ 9,270**Higher Estimate:** \$11,300**Cost Source:** Budget Allowance**Comp #: 313 Div 9 Asphalt Paths/Crt- Resurface****Approx Quantity: 9,900 GSF****Location:** Division 9 Park walkways/paths and basketball court - see next component for disabled access area**Funded?:** Yes.**History:** Age not known**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 30 years**Remaining Life:** 4 years**Lower Estimate:** \$ 19,300**Higher Estimate:** \$23,500**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 314 Div 9 Asphalt Access - Resurface**Approx Quantity: 1,000 GSF****Location:** Division 9 Park adjacent to parking area for disabled access**Funded?:** Yes.**History:** Installed about 2014**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 30 years**Remaining Life:** 18 years**Lower Estimate:** \$ 2,320**Higher Estimate:** \$2,840**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 318 Div 3 Asphalt Parking/Drives**Approx Quantity: 19,280 GSF****Location:** Division 3 Park drives/parking areas (~15,740 SF) and paths ~3,540 GSF**Funded?:** Yes.**History:** Unknown**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 30 years**Remaining Life:** 4 years**Lower Estimate:** \$ 37,500**Higher Estimate:** \$45,900**Cost Source:** Everson Paving (extrapolated)**Comp #: 319 Div 1 Asphalt Parking/Drives/Paths/Crt****Approx Quantity: 39,300 GSF****Location:** Division 1 Park drives/parking areas (29,900 SF) and paths/court (9,400 SF)**Funded?:** Yes.**History:** Unknown**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 30 years**Remaining Life:** 4 years**Lower Estimate:** \$ 76,500**Higher Estimate:** \$93,500**Cost Source:** Everson Paving (extrapolated)**Comp #: 325 Div 3 Play Equipment - Replace/Refr****Approx Quantity: 5 + pieces****Location:** Within division 3 park**Funded?:** Yes.**History:** Main single play structure replaced in 2005 (wood)**Comments:** Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.**Useful Life:** 20 years**Remaining Life:** 0 years**Lower Estimate:** \$ 51,000**Higher Estimate:** \$62,400**Cost Source:** Budget Allowance**Comp #: 326 Div 1 Play Equipment - Replace/Refr****Approx Quantity: 1 Timber structures****Location:** Div. 1 Park - (from Hoodspott, take Highway 119/Lake Cushman Road to approximately mile marker 7. Turn left into park.**Funded?:** Yes.**History:** Replaced in 2003**Comments:** Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.**Useful Life:** 20 years**Remaining Life:** 0 years**Lower Estimate:** \$ 51,000**Higher Estimate:** \$62,400**Cost Source:** Budget Allowance

Comp #: 327 Div 9 Play Equipment - Replace**Approx Quantity: 1 (1) System + (3) Pieces****Location:** Within Division 9 park**Funded?:** Yes.**History:** Replaced 2018-19**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 20 years**Remaining Life:** 13 years**Lower Estimate:** \$ 32,500**Higher Estimate:** \$39,700**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 328 Div 18.1 Play Equip - Replace**Approx Quantity: 1 Not in place/removd****Location:** Within Division 18.1 park**Funded?:** Yes.**History:** See comments**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 20 years**Remaining Life:** 1 years**Lower Estimate:** \$ 32,500**Higher Estimate:** \$39,700**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 329 Div 18.3/Playland Park Equip - Replace**Approx Quantity: 1 Metal Structure****Location:** Within Division 18.3 park**Funded?:** Yes.**History:** Replaced in 2019**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 20 years**Remaining Life:** 13 years**Lower Estimate:** \$ 32,500**Higher Estimate:** \$39,700**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 330 Picnic Tables/Benches - Replace**Approx Quantity: 1 Extensive assorted****Location:** Mostly within parks throughout community**Funded?:** Yes.**History:** Some replacements in 2022**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 8 years**Remaining Life:** 4 years**Lower Estimate:** \$ 9,270**Higher Estimate:** \$11,300**Cost Source:** Budget Allowance**Comp #: 331 BBall Court(Div 3) - Resurface/Replace****Approx Quantity: 900 GSF asphalt****Location:** Upper area of Division 3 park**Funded?:** Yes.**History:** Installed in 2023**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 30 years**Remaining Life:** 27 years**Lower Estimate:** \$ 3,750**Higher Estimate:** \$4,590**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 331 BBall Fence (Div 3 Park) - Resurface/Rpl**Approx Quantity: 120 LF chain link****Location:** Perimeter of basketball court at Division 3 Park**Funded?:** Yes.**History:** Installed in 2023**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 30 years**Remaining Life:** 27 years**Lower Estimate:** \$ 11,200**Higher Estimate:** \$13,600**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 332 Basketball Eqp (Div. 3) - Replace**Approx Quantity: 2 poles/backboards****Location:** Division 3 court at upper area of park**Funded?:** Yes.**History:** Installed in 2023**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 30 years**Remaining Life:** 9 years**Lower Estimate:** \$ 7,420**Higher Estimate:** \$9,060**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 333 Tennis Court(Golf Area) - Resurface**Approx Quantity: 11,800 GSF asphalt****Location:** Adjacent to driving range near golf course**Funded?:** Yes.**History:** Resurfaced in 2013**Comments:** Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.**Useful Life:** 30 years**Remaining Life:** 0 years**Lower Estimate:** \$ 106,000**Higher Estimate:** \$130,000**Cost Source:** Client Budget Estimate**Comp #: 334 Tennis Court Fence - Replace****Approx Quantity: 440 LF chain link****Location:** Perimeter of tennis court near golf course driving range**Funded?:** Yes.**History:** Unknown**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 40 years**Remaining Life:** 21 years**Lower Estimate:** \$ 24,500**Higher Estimate:** \$29,900**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 335 BBall Court(Golf Area) - Resurface**Approx Quantity: 2,400 GSF asphalt****Location:** Adjacent to driving range near golf course**Funded?:** Yes.**History:** Installed in 2013**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 30 years**Remaining Life:** 17 years**Lower Estimate:** \$ 8,340**Higher Estimate:** \$10,200**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 336 Basketball Eqp (Golf) - Replace**Approx Quantity: 2 steel standards****Location:** Adjacent to basketball court near Golf driving range**Funded?:** Yes.**History:** Installed 2013**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 30 years**Remaining Life:** 17 years**Lower Estimate:** \$ 9,270**Higher Estimate:** \$11,300**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 340 Div 3 Boat Launch Dock - Replace**Approx Quantity: 490 GSF wood****Location:** Within Division 3 park at boat launch area**Funded?:** Yes.**History:** Some work in 2007**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 30 years**Remaining Life:** 4 years**Lower Estimate:** \$ 31,800**Higher Estimate:** \$38,800**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 342 Div 3 Launch Dock Pilings - Replace

Approx Quantity: 4 Steel Piles

Location: Within Division 3 part at boat launch dock

Funded?: Yes.

History: Replaced in 2023

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 50 years

Remaining Life: 47 years

Lower Estimate: \$ 108,000

Higher Estimate: \$132,000

Cost Source: Inflated Client Cost History: \$27,125
(completed 2023/paid 2024)

Comp #: 344 Div 3 Launch Dock Gangway - Replace

Approx Quantity: 1 18 x 4 aluminum

Location: Within Division 3 part at boat launch dock

Funded?: Yes.

History: Installed in 2007

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 50 years

Remaining Life: 31 years

Lower Estimate: \$ 6,960

Higher Estimate: \$8,500

Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 346 Div 3 Park Dock - Replace

Approx Quantity: 2,440 SF

Location: Within Division 3 at park area

Funded?: Yes.

History: Some repairs/replacement in 2007

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 30 years

Remaining Life: 4 years

Lower Estimate: \$ 158,000

Higher Estimate: \$194,000

Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 348 Div 3 Park Dock Pilings - Replace

Approx Quantity: 8 Steel Piles

Location: Within Division 3 at park area

Funded?: Yes.

History: Unknown

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 50 years

Remaining Life: 10 years

Lower Estimate: \$ 44,500

Higher Estimate: \$54,300

Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 350 Div 1 Park Dock - Replace

Approx Quantity: 2,770 GSF wood

Location: Within Division 1 park

Funded?: Yes.

History: Unknown

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 30 years

Remaining Life: 4 years

Lower Estimate: \$ 180,000

Higher Estimate: \$220,000

Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 351 Div 1 Park Dock Pilings - Replace

Approx Quantity: 4 Steel Piles

Location: Within Division 1 at park dock

Funded?: Yes.

History: Unknown - steel, so possibly 2012 at same time as Division 3 dock piling installation

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 50 years

Remaining Life: 36 years

Lower Estimate: \$ 22,200

Higher Estimate: \$27,200

Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 354 Div 1 Swim/Float Dock - Replace**Approx Quantity: 1 16 X 16 wood****Location:** Dock area Division 1**Funded?:** Yes.**History:** Installed in 2018**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 30 years**Remaining Life:** 21 years**Lower Estimate:** \$ 18,800**Higher Estimate:** \$23,000**Cost Source:** ARI Cost Database: Similar Project

Cost History/Inflated Cost History

Comp #: 358 Div 9 Park Dock - Replace**Approx Quantity: 1,440 GSF composite****Location:** Within Division 9 park**Funded?:** Yes.**History:** Replaced in 2012**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 30 years**Remaining Life:** 16 years**Lower Estimate:** \$ 93,600**Higher Estimate:** \$114,000**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 363 Div 2 Dock - Replace**Approx Quantity: 1 Gangways, dock, pilings****Location:** Division 2 park**Funded?:** Yes.**History:** Anticipated to be completed in 2026**Comments:** Plans have been developed and as of summer 2025 project in the permitting stage. Client reports actual work anticipated last quarter 2025/1st quarter 2026 with costs shown as discussed with Client.**Useful Life:** 30 years**Remaining Life:** 0 years**Lower Estimate:** \$ 192,000**Higher Estimate:** \$234,000**Cost Source:** Client Budget Estimate**Comp #: 364 Div 14 Dock - Replace****Approx Quantity: 1 Gangways, dock, pilings****Location:** Division 14 park**Funded?:** Yes.**History:** Plans to replace in 2026, permitting/preliminary work in 2025**Comments:** Per Client, this dock is scheduled to be replaced in 2026 as shown with preliminary work (plans/permitting) anticipated in 2025.**Useful Life:** 30 years**Remaining Life:** 0 years**Lower Estimate:** \$ 464,000**Higher Estimate:** \$567,000**Cost Source:** Client Budget Estimate**Comp #: 365 Swim Areas - Repair/Replace****Approx Quantity: 1 Floats, buoys, wire rope****Location:** Swim areas at Parks**Funded?:** Yes.**History:** Varies**Comments:** Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.**Useful Life:** 15 years**Remaining Life:** 0 years**Lower Estimate:** \$ 30,200**Higher Estimate:** \$36,900**Cost Source:** Client Budget Estimate**Comp #: 371 Div 14 Fence - Replace****Approx Quantity: 1 Peeled Pole Fence****Location:** Division 14**Funded?:** Yes.**History:** 2022 for \$3284**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 15 years**Remaining Life:** 11 years**Lower Estimate:** \$ 4,640**Higher Estimate:** \$5,670**Cost Source:** Budget Allowance**Comp #: 379 Div. 3 Breakwater/Attenuator****Approx Quantity: 825 LF, WaveEater 26"X48"****Location:** Division 3 park area at water**Funded?:** Yes.**History:** Anticipated in 2025**Comments:** Remaining useful life reset based on anticipated project in 2025; cost inflated. We were provided invoice which notes product to be WaveEater 26"X48" product.**Useful Life:** 30 years**Remaining Life:** 29 years**Lower Estimate:** \$ 135,000**Higher Estimate:** \$165,000**Cost Source:** Client Invoice/Budget Estimate

Comp #: 380 Div. 1 Breakwater/Attenuator

Approx Quantity: 1 Floating logs

Location: Division 1 park area at water

Funded?: Yes.

History: Unknown

Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost adjusted based on client estimate.

Useful Life: 30 years

Remaining Life: 0 years

Lower Estimate: \$ 180,000

Higher Estimate: \$220,000

Cost Source: Client Budget Estimate

Comp #: 382 Div. 3 Soft Shore Stabilization

Approx Quantity: 1 Shoreline at Park

Location: Division 3 park shoreline

Funded?: Yes.

History: Stabilization project in 2023

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 8 years

Remaining Life: 5 years

Lower Estimate: \$ 23,200

Higher Estimate: \$28,400

Cost Source: Budget Allowance

Comp #: 386 Flatbed Truck (#187) - Replace

Approx Quantity: 2,019 2019 Ford F-350, 14K GVW

Location: Shop, throughout community

Funded?: Yes.

History: Purchased in January 2020/2019 model truck

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 15 years

Remaining Life: 9 years

Lower Estimate: \$ 78,800

Higher Estimate: \$96,300

Cost Source: Client Cost History using other vehicles

Comp #: 387 Plow & Box Sander - Replace

Approx Quantity: 1 Flatbed Truck Accessories

Location: Parks storage

Funded?: Yes.

History: Purchased in 2023 for \$26,385

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 25 years

Remaining Life: 22 years

Lower Estimate: \$ 25,500

Higher Estimate: \$31,100

Cost Source: Client Cost History using other vehicles

Comp #: 388 Pick-Up Truck (#464) - Replace

Approx Quantity: 2,019 2019 ChevyColorado 5.6GVW

Location: Parks, etc.

Funded?: Yes.

History: Purchased 2020, 2019 model

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 15 years

Remaining Life: 9 years

Lower Estimate: \$ 27,800

Higher Estimate: \$34,000

Cost Source: Budget Allowance

Comp #: 389 SNWBR Landscape Trailer (#451) - Replace

Approx Quantity: 1,000 1000K GVW

Location: Parked at Shop

Funded?: Yes.

History: Purchased 2017, 2008 model

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 20 years

Remaining Life: 11 years

Lower Estimate: \$ 4,640

Higher Estimate: \$5,670

Cost Source: Estimate Provided by Client/ARI database

Comp #: 390 AMY Runabout Boat (#404) - Replace

Approx Quantity: 2,004 2004 Model, 14000 GVW

Location: Varies

Funded?: No.

History: Purchased 2018, 2004 model

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Lower Estimate: \$ 0

Higher Estimate: \$0

Cost Source:

Comp #: 390 Escort Boat Trailer (#415) - Replace

Approx Quantity: 1,989 1989 Model, 1,000 GVW

Location: Varies

Funded?: No.

History: Purchased in 2018, 1989 model

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Lower Estimate: \$ 0

Higher Estimate:

\$0

Cost Source:

Comp #: 391 Chipper - Replace

Approx Quantity: 1 Used Chipper

Location: Parks area

Funded?: Yes.

History: Unknown

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 20 years

Remaining Life:

6 years

Lower Estimate: \$ 18,500

Higher Estimate:

\$22,700

Cost Source: Client Estimate

Comp #: 392 Parks Mower - Replace

Approx Quantity: 1 Bad Boy Zero Turn Mower

Location: Parks storage

Funded?: Yes.

History: Purchased in 2020

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 10 years

Remaining Life:

6 years

Lower Estimate: \$ 8,110

Higher Estimate:

\$9,910

Cost Source: Estimate Provided by Client/ARI database

Roads & Greenbelts

Comp #: 220 Security Trailer - Refurbish

Approx Quantity: 1 Mobile building

Location: Shop building area

Funded?: Yes.

History: Installed 2019

Comments: Client reports this structure is equally shared component between four departments: Security, Parks, Roads and Water. The cost here is 25% of the total based on the shared arrangement reported.

Useful Life: 30 years

Remaining Life: 23 years

Lower Estimate: \$ 9,270

Higher Estimate: \$11,300

Cost Source: Budget Allowance - 25% of total as shared component

Comp #: 222 Shop Bldg. Roof - Replace

Approx Quantity: 6,000 SF

Location: Rooftop of main shop building within LCMC maintenance area (281 N. Fairway Dr)

Funded?: Yes.

History: Replaced in 2023

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 40 years

Remaining Life: 37 years

Lower Estimate: \$ 55,600

Higher Estimate: \$68,000

Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 223 Shop Building Exteriors - Repair

Approx Quantity: 4,900 SF

Location: Within LCMC maintenance area (281 N. Fairway Dr)

Funded?: Yes.

History: None known

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 10 years

Remaining Life: 1 years

Lower Estimate: \$ 22,700

Higher Estimate: \$27,700

Cost Source: Budget Allowance

Comp #: 224 Shop Bldg Heaters - Replace

Approx Quantity: 2 Reznor heaters

Location: Suspended in air within shop building

Funded?: Yes.

History: None known

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 15 years

Remaining Life: 1 years

Lower Estimate: \$ 7,420

Higher Estimate: \$9,060

Cost Source: Budget Allowance

Comp #: 226 Equipment Shed Roof - Replace

Approx Quantity: 5,300 SF

Location: Rooftop of equipment storage shed within LCMC maintenance area (281 N. Fairway Dr)

Funded?: Yes.

History: 2012-2013, additions made; Installed 2008

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 40 years

Remaining Life: 24 years

Lower Estimate: \$ 49,100

Higher Estimate: \$60,100

Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 227 Equipment Shed - Replace

Approx Quantity: 1 Lights

Location: Within LCMC maintenance area (281 N. Fairway Dr)

Funded?: No. Useful life not predictable

History: 2012-2013, additions made; Installed 2008

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Lower Estimate: \$ 0

Higher Estimate: \$0

Cost Source:

Comp #: 579 Pavement Inspection Report**Approx Quantity: 1 Engineering Inspection****Location:** Lake Cushman owned roads**Funded?:** No. Not funded**History:** Last completed in 2018 by Sitt & Hill Engineers, Inc.**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:****Comp #: 580 Asphalt Roads - Patches, Overlays, Reprs****Approx Quantity: 28 miles****Location:** Paved LCMC roads throughout Association**Funded?:** Yes.**History:** Varies**Comments:** Client requested annual allowance; cost inflated.**Useful Life:** 1 years**Remaining Life:** 0 years**Lower Estimate:** \$ 92,700**Higher Estimate:** \$113,000**Cost Source:** Annual Allotment Budget Allowance**Comp #: 581 Roads - Crack Fill, Repair, etc.****Approx Quantity: 1 Asphalt roadways****Location:** Various areas of roadways**Funded?:** Yes.**History:** See comments**Comments:** Client requested annual allowance; cost inflated.**Useful Life:** 1 years**Remaining Life:** 0 years**Lower Estimate:** \$ 46,400**Higher Estimate:** \$56,700**Cost Source:** Annual Allotment Budget Allowance**Comp #: 583 Main Three Roads - Resurface****Approx Quantity: 5 miles****Location:** Wynochee Drive, Duckabush Drive and Potlatch Drive**Funded?:** Yes.**History:** See comments**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study. A portion (~1,200 LF) of Potlatch Drive is factored in component #605.**Useful Life:** 5 years**Remaining Life:** 5 years**Lower Estimate:** \$ 238,000**Higher Estimate:** \$290,000**Cost Source:** Budget Allowance/ARI Cost
Database/Extrapolated 2024 work**Comp #: 584 Side Roads - Overlay****Approx Quantity: 24 miles****Location:** Side roads (excludes Wynochee Drive, Duckabush Drive and Potlatch Drive in #583)**Funded?:** Yes.**History:** See comments**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 10 years**Remaining Life:** 8 years**Lower Estimate:** \$ 315,000**Higher Estimate:** \$385,000**Cost Source:** Budget Allowance/ARI Cost
Database/Extrapolated 2024 work**Comp #: 585 Gravel Roads - Repair/Replace****Approx Quantity: 8 miles****Location:** Dow Mountain area**Funded?:** No. Maintained out of the operating budget**History:** Varies**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:****Comp #: 587 Culverts - Annual Work****Approx Quantity: 1 Adjacent to roads****Location:** Paved LCMC roads throughout Association**Funded?:** Yes.**History:** Varies**Comments:** Client requested annual allowance; cost inflated.**Useful Life:** 1 years**Remaining Life:** 0 years**Lower Estimate:** \$ 27,800**Higher Estimate:** \$34,000**Cost Source:** Annual Allotment Budget Allowance

Comp #: 588 Division 14 Pond Outlet - Reconstruct**Approx Quantity: 1 Pond outlet****Location:** Division 14 pond outlet**Funded?:** Yes.**History:** See comments**Comments:** Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.**Useful Life:** 1 years**Remaining Life:** 0 years**Lower Estimate:** \$ 278,000**Higher Estimate:** \$340,000**Cost Source:** Budget Allowance**Comp #: 589 Signs/Monuments - Repair/Replace****Approx Quantity: 1 Various****Location:** Throughout community**Funded?:** Yes.**History:** Varies**Comments:** Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.**Useful Life:** 10 years**Remaining Life:** 0 years**Lower Estimate:** \$ 10,200**Higher Estimate:** \$12,400**Cost Source:** Budget Allowance**Comp #: 600 Cap Impv Water - Roads Work 2026****Approx Quantity: 1 Asphalt/See Location Data****Location:** Division 1 Dow Mountain Drive**Funded?:** Yes.**History:** Unknown**Comments:** A water distribution system improvement project has been developed to expand fire flow coverage to additional properties within the LCMC's water service areas. Gray & Osborne, Inc. has developed a preliminary estimate/schedule for these improvements. In addition to installation of 6" water lines and fire hydrants funded in the Water reserve study separately, is work required for stormwater and overlay of roads which is the funded in Components 600-612 here. The costs and timing in each of these components is provided by the Client, based off Gray and Osborne schedule.

This component includes \$130,000 for 1,470 LF X 20' wide road overlay. There is no storm work budgeted for this location.

Useful Life: 1 years**Remaining Life:** 0 years**Lower Estimate:** \$ 117,000**Higher Estimate:** \$143,000**Cost Source:** Estimate: Gray & Osborne, Inc.**Comp #: 602 Cap Impv Water - Roads Work 2027****Approx Quantity: 1 Asphalt/See Location Data****Location:** Division 2 Mount Church**Funded?:** Yes.**History:** Unknown**Comments:** This component includes \$147,000 for 1,670 LF X 20' wide road overlay. There is no storm work budgeted for this location.**Useful Life:** 1 years**Remaining Life:** 1 years**Lower Estimate:** \$ 132,000**Higher Estimate:** \$162,000**Cost Source:** Estimate: Gray & Osborne, Inc.**Comp #: 603 Cap Impv Water - Strm/Roads Work 2028****Approx Quantity: 1 Asphalt/Storm****Location:** Div 7 Duckabush & Mount Noyes**Funded?:** Yes.**History:** Unknown**Comments:** This component includes \$41,600 in storm work and \$136,000 for 1,540 LF X 20' wide road overlay.**Useful Life:** 1 years**Remaining Life:** 2 years**Lower Estimate:** \$ 160,000**Higher Estimate:** \$195,000**Cost Source:** Estimate: Gray & Osborne, Inc.**Comp #: 604 Cap Impv Water - Storm/Roads Work 2029****Approx Quantity: 1 Asphalt/See Location Data****Location:** Div. 18 Duckabush Dr.**Funded?:** Yes.**History:** Exact date not known: majority installed between 1967 and 1983. Some additions and minor local replace since then**Comments:** This component includes \$65,000 in storm work and \$188,000 for 2,130 LF X 20' wide road overlay.**Useful Life:** 1 years**Remaining Life:** 3 years**Lower Estimate:** \$ 228,000**Higher Estimate:** \$278,000**Cost Source:** Estimate: Gray & Osborne, Inc.

Comp #: 605 Cap Impv Water - Roads Work 2030**Approx Quantity: 1 Asphalt/See Location Data****Location:** Division 14 Deer Lane**Funded?:** Yes.**History:** Exact date not known: majority installed between 1967 and 1983. Some additions and minor local replace since then**Comments:** This component includes \$187,000 for 2,120 LF X 20' wide road overlay.**Useful Life:** 1 years**Remaining Life:**

4 years

Lower Estimate: \$ 168,000**Higher Estimate:**

\$206,000

Cost Source: Estimate: Gray & Osborne, Inc.**Comp #: 606 Cap Impv Water - Roads Work 2031****Approx Quantity: 1 Asphalt/See Location Data****Location:** Division 3 Potlatch Dr. & Clallam Pl.**Funded?:** Yes.**History:** Unknown**Comments:** This component includes \$204,000 for 2,310 LF X 20' wide road overlay. There is no storm work budgeted for this location.**Useful Life:** 1 years**Remaining Life:**

5 years

Lower Estimate: \$ 184,000**Higher Estimate:**

\$224,000

Cost Source: Estimate: Gray & Osborne, Inc.**Comp #: 607 Cap Impv Water - Roads Work 2032****Approx Quantity: 1 Asphalt/See Location Data****Location:** Div. 17 Lake View Dr.**Funded?:** Yes.**History:** Exact date not known: majority installed between 1967 and 1983. Some additions and minor local replace since then**Comments:** This component includes \$211,000 for 2,390 LF X 20' wide road overlay. There is no storm work budgeted for this location.**Useful Life:** 1 years**Remaining Life:**

6 years

Lower Estimate: \$ 190,000**Higher Estimate:**

\$232,000

Cost Source: Estimate: Gray & Osborne, Inc.**Comp #: 608 Cap Impv Water - Roads Work 2033****Approx Quantity: 1 Asphalt/See Location Data****Location:** Division 9 Dow Creek**Funded?:** Yes.**History:** Exact date not known: majority installed between 1967 and 1983. Some additions and minor local replace since then**Comments:** This component includes \$236,000 for 2,670 LF X 20' wide road overlay.**Useful Life:** 1 years**Remaining Life:**

7 years

Lower Estimate: \$ 212,000**Higher Estimate:**

\$260,000

Cost Source: Estimate: Gray & Osborne, Inc.**Comp #: 609 Cap Impv Water - Storm/Roads Work 2034****Approx Quantity: 1 Asphalt/See Location Data****Location:** System 5: Div. 1 Wynochee Dr**Funded?:** Yes.**History:** Exact date not known: majority installed between 1967 and 1983. Some additions and minor local replace since then**Comments:** This component includes \$46,800 in storm work and \$259,000 for 2,930 LF X 20' wide road overlay.**Useful Life:** 1 years**Remaining Life:**

8 years

Lower Estimate: \$ 275,000**Higher Estimate:**

\$336,000

Cost Source: Estimate: Gray & Osborne, Inc.**Comp #: 610 Cap Impv Water - Storm/Roads Work 2035****Approx Quantity: 1 Asphalt/See Location Data****Location:** Div. 8 Fairway Dr.**Funded?:** Yes.**History:** Exact date not known: majority installed between 1967 and 1983. Some additions and minor local replace since then**Comments:** This component includes \$26,000 in storm work and \$218,000 for 2,470 LF X 20' wide road overlay.**Useful Life:** 1 years**Remaining Life:**

9 years

Lower Estimate: \$ 220,000**Higher Estimate:**

\$268,000

Cost Source: Estimate: Gray & Osborne, Inc.**Comp #: 611 Cap Impv Water - Storm/Roads Work 2036****Approx Quantity: 1 Asphalt/See Location Data****Location:** Div. 12 Chinook Drive**Funded?:** Yes.**History:** Exact date not known: majority installed between 1967 and 1983. Some additions and minor local replace since then**Comments:** This component includes \$140,400 in storm work and \$273,000 for 3,090 LF X 20' wide road overlay.**Useful Life:** 1 years**Remaining Life:**

10 years

Lower Estimate: \$ 372,000**Higher Estimate:**

\$455,000

Cost Source: Estimate: Gray & Osborne, Inc.

Comp #: 612 Cap Impv Water - Storm/Roads Work 2037**Approx Quantity: 1 Asphalt/See Location Data****Location:** Div. 16 Rainbow Way**Funded?:** Yes.**History:** Exact date not known: majority installed between 1967 and 1983. Some additions and minor local replace since then**Comments:** This component includes \$78,000 in storm work and \$511,000 for 5,790 LF X 20' wide road overlay.**Useful Life:** 1 years**Remaining Life:** 11 years**Lower Estimate:** \$ 530,000**Higher Estimate:** \$648,000**Cost Source:** Estimate: Gray & Osborne, Inc.**Comp #: 834 MacKinaw Road - Repair/Replace****Approx Quantity: 1 Gravel Easement Road****Location:** West side of lake**Funded?:** No. Responsibility and costs not definitive at this time**History:** See comments**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:****Comp #: 836 Lakeshore Place - Monitoring****Approx Quantity: 1 High hazard slide area****Location:** Lakeshore place hillside**Funded?:** No. No predictable basis for funding**History:** See comments**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:****Comp #: 838 Vehicle Gates - Repair/Replace****Approx Quantity: 1 Several steel****Location:** Throughout areas**Funded?:** No. Repair/replace as needed out of the operating budget**History:** Varies**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:****Comp #: 840 Mailboxes - Replace****Approx Quantity: 1 Extensive****Location:** Adjacent to roadways within community**Funded?:** No. Not LCMC responsibility**History:** Varies**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:****Comp #: 841 Front-End Loader - Replace****Approx Quantity: 1 Front End Wheel Loader****Location:** Varies**Funded?:** Yes.**History:** 2023**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 15 years**Remaining Life:** 13 years**Lower Estimate:** \$ 112,000**Higher Estimate:** \$136,000**Cost Source:** Client Cost History: \$117,723 in 2023**Comp #: 842 Kubota Excavator - Replace****Approx Quantity: 121 KX-121-3, 8,000 LBS****Location:** Varies**Funded?:** Yes.**History:** Purchased in 2010, a 2010 model**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 20 years**Remaining Life:** 4 years**Lower Estimate:** \$ 51,000**Higher Estimate:** \$62,400**Cost Source:** Budget Allowance

Comp #: 843 Caterpillar Backhoe - Replace**Approx Quantity: 416 Cat 416C, 14000 GVW**

Location: Varies

Funded?: Yes.

History: Unknown

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 25 years

Remaining Life: 9 years

Lower Estimate: \$ 92,700

Higher Estimate: \$113,000

Cost Source: Budget Allowance

Comp #: 844 Champion Grader - Replace**Approx Quantity: 715 715 Model, 32,000 GVW**

Location: Parked at Shop

Funded?: Yes.

History: Purchased in 1980

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 25 years

Remaining Life: 4 years

Lower Estimate: \$ 74,200

Higher Estimate: \$90,600

Cost Source: Estimate Provided by Client/ARI database

Comp #: 846 Road Sweeper - Replace**Approx Quantity: 1 Broce Broom Diesel**

Location: Varies

Funded?: Yes.

History: Purchased in 1994

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 25 years

Remaining Life: 1 years

Lower Estimate: \$ 37,100

Higher Estimate: \$45,300

Cost Source: Client Budget Estimate

Comp #: 848 Int'l Dump Truck w/Snow Plow(#50) - Rplc**Approx Quantity: 1,992 1992 Model, 33,000 GVW**

Location: Shop area

Funded?: Yes. See comments

History: Purchased in 2017 (Used 1992 model)

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 25 years

Remaining Life: 4 years

Lower Estimate: \$ 74,200

Higher Estimate: \$90,600

Cost Source: Budget Allowance

Comp #: 852 Ford F350 Dump Truck (#196) - Replace**Approx Quantity: 1,995 1995 Model, 11,000 GVW**

Location: Shop area

Funded?: Yes.

History: Purchased in 2017 (Used 1995 model)

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 20 years

Remaining Life: 11 years

Lower Estimate: \$ 0

Higher Estimate: \$0

Cost Source:

Comp #: 853 Ford F350 Flatbed Truck (#914) - Replace**Approx Quantity: 1 year 1997, 11,000 GVS**

Location: Community

Funded?: Yes.

History: Purchased 2017 (Used 1997 vehicle)

Comments: Remaining useful life remains at zero as not replaced/planned; cost inflated from previous study.

Useful Life: 10 years

Remaining Life: 0 years

Lower Estimate: \$ 55,600

Higher Estimate: \$68,000

Cost Source: Client Budget Allowance

Comp #: 854 Ford F150 Truck, Red (#245) - Replace**Approx Quantity: 1,996 1996 model, 6,250 GVW**

Location: Shop area

Funded?: Yes.

History: Purchased in 2017 (Used 1996 model)

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 15 years

Remaining Life: 6 years

Lower Estimate: \$ 0

Higher Estimate: \$0

Cost Source:

Comp #: 856 Dodge Ram Dump Truck (#628) - Replace**Approx Quantity: 2,016 2016 Model, 19,500 GVW****Location:** Maintenance yard**Funded?:** Yes.**History:** Purchased in 2017**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 15 years**Remaining Life:**

6 years

Lower Estimate: \$ 74,200**Higher Estimate:**

\$90,600

Cost Source: Client Cost History; can vary depending on Trade-In**Comp #: 857 Dumptruck - Replace****Approx Quantity: 1 Unknown - TBD****Location:** Maintenance yard**Funded?:** Yes.**History:** Planned for purchase in 2025; previous purchased in 2017**Comments:** Chevron says need to discuss with Jesse**Useful Life:** 15 years**Remaining Life:**

14 years

Lower Estimate: \$ 74,200**Higher Estimate:**

\$90,600

Cost Source: Client budget allowance**Comp #: 858 Utility Trailer, Olympic (#385) - Rplc****Approx Quantity: 2,003 2003 Model, 7,000 GVW****Location:** Parked at Shop**Funded?:** Yes.**History:** Purchased in 2017 (Used 2003 equipment)**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 20 years**Remaining Life:**

11 years

Lower Estimate: \$ 6,960**Higher Estimate:**

\$8,500

Cost Source: Budget allowance**Comp #: 860 Roadside Mower/Attachments - Replace****Approx Quantity: 1 John Deere 6420****Location:** Stored at Shop area**Funded?:** Yes.**History:** Purchased in 2004**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 25 years**Remaining Life:**

5 years

Lower Estimate: \$ 116,000**Higher Estimate:**

\$142,000

Cost Source: Budget Allowance**Comp #: 861 Shoulder Mower - Replace****Approx Quantity: 1 Zero-turn 48" Hustler****Location:** Varies**Funded?:** Yes.**History:** Replaced in 2025**Comments:** Remaining useful life reset and cost adjusted based on actual purchase in 2025.**Useful Life:** 10 years**Remaining Life:**

9 years

Lower Estimate: \$ 10,800**Higher Estimate:**

\$13,200

Cost Source: Client Cost History: \$11,857 in 2025**Comp #: 864 Fuel Tank - Replace****Approx Quantity: 1 2000 gallon****Location:** Within Shop/Maintenance yard area under shelter**Funded?:** Yes.**History:** Purchased in 1999**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 30 years**Remaining Life:**

4 years

Lower Estimate: \$ 23,200**Higher Estimate:**

\$28,400

Cost Source: Budget allowance**Comp #: 866 Greenbelt Fire/Fuel - Reductions****Approx Quantity: 1 Greenbelts, trees, etc.****Location:** Throughout community**Funded?:** Yes.**History:** ~\$75K anticipated work in 2025**Comments:** Client requested annual allowance; cost inflated.**Useful Life:** 1 years**Remaining Life:**

0 years

Lower Estimate: \$ 46,400**Higher Estimate:**

\$56,700

Cost Source: Budget Allowance per Client CIP

Comp #: 870 Chip Sand Storage - Replace

Approx Quantity: 1 Arch Structure

Location: Within LCMC maintenance area (281 N. Fairway Dr)

Funded?: Yes.

History: Installed ~2023 ~\$32,000

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 30 years

Remaining Life:

27 years

Lower Estimate: \$ 31,500

Higher Estimate:

\$38,500

Cost Source: Inflated Client Cost History
