SmartProperty

RESERVE ANALYSIS
REPORT

Pine Mountain Club Property Owner's Association

Pine Mountain, CA

Report Period: Jul 01, 2026 - Jun 30, 2027

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

What Should I Expect In My Reserve Analysis Report?

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

The report includes the following:

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

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

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

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

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

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

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

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

How Do I Read My Reserve Study?

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

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

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

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

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

What Does Percent Funded Mean?

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

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

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

What Are The Assumptions Used In The Reserve Analysis?

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

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

For planning purposes, interest is applied to the average annual reserve balance represented in the reserve funding plans. Reserve funds deposited in certificates of deposit or money market accounts will generate interest income, increasing the reserves. Interest rates can be pegged to current bank rates or CD rates. Obviously, a lower rate is more conservative for planning purposes. Note that income from the reserve and operating accounts is taxable to an association, even if the association is established as a non-profit organization. Adjustments to the operating budget may be required to account for applicable federal and state taxes.

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

What Methodology Is Used to Perform the Reserve Analysis?

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

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

Disclosure

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

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

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

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

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

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

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

Glossary of Terms:

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

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

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

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

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

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

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

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

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

Remaining Useful Life (RUL): Remaining useful life is how many remaining years of use a component should have left before it has to be replaced. For example, if the useful life of your roof is 20 years and it is five years old, the remaining useful life would be 15 years.

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

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

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

Property Description		Financial Summary	
Property Name:	Pine Mountain Club Property Owner's Association	**Starting Reserve Balance:**	$5,501,145
Location:	Pine Mountain, CA	**Fully Funded Reserve Balance:**	$5,895,501
Project Type:	Master Association	**Percent Funded on 7/1/2026:**	93%
Number of Units:	2887	**Current Replacement Cost:**	$10,125,612
Age of Project:	48 Year(s)	**Deficit/Surplus vs. Fully Funded Reserve:**	($394,356) or ($136.60) Per Unit Avg

Assumed Inflation, Interest & Rate of Annual Reserve Contribution Increase

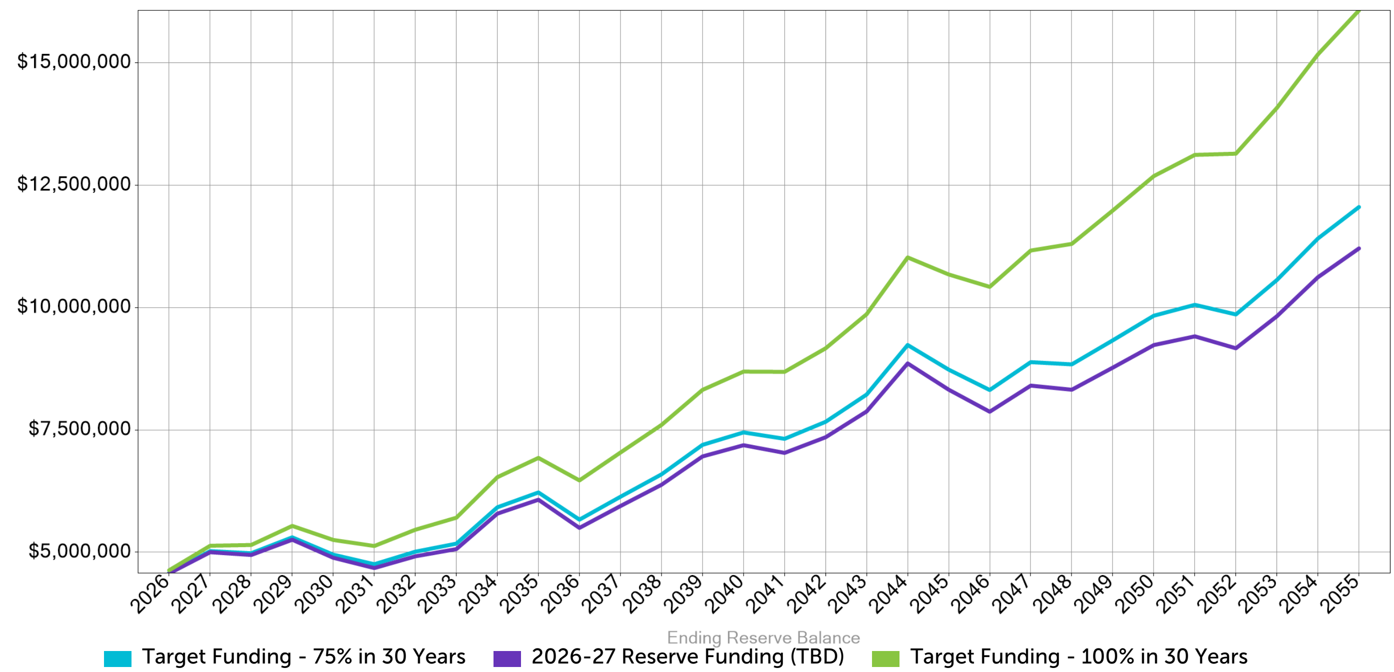
Funding and anticipated expenditures have been computed with a time value of money approach with the following rates:

Inflation:	Interest:	Annual Reserve Contribution Increase:
3.50 %	3.00 %	Varies
Applied to the anticipated expenditures	Applied to the average annual reserve balance	See individual funding models

Summary of Funding Plans

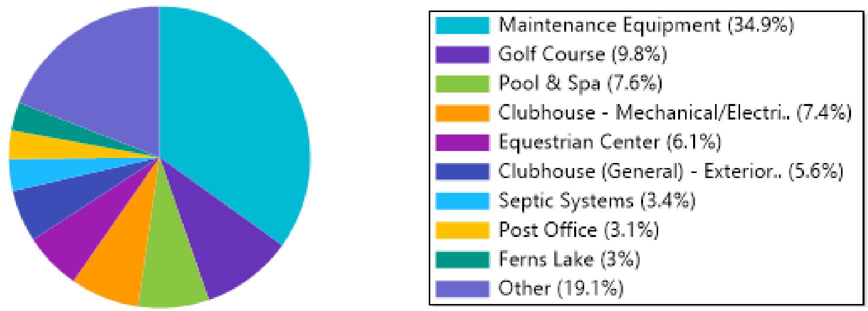
★ Recommended funding plan

Funding Plans	Annual Reserve Contributions	Yearly Reserve Contributions (Avg. Per Unit)	Meet All Anticipated Expenditures During Next 30 Years	1st Year of Reserve Deficit (if Applicable)	Average Reserve Balance Over 30 Years	Average Percent Funded Over 30 Years
Target Funding - 75% in 30 Years ★	$610,970	$211.63	Yes	N/A	$7,509,837	83%
2026-27 Reserve Funding (TBD)	$600,000	$207.83	Yes	N/A	$7,181,235	80%
Target Funding - 100% in 30 Years	$663,120	$229.69	Yes	N/A	$9,071,971	98%



Expenditures by Category

Current Replacement Cost: $10,125,612.00



	UL	RUL	Current Replacement Cost	Accumulated Reserve Balance	Annual Fully Funded Requirement	Fully Funded Reserve Balance	Annual Reserve Contribution
Campground	15-40	5-25	$175,912	$30,542	$7,400	$32,732	$7,032
Clubhouse - Admin Offices	10-25	0-10	$10,050	$7,492	$702	$8,030	$667
Clubhouse - Condor Cafe	7-20	2-5	$67,901	$46,439	$6,348	$49,768	$6,033
Clubhouse - Condor Room	10-20	1-5	$14,450	$11,435	$1,195	$12,255	$1,136
Clubhouse - Kitchen	10-50	0-24	$122,301	$76,019	$8,763	$81,468	$8,327
Clubhouse - Lounge	7-25	0-17	$86,501	$59,463	$7,461	$63,726	$7,090
Clubhouse - Mechanical/Electrical/Plumbing	10-50	0-9	$749,250	$647,764	$18,742	$694,200	$17,810
Clubhouse - Rec Room	10-25	5-5	$12,900	$7,768	$915	$8,325	$869
Clubhouse - Site / Grounds	5-30	0-25	$222,502	$134,416	$12,685	$144,052	$12,055
Clubhouse - Storage Rooms	10-10	5-5	$15,000	$6,998	$1,500	$7,500	$1,425
Clubhouse (General) - Exteriors	10-40	0-26	$569,186	$391,123	$21,429	$419,161	$20,364
Clubhouse (General) - Interiors	5-40	0-10	$162,695	$118,388	$16,202	$126,875	$15,397
Equestrian Center	5-45	2-45	$612,768	$160,778	$41,532	$172,303	$39,469
Ferns Lake	10-40	0-12	$302,198	$227,609	$15,421	$243,925	$14,655
Golf Course	5-50	0-15	$992,177	$553,547	$55,756	$593,229	$52,986
Golf Pro-Shop	6-40	0-14	$90,201	$19,894	$12,205	$21,321	$11,599
Lampkin Park	7-50	0-25	$268,083	$172,015	$27,117	$184,346	$25,769
Maintenance Building	12-40	0-29	$281,897	$129,704	$9,119	$139,001	$8,666
Maintenance Equipment	5-45	0-45	$3,536,100	$1,869,392	$265,951	$2,003,401	$252,737
Miscellaneous	10-50	2-25	$126,850	$52,791	$8,040	$56,575	$7,641
Pool & Spa	4-50	0-46	$765,863	$181,451	$48,570	$194,459	$46,157
Pool Pavilion	8-50	0-24	$98,947	$68,485	$4,832	$73,395	$4,592
Post Office	5-50	5-30	$313,530	$133,833	$16,163	$143,427	$15,360
Septic Systems	10-30	0-20	$349,000	$271,535	$14,267	$291,000	$13,558
Tennis Courts	5-40	0-24	$179,350	$122,263	$9,056	$131,027	$8,606
		Totals	**$10,125,612**	**$5,501,145**	**$631,370**	**$5,895,501**	**$600,000**

Current Replacement Cost: $10,125,612

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Campground								
Asphalt - Reconstruction	Camp-4	25	25	$3.36 / SF	34,200	$114,912	$271,565	On File
Campground Furniture - Replace	Camp-5	15	5	$1,305.56 / EA	18	$23,500	$27,911	On File
Chain Link Fence - Replace	Camp-2	25	10	$25.00 / LF	430	$10,750	$15,164	On File
Comp Shingle Roof - Replace	Camp-1	25	20	$10.00 / SF	920	$9,200	$18,306	On File
Wood Siding - Replace	Camp-3	40	20	$30.00 / SF	585	$17,550	$34,921	On File
					Totals	**$175,912**	**$367,867**	
Clubhouse - Admin Offices								
Carpet - Replace	AF-2	10	0	$45.45 / SY	110	$5,000	$5,000	On File
Interior Light Fixtures - Replace	AF-3	25	10	$240.48 / EA	21	$5,050	$7,124	On File
					Totals	**$10,050**	**$12,123**	
Clubhouse - Condor Cafe								
Countertop - Replace	CC-4	20	5	$694.44 / LF	9	$6,250	$7,423	On File
Furniture - Replace	CC-1	15	3	$409.09 / EA	55	$22,500	$24,946	On File
HVAC Unit - Replace	CC-2	15	3	$11,800.00 / EA	1	$11,800	$13,083	On File
Patio Furniture - Replace	CC-3	8	4	$268.18 / EA	33	$8,850	$10,156	On File
Wood Flooring - Replace	CC-5	7	2	$20.11 / SF	920	$18,501	$19,819	On File
					Totals	**$67,901**	**$75,426**	
Clubhouse - Condor Room								
Carpet - Replace	CR-1	10	1	$45.00 / SY	210	$9,450	$9,781	On File
Countertops - Replace	CR-2	20	5	$2,500.00 / EA	2	$5,000	$5,938	On File
					Totals	**$14,450**	**$15,719**	
Clubhouse - Kitchen								
Cooling Compartments - Replace	CK-12	10	10	$7,500.00 / EA	1	$7,500	$10,579	On File
Exhaust Fan - Replace (a)	CK-9	25	5	$5,500.00 / EA	1	$5,500	$6,532	On File
Fire Suppression System - Modernize	CK-5	15	5	$9,000.00 / ALW	1	$9,000	$10,689	On File
Flattop/Oven - Replace	CK-15	10	0	$10,500.00 / EA	1	$10,500	$10,500	On File
Freezer - Replace	CK-13	10	10	$7,000.00 / EA	1	$7,000	$9,874	On File
Gas Range/Oven - Replace	CK-6	10	0	$8,000.00 / EA	1	$8,000	$8,000	On File
Grill - Replace	CK-11	15	0	$6,250.00 / EA	1	$6,250	$6,250	On File
Hotbox - Replace	CK-8	15	0	$5,750.00 / EA	1	$5,750	$5,750	On File
Prep Tables/Stations - Replace	CK-10	30	3	$812.50 / EA	8	$6,500	$7,207	On File
Refrigerated prep table	CK-14	10	10	$6,500.00 / EA	1	$6,500	$9,169	On File
Refrigerator - Replace (old)	CK-7	12	0	$6,250.00 / EA	1	$6,250	$6,250	On File
Tile Floors - Replace	CK-2	50	24	$11.56 / SF	545	$6,300	$14,385	On File
Vinyl Panels - Replace	CK-1	20	10	$5.47 / SF	960	$5,251	$7,407	On File
Walk-In Fridge/Freezer - Replace	CK-3	20	4	$18,000.00 / EA	1	$18,000	$20,655	On File
Water Heater/Tank - Replace	CK-4	12	5	$14,000.00 / EA	1	$14,000	$16,628	On File
					Totals	**$122,301**	**$149,876**	
Clubhouse - Lounge								
34' Bar with Top	CL-10	25	5	$5,000.00 / EA	1	$5,000	$5,938	On File
A/V System - Upgrade	CL-2	8	7	$1,400.00 / EA	4	$5,600	$7,125	On File
Beer Cooler 7'	CL-7	20	0	$5,500.00 / EA	1	$5,500	$5,500	On File
Carpet - Replace	CL-1	7	0	$45.10 / SY	153	$6,900	$6,900	On File
Cooler (3 door) 8'	CL-9	20	10	$6,500.00 / EA	1	$6,500	$9,169	On File

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Furniture - Replace	CL-6	10	2	$186.96 / EA	115	$21,500	$23,032	On File
Keg Dispenser - Replace	CL-3	15	5	$6,000.00 / EA	1	$6,000	$7,126	On File
Patio Furniture - Replace	CL-4	10	1	$311.48 / EA	61	$19,000	$19,665	On File
Reefer 6'	CL-8	20	17	$5,500.00 / EA	1	$5,500	$9,871	On File
Sink/Wash Stations - Replace	CL-5	20	3	$1,250.00 / EA	4	$5,000	$5,544	On File
					Totals	**$86,501**	**$99,870**	
Clubhouse - Mechanical/Electrical/Plumbing								
Electrical System - Assess/Modernize	MEP-1	50	0	$300,000.00 / ALW	1	$300,000	$300,000	On File
Emergency Generator - Replace	MEP-5	30	9	$116,000.00 / EA	1	$116,000	$158,096	On File
Liftstation Sump Pumps - Replace	MEP-4	12	9	$13,500.00 / EA	2	$27,000	$36,798	On File
Plumbing/Gas Lines - Replace	MEP-2	50	0	$300,000.00 / ALW	1	$300,000	$300,000	On File
Plumbing/Gas System - Assessment	MEP-3	10	0	$6,250.00 / ALW	1	$6,250	$6,250	On File
					Totals	**$749,250**	**$801,144**	
Clubhouse - Rec Room								
Carpet - Replace	RR-1	10	5	$44.93 / SY	148	$6,650	$7,898	On File
Interior Light Fixtures - Replace	RR-2	25	5	$240.38 / EA	26	$6,250	$7,423	On File
					Totals	**$12,900**	**$15,321**	
Clubhouse - Site / Grounds								
Clubhouse Asphalt - Reconstruction	SG-9	20	2	$4.49 / SF	22,050	$99,005	$106,056	On File
Concrete Road (kitchen access) - Replace	SG-8	15	10	$44,000.00 / ALW	1	$44,000	$62,066	On File
Furnaces - Replace	SG-4	20	15	$3,000.00 / EA	2	$6,000	$10,052	On File
Metal Fence/Rail - Partial Replace (20%)	SG-5	10	8	$75.21 / LF	482	$7,250	$9,547	On File
Metal Fence/Rail/Gates - Repaint	SG-2	5	2	$15.04 / LF	482	$7,249	$7,766	On File
Pole Lights - Replace	SG-6	25	7	$1,250.00 / EA	9	$11,250	$14,313	On File
Storage Shed - Replace	SG-3	30	25	$5,000.00 / EA	1	$5,000	$11,816	On File
Trex Railing - Replace	SG-7	25	22	$42.50 / LF	500	$21,250	$45,295	On File
Wood Railing - Replace	SG-1	25	0	$69.35 / LF	310	$21,499	$21,499	On File
					Totals	**$222,502**	**$288,409**	
Clubhouse - Storage Rooms								
Dance Floor Panels - Replace	SR-1	10	5	$15,000.00 / ALW	1	$15,000	$17,815	On File
					Totals	**$15,000**	**$17,815**	
Clubhouse (General) - Exteriors								
Comp Shingle Roof - Replace	CE-9	30	0	$10.01 / SF	3,625	$36,286	$36,286	On File
Elastomeric Deck - Resurface (a)	CE-1	10	0	$26.14 / SF	765	$19,997	$19,997	On File
Elastomeric Deck - Resurface (b)	CE-2	20	17	$50.00 / SF	400	$20,000	$35,894	On File
Exterior Doors - Replace	CE-4	30	10	$2,200.00 / EA	15	$33,000	$46,550	On File
Exterior Windows - Replace	CE-3	40	14	$1,250.00 / EA	26	$32,500	$52,608	On File
Flat Roof - Replace	CE-7	15	0	$9.00 / SF	5,125	$46,125	$46,125	On File
Gutters/Downspouts - Replace	CE-6	25	1	$15.51 / LF	835	$12,951	$13,404	On File
HVAC System - Replace (Goodman)	CE-8	15	1	$18,500.00 / EA	1	$18,500	$19,148	On File
HVAC System - Replace (York)	CE-5	10	5	$9,800.00 / EA	1	$9,800	$11,639	On File
Trex Deck/Ramps - Replace	CE-10	30	26	$84.21 / SF	1,425	$119,999	$293,513	On File
Wood Siding - Replace	CE-11	40	0	$32.84 / SF	6,700	$220,028	$220,028	On File

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
					Totals	**$569,186**	**$795,191**	
Clubhouse (General) - Interiors								
Backflow Preventer - Replace	CI-8	25	3	$11,000.00 / EA	1	$11,000	$12,196	On File
Interior Surfaces - Repaint	CI-9	10	0	$2.77 / SF	23,500	$65,095	$65,095	On File
Interiors Doors/Windows - Partial Replace	CI-6	5	4	$1,250.00 / EA	5	$6,250	$7,172	On File
Repeater Antenna - Replace	CI-1	5	2	$12,500.00 / EA	1	$12,500	$13,390	On File
Security Camera System - Replace	CI-2	10	4	$1,500.00 / EA	22	$33,000	$37,142	On File
Telephone System - Replace	CI-4	15	6	$22,500.00 / ALW	1	$22,500	$27,658	On File
Window Treatments - Replace	CI-7	10	1	$6.00 / SF	875	$5,250	$5,434	On File
Wood Flooring - Replace	CI-3	40	10	$14.20 / SF	500	$7,100	$10,015	On File
					Totals	**$162,695**	**$178,102**	
Equestrian Center								
Arena Fencing - Replace	EC-13	25	25	$26.74 / LF	430	$11,498	$27,173	On File
Barn Doors - Replace	EC-2	25	10	$2,500.00 / EA	2	$5,000	$7,053	On File
Break Room - Refurbish	EC-7	12	4	$7,500.00 / ALW	1	$7,500	$8,606	On File
Comp Shingle Roof - Replace	EC-11	10	2	$10.00 / SF	4,540	$45,400	$48,634	On File
Corral Fencing - Replace	EC-14	20	18	$30.61 / LF	1,470	$44,997	$83,581	On File
Corrugated Metal Roofs - Replace	EC-8	30	5	$2.60 / SF	3,840	$9,984	$11,858	On File
Equestrian Access Road - Reconstruction	EC-4	15	13	$9,600.00 / ALW	1	$9,600	$15,014	On File
Horse Feeders - Partial Replace (50%)	EC-12	45	45	$600.00 / EA	40	$12,000	$56,428	On File
Horse Hot Walker - Replace	EC-3	20	18	$6,800.00 / EA	1	$6,800	$12,631	On File
Locker Doors - Partial Replace (50%)	EC-10	10	5	$714.29 / EA	42	$15,000	$17,815	On File
Pasture Fencing/Gates - Replace	EC-9	30	28	$41.47 / SF	1,700	$70,499	$184,720	On File
Pipe Corrals (lower) - Replace	EC-15	20	17	$76,000.00 / ALW	1	$76,000	$136,395	On File
Round Pen - Refurbish	EC-16	25	23	$102,000.00 / ALW	1	$102,000	$225,024	On File
Stable Panels/Gates - Repair/Partial Rep	EC-6	10	7	$80,000.00 / ALW	1	$80,000	$101,782	On File
Water System - Electrical	EC-17	20	2	$132.74 / EA	113	$15,000	$16,068	On File
Water System - Replace (15)	EC-18	20	20	$666.67 / EA	15	$10,000	$19,898	On File
Water System - Replace Plumbing	EC-19	20	2	$1,153.85 / EA	13	$15,000	$16,068	On File
Wood Siding - Partial Replace (20%)	EC-5	10	7	$30.29 / SF	8,500	$51,500	$65,522	On File
Wood Surfaces - Repaint	EC-1	5	2	$2.94 / SF	8,500	$24,990	$26,770	On File
					Totals	**$612,768**	**$1,081,041**	
Ferns Lake								
Compressor Aerators - Replace	FL-2	10	10	$5,833.33 / EA	3	$17,500	$24,685	On File
Gate Valves - Replace	FL-5	20	5	$1,833.33 / EA	3	$5,500	$6,532	On File
Irrigation Pumps (30Hp) - Replace	FL-4	15	4	$62,500.00 / EA	2	$125,000	$143,440	On File
Rowboat - Replace	FL-6	25	12	$5,500.00 / EA	1	$5,500	$8,311	On File
Spillway - Resurface	FL-3	30	0	$135,000.00 / ALW	1	$135,000	$135,000	On File
Wood Siding - Replace	FL-1	40	10	$30.04 / SF	456	$13,698	$19,323	On File
					Totals	**$302,198**	**$337,292**	
Golf Course								
10inch Pipe	GC-23	30	10	$120,000.00 / ALW	1	$120,000	$169,272	On File

Component Inventory

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Ball Picker - Replace	GC-6	10	8	$11,900.00 / EA	1	$11,900	$15,670	On File
Diversion Box	GC-22	15	10	$20,000.00 / ALW	1	$20,000	$28,212	On File
Driving Range Barriers - Replace	GC-10	9	6	$454.55 / EA	11	$5,000	$6,146	On File
Exterior Wood/Metal Surfaces - Repaint	GC-9	5	0	$59,150.00 / ALW	1	$59,150	$59,150	On File
Golf Cart Paths (asphalt) - Repair	GC-4	7	0	$4.81 / SF	5,200	$25,012	$25,012	On File
Golf Cart Paths (concrete) - Repair	GC-3	15	0	$1.61 / SF	33,600	$54,012	$54,012	On File
Irrigation/Landscaping - Replace/Refurb	GC-1	30	15	$364,000.00 / ALW	1	$364,000	$609,827	On File
Irrigation/Landscaping - Replace/Refurb (Hole 1)	GC-13	30	15	$10,000.00 / ALW	1	$10,000	$16,753	On File
Irrigation/Landscaping - Replace/Refurb (Hole 2)	GC-14	30	15	$10,000.00 / ALW	1	$10,000	$16,753	On File
Irrigation/Landscaping - Replace/Refurb (Hole 3)	GC-15	30	15	$10,000.00 / ALW	1	$10,000	$16,753	On File
Irrigation/Landscaping - Replace/Refurb (Hole 4)	GC-16	30	15	$10,000.00 / ALW	1	$10,000	$16,753	On File
Irrigation/Landscaping - Replace/Refurb (Hole 5)	GC-17	30	15	$10,000.00 / ALW	1	$10,000	$16,753	On File
Irrigation/Landscaping - Replace/Refurb (Hole 6)	GC-18	30	15	$10,000.00 / ALW	1	$10,000	$16,753	On File
Irrigation/Landscaping - Replace/Refurb (Hole 7)	GC-19	30	15	$10,000.00 / ALW	1	$10,000	$16,753	On File
Irrigation/Landscaping - Replace/Refurb (Hole 8)	GC-20	30	15	$10,000.00 / ALW	1	$10,000	$15,580	On File
Irrigation/Landscaping - Replace/Refurb (Hole 9)	GC-21	30	15	$10,000.00 / ALW	1	$10,000	$15,580	On File
Pond Beds - Dredging (#9 Hole)	GC-11	15	5	$25,000.00 / ALW	1	$25,000	$29,692	On File
Pond Beds - Dredging (#1 Hole)	GC-12	15	5	$25,000.00 / ALW	1	$25,000	$29,692	On File
Pond Beds - Dredging (Ferns Lake)	GC-2	15	5	$100,000.00 / ALW	1	$100,000	$118,769	On File
Split-Rail Fence (vinyl) - Replace	GC-7	20	13	$40.00 / LF	1,975	$79,000	$123,553	On File
Wood Bridges/Stairs - Repair	GC-5	15	9	$9.57 / SF	690	$6,603	$9,000	On File
Wood Retaining Wall - Replace	GC-8	50	3	$93.75 / LF	80	$7,500	$8,315	On File
					Totals	**$992,177**	**$1,434,755**	
Golf Pro-Shop								
Carpet - Replace	PS-5	10	0	$45.19 / SY	135	$6,101	$6,101	On File
Exterior Doors - Replace	PS-4	30	4	$2,200.00 / EA	3	$6,600	$7,574	On File
Furniture - Replace	PS-3	10	5	$781.25 / EA	16	$12,500	$14,846	On File
Golf Carts - Replace (10)	PS-1	6	6	$6,000.00 / EA	10	$60,000	$73,755	On File
Windows - Replace	PS-2	40	14	$1,250.00 / EA	4	$5,000	$8,093	On File
					Totals	**$90,201**	**$110,369**	
Lampkin Park								
Basketball Court - Resurface	LP-11	7	0	$5.98 / SF	13,550	$81,029	$81,029	On File
Basketball Equipment - Replace	LP-8	10	5	$1,875.00 / EA	4	$7,500	$8,908	On File
Bleachers - Replace	LP-7	25	25	$6,000.00 / EA	2	$12,000	$28,359	On File
Bocce Ball Courts - Resurface	LP-2	10	8	$10.00 / SF	600	$6,000	$7,901	On File
Chain Link Fence - Replace	LP-1	40	10	$25.20 / LF	625	$15,750	$22,217	On File
Metal Fencing/Rail - Replace	LP-3	50	10	$74.17 / LF	120	$8,900	$12,555	On File
Park Furniture - Replace	LP-6	10	1	$636.84 / EA	19	$12,100	$12,523	On File
Play Equipment - Replace	LP-9	7	5	$14,000.00 / EA	5	$70,000	$83,138	On File

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Wood Siding - Replace	LP-10	40	5	$30.00 / SF	885	$26,550	$31,533	On File
Wood Split-Rail Fence - Replace	LP-4	25	5	$62.55 / LF	235	$14,699	$17,458	On File
Wood/Comp Shingle Roofs - Replace	LP-5	20	0	$10.04 / SF	1,350	$13,554	$13,554	On File
					Totals	**$268,083**	**$319,175**	
Maintenance Building								
Chain Link Fence (RV) - Replace	MB-5	30	0	$25.00 / LF	410	$10,250	$10,250	On File
Comp Shingle Roof - Replace	MB-2	28	26	$5.09 / SF	5,600	$28,504	$69,720	On File
Gravel - Replenish	MB-8	12	0	$0.32 / SF	31,000	$10,001	$10,001	On File
Maintenance Asphalt - Repair/Replace (b)	MB-3	30	29	$1.22 / SF	44,875	$54,599	$148,067	On File
Maintenance Asphalt - Repair/Replace (c)	MB-4	30	28	$1.22 / SF	44,875	$54,599	$143,060	On File
Maintenance Asphalt - Slurry (a)	MB-9	30	0	$0.50 / SF	44,875	$22,438	$22,438	On File
Wood Siding - Replace	MB-1	40	5	$30.21 / SF	3,360	$101,506	$120,557	On File
					Totals	**$281,897**	**$524,091**	
Maintenance Equipment								
Air Compressor - Replace	ME-54	15	2	$7,000.00 / EA	1	$7,000	$7,499	On File
Arena Groomer - Replace	ME-63	15	5	$6,500.00 / EA	1	$6,500	$7,720	On File
Asphalt Crack-Filler (157) - Replace	ME-6	15	9	$66,000.00 / EA	1	$66,000	$89,951	On File
Asphalt Roller (2055) - Replace	ME-68	20	3	$73,000.00 / EA	1	$73,000	$80,936	On File
Auto Lift - Replace	ME-12	25	4	$25,000.00 / EA	1	$25,000	$28,688	On File
Backhoe (143) - Replace	ME-56	20	11	$91,000.00 / EA	1	$91,000	$132,857	On File
Box Blade - Replace	ME-24	10	6	$5,600.00 / EA	1	$5,600	$6,884	On File
Cardboard Bailer - Replace	ME-43	25	19	$16,000.00 / EA	1	$16,000	$30,760	On File
Cinder Spreader (#012-1) - Replace	ME-37	15	2	$10,000.00 / EA	1	$10,000	$10,712	On File
Cinder Spreader (#012-2) - Replace	ME-39	15	2	$10,000.00 / EA	1	$10,000	$10,712	On File
Compact Track Loader - Replace	ME-60	10	6	$149,000.00 / EA	1	$149,000	$183,159	On File
Diesel Tank/Pump (1) - Replace	ME-16	30	5	$20,000.00 / EA	1	$20,000	$23,754	On File
Diesel Tank/Pump (2) - Replace	ME-21	30	5	$15,000.00 / EA	1	$15,000	$17,815	On File
Emergency Generator - Replace	ME-52	25	19	$35,000.00 / EA	1	$35,000	$67,288	On File
Forklift (062) - Replace	ME-51	15	14	$33,600.00 / EA	1	$33,600	$54,388	On File
Front Loader (121) - Replace	ME-61	20	7	$194,000.00 / EA	1	$194,000	$246,822	On File
Front Loader (2041) - Replace	ME-65	20	2	$212,000.00 / EA	1	$212,000	$227,100	On File
Front Loader (2081) - Replace	ME-2	20	2	$108,000.00 / EA	1	$108,000	$115,692	On File
Gas Tank/Pump (3) - Replace	ME-48	30	10	$20,000.00 / EA	1	$20,000	$28,212	On File
Green Roller (158) - Replace	ME-22	10	5	$15,000.00 / EA	1	$15,000	$17,815	On File
Greens Aerator - Replace	ME-72	10	10	$41,000.00 / EA	1	$41,000	$57,835	On File
Greens Mower (157) - Replace	ME-69	10	2	$64,000.00 / EA	1	$64,000	$68,558	On File
Greens Sweeper - Replace	ME-40	15	12	$12,000.00 / EA	1	$12,000	$18,133	On File
Jeep - Replace	ME-15	5	4	$22,300.00 / EA	1	$22,300	$25,590	On File
Lake Dredging Equipment - Replace	ME-33	15	9	$2,666.76 / EA	3	$8,000	$10,904	On File
Loader - Replace	ME-41	10	6	$13,000.00 / EA	1	$13,000	$15,980	On File
Mower Reelmaster - Replace	ME-8	10	3	$47,000.00 / EA	1	$47,000	$52,110	On File
Patrol Vehicle (a) - Replace	ME-71	5	1	$42,000.00 / EA	1	$42,000	$43,470	On File
Patrol Vehicle (b) - Replace	ME-70	5	1	$45,000.00 / EA	1	$45,000	$46,575	On File
Pickup Truck (131) - Replace	ME-58	10	9	$107,000.00 / EA	1	$107,000	$145,830	On File

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Pickup Truck (163) - Replace	ME-7	10	1	$70,000.00 / EA	1	$70,000	$72,450	On File
Pickup Truck (171) - Replace	ME-66	10	3	$81,000.00 / EA	1	$81,000	$89,806	On File
Pickup Truck (172) - Replace	ME-3	10	3	$107,000.00 / EA	1	$107,000	$116,922	On File
Pickup Truck (182) - Replace	ME-67	10	1	$70,000.00 / EA	1	$70,000	$72,450	On File
Pickup Truck (191) - Replace	ME-4	10	4	$74,200.00 / EA	1	$74,200	$85,146	On File
Pickup Truck (192) - Replace	ME-5	10	4	$74,200.00 / EA	1	$74,200	$85,146	On File
Pickup Truck (2101) - Replace	ME-55	10	9	$74,200.00 / EA	1	$74,200	$101,127	On File
Roto Chopper (#141) - Replace	ME-1	15	4	$450,000.00 / EA	1	$450,000	$516,385	On File
Rough Mower (Toro) - Replace	ME-59	15	14	$120,000.00 / EA	1	$120,000	$194,243	On File
Snow Plow (Henke 121) - Replace	ME-44	20	7	$18,000.00 / EA	1	$18,000	$22,901	On File
Snow Plow (Henke 2041) - Replace	ME-17	20	5	$18,000.00 / EA	1	$18,000	$21,378	On File
Snow Plow (Henke 2081) - Replace	ME-19	20	2	$18,000.00 / EA	1	$18,000	$19,282	On File
Snow Plow (Meyer 131) - Replace	ME-36	10	9	$11,000.00 / EA	1	$11,000	$14,992	On File
Snow Plow (Meyer 163) - Replace	ME-28	10	5	$11,000.00 / EA	1	$11,000	$13,065	On File
Snow Plow (Meyer 171) - Replace	ME-30	10	5	$11,000.00 / EA	1	$11,000	$13,065	On File
Snow Plow (Meyer 172) - Replace	ME-31	10	3	$11,000.00 / EA	1	$11,000	$12,196	On File
Snow Plow (Meyer 182) - Replace	ME-74	10	3	$11,000.00 / EA	1	$11,000	$12,196	On File
Snow Plow (Meyer 191) - Replace	ME-26	10	4	$11,000.00 / EA	1	$11,000	$12,623	On File
Snow Plow (Meyer 192) - Replace	ME-27	10	4	$11,000.00 / EA	1	$11,000	$12,623	On File
Snow Plow (Meyer 2101) - Replace	ME-38	10	9	$11,000.00 / EA	1	$11,000	$14,992	On File
Sod Cutter - Replace	ME-18	15	5	$18,000.00 / EA	1	$18,000	$21,378	On File
Solar Powered Cameras - Replace	ME-25	5	2	$11,200.00 / ALW	1	$11,200	$11,998	On File
Speed Radar - Replace	ME-32	15	8	$7,500.00 / EA	1	$7,500	$9,876	On File
Spreader - Replace	ME-50	15	7	$22,000.00 / EA	1	$22,000	$27,990	On File
Storage Containers - Replace	ME-35	30	16	$5,000.00 / EA	2	$10,000	$17,340	On File
Street Sweeper (2044) - Replace	ME-62	45	45	$250,000.00 / EA	1	$250,000	$1,175,590	On File
Sweeper Vac (2006) - Replace	ME-11	15	4	$30,000.00 / EA	1	$30,000	$34,426	On File
Telehandler (061) - Replace	ME-9	15	4	$45,800.00 / EA	1	$45,800	$52,557	On File
Tire Changer/Balancer - Replace	ME-64	15	2	$2,500.00 / EA	2	$5,000	$5,305	On File
Tractor (083) - Replace	ME-73	20	2	$40,000.00 / EA	1	$40,000	$42,849	On File
Trailer (142) - Replace	ME-42	20	8	$15,000.00 / EA	1	$15,000	$19,752	On File
Trash Bins - Replace A	ME-75	15	5	$15,000.00 / EA	1	$15,000	$17,815	On File
Trash Bins - Replace B	ME-76	15	5	$15,000.00 / EA	1	$15,000	$17,815	On File
Trash Bins - Replace C	ME-77	15	5	$15,000.00 / EA	1	$15,000	$17,389	On File
Trash Compactor (A) - Replace	ME-13	20	0	$24,750.00 / EA	1	$24,750	$24,750	On File
Trash Compactor (B) - Replace	ME-14	20	3	$24,750.00 / EA	1	$24,750	$27,441	On File
Trencher - Replace	ME-23	15	0	$12,500.00 / EA	1	$12,500	$12,500	On File
Utility Tractor - Replace	ME-53	10	6	$62,000.00 / EA	1	$62,000	$76,214	On File
Utility Vehicle (JD 50014) - Replace	ME-45	10	6	$18,000.00 / EA	1	$18,000	$22,127	On File

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Utility Vehicle (JD 50018) - Replace	ME-46	10	7	$18,000.00 / EA	1	$18,000	$22,901	On File
Utility Vehicle (JD) - Replace	ME-20	10	5	$18,000.00 / EA	1	$18,000	$21,378	On File
Utility Vehicle (Kubota 1100) - Replace	ME-10	10	0	$30,000.00 / EA	1	$30,000	$30,000	On File
Utility Vehicle (Kubota 900) - Replace	ME-49	10	8	$21,200.00 / EA	1	$21,200	$27,916	On File
Vertical Cutting Reel - Replace	ME-34	12	9	$9,000.00 / EA	1	$9,000	$12,266	On File
Watering Tank - Replace	ME-47	5	0	$9,000.00 / EA	1	$9,000	$9,000	On File
Welder (Lincoln) - Replace	ME-29	10	6	$6,900.00 / EA	1	$6,900	$8,482	On File
Welder (Ranger) - Replace	ME-57	10	5	$6,900.00 / EA	1	$6,900	$8,195	On File
					Totals	**$3,536,100**	**$5,151,986**	
Miscellaneous								
Bear-Proof Receptacles - Replace	MISC-2	15	10	$1,333.33 / EA	9	$12,000	$16,927	On File
Driveway Barriers - Replace	MISC-7	50	25	$1,750.00 / EA	22	$38,500	$90,985	On File
Emergency Preparedness - Equip/Materials	MISC-1	10	3	$17,700.00 / ALW	1	$17,700	$19,341	On File
Gazebo - Repair	MISC-8	10	2	$6,250.00 / ALW	1	$6,250	$6,695	On File
Mailbox Structure - Repair	MISC-3	10	6	$10,000.00 / ALW	1	$10,000	$12,293	On File
Mailboxes - Replace	MISC-6	15	9	$1,980.00 / EA	10	$19,800	$26,985	On File
Monument Signs - Refurbish	MISC-5	10	8	$6,250.00 / EA	2	$12,500	$16,460	On File
Wood Retaining Wall - Replace	MISC-4	20	17	$40.40 / LF	250	$10,100	$18,126	On File
					Totals	**$126,850**	**$207,813**	
Pool & Spa								
Exterior Wood Surfaces - Repaint	PS-26	5	2	$5,000.00 / ALW	1	$5,000	$5,356	On File
Pole Lights - Replace	PS-7	25	21	$1,250.00 / EA	4	$5,000	$10,297	On File
Pool - Resurface/Retile	PS-22	12	8	$180.00 / LF	260	$46,800	$61,627	On File
Pool & Spa - Replace	PS-23	40	36	$116,000.00 / EA	2	$232,000	$800,462	On File
Pool ADA Lifts - Replace	PS-2	7	3	$10,000.00 / EA	2	$20,000	$22,174	On File
Pool Chemical Systems	PS-29	8	4	$9,000.00 / ALW	1	$9,000	$10,328	On File
Pool Cover - Replace (1 of 3)	PS-5	5	1	$8,550.00 / EA	1	$8,550	$8,849	On File
Pool Deck - Replace	PS-28	30	26	$11.54 / SF	5,200	$60,008	$129,413	On File
Pool Deck - Reseal/Waterproof	PS-20	10	6	$6.77 / SF	5,200	$35,204	$43,275	On File
Pool Deck Coping - Replace	PS-17	24	20	$90.07 / LF	292	$26,300	$52,332	On File
Pool Equipment Room - Roof	PS-30	10	7	$6,000.00 / ALW	1	$6,000	$7,634	On File
Pool Euipment Room Electrical	PS-31	20	16	$5,000.00 / ALW	1	$5,000	$8,670	On File
Pool Fence - Replace	PS-18	50	46	$82.03 / LF	345	$28,300	$137,736	On File
Pool Filters - Replace (2018)	PS-24	12	5	$2,750.00 / EA	2	$5,500	$6,532	On File
Pool Filters - Replace (2020)	PS-12	12	7	$2,750.00 / EA	3	$8,250	$10,146	On File
Pool Furniture - Replace	PS-1	8	4	$267.86 / EA	84	$22,500	$25,820	On File
Pool Heater - Replace	PS-4	8	4	$10,800.00 / EA	1	$10,800	$12,393	On File
Pool Showers - Refurbish	PS-21	15	11	$7,500.00 / EA	5	$37,500	$54,749	On File
Pool/Spa Chemical System - Replace	PS-9	12	8	$7,200.00 / EA	1	$7,200	$9,121	On File
Pool/Spa Lights - Replace	PS-13	12	8	$750.00 / EA	12	$9,000	$11,851	On File
Pool/Spa Pumps - Replace (2 of 4)	PS-3	4	0	$7,500.00 / EA	2	$15,000	$15,000	On File
Pool/Spa Railings - Replace	PS-10	24	20	$720.00 / EA	10	$7,200	$14,326	On File
Pool/Spa Skimmers - Replace	PS-16	24	20	$2,505.56 / EA	9	$22,550	$44,870	On File
Restrooms/Changing Room -	PS-19	10	6	$10,000.00 / EA	3	$30,000	$36,878	On File

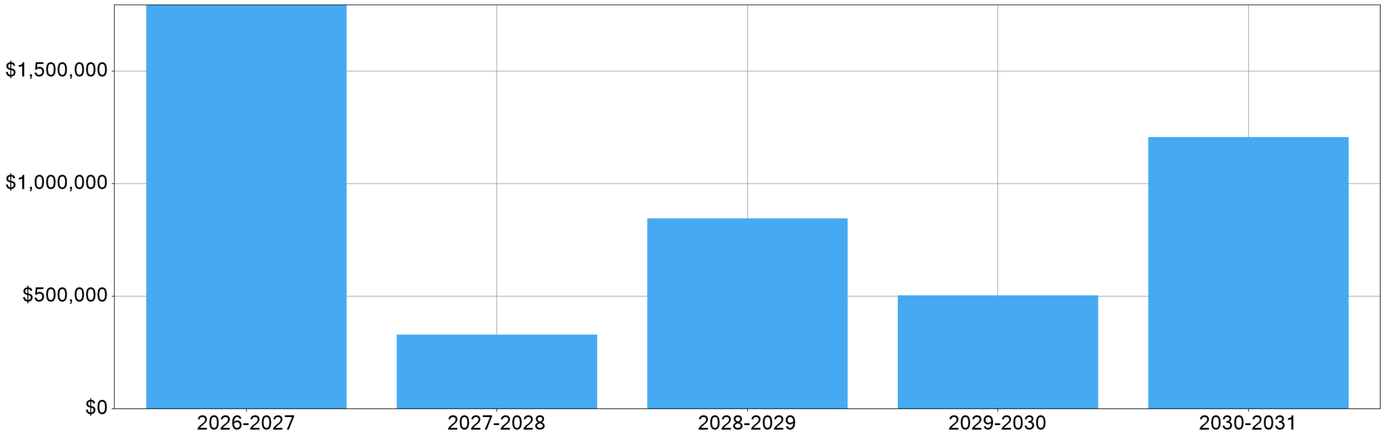
Component Inventory

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Refurbish								
Restrooms/Changing Room - Replace	PS-27	30	26	$16,666.67 / EA	3	$50,000	$122,298	On File
Shade Canopy - Replace	PS-11	10	6	$11.61 / SF	620	$7,200	$8,851	On File
Solar Stubs - Replace	PS-14	10	7	$11,800.00 / ALW	1	$11,800	$15,013	On File
Spa - Resurface/Retile	PS-6	6	2	$234.38 / LF	32	$7,500	$8,034	On File
Spa Heater - Replace	PS-25	8	1	$5,500.00 / EA	1	$5,500	$5,693	On File
Water Heater/Tank - Replace	PS-8	12	10	$7,000.00 / EA	1	$7,000	$9,874	On File
Wood Trellis - Replace	PS-15	20	16	$22.90 / SF	620	$14,200	$24,623	On File
					Totals	**$765,863**	**$1,734,224**	
Pool Pavilion								
Carpet - Replace	PP-3	8	0	$48.10 / SY	105	$5,051	$5,051	On File
Comp Shingle Mansard Roof - Replace	PP-8	30	4	$10.00 / SF	1,280	$12,800	$14,688	On File
Exterior Doors - Replace	PP-9	30	4	$2,200.00 / EA	4	$8,800	$10,098	On File
Exterior Windows - Replace	PP-5	40	14	$1,250.00 / EA	7	$8,750	$14,164	On File
Flat Roof - Replace	PP-4	15	5	$9.00 / SF	1,450	$13,050	$15,499	On File
HVAC System - Replace	PP-10	15	15	$7,000.00 / EA	1	$7,000	$11,727	On File
Interior Doors/Windows - Replace	PP-6	50	24	$3,000.00 / EA	4	$12,000	$27,400	On File
Patio Furniture - Replace	PP-7	8	4	$277.78 / EA	18	$5,000	$5,738	On File
Trex Deck - Replace	PP-1	25	0	$29.94 / SF	885	$26,497	$26,497	On File
					Totals	**$98,947**	**$130,862**	
Post Office								
Carpet - Replace	PO-1	10	10	$45.05 / SY	202	$9,100	$12,837	On File
Comp Shingle Roof - Replace	PO-12	25	10	$10.00 / SF	3,000	$30,000	$42,318	On File
Exterior Doors - Replace	PO-9	20	10	$2,000.00 / EA	8	$16,000	$22,570	On File
Exterior Wood/Metal Surfaces - Repaint	PO-2	5	5	$1.93 / SF	3,110	$6,002	$7,129	On File
HVAC System - Replace	PO-10	15	14	$17,500.00 / EA	1	$17,500	$28,327	On File
Interior Light Fixtures - Replace	PO-6	25	10	$275.93 / EA	27	$7,450	$10,509	On File
Interior Surfaces - Repaint	PO-15	10	10	$2.75 / SF	8,280	$22,770	$32,119	On File
Laminate Floor - Replace	PO-3	30	30	$14.25 / SF	400	$5,700	$15,999	On File
Mailboxes - Replace	PO-14	15	10	$32.89 / EA	1,900	$62,500	$88,162	On File
Metal Rail - Replace	PO-4	50	25	$75.00 / LF	68	$5,100	$12,053	On File
Tile Floors - Replace	PO-7	30	25	$21.06 / SF	425	$8,951	$21,152	On File
Trex Deck - Replace	PO-11	25	10	$30.00 / SF	595	$17,850	$25,179	On File
Trex Railing - Replace	PO-8	20	10	$42.45 / LF	212	$8,999	$12,695	On File
Windows - Replace	PO-5	40	10	$550.00 / EA	12	$6,600	$9,310	On File
Wood Siding - Replace	PO-13	40	10	$30.07 / SF	2,960	$89,007	$125,553	On File
					Totals	**$313,530**	**$465,912**	
Septic Systems								
Grease Trap - Replace	SS-8	15	2	$15,000.00 / ALW	1	$15,000	$16,068	On File
Leach Fields - Replace	SS-7	10	4	$3,333.33 / EA	6	$20,000	$22,950	On File
Oil Separator Tank - Replace	SS-1	15	5	$24,000.00 / EA	1	$24,000	$28,504	On File
Septic System (Campground) - Replace	SS-2	30	0	$24,000.00 / ALW	1	$24,000	$24,000	On File
Septic System (Clubhouse) - Replace	SS-10	30	0	$122,000.00 / ALW	1	$122,000	$122,000	On File
Septic System (Equestrian) - Replace	SS-3	30	10	$24,000.00 / ALW	1	$24,000	$33,854	On File

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Septic System (Lampkin Park) - Replace	SS-4	30	0	$24,000.00 / ALW	1	$24,000	$24,000	On File
Septic System (Maintenance) - Replace	SS-11	30	20	$24,000.00 / ALW	1	$24,000	$47,755	On File
Septic System (Post Office) - Replace	SS-5	30	10	$24,000.00 / ALW	1	$24,000	$33,854	On File
Septic System (Pro-Shop) - Replace	SS-6	30	5	$24,000.00 / ALW	1	$24,000	$28,504	On File
Septic Tank (Hole #6) - Replace	SS-9	30	5	$24,000.00 / EA	1	$24,000	$28,504	On File
					Totals	**$349,000**	**$409,996**	
Tennis Courts								
Bleachers/Benches - Replace	TC-4	25	5	$1,537.50 / EA	4	$6,150	$7,304	On File
Chain Link Fence (tennis) - Replace	TC-6	30	10	$35.00 / LF	480	$16,800	$23,698	On File
Tennis Court - Reconstruction	TC-1	40	10	$60,000.00 / EA	2	$120,000	$169,272	On File
Tennis Court Lights - Replace (a)	TC-5	25	24	$2,800.00 / EA	3	$8,400	$19,180	On File
Tennis Courts - Resurface	TC-2	5	0	$8,000.00 / EA	2	$16,000	$16,000	On File
Windscreen (tennis) - Replace	TC-3	7	2	$2.50 / SF	4,800	$12,000	$12,855	On File
					Totals	**$179,350**	**$248,309**	

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

Anticipated Expenditures (5 Years)



Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2026-2027						
Basketball Court - Resurface		LP-11		Lampkin Park	$81,029	$81,029
Beer Cooler 7'		CL-7		Clubhouse - Lounge	$5,500	$5,500
Carpet - Replace		PP-3		Pool Pavilion	$5,051	$5,051
Carpet - Replace		AF-2		Clubhouse - Admin Offices	$5,000	$5,000
Carpet - Replace		CL-1		Clubhouse - Lounge	$6,900	$6,900
Carpet - Replace		PS-5		Golf Pro-Shop	$6,101	$6,101
Chain Link Fence (RV) - Replace		MB-5		Maintenance Building	$10,250	$10,250
Comp Shingle Roof - Replace		CE-9		Clubhouse (General) - Exteriors	$36,286	$36,286
Elastomeric Deck - Resurface (a)		CE-1		Clubhouse (General) - Exteriors	$19,997	$19,997
Electrical System - Assess/Modernize		MEP-1		Clubhouse - Mechanical/Electrical/Plumbing	$300,000	$300,000
Exterior Wood/Metal Surfaces - Repaint		GC-9		Golf Course	$59,150	$59,150
Flat Roof - Replace		CE-7		Clubhouse (General) - Exteriors	$46,125	$46,125
Flattop/Oven - Replace		CK-15		Clubhouse - Kitchen	$10,500	$10,500
Gas Range/Oven - Replace		CK-6		Clubhouse - Kitchen	$8,000	$8,000
Golf Cart Paths (asphalt) - Repair		GC-4		Golf Course	$25,012	$25,012
Golf Cart Paths (concrete) - Repair		GC-3		Golf Course	$54,012	$54,012
Gravel - Replenish		MB-8		Maintenance Building	$10,001	$10,001
Grill - Replace		CK-11		Clubhouse - Kitchen	$6,250	$6,250
Hotbox - Replace		CK-8		Clubhouse - Kitchen	$5,750	$5,750
Interior Surfaces - Repaint		CI-9		Clubhouse (General) - Interiors	$65,095	$65,095
Maintenance Asphalt - Slurry (a)		MB-9		Maintenance Building	$22,438	$22,438
Plumbing/Gas Lines - Replace		MEP-2		Clubhouse - Mechanical/Electrical/Plumbing	$300,000	$300,000
Plumbing/Gas System - Assessment		MEP-3		Clubhouse - Mechanical/Electrical/Plumbing	$6,250	$6,250
Pool/Spa Pumps - Replace (2 of 4)		PS-3		Pool & Spa	$15,000	$15,000
Refrigerator - Replace (old)		CK-7		Clubhouse - Kitchen	$6,250	$6,250
Septic System (Campground) - Replace		SS-2		Septic Systems	$24,000	$24,000
Septic System (Clubhouse) - Replace		SS-10		Septic Systems	$122,000	$122,000
Septic System (Lampkin Park) - Replace		SS-4		Septic Systems	$24,000	$24,000

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Spillway - Resurface		FL-3		Ferns Lake	$135,000	$135,000
Tennis Courts - Resurface		TC-2		Tennis Courts	$16,000	$16,000
Trash Compactor (A) - Replace		ME-13		Maintenance Equipment	$24,750	$24,750
Trencher - Replace		ME-23		Maintenance Equipment	$12,500	$12,500
Trex Deck - Replace		PP-1		Pool Pavilion	$26,497	$26,497
Utility Vehicle (Kubota 1100) - Replace		ME-10		Maintenance Equipment	$30,000	$30,000
Watering Tank - Replace		ME-47		Maintenance Equipment	$9,000	$9,000
Wood Railing - Replace		SG-1		Clubhouse - Site / Grounds	$21,499	$21,499
Wood Siding - Replace		CE-11		Clubhouse (General) - Exteriors	$220,028	$220,028
Wood/Comp Shingle Roofs - Replace		LP-5		Lampkin Park	$13,554	$13,554
					Total for 2026-2027:	**$1,794,773**
2027-2028						
Carpet - Replace		CR-1		Clubhouse - Condor Room	$9,450	$9,781
Gutters/Downspouts - Replace		CE-6		Clubhouse (General) - Exteriors	$12,951	$13,404
HVAC System - Replace (Goodman)		CE-8		Clubhouse (General) - Exteriors	$18,500	$19,148
Park Furniture - Replace		LP-6		Lampkin Park	$12,100	$12,523
Patio Furniture - Replace		CL-4		Clubhouse - Lounge	$19,000	$19,665
Patrol Vehicle (a) - Replace		ME-71		Maintenance Equipment	$42,000	$43,470
Patrol Vehicle (b) - Replace		ME-70		Maintenance Equipment	$45,000	$46,575
Pickup Truck (163) - Replace		ME-7		Maintenance Equipment	$70,000	$72,450
Pickup Truck (182) - Replace		ME-67		Maintenance Equipment	$70,000	$72,450
Pool Cover - Replace (1 of 3)		PS-5		Pool & Spa	$8,550	$8,849
Spa Heater - Replace		PS-25		Pool & Spa	$5,500	$5,693
Window Treatments - Replace		CI-7		Clubhouse (General) - Interiors	$5,250	$5,434
					Total for 2027-2028:	**$329,442**
2028-2029						
Air Compressor - Replace		ME-54		Maintenance Equipment	$7,000	$7,499
Cinder Spreader (#012-1) - Replace		ME-37		Maintenance Equipment	$10,000	$10,712
Cinder Spreader (#012-2) - Replace		ME-39		Maintenance Equipment	$10,000	$10,712
Clubhouse Asphalt - Reconstruction		SG-9		Clubhouse - Site / Grounds	$99,005	$106,056
Comp Shingle Roof - Replace		EC-11		Equestrian Center	$45,400	$48,634
Exterior Wood Surfaces - Repaint		PS-26		Pool & Spa	$5,000	$5,356
Front Loader (2041) - Replace		ME-65		Maintenance Equipment	$212,000	$227,100
Front Loader (2081) - Replace		ME-2		Maintenance Equipment	$108,000	$115,692
Furniture - Replace		CL-6		Clubhouse - Lounge	$21,500	$23,032
Gazebo - Repair		MISC-8		Miscellaneous	$6,250	$6,695
Grease Trap - Replace		SS-8		Septic Systems	$15,000	$16,068
Greens Mower (157) - Replace		ME-69		Maintenance Equipment	$64,000	$68,558
Metal Fence/Rail/Gates - Repaint		SG-2		Clubhouse - Site / Grounds	$7,249	$7,766
Repeater Antenna - Replace		CI-1		Clubhouse (General) - Interiors	$12,500	$13,390
Snow Plow (Henke 2081) - Replace		ME-19		Maintenance Equipment	$18,000	$19,282
Solar Powered Cameras - Replace		ME-25		Maintenance Equipment	$11,200	$11,998

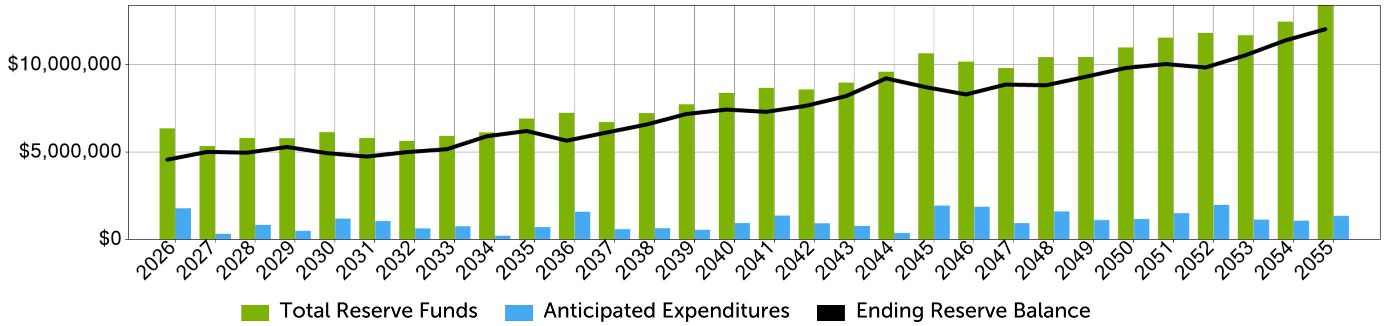
Anticipated Expenditures (5 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Spa - Resurface/Retile		PS-6		Pool & Spa	$7,500	$8,034
Tire Changer/Balancer - Replace		ME-64		Maintenance Equipment	$5,000	$5,305
Tractor (083) - Replace		ME-73		Maintenance Equipment	$40,000	$42,849
Water System - Electrical		EC-17		Equestrian Center	$15,000	$16,068
Water System - Replace Plumbing		EC-19		Equestrian Center	$15,000	$16,068
Windscreen (tennis) - Replace		TC-3		Tennis Courts	$12,000	$12,855
Wood Flooring - Replace		CC-5		Clubhouse - Condor Cafe	$18,501	$19,819
Wood Surfaces - Repaint		EC-1		Equestrian Center	$24,990	$26,770
					Total for 2028-2029:	**$846,318**
2029-2030						
Asphalt Roller (2055) - Replace		ME-68		Maintenance Equipment	$73,000	$80,936
Backflow Preventer - Replace		CI-8		Clubhouse (General) - Interiors	$11,000	$12,196
Emergency Preparedness - Equip/Materials		MISC-1		Miscellaneous	$17,700	$19,341
Furniture - Replace		CC-1		Clubhouse - Condor Cafe	$22,500	$24,946
HVAC Unit - Replace		CC-2		Clubhouse - Condor Cafe	$11,800	$13,083
Mower Reelmaster - Replace		ME-8		Maintenance Equipment	$47,000	$52,110
Pickup Truck (171) - Replace		ME-66		Maintenance Equipment	$81,000	$89,806
Pickup Truck (172) - Replace		ME-3		Maintenance Equipment	$107,000	$116,922
Pool ADA Lifts - Replace		PS-2		Pool & Spa	$20,000	$22,174
Prep Tables/Stations - Replace		CK-10		Clubhouse - Kitchen	$6,500	$7,207
Sink/Wash Stations - Replace		CL-5		Clubhouse - Lounge	$5,000	$5,544
Snow Plow (Meyer 172) - Replace		ME-31		Maintenance Equipment	$11,000	$12,196
Snow Plow (Meyer 182) - Replace		ME-74		Maintenance Equipment	$11,000	$12,196
Trash Compactor (B) - Replace		ME-14		Maintenance Equipment	$24,750	$27,441
Wood Retaining Wall - Replace		GC-8		Golf Course	$7,500	$8,315
					Total for 2029-2030:	**$504,413**
2030-2031						
Auto Lift - Replace		ME-12		Maintenance Equipment	$25,000	$28,688
Break Room - Refurbish		EC-7		Equestrian Center	$7,500	$8,606
Comp Shingle Mansard Roof - Replace		PP-8		Pool Pavilion	$12,800	$14,688
Exterior Doors - Replace		PS-4		Golf Pro-Shop	$6,600	$7,574
Exterior Doors - Replace		PP-9		Pool Pavilion	$8,800	$10,098
Interiors Doors/Windows - Partial Replace		CI-6		Clubhouse (General) - Interiors	$6,250	$7,172
Irrigation Pumps (30Hp) - Replace		FL-4		Ferns Lake	$125,000	$143,440
Jeep - Replace		ME-15		Maintenance Equipment	$22,300	$25,590
Leach Fields - Replace		SS-7		Septic Systems	$20,000	$22,950
Patio Furniture - Replace		PP-7		Pool Pavilion	$5,000	$5,738
Patio Furniture - Replace		CC-3		Clubhouse - Condor Cafe	$8,850	$10,156
Pickup Truck (191) - Replace		ME-4		Maintenance Equipment	$74,200	$85,146
Pickup Truck (192) - Replace		ME-5		Maintenance Equipment	$74,200	$85,146
Pool Chemical Systems		PS-29		Pool & Spa	$9,000	$10,328
Pool Furniture - Replace		PS-1		Pool & Spa	$22,500	$25,820
Pool Heater - Replace		PS-4		Pool & Spa	$10,800	$12,393
Pool/Spa Pumps - Replace (2 of 4)		PS-3		Pool & Spa	$15,000	$17,213

Anticipated Expenditures (5 Years)

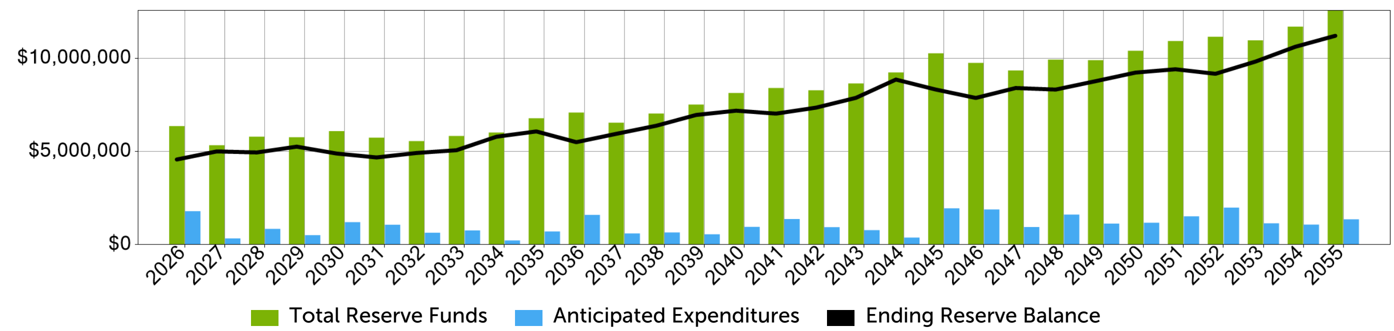
Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Roto Chopper (#141) - Replace		ME-1		Maintenance Equipment	$450,000	$516,385
Security Camera System - Replace		CI-2		Clubhouse (General) - Interiors	$33,000	$37,142
Snow Plow (Meyer 191) - Replace		ME-26		Maintenance Equipment	$11,000	$12,623
Snow Plow (Meyer 192) - Replace		ME-27		Maintenance Equipment	$11,000	$12,623
Sweeper Vac (2006) - Replace		ME-11		Maintenance Equipment	$30,000	$34,426
Telehandler (061) - Replace		ME-9		Maintenance Equipment	$45,800	$52,557
Walk-In Fridge/Freezer - Replace		CK-3		Clubhouse - Kitchen	$18,000	$20,655
					Total for 2030-2031:	**$1,207,156**

This plan represents a first-year reserve contribution of $610,970 or $211.63 yearly per unit and is calculated to achieve the target funding goal of 75% in 30 years. Upon meeting the designated target, the funding will adjust to maintain this percentage for the remaining years. Assumptions used in this model include a component inflation factor of 3.5% per year, annual average interest rate of 3% per year and a varied annual contribution rate calculated to meet target requirements.



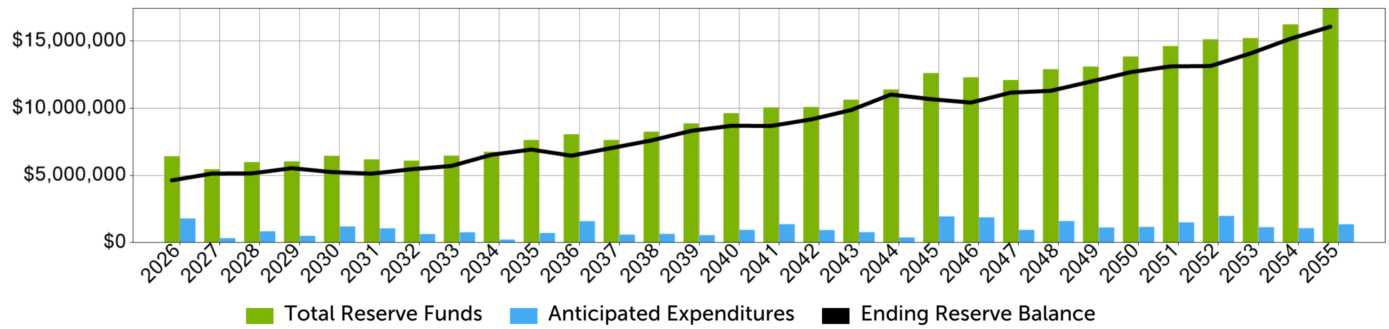
Year	Annual Reserve Contributions	Yearly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Ending Percent Funded
2026-2027	$610,970	$211.63	$5,613,144	$150,637	$6,374,751	$1,794,773	$4,579,978	$4,896,879	94%
2027-2028	$632,354	$219.03	$4,579,978	$141,943	$5,354,275	$329,442	$5,024,834	$5,402,532	93%
2028-2029	$654,486	$226.70	$5,024,834	$147,868	$5,827,188	$846,318	$4,980,870	$5,414,336	92%
2029-2030	$677,393	$234.64	$4,980,870	$152,021	$5,810,284	$504,413	$5,305,871	$5,805,311	91%
2030-2031	$701,102	$242.85	$5,305,871	$151,585	$6,158,559	$1,207,156	$4,951,402	$5,507,884	90%
2031-2032	$725,641	$251.35	$4,951,402	$143,463	$5,820,506	$1,064,264	$4,756,241	$5,373,970	89%
2032-2033	$751,038	$260.14	$4,756,241	$144,365	$5,651,645	$639,157	$5,012,488	$5,702,201	88%
2033-2034	$777,324	$269.25	$5,012,488	$150,584	$5,940,397	$763,375	$5,177,022	$5,941,184	87%
2034-2035	$804,531	$278.67	$5,177,022	$163,989	$6,145,541	$226,000	$5,919,542	$6,773,504	87%
2035-2036	$832,689	$288.43	$5,919,542	$179,443	$6,931,674	$708,918	$6,222,756	$7,164,879	87%
2036-2037	$861,834	$298.52	$6,222,756	$175,713	$7,260,302	$1,593,179	$5,667,123	$6,685,552	85%
2037-2038	$891,998	$308.97	$5,667,123	$174,418	$6,733,539	$598,369	$6,135,170	$7,250,923	85%
2038-2039	$923,218	$319.78	$6,135,170	$188,089	$7,246,477	$654,278	$6,592,198	$7,811,169	84%
2039-2040	$955,530	$330.98	$6,592,198	$203,755	$7,751,483	$556,286	$7,195,197	$8,527,458	84%
2040-2041	$988,974	$342.56	$7,195,197	$216,424	$8,400,595	$951,110	$7,449,485	$8,895,733	84%
2041-2042	$1,023,588	$354.55	$7,449,485	$218,248	$8,691,321	$1,372,676	$7,318,645	$8,877,274	82%
2042-2043	$1,059,413	$366.96	$7,318,645	$221,452	$8,599,510	$933,242	$7,666,269	$9,350,802	82%
2043-2044	$1,096,493	$379.80	$7,666,269	$234,821	$8,997,582	$774,302	$8,223,280	$10,044,576	82%
2044-2045	$1,134,870	$393.10	$8,223,280	$258,011	$9,616,162	$380,686	$9,235,475	$11,210,516	82%
2045-2046	$1,174,591	$406.86	$9,235,475	$265,526	$10,675,592	$1,943,793	$8,731,800	$10,841,418	81%
2046-2047	$1,215,701	$421.10	$8,731,800	$251,932	$10,199,433	$1,883,835	$8,315,598	$10,565,108	79%
2047-2048	$1,258,251	$435.83	$8,315,598	$254,200	$9,828,049	$942,790	$8,885,259	$11,297,978	79%
2048-2049	$1,302,290	$451.09	$8,885,259	$261,942	$10,449,490	$1,610,024	$8,839,466	$11,412,341	77%
2049-2050	$1,347,870	$466.88	$8,839,466	$268,528	$10,455,864	$1,124,915	$9,330,949	$12,082,067	77%
2050-2051	$1,395,045	$483.22	$9,330,949	$283,225	$11,009,219	$1,175,307	$9,833,912	$12,773,161	77%
2051-2052	$1,443,872	$500.13	$9,833,912	$293,945	$11,571,730	$1,515,331	$10,056,398	$13,188,005	76%
2052-2053	$1,494,407	$517.63	$10,056,398	$294,323	$11,845,128	$1,985,671	$9,859,457	$13,184,490	75%
2053-2054	$1,546,712	$535.75	$9,859,457	$301,811	$11,707,980	$1,144,874	$10,563,106	$14,106,224	75%
2054-2055	$1,600,846	$554.50	$10,563,106	$324,747	$12,488,700	$1,077,257	$11,411,442	$15,187,264	75%
2055-2056	$1,656,876	$573.91	$11,411,442	$346,778	$13,415,096	$1,361,226	$12,053,871	$16,071,278	75%

This plan represents a first-year reserve contribution of $600,000 or $207.83 yearly per unit. This funding model incorporates an annual component inflation factor of 3.5% per year, an average interest rate of 3% per year, and assumes an annual reserve contribution increases of 3.5%. Based on the projected starting reserve balance of $5,613,144 as of Jul 1, 2026, this plan will meet all anticipated expenditures as they occur. If maintained, this plan should be reviewed annually and adjusted accordingly to ensure all future expenditures will be funded.



Year	Annual Reserve Contributions	Yearly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Ending Percent Funded
2026-2027	$600,000	$207.83	$5,613,144	$150,473	$6,363,617	$1,794,773	$4,568,844	$4,896,879	93%
2027-2028	$621,000	$215.10	$4,568,844	$141,439	$5,331,283	$329,442	$5,001,841	$5,402,532	93%
2028-2029	$642,735	$222.63	$5,001,841	$147,001	$5,791,577	$846,318	$4,945,260	$5,414,336	91%
2029-2030	$665,231	$230.42	$4,945,260	$150,770	$5,761,260	$504,413	$5,256,848	$5,805,311	91%
2030-2031	$688,514	$238.49	$5,256,848	$149,926	$6,095,287	$1,207,156	$4,888,131	$5,507,884	89%
2031-2032	$712,612	$246.83	$4,888,131	$141,369	$5,742,112	$1,064,264	$4,677,847	$5,373,970	87%
2032-2033	$737,553	$255.47	$4,677,847	$141,811	$5,557,212	$639,157	$4,918,055	$5,702,201	86%
2033-2034	$763,368	$264.42	$4,918,055	$147,542	$5,828,964	$763,375	$5,065,590	$5,941,184	85%
2034-2035	$790,085	$273.67	$5,065,590	$160,429	$6,016,104	$226,000	$5,790,104	$6,773,504	85%
2035-2036	$817,738	$283.25	$5,790,104	$175,335	$6,783,178	$708,918	$6,074,261	$7,164,879	85%
2036-2037	$846,359	$293.16	$6,074,261	$171,026	$7,091,645	$1,593,179	$5,498,466	$6,685,552	82%
2037-2038	$875,982	$303.42	$5,498,466	$169,118	$6,543,566	$598,369	$5,945,197	$7,250,923	82%
2038-2039	$906,641	$314.04	$5,945,197	$182,141	$7,033,980	$654,278	$6,379,701	$7,811,169	82%
2039-2040	$938,374	$325.03	$6,379,701	$197,122	$7,515,197	$556,286	$6,958,911	$8,527,458	82%
2040-2041	$971,217	$336.41	$6,958,911	$209,069	$8,139,197	$951,110	$7,188,087	$8,895,733	81%
2041-2042	$1,005,209	$348.18	$7,188,087	$210,131	$8,403,427	$1,372,676	$7,030,751	$8,877,274	79%
2042-2043	$1,040,392	$360.37	$7,030,751	$212,530	$8,283,672	$933,242	$7,350,431	$9,350,802	79%
2043-2044	$1,076,805	$372.98	$7,350,431	$225,050	$8,652,286	$774,302	$7,877,984	$10,044,576	78%
2044-2045	$1,114,494	$386.04	$7,877,984	$247,347	$9,239,824	$380,686	$8,859,138	$11,210,516	79%
2045-2046	$1,153,501	$399.55	$8,859,138	$253,920	$10,266,559	$1,943,793	$8,322,766	$10,841,418	77%
2046-2047	$1,193,873	$413.53	$8,322,766	$239,334	$9,755,973	$1,883,835	$7,872,138	$10,565,108	75%
2047-2048	$1,235,659	$428.01	$7,872,138	$240,557	$9,348,354	$942,790	$8,405,564	$11,297,978	74%
2048-2049	$1,278,907	$442.99	$8,405,564	$247,200	$9,931,671	$1,610,024	$8,321,647	$11,412,341	73%
2049-2050	$1,323,669	$458.49	$8,321,647	$252,631	$9,897,946	$1,124,915	$8,773,032	$12,082,067	73%
2050-2051	$1,369,997	$474.54	$8,773,032	$266,111	$10,409,140	$1,175,307	$9,233,833	$12,773,161	72%
2051-2052	$1,417,947	$491.15	$9,233,833	$275,554	$10,927,335	$1,515,331	$9,412,003	$13,188,005	71%
2052-2053	$1,467,575	$508.34	$9,412,003	$274,589	$11,154,167	$1,985,671	$9,168,496	$13,184,490	70%
2053-2054	$1,518,940	$526.13	$9,168,496	$280,666	$10,968,102	$1,144,874	$9,823,228	$14,106,224	70%
2054-2055	$1,572,103	$544.55	$9,823,228	$302,120	$11,697,451	$1,077,257	$10,620,193	$15,187,264	70%
2055-2056	$1,627,127	$563.60	$10,620,193	$322,594	$12,569,914	$1,361,226	$11,208,689	$16,071,278	70%

This plan represents a first-year reserve contribution of $663,120 or $229.69 yearly per unit and is calculated to achieve the target funding goal of 100% in 30 years. Upon meeting the designated target, the funding will adjust to maintain this percentage for the remaining years. Assumptions used in this model include a component inflation factor of 3.5% per year, annual average interest rate of 3% per year and a varied annual contribution rate calculated to meet target requirements.



Year	Annual Reserve Contributions	Yearly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Ending Percent Funded
2026-2027	$663,120	$229.69	$5,613,144	$151,420	$6,427,684	$1,794,773	$4,632,911	$4,896,879	95%
2027-2028	$686,329	$237.73	$4,632,911	$144,341	$5,463,581	$329,442	$5,134,139	$5,402,532	95%
2028-2029	$710,351	$246.05	$5,134,139	$151,985	$5,996,474	$846,318	$5,150,156	$5,414,336	95%
2029-2030	$735,213	$254.66	$5,150,156	$157,967	$6,043,336	$504,413	$5,538,923	$5,805,311	95%
2030-2031	$760,945	$263.58	$5,538,923	$159,475	$6,459,343	$1,207,156	$5,252,187	$5,507,884	95%
2031-2032	$787,579	$272.80	$5,252,187	$153,415	$6,193,181	$1,064,264	$5,128,916	$5,373,970	95%
2032-2033	$815,144	$282.35	$5,128,916	$156,507	$6,100,568	$639,157	$5,461,411	$5,702,201	96%
2033-2034	$843,674	$292.23	$5,461,411	$165,047	$6,470,132	$763,375	$5,706,757	$5,941,184	96%
2034-2035	$873,202	$302.46	$5,706,757	$180,911	$6,760,870	$226,000	$6,534,870	$6,773,504	96%
2035-2036	$903,764	$313.05	$6,534,870	$198,969	$7,637,604	$708,918	$6,928,686	$7,164,879	97%
2036-2037	$935,396	$324.00	$6,928,686	$197,994	$8,062,076	$1,593,179	$6,468,897	$6,685,552	97%
2037-2038	$968,135	$335.34	$6,468,897	$199,613	$7,636,645	$598,369	$7,038,276	$7,250,923	97%
2038-2039	$1,002,020	$347.08	$7,038,276	$216,364	$8,256,660	$654,278	$7,602,382	$7,811,169	97%
2039-2040	$1,037,091	$359.23	$7,602,382	$235,284	$8,874,756	$556,286	$8,318,470	$8,527,458	98%
2040-2041	$1,073,389	$371.80	$8,318,470	$251,388	$9,643,247	$951,110	$8,692,138	$8,895,733	98%
2041-2042	$1,110,957	$384.81	$8,692,138	$256,838	$10,059,933	$1,372,676	$8,687,257	$8,877,274	98%
2042-2043	$1,149,841	$398.28	$8,687,257	$263,867	$10,100,964	$933,242	$9,167,723	$9,350,802	98%
2043-2044	$1,190,085	$412.22	$9,167,723	$281,268	$10,639,076	$774,302	$9,864,774	$10,044,576	98%
2044-2045	$1,231,738	$426.65	$9,864,774	$308,709	$11,405,221	$380,686	$11,024,535	$11,210,516	98%
2045-2046	$1,274,849	$441.58	$11,024,535	$320,702	$12,620,086	$1,943,793	$10,676,294	$10,841,418	98%
2046-2047	$1,319,469	$457.04	$10,676,294	$311,823	$12,307,586	$1,883,835	$10,423,751	$10,565,108	99%
2047-2048	$1,365,650	$473.03	$10,423,751	$319,055	$12,108,457	$942,790	$11,165,666	$11,297,978	99%
2048-2049	$1,413,448	$489.59	$11,165,666	$332,021	$12,911,136	$1,610,024	$11,301,112	$11,412,341	99%
2049-2050	$1,462,919	$506.73	$11,301,112	$344,103	$13,108,134	$1,124,915	$11,983,219	$12,082,067	99%
2050-2051	$1,514,121	$524.46	$11,983,219	$364,579	$13,861,919	$1,175,307	$12,686,612	$12,773,161	99%
2051-2052	$1,567,115	$542.82	$12,686,612	$381,375	$14,635,102	$1,515,331	$13,119,770	$13,188,005	99%
2052-2053	$1,621,964	$561.82	$13,119,770	$388,138	$15,129,872	$1,985,671	$13,144,201	$13,184,490	100%
2053-2054	$1,678,733	$581.48	$13,144,201	$402,334	$15,225,268	$1,144,874	$14,080,394	$14,106,224	100%
2054-2055	$1,737,488	$601.83	$14,080,394	$432,315	$16,250,197	$1,077,257	$15,172,940	$15,187,264	100%
2055-2056	$1,798,301	$622.90	$15,172,940	$461,744	$17,432,985	$1,361,226	$16,071,759	$16,071,278	100%

Current Percent Funded: 93%

Component	UL A	RUL B	Effective Age C	Current Replacement Cost D	Starting Reserve Balance E	Annual Fully Funding Reqmt. F	Fully Funded Reserve Balance G	Annual Reserve Contrib. H
CAMPGROUND								
Asphalt - Reconstruction	25	25	0	$114,912	$0	$4,596	$0	$4,368
Campground Furniture - Replace	15	5	10	$23,500	$14,619	$1,567	$15,667	$1,489
Chain Link Fence - Replace	25	10	15	$10,750	$6,019	$430	$6,450	$409
Comp Shingle Roof - Replace	25	20	5	$9,200	$1,717	$368	$1,840	$350
Wood Siding - Replace	40	20	20	$17,550	$8,188	$439	$8,775	$417
			Total	**$175,912**	**$30,542**	**$7,400**	**$32,732**	**$7,032**
CLUBHOUSE - ADMIN OFFICES								
Carpet - Replace	10	0	10	$5,000	$4,665	$500	$5,000	$475
Interior Light Fixtures - Replace	25	10	15	$5,050	$2,827	$202	$3,030	$192
			Total	**$10,050**	**$7,492**	**$702**	**$8,030**	**$667**
CLUBHOUSE - CONDOR CAFE								
Countertop - Replace	20	5	15	$6,250	$4,374	$312	$4,687	$297
Furniture - Replace	15	3	12	$22,500	$16,796	$1,500	$18,000	$1,425
HVAC Unit - Replace	15	3	12	$11,800	$8,809	$787	$9,440	$748
Patio Furniture - Replace	8	4	4	$8,850	$4,129	$1,106	$4,425	$1,051
Wood Flooring - Replace	7	2	5	$18,501	$12,331	$2,643	$13,215	$2,512
			Total	**$67,901**	**$46,439**	**$6,348**	**$49,768**	**$6,033**
CLUBHOUSE - CONDOR ROOM								
Carpet - Replace	10	1	9	$9,450	$7,936	$945	$8,505	$898
Countertops - Replace	20	5	15	$5,000	$3,499	$250	$3,750	$238
			Total	**$14,450**	**$11,435**	**$1,195**	**$12,255**	**$1,136**
CLUBHOUSE - KITCHEN								
Cooling Compartments - Replace	10	10	0	$7,500	$0	$750	$0	$713
Exhaust Fan - Replace (a)	25	5	20	$5,500	$4,106	$220	$4,400	$209
Fire Suppression System - Modernize	15	5	10	$9,000	$5,599	$600	$6,000	$570
Flattop/Oven - Replace	10	0	10	$10,500	$9,798	$1,050	$10,500	$998
Freezer - Replace	10	10	0	$7,000	$0	$700	$0	$665
Gas Range/Oven - Replace	10	0	10	$8,000	$7,465	$800	$8,000	$760
Grill - Replace	15	0	15	$6,250	$5,832	$417	$6,250	$396
Hotbox - Replace	15	0	15	$5,750	$5,365	$383	$5,750	$364
Prep Tables/Stations - Replace	30	3	27	$6,500	$5,459	$217	$5,850	$206
Refrigerated prep table	10	10	0	$6,500	$0	$650	$0	$618
Refrigerator - Replace (old)	12	0	12	$6,250	$5,832	$521	$6,250	$495
Tile Floors - Replace	50	24	26	$6,300	$3,057	$126	$3,276	$120
Vinyl Panels - Replace	20	10	10	$5,251	$2,450	$263	$2,626	$250
Walk-In Fridge/Freezer - Replace	20	4	16	$18,000	$13,437	$900	$14,400	$855
Water Heater/Tank - Replace	12	5	7	$14,000	$7,620	$1,167	$8,167	$1,109
			Total	**$122,301**	**$76,019**	**$8,763**	**$81,468**	**$8,327**
CLUBHOUSE - LOUNGE								
34' Bar with Top	25	5	20	$5,000	$3,732	$200	$4,000	$190
A/V System - Upgrade	8	7	1	$5,600	$653	$700	$700	$665
Beer Cooler 7'	20	0	20	$5,500	$5,132	$275	$5,500	$261
Carpet - Replace	7	0	7	$6,900	$6,439	$986	$6,900	$937
Cooler (3 door) 8'	20	10	10	$6,500	$3,033	$325	$3,250	$309
Furniture - Replace	10	2	8	$21,500	$16,050	$2,150	$17,200	$2,043

Component	UL	RUL	Effective Age	Current Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.
	A	B	C	D	E	F	G	H
Keg Dispenser - Replace	15	5	10	$6,000	$3,732	$400	$4,000	$380
Patio Furniture - Replace	10	1	9	$19,000	$15,956	$1,900	$17,100	$1,806
Reefer 6'	20	17	3	$5,500	$770	$275	$825	$261
Sink/Wash Stations - Replace	20	3	17	$5,000	$3,966	$250	$4,250	$238
			Total	**$86,501**	**$59,463**	**$7,461**	**$63,726**	**$7,090**
CLUBHOUSE - MECHANICAL/ELECTRICAL/PLUMBING								
Electrical System - Assess/Modernize	50	0	50	$300,000	$279,933	$6,000	$300,000	$5,702
Emergency Generator - Replace	30	9	21	$116,000	$75,768	$3,867	$81,200	$3,675
Liftstation Sump Pumps - Replace	12	9	3	$27,000	$6,298	$2,250	$6,750	$2,138
Plumbing/Gas Lines - Replace	50	0	50	$300,000	$279,933	$6,000	$300,000	$5,702
Plumbing/Gas System - Assessment	10	0	10	$6,250	$5,832	$625	$6,250	$594
			Total	**$749,250**	**$647,764**	**$18,742**	**$694,200**	**$17,810**
CLUBHOUSE - REC ROOM								
Carpet - Replace	10	5	5	$6,650	$3,102	$665	$3,325	$632
Interior Light Fixtures - Replace	25	5	20	$6,250	$4,665	$250	$5,000	$238
			Total	**$12,900**	**$7,768**	**$915**	**$8,325**	**$869**
CLUBHOUSE - SITE / GROUNDS								
Clubhouse Asphalt - Reconstruction	20	2	18	$99,005	$83,144	$4,950	$89,104	$4,704
Concrete Road (kitchen access) - Replace	15	10	5	$44,000	$13,686	$2,933	$14,667	$2,788
Furnaces - Replace	20	15	5	$6,000	$1,400	$300	$1,500	$285
Metal Fence/Rail - Partial Replace (20%)	10	8	2	$7,250	$1,353	$725	$1,450	$689
Metal Fence/Rail/Gates - Repaint	5	2	3	$7,249	$4,059	$1,450	$4,350	$1,378
Pole Lights - Replace	25	7	18	$11,250	$7,558	$450	$8,100	$428
Storage Shed - Replace	30	25	5	$5,000	$778	$167	$833	$158
Trex Railing - Replace	25	22	3	$21,250	$2,379	$850	$2,550	$808
Wood Railing - Replace	25	0	25	$21,499	$20,060	$860	$21,499	$817
			Total	**$222,502**	**$134,416**	**$12,685**	**$144,052**	**$12,055**
CLUBHOUSE - STORAGE ROOMS								
Dance Floor Panels - Replace	10	5	5	$15,000	$6,998	$1,500	$7,500	$1,425
			Total	**$15,000**	**$6,998**	**$1,500**	**$7,500**	**$1,425**
CLUBHOUSE (GENERAL) - EXTERIORS								
Comp Shingle Roof - Replace	30	0	30	$36,286	$33,859	$1,210	$36,286	$1,149
Elastomeric Deck - Resurface (a)	10	0	10	$19,997	$18,659	$2,000	$19,997	$1,900
Elastomeric Deck - Resurface (b)	20	17	3	$20,000	$2,799	$1,000	$3,000	$950
Exterior Doors - Replace	30	10	20	$33,000	$20,528	$1,100	$22,000	$1,045
Exterior Windows - Replace	40	14	26	$32,500	$19,712	$813	$21,125	$772
Flat Roof - Replace	15	0	15	$46,125	$43,040	$3,075	$46,125	$2,922
Gutters/Downspouts - Replace	25	1	24	$12,951	$11,601	$518	$12,433	$492
HVAC System - Replace (Goodman)	15	1	14	$18,500	$16,112	$1,233	$17,267	$1,172
HVAC System - Replace (York)	10	5	5	$9,800	$4,572	$980	$4,900	$931
Trex Deck/Ramps - Replace	30	26	4	$119,999	$14,930	$4,000	$16,000	$3,801
Wood Siding - Replace	40	0	40	$220,028	$205,310	$5,501	$220,028	$5,227
			Total	**$569,186**	**$391,123**	**$21,429**	**$419,161**	**$20,364**
CLUBHOUSE (GENERAL) - INTERIORS								
Backflow Preventer - Replace	25	3	22	$11,000	$9,032	$440	$9,680	$418
Interior Surfaces - Repaint	10	0	10	$65,095	$60,741	$6,510	$65,095	$6,186
Interiors Doors/Windows -Partial Replace	5	4	1	$6,250	$1,166	$1,250	$1,250	$1,188
Repeater Antenna - Replace	5	2	3	$12,500	$6,998	$2,500	$7,500	$2,376

Percent Funded Analysis

Component	UL	RUL	Effective Age	Current Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.
	A	B	C	D	E	F	G	H
Security Camera System - Replace	10	4	6	$33,000	$18,476	$3,300	$19,800	$3,136
Telephone System - Replace	15	6	9	$22,500	$12,597	$1,500	$13,500	$1,425
Window Treatments - Replace	10	1	9	$5,250	$4,409	$525	$4,725	$499
Wood Flooring - Replace	40	10	30	$7,100	$4,969	$178	$5,325	$169
			Total	**$162,695**	**$118,388**	**$16,202**	**$126,875**	**$15,397**
EQUESTRIAN CENTER								
Arena Fencing - Replace	25	25	0	$11,498	$0	$460	$0	$437
Barn Doors - Replace	25	10	15	$5,000	$2,799	$200	$3,000	$190
Break Room - Refurbish	12	4	8	$7,500	$4,666	$625	$5,000	$594
Comp Shingle Roof - Replace	10	2	8	$45,400	$33,891	$4,540	$36,320	$4,314
Corral Fencing - Replace	20	18	2	$44,997	$4,199	$2,250	$4,500	$2,138
Corrugated Metal Roofs - Replace	30	5	25	$9,984	$7,763	$333	$8,320	$316
Equestrian Access Road - Reconstruction	15	13	2	$9,600	$1,194	$640	$1,280	$608
Horse Feeders - Partial Replace (50%)	45	45	0	$12,000	$0	$267	$0	$253
Horse Hot Walker - Replace	20	18	2	$6,800	$635	$340	$680	$323
Locker Doors - Partial Replace (50%)	10	5	5	$15,000	$6,998	$1,500	$7,500	$1,425
Pasture Fencing/Gates - Replace	30	28	2	$70,499	$4,386	$2,350	$4,700	$2,233
Pipe Corrals (lower) - Replace	20	17	3	$76,000	$10,637	$3,800	$11,400	$3,611
Round Pen - Refurbish	25	23	2	$102,000	$7,614	$4,080	$8,160	$3,877
Stable Panels/Gates - Repair/Partial Rep	10	7	3	$80,000	$22,395	$8,000	$24,000	$7,603
Water System - Electrical	20	2	18	$15,000	$12,597	$750	$13,500	$713
Water System - Replace (15)	20	20	0	$10,000	$0	$500	$0	$475
Water System - Replace Plumbing	20	2	18	$15,000	$12,597	$750	$13,500	$713
Wood Siding - Partial Replace (20%)	10	7	3	$51,500	$14,417	$5,150	$15,450	$4,894
Wood Surfaces - Repaint	5	2	3	$24,990	$13,991	$4,998	$14,994	$4,750
			Total	**$612,768**	**$160,778**	**$41,532**	**$172,303**	**$39,469**
FERNS LAKE								
Compressor Aerators - Replace	10	10	0	$17,500	$0	$1,750	$0	$1,663
Gate Valves - Replace	20	5	15	$5,500	$3,849	$275	$4,125	$261
Irrigation Pumps (30Hp) - Replace	15	4	11	$125,000	$85,535	$8,333	$91,667	$7,919
Rowboat - Replace	25	12	13	$5,500	$2,669	$220	$2,860	$209
Spillway - Resurface	30	0	30	$135,000	$125,970	$4,500	$135,000	$4,276
Wood Siding - Replace	40	10	30	$13,698	$9,586	$342	$10,274	$325
			Total	**$302,198**	**$227,609**	**$15,421**	**$243,925**	**$14,655**
GOLF COURSE								
10inch Pipe	30	10	20	$120,000	$74,649	$4,000	$80,000	$3,801
Ball Picker - Replace	10	8	2	$11,900	$2,221	$1,190	$2,380	$1,131
Diversion Box	15	10	5	$20,000	$6,221	$1,333	$6,667	$1,267
Driving Range Barriers - Replace	9	6	3	$5,000	$1,555	$556	$1,667	$528
Exterior Wood/Metal Surfaces - Repaint	5	0	5	$59,150	$55,193	$11,830	$59,150	$11,242
Golf Cart Paths (asphalt) - Repair	7	0	7	$25,012	$23,339	$3,573	$25,012	$3,396
Golf Cart Paths (concrete) - Repair	15	0	15	$54,012	$50,399	$3,601	$54,012	$3,422
Irrigation/Landscaping - Replace/Refurb	30	15	15	$364,000	$169,826	$12,133	$182,000	$11,530
Irrigation/Landscaping - Replace/Refurb (Hole 1)	30	15	15	$10,000	$4,666	$333	$5,000	$317
Irrigation/Landscaping - Replace/Refurb (Hole 2)	30	15	15	$10,000	$4,666	$333	$5,000	$317
Irrigation/Landscaping - Replace/Refurb (Hole 3)	30	15	15	$10,000	$4,666	$333	$5,000	$317
Irrigation/Landscaping - Replace/Refurb (Hole 4)	30	15	15	$10,000	$4,666	$333	$5,000	$317
Irrigation/Landscaping - Replace/Refurb (Hole 5)	30	15	15	$10,000	$4,666	$333	$5,000	$317
Irrigation/Landscaping - Replace/Refurb (Hole 6)	30	15	15	$10,000	$4,666	$333	$5,000	$317

Percent Funded Analysis

Component	UL	RUL	Effective Age	Current Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.
	A	B	C	D	E	F	G	H
Irrigation/Landscaping - Replace/Refurb (Hole 7)	30	15	15	$10,000	$4,666	$333	$5,000	$317
Irrigation/Landscaping - Replace/Refurb (Hole 8)	30	15	15	$10,000	$4,666	$333	$5,000	$317
Irrigation/Landscaping - Replace/Refurb (Hole 9)	30	15	15	$10,000	$4,666	$333	$5,000	$317
Pond Beds - Dredging (#9 Hole)	15	5	10	$25,000	$15,552	$1,667	$16,667	$1,584
Pond Beds - Dredging (#1 Hole)	15	5	10	$25,000	$15,552	$1,667	$16,667	$1,584
Pond Beds - Dredging (Ferns Lake)	15	5	10	$100,000	$62,207	$6,667	$66,667	$6,335
Split-Rail Fence (vinyl) - Replace	20	13	7	$79,000	$25,800	$3,950	$27,650	$3,754
Wood Bridges/Stairs - Repair	15	9	6	$6,603	$2,465	$440	$2,641	$418
Wood Retaining Wall - Replace	50	3	47	$7,500	$6,578	$150	$7,050	$143
			Total	**$992,177**	**$553,547**	**$55,756**	**$593,229**	**$52,986**
GOLF PRO-SHOP								
Carpet - Replace	10	0	10	$6,101	$5,693	$610	$6,101	$580
Exterior Doors - Replace	30	4	26	$6,600	$5,337	$220	$5,720	$209
Furniture - Replace	10	5	5	$12,500	$5,832	$1,250	$6,250	$1,188
Golf Carts - Replace (10)	6	6	0	$60,000	$0	$10,000	$0	$9,503
Windows - Replace	40	14	26	$5,000	$3,033	$125	$3,250	$119
			Total	**$90,201**	**$19,894**	**$12,205**	**$21,321**	**$11,599**
LAMPKIN PARK								
Basketball Court - Resurface	7	0	7	$81,029	$75,609	$11,576	$81,029	$11,000
Basketball Equipment - Replace	10	5	5	$7,500	$3,499	$750	$3,750	$713
Bleachers - Replace	25	25	0	$12,000	$0	$480	$0	$456
Bocce Ball Courts - Resurface	10	8	2	$6,000	$1,120	$600	$1,200	$570
Chain Link Fence - Replace	40	10	30	$15,750	$11,022	$394	$11,813	$374
Metal Fencing/Rail - Replace	50	10	40	$8,900	$6,644	$178	$7,120	$169
Park Furniture - Replace	10	1	9	$12,100	$10,162	$1,210	$10,890	$1,150
Play Equipment - Replace	7	5	2	$70,000	$18,662	$10,000	$20,000	$9,503
Wood Siding - Replace	40	5	35	$26,550	$21,677	$664	$23,231	$631
Wood Split-Rail Fence - Replace	25	5	20	$14,699	$10,973	$588	$11,759	$559
Wood/Comp Shingle Roofs - Replace	20	0	20	$13,554	$12,647	$678	$13,554	$644
			Total	**$268,083**	**$172,015**	**$27,117**	**$184,346**	**$25,769**
MAINTENANCE BUILDING								
Chain Link Fence (RV) - Replace	30	0	30	$10,250	$9,564	$342	$10,250	$325
Comp Shingle Roof - Replace	28	26	2	$28,504	$1,900	$1,018	$2,036	$967
Gravel - Replenish	12	0	12	$10,001	$9,332	$833	$10,001	$792
Maintenance Asphalt - Repair/Replace (b)	30	29	1	$54,599	$1,698	$1,820	$1,820	$1,730
Maintenance Asphalt - Repair/Replace (c)	30	28	2	$54,599	$3,396	$1,820	$3,640	$1,730
Maintenance Asphalt - Slurry (a)	30	0	30	$22,438	$20,937	$748	$22,438	$711
Wood Siding - Replace	40	5	35	$101,506	$82,876	$2,538	$88,817	$2,412
			Total	**$281,897**	**$129,704**	**$9,119**	**$139,001**	**$8,666**
MAINTENANCE EQUIPMENT								
Air Compressor - Replace	15	2	13	$7,000	$5,661	$467	$6,067	$443
Arena Groomer - Replace	15	5	10	$6,500	$4,043	$433	$4,333	$412
Asphalt Crack-Filler (157) - Replace	15	9	6	$66,000	$24,634	$4,400	$26,400	$4,181
Asphalt Roller (2055) - Replace	20	3	17	$73,000	$57,899	$3,650	$62,050	$3,469
Auto Lift - Replace	25	4	21	$25,000	$19,595	$1,000	$21,000	$950
Backhoe (143) - Replace	20	11	9	$91,000	$38,211	$4,550	$40,950	$4,324
Box Blade - Replace	10	6	4	$5,600	$2,090	$560	$2,240	$532
Cardboard Bailer - Replace	25	19	6	$16,000	$3,583	$640	$3,840	$608

Percent Funded Analysis

Component	UL	RUL	Effective Age	Current Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.
	A	B	C	D	E	F	G	H
Cinder Spreader (#012-1) - Replace	15	2	13	$10,000	$8,087	$667	$8,667	$634
Cinder Spreader (#012-2) - Replace	15	2	13	$10,000	$8,087	$667	$8,667	$634
Compact Track Loader - Replace	10	6	4	$149,000	$55,613	$14,900	$59,600	$14,160
Diesel Tank/Pump (1) - Replace	30	5	25	$20,000	$15,552	$667	$16,667	$634
Diesel Tank/Pump (2) - Replace	30	5	25	$15,000	$11,664	$500	$12,500	$475
Emergency Generator - Replace	25	19	6	$35,000	$7,838	$1,400	$8,400	$1,330
Forklift (062) - Replace	15	14	1	$33,600	$2,090	$2,240	$2,240	$2,129
Front Loader (121) - Replace	20	7	13	$194,000	$117,665	$9,700	$126,100	$9,218
Front Loader (2041) - Replace	20	2	18	$212,000	$178,037	$10,600	$190,800	$10,073
Front Loader (2081) - Replace	20	2	18	$108,000	$90,698	$5,400	$97,200	$5,132
Gas Tank/Pump (3) - Replace	30	10	20	$20,000	$12,441	$667	$13,333	$634
Green Roller (158) - Replace	10	5	5	$15,000	$6,998	$1,500	$7,500	$1,425
Greens Aerator - Replace	10	10	0	$41,000	$0	$4,100	$0	$3,896
Greens Mower (157) - Replace	10	2	8	$64,000	$47,775	$6,400	$51,200	$6,082
Greens Sweeper - Replace	15	12	3	$12,000	$2,239	$800	$2,400	$760
Jeep - Replace	5	4	1	$22,300	$4,162	$4,460	$4,460	$4,238
Lake Dredging Equipment - Replace	15	9	6	$8,000	$2,986	$533	$3,200	$507
Loader - Replace	10	6	4	$13,000	$4,852	$1,300	$5,200	$1,235
Mower Reelmaster - Replace	10	3	7	$47,000	$30,699	$4,700	$32,900	$4,466
Patrol Vehicle (a) - Replace	5	1	4	$42,000	$31,352	$8,400	$33,600	$7,983
Patrol Vehicle (b) - Replace	5	1	4	$45,000	$33,592	$9,000	$36,000	$8,553
Pickup Truck (131) - Replace	10	9	1	$107,000	$9,984	$10,700	$10,700	$10,168
Pickup Truck (163) - Replace	10	1	9	$70,000	$58,786	$7,000	$63,000	$6,652
Pickup Truck (171) - Replace	10	3	7	$81,000	$52,907	$8,100	$56,700	$7,698
Pickup Truck (172) - Replace	10	3	7	$107,000	$69,890	$10,700	$74,900	$10,168
Pickup Truck (182) - Replace	10	1	9	$70,000	$58,786	$7,000	$63,000	$6,652
Pickup Truck (191) - Replace	10	4	6	$74,200	$41,542	$7,420	$44,520	$7,051
Pickup Truck (192) - Replace	10	4	6	$74,200	$41,542	$7,420	$44,520	$7,051
Pickup Truck (2101) - Replace	10	9	1	$74,200	$6,924	$7,420	$7,420	$7,051
Roto Chopper (#141) - Replace	15	4	11	$450,000	$307,926	$30,000	$330,000	$28,509
Rough Mower (Toro) - Replace	15	14	1	$120,000	$7,465	$8,000	$8,000	$7,603
Snow Plow (Henke 121) - Replace	20	7	13	$18,000	$10,917	$900	$11,700	$855
Snow Plow (Henke 2041) - Replace	20	5	15	$18,000	$12,597	$900	$13,500	$855
Snow Plow (Henke 2081) - Replace	20	2	18	$18,000	$15,116	$900	$16,200	$855
Snow Plow (Meyer 131) - Replace	10	9	1	$11,000	$1,026	$1,100	$1,100	$1,045
Snow Plow (Meyer 163) - Replace	10	5	5	$11,000	$5,132	$1,100	$5,500	$1,045
Snow Plow (Meyer 171) - Replace	10	5	5	$11,000	$5,132	$1,100	$5,500	$1,045
Snow Plow (Meyer 172) - Replace	10	3	7	$11,000	$7,185	$1,100	$7,700	$1,045
Snow Plow (Meyer 182) - Replace	10	3	7	$11,000	$7,185	$1,100	$7,700	$1,045
Snow Plow (Meyer 191) - Replace	10	4	6	$11,000	$6,159	$1,100	$6,600	$1,045
Snow Plow (Meyer 192) - Replace	10	4	6	$11,000	$6,159	$1,100	$6,600	$1,045
Snow Plow (Meyer 2101) - Replace	10	9	1	$11,000	$1,026	$1,100	$1,100	$1,045
Sod Cutter - Replace	15	5	10	$18,000	$11,197	$1,200	$12,000	$1,140
Solar Powered Cameras - Replace	5	2	3	$11,200	$6,270	$2,240	$6,720	$2,129
Speed Radar - Replace	15	8	7	$7,500	$3,266	$500	$3,500	$475
Spreader - Replace	15	7	8	$22,000	$10,948	$1,467	$11,733	$1,394
Storage Containers - Replace	30	16	14	$10,000	$4,355	$333	$4,667	$317
Street Sweeper (2044) - Replace	45	45	0	$250,000	$0	$5,556	$0	$5,280
Sweeper Vac (2006) - Replace	15	4	11	$30,000	$20,528	$2,000	$22,000	$1,901

Percent Funded Analysis

Component	UL A	RUL B	Effective Age C	Current Replacement Cost D	Starting Reserve Balance E	Annual Fully Funding Reqmt. F	Fully Funded Reserve Balance G	Annual Reserve Contrib. H
Telehandler (061) - Replace	15	4	11	$45,800	$31,340	$3,053	$33,587	$2,902
Tire Changer/Balancer - Replace	15	2	13	$5,000	$4,043	$333	$4,333	$317
Tractor (083) - Replace	20	2	18	$40,000	$33,592	$2,000	$36,000	$1,901
Trailer (142) - Replace	20	8	12	$15,000	$8,398	$750	$9,000	$713
Trash Bins - Replace A	15	5	10	$15,000	$9,331	$1,000	$10,000	$950
Trash Bins - Replace B	15	5	10	$15,000	$9,331	$1,000	$10,000	$950
Trash Bins - Replace C	15	5	10	$15,000	$9,331	$1,000	$10,000	$950
Trash Compactor (A) - Replace	20	0	20	$24,750	$23,094	$1,238	$24,750	$1,176
Trash Compactor (B) - Replace	20	3	17	$24,750	$19,630	$1,238	$21,038	$1,176
Trencher - Replace	15	0	15	$12,500	$11,664	$833	$12,500	$792
Utility Tractor - Replace	10	6	4	$62,000	$23,141	$6,200	$24,800	$5,892
Utility Vehicle (JD 50014) - Replace	10	6	4	$18,000	$6,718	$1,800	$7,200	$1,711
Utility Vehicle (JD 50018) - Replace	10	7	3	$18,000	$5,039	$1,800	$5,400	$1,711
Utility Vehicle (JD) - Replace	10	5	5	$18,000	$8,398	$1,800	$9,000	$1,711
Utility Vehicle (Kubota 1100) - Replace	10	0	10	$30,000	$27,993	$3,000	$30,000	$2,851
Utility Vehicle (Kubota 900) - Replace	10	8	2	$21,200	$3,956	$2,120	$4,240	$2,015
Vertical Cutting Reel - Replace	12	9	3	$9,000	$2,099	$750	$2,250	$713
Watering Tank - Replace	5	0	5	$9,000	$8,398	$1,800	$9,000	$1,711
Welder (Lincoln) - Replace	10	6	4	$6,900	$2,575	$690	$2,760	$656
Welder (Ranger) - Replace	10	5	5	$6,900	$3,219	$690	$3,450	$656
			Total	**$3,536,100**	**$1,869,392**	**$265,951**	**$2,003,401**	**$252,737**
MISCELLANEOUS								
Bear-Proof Receptacles - Replace	15	10	5	$12,000	$3,732	$800	$4,000	$760
Driveway Barriers - Replace	50	25	25	$38,500	$17,962	$770	$19,250	$732
Emergency Preparedness - Equip/Materials	10	3	7	$17,700	$11,561	$1,770	$12,390	$1,682
Gazebo - Repair	10	2	8	$6,250	$4,666	$625	$5,000	$594
Mailbox Structure - Repair	10	6	4	$10,000	$3,732	$1,000	$4,000	$950
Mailboxes - Replace	15	9	6	$19,800	$7,390	$1,320	$7,920	$1,254
Monument Signs - Refurbish	10	8	2	$12,500	$2,333	$1,250	$2,500	$1,188
Wood Retaining Wall - Replace	20	17	3	$10,100	$1,414	$505	$1,515	$480
			Total	**$126,850**	**$52,791**	**$8,040**	**$56,575**	**$7,641**
POOL & SPA								
Exterior Wood Surfaces - Repaint	5	2	3	$5,000	$2,799	$1,000	$3,000	$950
Pole Lights - Replace	25	21	4	$5,000	$746	$200	$800	$190
Pool - Resurface/Retile	12	8	4	$46,800	$14,557	$3,900	$15,600	$3,706
Pool & Spa - Replace	40	36	4	$232,000	$21,648	$5,800	$23,200	$5,512
Pool ADA Lifts - Replace	7	3	4	$20,000	$10,664	$2,857	$11,429	$2,715
Pool Chemical Systems	8	4	4	$9,000	$4,199	$1,125	$4,500	$1,069
Pool Cover - Replace (1 of 3)	5	1	4	$8,550	$6,382	$1,710	$6,840	$1,625
Pool Deck - Replace	30	26	4	$60,008	$7,466	$2,000	$8,001	$1,901
Pool Deck - Reseal/Waterproof	10	6	4	$35,204	$13,140	$3,520	$14,082	$3,345
Pool Deck Coping - Replace	24	20	4	$26,300	$4,090	$1,096	$4,383	$1,041
Pool Equipment Room - Roof	10	7	3	$6,000	$1,680	$600	$1,800	$570
Pool Euipment Room Electrical	20	16	4	$5,000	$933	$250	$1,000	$238
Pool Fence - Replace	50	46	4	$28,300	$2,113	$566	$2,264	$538
Pool Filters - Replace (2018)	12	5	7	$5,500	$2,994	$458	$3,208	$436
Pool Filters - Replace (2020)	12	7	5	$8,250	$3,208	$688	$3,438	$653
Pool Furniture - Replace	8	4	4	$22,500	$10,498	$2,813	$11,250	$2,673
Pool Heater - Replace	8	4	4	$10,800	$5,039	$1,350	$5,400	$1,283

Component	UL	RUL	Effective Age	Current Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.
	A	B	C	D	E	F	G	H
Pool Showers - Refurbish	15	11	4	$37,500	$9,331	$2,500	$10,000	$2,376
Pool/Spa Chemical System - Replace	12	8	4	$7,200	$2,239	$600	$2,400	$570
Pool/Spa Lights - Replace	12	8	4	$9,000	$2,799	$750	$3,000	$713
Pool/Spa Pumps - Replace (2 of 4)	4	0	4	$15,000	$13,997	$3,750	$15,000	$3,564
Pool/Spa Railings - Replace	24	20	4	$7,200	$1,120	$300	$1,200	$285
Pool/Spa Skimmers - Replace	24	20	4	$22,550	$3,507	$940	$3,758	$893
Restrooms/Changing Room - Refurbish	10	6	4	$30,000	$11,197	$3,000	$12,000	$2,851
Restrooms/Changing Room - Replace	30	26	4	$50,000	$6,221	$1,667	$6,667	$1,584
Shade Canopy - Replace	10	6	4	$7,200	$2,687	$720	$2,880	$684
Solar Stubs - Replace	10	7	3	$11,800	$3,303	$1,180	$3,540	$1,121
Spa - Resurface/Retile	6	2	4	$7,500	$4,666	$1,250	$5,000	$1,188
Spa Heater - Replace	8	1	7	$5,500	$4,491	$688	$4,813	$653
Water Heater/Tank - Replace	12	10	2	$7,000	$1,089	$583	$1,167	$554
Wood Trellis - Replace	20	16	4	$14,200	$2,650	$710	$2,840	$675
			Total	**$765,863**	**$181,451**	**$48,570**	**$194,459**	**$46,157**
POOL PAVILION								
Carpet - Replace	8	0	8	$5,051	$4,713	$631	$5,051	$600
Comp Shingle Mansard Roof - Replace	30	4	26	$12,800	$10,351	$427	$11,093	$405
Exterior Doors - Replace	30	4	26	$8,800	$7,117	$293	$7,627	$279
Exterior Windows - Replace	40	14	26	$8,750	$5,307	$219	$5,688	$208
Flat Roof - Replace	15	5	10	$13,050	$8,118	$870	$8,700	$827
HVAC System - Replace	15	15	0	$7,000	$0	$467	$0	$443
Interior Doors/Windows - Replace	50	24	26	$12,000	$5,823	$240	$6,240	$228
Patio Furniture - Replace	8	4	4	$5,000	$2,333	$625	$2,500	$594
Trex Deck - Replace	25	0	25	$26,497	$24,724	$1,060	$26,497	$1,007
			Total	**$98,947**	**$68,485**	**$4,832**	**$73,395**	**$4,592**
POST OFFICE								
Carpet - Replace	10	10	0	$9,100	$0	$910	$0	$865
Comp Shingle Roof - Replace	25	10	15	$30,000	$16,796	$1,200	$18,000	$1,140
Exterior Doors - Replace	20	10	10	$16,000	$7,465	$800	$8,000	$760
Exterior Wood/Metal Surfaces - Repaint	5	5	0	$6,002	$0	$1,200	$0	$1,141
HVAC System - Replace	15	14	1	$17,500	$1,089	$1,167	$1,167	$1,109
Interior Light Fixtures - Replace	25	10	15	$7,450	$4,171	$298	$4,470	$283
Interior Surfaces - Repaint	10	10	0	$22,770	$0	$2,277	$0	$2,164
Laminate Floor - Replace	30	30	0	$5,700	$0	$190	$0	$181
Mailboxes - Replace	15	10	5	$62,500	$19,440	$4,167	$20,833	$3,960
Metal Rail - Replace	50	25	25	$5,100	$2,379	$102	$2,550	$97
Tile Floors - Replace	30	25	5	$8,951	$1,392	$298	$1,492	$284
Trex Deck - Replace	25	10	15	$17,850	$9,994	$714	$10,710	$679
Trex Railing - Replace	20	10	10	$8,999	$4,199	$450	$4,500	$428
Windows - Replace	40	10	30	$6,600	$4,619	$165	$4,950	$157
Wood Siding - Replace	40	10	30	$89,007	$62,290	$2,225	$66,755	$2,115
			Total	**$313,530**	**$133,833**	**$16,163**	**$143,427**	**$15,360**
SEPTIC SYSTEMS								
Grease Trap - Replace	15	2	13	$15,000	$12,130	$1,000	$13,000	$950
Leach Fields - Replace	10	4	6	$20,000	$11,197	$2,000	$12,000	$1,901
Oil Separator Tank - Replace	15	5	10	$24,000	$14,930	$1,600	$16,000	$1,521
Septic System (Campground) - Replace	30	0	30	$24,000	$22,395	$800	$24,000	$760
Septic System (Clubhouse) - Replace	30	0	30	$122,000	$113,839	$4,067	$122,000	$3,865

Percent Funded Analysis

Component	UL	RUL	Effective Age	Current Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.
	A	B	C	D	E	F	G	H
Septic System (Equestrian) - Replace	30	10	20	$24,000	$14,930	$800	$16,000	$760
Septic System (Lampkin Park) - Replace	30	0	30	$24,000	$22,395	$800	$24,000	$760
Septic System (Maintenance) - Replace	30	20	10	$24,000	$7,465	$800	$8,000	$760
Septic System (Post Office) - Replace	30	10	20	$24,000	$14,930	$800	$16,000	$760
Septic System (Pro-Shop) - Replace	30	5	25	$24,000	$18,662	$800	$20,000	$760
Septic Tank (Hole #6) - Replace	30	5	25	$24,000	$18,662	$800	$20,000	$760
			Total	**$349,000**	**$271,535**	**$14,267**	**$291,000**	**$13,558**
TENNIS COURTS								
Bleachers/Benches - Replace	25	5	20	$6,150	$4,591	$246	$4,920	$234
Chain Link Fence (tennis) - Replace	30	10	20	$16,800	$10,451	$560	$11,200	$532
Tennis Court - Reconstruction	40	10	30	$120,000	$83,980	$3,000	$90,000	$2,851
Tennis Court Lights - Replace (a)	25	24	1	$8,400	$314	$336	$336	$319
Tennis Courts - Resurface	5	0	5	$16,000	$14,930	$3,200	$16,000	$3,041
Windscreen (tennis) - Replace	7	2	5	$12,000	$7,998	$1,714	$8,571	$1,629
			Total	**$179,350**	**$122,263**	**$9,056**	**$131,027**	**$8,606**
			Totals	**$10,125,612**	**$5,501,145**	**$631,370**	**$5,895,501**	**$600,000**

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

Component	GL Code	2026-27 Reserve Funding (TBD)	Target Funding - 100% in 30 Years	Target Funding - 75% in 30 Years
CAMPGROUND				
Asphalt - Reconstruction	Camp-4	$4,368	$4,828	$4,448
Campground Furniture - Replace	Camp-5	$1,489	$1,645	$1,516
Chain Link Fence - Replace	Camp-2	$409	$452	$416
Comp Shingle Roof - Replace	Camp-1	$350	$387	$356
Wood Siding - Replace	Camp-3	$417	$461	$425
	Total	$7,032	$7,772	$7,161
CLUBHOUSE - ADMIN OFFICES				
Carpet - Replace	AF-2	$475	$525	$484
Interior Light Fixtures - Replace	AF-3	$192	$212	$195
	Total	$667	$737	$679
CLUBHOUSE - CONDOR CAFE				
Countertop - Replace	CC-4	$297	$328	$302
Furniture - Replace	CC-1	$1,425	$1,575	$1,452
HVAC Unit - Replace	CC-2	$748	$826	$761
Patio Furniture - Replace	CC-3	$1,051	$1,162	$1,070
Wood Flooring - Replace	CC-5	$2,512	$2,776	$2,558
	Total	$6,033	$6,668	$6,143
CLUBHOUSE - CONDOR ROOM				
Carpet - Replace	CR-1	$898	$993	$914
Countertops - Replace	CR-2	$238	$263	$242
	Total	$1,136	$1,255	$1,156
CLUBHOUSE - KITCHEN				
Cooling Compartments - Replace	CK-12	$713	$788	$726
Exhaust Fan - Replace (a)	CK-9	$209	$231	$213
Fire Suppression System - Modernize	CK-5	$570	$630	$581
Flattop/Oven - Replace	CK-15	$998	$1,103	$1,016
Freezer - Replace	CK-13	$665	$735	$677
Gas Range/Oven - Replace	CK-6	$760	$840	$774
Grill - Replace	CK-11	$396	$438	$403
Hotbox - Replace	CK-8	$364	$403	$371
Prep Tables/Stations - Replace	CK-10	$206	$228	$210
Refrigerated prep table	CK-14	$618	$683	$629
Refrigerator - Replace (old)	CK-7	$495	$547	$504
Tile Floors - Replace	CK-2	$120	$132	$122
Vinyl Panels - Replace	CK-1	$250	$276	$254
Walk-In Fridge/Freezer - Replace	CK-3	$855	$945	$871
Water Heater/Tank - Replace	CK-4	$1,109	$1,225	$1,129
	Total	$8,327	$9,203	$8,480
CLUBHOUSE - LOUNGE				
34' Bar with Top	CL-10	$190	$210	$194
A/V System - Upgrade	CL-2	$665	$735	$677
Beer Cooler 7'	CL-7	$261	$289	$266
Carpet - Replace	CL-1	$937	$1,035	$954
Cooler (3 door) 8'	CL-9	$309	$341	$314
Furniture - Replace	CL-6	$2,043	$2,258	$2,081
Keg Dispenser - Replace	CL-3	$380	$420	$387
Patio Furniture - Replace	CL-4	$1,806	$1,996	$1,839
Reefer 6'	CL-8	$261	$289	$266
Sink/Wash Stations - Replace	CL-5	$238	$263	$242
	Total	$7,090	$7,836	$7,220

Reserve Allocation Report

Component	GL Code	2026-27 Reserve Funding (TBD)	Target Funding - 100% in 30 Years	Target Funding - 75% in 30 Years
CLUBHOUSE - MECHANICAL/ELECTRICAL/PLUMBING				
Electrical System - Assess/Modernize	MEP-1	$5,702	$6,302	$5,806
Emergency Generator - Replace	MEP-5	$3,675	$4,061	$3,742
Liftstation Sump Pumps - Replace	MEP-4	$2,138	$2,363	$2,177
Plumbing/Gas Lines - Replace	MEP-2	$5,702	$6,302	$5,806
Plumbing/Gas System - Assessment	MEP-3	$594	$656	$605
	Total	$17,810	$19,684	$18,136
CLUBHOUSE - REC ROOM				
Carpet - Replace	RR-1	$632	$698	$643
Interior Light Fixtures - Replace	RR-2	$238	$263	$242
	Total	$869	$961	$885
CLUBHOUSE - SITE / GROUNDS				
Clubhouse Asphalt - Reconstruction	SG-9	$4,704	$5,199	$4,790
Concrete Road (kitchen access) - Replace	SG-8	$2,788	$3,081	$2,839
Furnaces - Replace	SG-4	$285	$315	$290
Metal Fence/Rail - Partial Replace (20%)	SG-5	$689	$761	$702
Metal Fence/Rail/Gates - Repaint	SG-2	$1,378	$1,523	$1,403
Pole Lights - Replace	SG-6	$428	$473	$435
Storage Shed - Replace	SG-3	$158	$175	$161
Trex Railing - Replace	SG-7	$808	$893	$823
Wood Railing - Replace	SG-1	$817	$903	$832
	Total	$12,055	$13,323	$12,275
CLUBHOUSE - STORAGE ROOMS				
Dance Floor Panels - Replace	SR-1	$1,425	$1,575	$1,452
	Total	$1,425	$1,575	$1,452
CLUBHOUSE (GENERAL) - EXTERIORS				
Comp Shingle Roof - Replace	CE-9	$1,149	$1,270	$1,170
Elastomeric Deck - Resurface (a)	CE-1	$1,900	$2,100	$1,935
Elastomeric Deck - Resurface (b)	CE-2	$950	$1,050	$968
Exterior Doors - Replace	CE-4	$1,045	$1,155	$1,064
Exterior Windows - Replace	CE-3	$772	$853	$786
Flat Roof - Replace	CE-7	$2,922	$3,230	$2,976
Gutters/Downspouts - Replace	CE-6	$492	$544	$501
HVAC System - Replace (Goodman)	CE-8	$1,172	$1,295	$1,193
HVAC System - Replace (York)	CE-5	$931	$1,029	$948
Trex Deck/Ramps - Replace	CE-10	$3,801	$4,201	$3,871
Wood Siding - Replace	CE-11	$5,227	$5,777	$5,323
	Total	$20,364	$22,506	$20,736
CLUBHOUSE (GENERAL) - INTERIORS				
Backflow Preventer - Replace	CI-8	$418	$462	$426
Interior Surfaces - Repaint	CI-9	$6,186	$6,837	$6,299
Interiors Doors/Windows -Partial Replace	CI-6	$1,188	$1,313	$1,210
Repeater Antenna - Replace	CI-1	$2,376	$2,626	$2,419
Security Camera System - Replace	CI-2	$3,136	$3,466	$3,193
Telephone System - Replace	CI-4	$1,425	$1,575	$1,452
Window Treatments - Replace	CI-7	$499	$551	$508
Wood Flooring - Replace	CI-3	$169	$186	$172
	Total	$15,397	$17,017	$15,679
EQUESTRIAN CENTER				
Arena Fencing - Replace	EC-13	$437	$483	$445
Barn Doors - Replace	EC-2	$190	$210	$194

Component	GL Code	2026-27 Reserve Funding (TBD)	Target Funding - 100% in 30 Years	Target Funding - 75% in 30 Years
Break Room - Refurbish	EC-7	$594	$656	$605
Comp Shingle Roof - Replace	EC-11	$4,314	$4,768	$4,393
Corral Fencing - Replace	EC-14	$2,138	$2,363	$2,177
Corrugated Metal Roofs - Replace	EC-8	$316	$350	$322
Equestrian Access Road - Reconstruction	EC-4	$608	$672	$619
Horse Feeders - Partial Replace (50%)	EC-12	$253	$280	$258
Horse Hot Walker - Replace	EC-3	$323	$357	$329
Locker Doors - Partial Replace (50%)	EC-10	$1,425	$1,575	$1,452
Pasture Fencing/Gates - Replace	EC-9	$2,233	$2,468	$2,274
Pipe Corrals (lower) - Replace	EC-15	$3,611	$3,991	$3,677
Round Pen - Refurbish	EC-16	$3,877	$4,285	$3,948
Stable Panels/Gates - Repair/Partial Rep	EC-6	$7,603	$8,402	$7,742
Water System - Electrical	EC-17	$713	$788	$726
Water System - Replace (15)	EC-18	$475	$525	$484
Water System - Replace Plumbing	EC-19	$713	$788	$726
Wood Siding - Partial Replace (20%)	EC-5	$4,894	$5,409	$4,984
Wood Surfaces - Repaint	EC-1	$4,750	$5,249	$4,837
	Total	$39,469	$43,621	$40,190
FERNS LAKE				
Compressor Aerators - Replace	FL-2	$1,663	$1,838	$1,693
Gate Valves - Replace	FL-5	$261	$289	$266
Irrigation Pumps (30Hp) - Replace	FL-4	$7,919	$8,752	$8,064
Rowboat - Replace	FL-6	$209	$231	$213
Spillway - Resurface	FL-3	$4,276	$4,726	$4,355
Wood Siding - Replace	FL-1	$325	$360	$331
	Total	$14,655	$16,196	$14,923
GOLF COURSE				
10inch Pipe	GC-23	$3,801	$4,201	$3,871
Ball Picker - Replace	GC-6	$1,131	$1,250	$1,152
Diversion Box	GC-22	$1,267	$1,400	$1,290
Driving Range Barriers - Replace	GC-10	$528	$583	$538
Exterior Wood/Metal Surfaces - Repaint	GC-9	$11,242	$12,425	$11,448
Golf Cart Paths (asphalt) - Repair	GC-4	$3,396	$3,753	$3,458
Golf Cart Paths (concrete) - Repair	GC-3	$3,422	$3,782	$3,484
Irrigation/Landscaping - Replace/Refurb	GC-1	$11,530	$12,743	$11,741
Irrigation/Landscaping - Replace/Refurb (Hole 1)	GC-13	$317	$350	$323
Irrigation/Landscaping - Replace/Refurb (Hole 2)	GC-14	$317	$350	$323
Irrigation/Landscaping - Replace/Refurb (Hole 3)	GC-15	$317	$350	$323
Irrigation/Landscaping - Replace/Refurb (Hole 4)	GC-16	$317	$350	$323
Irrigation/Landscaping - Replace/Refurb (Hole 5)	GC-17	$317	$350	$323
Irrigation/Landscaping - Replace/Refurb (Hole 6)	GC-18	$317	$350	$323
Irrigation/Landscaping - Replace/Refurb (Hole 7)	GC-19	$317	$350	$323
Irrigation/Landscaping - Replace/Refurb (Hole 8)	GC-20	$317	$350	$323
Irrigation/Landscaping - Replace/Refurb (Hole 9)	GC-21	$317	$350	$323
Pond Beds - Dredging (#9 Hole)	GC-11	$1,584	$1,750	$1,613
Pond Beds - Dredging (#1 Hole)	GC-12	$1,584	$1,750	$1,613
Pond Beds - Dredging (Ferns Lake)	GC-2	$6,335	$7,002	$6,451
Split-Rail Fence (vinyl) - Replace	GC-7	$3,754	$4,149	$3,822
Wood Bridges/Stairs - Repair	GC-5	$418	$462	$426
Wood Retaining Wall - Replace	GC-8	$143	$158	$145
	Total	$52,986	$58,560	$53,955
GOLF PRO-SHOP				

Component	GL Code	2026-27 Reserve Funding (TBD)	Target Funding - 100% in 30 Years	Target Funding - 75% in 30 Years
Carpet - Replace	PS-5	$580	$641	$590
Exterior Doors - Replace	PS-4	$209	$231	$213
Furniture - Replace	PS-3	$1,188	$1,313	$1,210
Golf Carts - Replace (10)	PS-1	$9,503	$10,503	$9,677
Windows - Replace	PS-2	$119	$131	$121
	Total	$11,599	$12,819	$11,811
LAMPKIN PARK				
Basketball Court - Resurface	LP-11	$11,000	$12,158	$11,202
Basketball Equipment - Replace	LP-8	$713	$788	$726
Bleachers - Replace	LP-7	$456	$504	$464
Bocce Ball Courts - Resurface	LP-2	$570	$630	$581
Chain Link Fence - Replace	LP-1	$374	$414	$381
Metal Fencing/Rail - Replace	LP-3	$169	$187	$172
Park Furniture - Replace	LP-6	$1,150	$1,271	$1,171
Play Equipment - Replace	LP-9	$9,503	$10,503	$9,677
Wood Siding - Replace	LP-10	$631	$697	$642
Wood Split-Rail Fence - Replace	LP-4	$559	$618	$569
Wood/Comp Shingle Roofs - Replace	LP-5	$644	$712	$656
	Total	$25,769	$28,480	$26,241
MAINTENANCE BUILDING				
Chain Link Fence (RV) - Replace	MB-5	$325	$359	$331
Comp Shingle Roof - Replace	MB-2	$967	$1,069	$985
Gravel - Replenish	MB-8	$792	$875	$806
Maintenance Asphalt - Repair/Replace (b)	MB-3	$1,730	$1,912	$1,761
Maintenance Asphalt - Repair/Replace (c)	MB-4	$1,730	$1,912	$1,761
Maintenance Asphalt - Slurry (a)	MB-9	$711	$786	$724
Wood Siding - Replace	MB-1	$2,412	$2,665	$2,456
	Total	$8,666	$9,577	$8,824
MAINTENANCE EQUIPMENT				
Air Compressor - Replace	ME-54	$443	$490	$452
Arena Groomer - Replace	ME-63	$412	$455	$419
Asphalt Crack-Filler (157) - Replace	ME-6	$4,181	$4,621	$4,258
Asphalt Roller (2055) - Replace	ME-68	$3,469	$3,834	$3,532
Auto Lift - Replace	ME-12	$950	$1,050	$968
Backhoe (143) - Replace	ME-56	$4,324	$4,779	$4,403
Box Blade - Replace	ME-24	$532	$588	$542
Cardboard Bailer - Replace	ME-43	$608	$672	$619
Cinder Spreader (#012-1) - Replace	ME-37	$634	$700	$645
Cinder Spreader (#012-2) - Replace	ME-39	$634	$700	$645
Compact Track Loader - Replace	ME-60	$14,160	$15,649	$14,419
Diesel Tank/Pump (1) - Replace	ME-16	$634	$700	$645
Diesel Tank/Pump (2) - Replace	ME-21	$475	$525	$484
Emergency Generator - Replace	ME-52	$1,330	$1,470	$1,355
Forklift (062) - Replace	ME-51	$2,129	$2,353	$2,168
Front Loader (121) - Replace	ME-61	$9,218	$10,188	$9,387
Front Loader (2041) - Replace	ME-65	$10,073	$11,133	$10,258
Front Loader (2081) - Replace	ME-2	$5,132	$5,672	$5,226
Gas Tank/Pump (3) - Replace	ME-48	$634	$700	$645
Green Roller (158) - Replace	ME-22	$1,425	$1,575	$1,452
Greens Aerator - Replace	ME-72	$3,896	$4,306	$3,968
Greens Mower (157) - Replace	ME-69	$6,082	$6,722	$6,193
Greens Sweeper - Replace	ME-40	$760	$840	$774

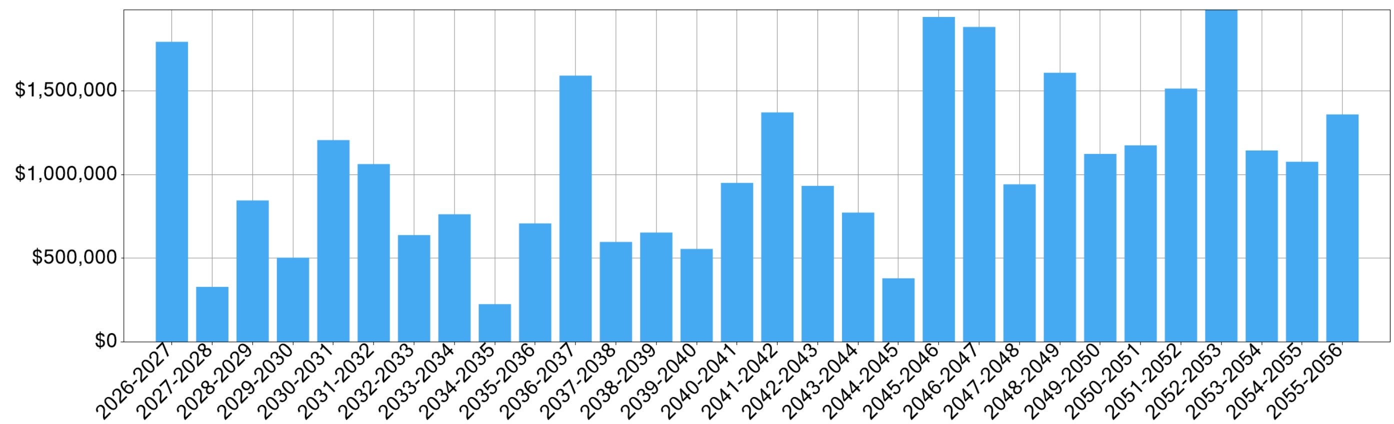
Component	GL Code	2026-27 Reserve Funding (TBD)	Target Funding - 100% in 30 Years	Target Funding - 75% in 30 Years
Jeep - Replace	ME-15	$4,238	$4,684	$4,316
Lake Dredging Equipment - Replace	ME-33	$507	$560	$516
Loader - Replace	ME-41	$1,235	$1,365	$1,258
Mower Reelmaster - Replace	ME-8	$4,466	$4,936	$4,548
Patrol Vehicle (a) - Replace	ME-71	$7,983	$8,822	$8,129
Patrol Vehicle (b) - Replace	ME-70	$8,553	$9,453	$8,709
Pickup Truck (131) - Replace	ME-58	$10,168	$11,238	$10,354
Pickup Truck (163) - Replace	ME-7	$6,652	$7,352	$6,774
Pickup Truck (171) - Replace	ME-66	$7,698	$8,507	$7,838
Pickup Truck (172) - Replace	ME-3	$10,168	$11,238	$10,354
Pickup Truck (182) - Replace	ME-67	$6,652	$7,352	$6,774
Pickup Truck (191) - Replace	ME-4	$7,051	$7,793	$7,180
Pickup Truck (192) - Replace	ME-5	$7,051	$7,793	$7,180
Pickup Truck (2101) - Replace	ME-55	$7,051	$7,793	$7,180
Roto Chopper (#141) - Replace	ME-1	$28,509	$31,509	$29,031
Rough Mower (Toro) - Replace	ME-59	$7,603	$8,402	$7,742
Snow Plow (Henke 121) - Replace	ME-44	$855	$945	$871
Snow Plow (Henke 2041) - Replace	ME-17	$855	$945	$871
Snow Plow (Henke 2081) - Replace	ME-19	$855	$945	$871
Snow Plow (Meyer 131) - Replace	ME-36	$1,045	$1,155	$1,064
Snow Plow (Meyer 163) - Replace	ME-28	$1,045	$1,155	$1,064
Snow Plow (Meyer 171) - Replace	ME-30	$1,045	$1,155	$1,064
Snow Plow (Meyer 172) - Replace	ME-31	$1,045	$1,155	$1,064
Snow Plow (Meyer 182) - Replace	ME-74	$1,045	$1,155	$1,064
Snow Plow (Meyer 191) - Replace	ME-26	$1,045	$1,155	$1,064
Snow Plow (Meyer 192) - Replace	ME-27	$1,045	$1,155	$1,064
Snow Plow (Meyer 2101) - Replace	ME-38	$1,045	$1,155	$1,064
Sod Cutter - Replace	ME-18	$1,140	$1,260	$1,161
Solar Powered Cameras - Replace	ME-25	$2,129	$2,353	$2,168
Speed Radar - Replace	ME-32	$475	$525	$484
Spreader - Replace	ME-50	$1,394	$1,540	$1,419
Storage Containers - Replace	ME-35	$317	$350	$323
Street Sweeper (2044) - Replace	ME-62	$5,280	$5,835	$5,376
Sweeper Vac (2006) - Replace	ME-11	$1,901	$2,101	$1,935
Telehandler (061) - Replace	ME-9	$2,902	$3,207	$2,955
Tire Changer/Balancer - Replace	ME-64	$317	$350	$323
Tractor (083) - Replace	ME-73	$1,901	$2,101	$1,935
Trailer (142) - Replace	ME-42	$713	$788	$726
Trash Bins - Replace A	ME-75	$950	$1,050	$968
Trash Bins - Replace B	ME-76	$950	$1,050	$968
Trash Bins - Replace C	ME-77	$950	$1,050	$968
Trash Compactor (A) - Replace	ME-13	$1,176	$1,300	$1,198
Trash Compactor (B) - Replace	ME-14	$1,176	$1,300	$1,198
Trencher - Replace	ME-23	$792	$875	$806
Utility Tractor - Replace	ME-53	$5,892	$6,512	$6,000
Utility Vehicle (JD 50014) - Replace	ME-45	$1,711	$1,891	$1,742
Utility Vehicle (JD 50018) - Replace	ME-46	$1,711	$1,891	$1,742
Utility Vehicle (JD) - Replace	ME-20	$1,711	$1,891	$1,742
Utility Vehicle (Kubota 1100) - Replace	ME-10	$2,851	$3,151	$2,903
Utility Vehicle (Kubota 900) - Replace	ME-49	$2,015	$2,227	$2,052
Vertical Cutting Reel - Replace	ME-34	$713	$788	$726
Watering Tank - Replace	ME-47	$1,711	$1,891	$1,742
Welder (Lincoln) - Replace	ME-29	$656	$725	$668

Component	GL Code	2026-27 Reserve Funding (TBD)	Target Funding - 100% in 30 Years	Target Funding - 75% in 30 Years
Welder (Ranger) - Replace	ME-57	$656	$725	$668
	Total	$252,737	$279,325	$257,358
MISCELLANEOUS				
Bear-Proof Receptacles - Replace	MISC-2	$760	$840	$774
Driveway Barriers - Replace	MISC-7	$732	$809	$745
Emergency Preparedness - Equip/Materials	MISC-1	$1,682	$1,859	$1,713
Gazebo - Repair	MISC-8	$594	$656	$605
Mailbox Structure - Repair	MISC-3	$950	$1,050	$968
Mailboxes - Replace	MISC-6	$1,254	$1,386	$1,277
Monument Signs - Refurbish	MISC-5	$1,188	$1,313	$1,210
Wood Retaining Wall - Replace	MISC-4	$480	$530	$489
	Total	$7,641	$8,444	$7,780
POOL & SPA				
Exterior Wood Surfaces - Repaint	PS-26	$950	$1,050	$968
Pole Lights - Replace	PS-7	$190	$210	$194
Pool - Resurface/Retile	PS-22	$3,706	$4,096	$3,774
Pool & Spa - Replace	PS-23	$5,512	$6,092	$5,613
Pool ADA Lifts - Replace	PS-2	$2,715	$3,001	$2,765
Pool Chemical Systems	PS-29	$1,069	$1,182	$1,089
Pool Cover - Replace (1 of 3)	PS-5	$1,625	$1,796	$1,655
Pool Deck - Replace	PS-28	$1,901	$2,101	$1,936
Pool Deck - Reseal/Waterproof	PS-20	$3,345	$3,697	$3,407
Pool Deck Coping - Replace	PS-17	$1,041	$1,151	$1,060
Pool Equipment Room - Roof	PS-30	$570	$630	$581
Pool Euipment Room Electrical	PS-31	$238	$263	$242
Pool Fence - Replace	PS-18	$538	$594	$548
Pool Filters - Replace (2018)	PS-24	$436	$481	$444
Pool Filters - Replace (2020)	PS-12	$653	$722	$665
Pool Furniture - Replace	PS-1	$2,673	$2,954	$2,722
Pool Heater - Replace	PS-4	$1,283	$1,418	$1,306
Pool Showers - Refurbish	PS-21	$2,376	$2,626	$2,419
Pool/Spa Chemical System - Replace	PS-9	$570	$630	$581
Pool/Spa Lights - Replace	PS-13	$713	$788	$726
Pool/Spa Pumps - Replace (2 of 4)	PS-3	$3,564	$3,939	$3,629
Pool/Spa Railings - Replace	PS-10	$285	$315	$290
Pool/Spa Skimmers - Replace	PS-16	$893	$987	$909
Restrooms/Changing Room - Refurbish	PS-19	$2,851	$3,151	$2,903
Restrooms/Changing Room - Replace	PS-27	$1,584	$1,750	$1,613
Shade Canopy - Replace	PS-11	$684	$756	$697
Solar Stubs - Replace	PS-14	$1,121	$1,239	$1,142
Spa - Resurface/Retile	PS-6	$1,188	$1,313	$1,210
Spa Heater - Replace	PS-25	$653	$722	$665
Water Heater/Tank - Replace	PS-8	$554	$613	$564
Wood Trellis - Replace	PS-15	$675	$746	$687
	Total	$46,157	$51,013	$47,001
POOL PAVILION				
Carpet - Replace	PP-3	$600	$663	$611
Comp Shingle Mansard Roof - Replace	PP-8	$405	$448	$413
Exterior Doors - Replace	PP-9	$279	$308	$284
Exterior Windows - Replace	PP-5	$208	$230	$212
Flat Roof - Replace	PP-4	$827	$914	$842
HVAC System - Replace	PP-10	$443	$490	$452

Reserve Allocation Report

Component	GL Code	2026-27 Reserve Funding (TBD)	Target Funding - 100% in 30 Years	Target Funding - 75% in 30 Years
Interior Doors/Windows - Replace	PP-6	$228	$252	$232
Patio Furniture - Replace	PP-7	$594	$656	$605
Trex Deck - Replace	PP-1	$1,007	$1,113	$1,026
	Total	$4,592	$5,075	$4,676
POST OFFICE				
Carpet - Replace	PO-1	$865	$956	$881
Comp Shingle Roof - Replace	PO-12	$1,140	$1,260	$1,161
Exterior Doors - Replace	PO-9	$760	$840	$774
Exterior Wood/Metal Surfaces - Repaint	PO-2	$1,141	$1,261	$1,162
HVAC System - Replace	PO-10	$1,109	$1,225	$1,129
Interior Light Fixtures - Replace	PO-6	$283	$313	$288
Interior Surfaces - Repaint	PO-15	$2,164	$2,392	$2,203
Laminate Floor - Replace	PO-3	$181	$200	$184
Mailboxes - Replace	PO-14	$3,960	$4,376	$4,032
Metal Rail - Replace	PO-4	$97	$107	$99
Tile Floors - Replace	PO-7	$284	$313	$289
Trex Deck - Replace	PO-11	$679	$750	$691
Trex Railing - Replace	PO-8	$428	$473	$435
Windows - Replace	PO-5	$157	$173	$160
Wood Siding - Replace	PO-13	$2,115	$2,337	$2,153
	Total	$15,360	$16,976	$15,641
SEPTIC SYSTEMS				
Grease Trap - Replace	SS-8	$950	$1,050	$968
Leach Fields - Replace	SS-7	$1,901	$2,101	$1,935
Oil Separator Tank - Replace	SS-1	$1,521	$1,680	$1,548
Septic System (Campground) - Replace	SS-2	$760	$840	$774
Septic System (Clubhouse) - Replace	SS-10	$3,865	$4,271	$3,935
Septic System (Equestrian) - Replace	SS-3	$760	$840	$774
Septic System (Lampkin Park) - Replace	SS-4	$760	$840	$774
Septic System (Maintenance) - Replace	SS-11	$760	$840	$774
Septic System (Post Office) - Replace	SS-5	$760	$840	$774
Septic System (Pro-Shop) - Replace	SS-6	$760	$840	$774
Septic Tank (Hole #6) - Replace	SS-9	$760	$840	$774
	Total	$13,558	$14,984	$13,806
TENNIS COURTS				
Bleachers/Benches - Replace	TC-4	$234	$258	$238
Chain Link Fence (tennis) - Replace	TC-6	$532	$588	$542
Tennis Court - Reconstruction	TC-1	$2,851	$3,151	$2,903
Tennis Court Lights - Replace (a)	TC-5	$319	$353	$325
Tennis Courts - Resurface	TC-2	$3,041	$3,361	$3,097
Windscreen (tennis) - Replace	TC-3	$1,629	$1,800	$1,659
	Total	$8,606	$9,512	$8,764
	Totals	$600,000	$663,120	$610,970

Anticipated Expenditures (30 Years)



Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2026-2027						
Basketball Court - Resurface		LP-11		Lampkin Park	$81,029	$81,029
Beer Cooler 7'		CL-7		Clubhouse - Lounge	$5,500	$5,500
Carpet - Replace		PP-3		Pool Pavilion	$5,051	$5,051
Carpet - Replace		AF-2		Clubhouse - Admin Offices	$5,000	$5,000
Carpet - Replace		CL-1		Clubhouse - Lounge	$6,900	$6,900
Carpet - Replace		PS-5		Golf Pro-Shop	$6,101	$6,101
Chain Link Fence (RV) - Replace		MB-5		Maintenance Building	$10,250	$10,250
Comp Shingle Roof - Replace		CE-9		Clubhouse (General) - Exteriors	$36,286	$36,286
Elastomeric Deck - Resurface (a)		CE-1		Clubhouse (General) - Exteriors	$19,997	$19,997
Electrical System - Assess/Modernize		MEP-1		Clubhouse - Mechanical/Electrical/Plumbing	$300,000	$300,000
Exterior Wood/Metal Surfaces - Repaint		GC-9		Golf Course	$59,150	$59,150
Flat Roof - Replace		CE-7		Clubhouse (General) - Exteriors	$46,125	$46,125
Flattop/Oven - Replace		CK-15		Clubhouse - Kitchen	$10,500	$10,500
Gas Range/Oven - Replace		CK-6		Clubhouse - Kitchen	$8,000	$8,000
Golf Cart Paths (asphalt) - Repair		GC-4		Golf Course	$25,012	$25,012
Golf Cart Paths (concrete) - Repair		GC-3		Golf Course	$54,012	$54,012
Gravel - Replenish		MB-8		Maintenance Building	$10,001	$10,001
Grill - Replace		CK-11		Clubhouse - Kitchen	$6,250	$6,250
Hotbox - Replace		CK-8		Clubhouse - Kitchen	$5,750	$5,750
Interior Surfaces - Repaint		CI-9		Clubhouse (General) - Interiors	$65,095	$65,095
Maintenance Asphalt - Slurry (a)		MB-9		Maintenance Building	$22,438	$22,438
Plumbing/Gas Lines - Replace		MEP-2		Clubhouse - Mechanical/Electrical/Plumbing	$300,000	$300,000
Plumbing/Gas System - Assessment		MEP-3		Clubhouse - Mechanical/Electrical/Plumbing	$6,250	$6,250
Pool/Spa Pumps - Replace (2 of 4)		PS-3		Pool & Spa	$15,000	$15,000
Refrigerator - Replace (old)		CK-7		Clubhouse - Kitchen	$6,250	$6,250
Septic System (Campground) - Replace		SS-2		Septic Systems	$24,000	$24,000
Septic System (Clubhouse) - Replace		SS-10		Septic Systems	$122,000	$122,000
Septic System (Lampkin Park) - Replace		SS-4		Septic Systems	$24,000	$24,000

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Spillway - Resurface		FL-3		Ferns Lake	$135,000	$135,000
Tennis Courts - Resurface		TC-2		Tennis Courts	$16,000	$16,000
Trash Compactor (A) - Replace		ME-13		Maintenance Equipment	$24,750	$24,750
Trencher - Replace		ME-23		Maintenance Equipment	$12,500	$12,500
Trex Deck - Replace		PP-1		Pool Pavilion	$26,497	$26,497
Utility Vehicle (Kubota 1100) - Replace		ME-10		Maintenance Equipment	$30,000	$30,000
Watering Tank - Replace		ME-47		Maintenance Equipment	$9,000	$9,000
Wood Railing - Replace		SG-1		Clubhouse - Site / Grounds	$21,499	$21,499
Wood Siding - Replace		CE-11		Clubhouse (General) - Exteriors	$220,028	$220,028
Wood/Comp Shingle Roofs - Replace		LP-5		Lampkin Park	$13,554	$13,554
					Total for 2026-2027:	**$1,794,773**
2027-2028						
Carpet - Replace		CR-1		Clubhouse - Condor Room	$9,450	$9,781
Gutters/Downspouts - Replace		CE-6		Clubhouse (General) - Exteriors	$12,951	$13,404
HVAC System - Replace (Goodman)		CE-8		Clubhouse (General) - Exteriors	$18,500	$19,148
Park Furniture - Replace		LP-6		Lampkin Park	$12,100	$12,523
Patio Furniture - Replace		CL-4		Clubhouse - Lounge	$19,000	$19,665
Patrol Vehicle (a) - Replace		ME-71		Maintenance Equipment	$42,000	$43,470
Patrol Vehicle (b) - Replace		ME-70		Maintenance Equipment	$45,000	$46,575
Pickup Truck (163) - Replace		ME-7		Maintenance Equipment	$70,000	$72,450
Pickup Truck (182) - Replace		ME-67		Maintenance Equipment	$70,000	$72,450
Pool Cover - Replace (1 of 3)		PS-5		Pool & Spa	$8,550	$8,849
Spa Heater - Replace		PS-25		Pool & Spa	$5,500	$5,693
Window Treatments - Replace		CI-7		Clubhouse (General) - Interiors	$5,250	$5,434
					Total for 2027-2028:	**$329,442**
2028-2029						
Air Compressor - Replace		ME-54		Maintenance Equipment	$7,000	$7,499
Cinder Spreader (#012-1) - Replace		ME-37		Maintenance Equipment	$10,000	$10,712
Cinder Spreader (#012-2) - Replace		ME-39		Maintenance Equipment	$10,000	$10,712
Clubhouse Asphalt - Reconstruction		SG-9		Clubhouse - Site / Grounds	$99,005	$106,056
Comp Shingle Roof - Replace		EC-11		Equestrian Center	$45,400	$48,634
Exterior Wood Surfaces - Repaint		PS-26		Pool & Spa	$5,000	$5,356
Front Loader (2041) - Replace		ME-65		Maintenance Equipment	$212,000	$227,100
Front Loader (2081) - Replace		ME-2		Maintenance Equipment	$108,000	$115,692
Furniture - Replace		CL-6		Clubhouse - Lounge	$21,500	$23,032
Gazebo - Repair		MISC-8		Miscellaneous	$6,250	$6,695
Grease Trap - Replace		SS-8		Septic Systems	$15,000	$16,068
Greens Mower (157) - Replace		ME-69		Maintenance Equipment	$64,000	$68,558
Metal Fence/Rail/Gates - Repaint		SG-2		Clubhouse - Site / Grounds	$7,249	$7,766
Repeater Antenna - Replace		CI-1		Clubhouse (General) - Interiors	$12,500	$13,390
Snow Plow (Henke 2081) - Replace		ME-19		Maintenance Equipment	$18,000	$19,282
Solar Powered Cameras - Replace		ME-25		Maintenance Equipment	$11,200	$11,998

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Spa - Resurface/Retile		PS-6		Pool & Spa	$7,500	$8,034
Tire Changer/Balancer - Replace		ME-64		Maintenance Equipment	$5,000	$5,305
Tractor (083) - Replace		ME-73		Maintenance Equipment	$40,000	$42,849
Water System - Electrical		EC-17		Equestrian Center	$15,000	$16,068
Water System - Replace Plumbing		EC-19		Equestrian Center	$15,000	$16,068
Windscreen (tennis) - Replace		TC-3		Tennis Courts	$12,000	$12,855
Wood Flooring - Replace		CC-5		Clubhouse - Condor Cafe	$18,501	$19,819
Wood Surfaces - Repaint		EC-1		Equestrian Center	$24,990	$26,770
					Total for 2028-2029:	**$846,318**
2029-2030						
Asphalt Roller (2055) - Replace		ME-68		Maintenance Equipment	$73,000	$80,936
Backflow Preventer - Replace		CI-8		Clubhouse (General) - Interiors	$11,000	$12,196
Emergency Preparedness - Equip/Materials		MISC-1		Miscellaneous	$17,700	$19,341
Furniture - Replace		CC-1		Clubhouse - Condor Cafe	$22,500	$24,946
HVAC Unit - Replace		CC-2		Clubhouse - Condor Cafe	$11,800	$13,083
Mower Reelmaster - Replace		ME-8		Maintenance Equipment	$47,000	$52,110
Pickup Truck (171) - Replace		ME-66		Maintenance Equipment	$81,000	$89,806
Pickup Truck (172) - Replace		ME-3		Maintenance Equipment	$107,000	$116,922
Pool ADA Lifts - Replace		PS-2		Pool & Spa	$20,000	$22,174
Prep Tables/Stations - Replace		CK-10		Clubhouse - Kitchen	$6,500	$7,207
Sink/Wash Stations - Replace		CL-5		Clubhouse - Lounge	$5,000	$5,544
Snow Plow (Meyer 172) - Replace		ME-31		Maintenance Equipment	$11,000	$12,196
Snow Plow (Meyer 182) - Replace		ME-74		Maintenance Equipment	$11,000	$12,196
Trash Compactor (B) - Replace		ME-14		Maintenance Equipment	$24,750	$27,441
Wood Retaining Wall - Replace		GC-8		Golf Course	$7,500	$8,315
					Total for 2029-2030:	**$504,413**
2030-2031						
Auto Lift - Replace		ME-12		Maintenance Equipment	$25,000	$28,688
Break Room - Refurbish		EC-7		Equestrian Center	$7,500	$8,606
Comp Shingle Mansard Roof - Replace		PP-8		Pool Pavilion	$12,800	$14,688
Exterior Doors - Replace		PS-4		Golf Pro-Shop	$6,600	$7,574
Exterior Doors - Replace		PP-9		Pool Pavilion	$8,800	$10,098
Interiors Doors/Windows - Partial Replace		CI-6		Clubhouse (General) - Interiors	$6,250	$7,172
Irrigation Pumps (30Hp) - Replace		FL-4		Ferns Lake	$125,000	$143,440
Jeep - Replace		ME-15		Maintenance Equipment	$22,300	$25,590
Leach Fields - Replace		SS-7		Septic Systems	$20,000	$22,950
Patio Furniture - Replace		PP-7		Pool Pavilion	$5,000	$5,738
Patio Furniture - Replace		CC-3		Clubhouse - Condor Cafe	$8,850	$10,156
Pickup Truck (191) - Replace		ME-4		Maintenance Equipment	$74,200	$85,146
Pickup Truck (192) - Replace		ME-5		Maintenance Equipment	$74,200	$85,146
Pool Chemical Systems		PS-29		Pool & Spa	$9,000	$10,328
Pool Furniture - Replace		PS-1		Pool & Spa	$22,500	$25,820
Pool Heater - Replace		PS-4		Pool & Spa	$10,800	$12,393
Pool/Spa Pumps - Replace (2 of 4)		PS-3		Pool & Spa	$15,000	$17,213

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Roto Chopper (#141) - Replace		ME-1		Maintenance Equipment	$450,000	$516,385
Security Camera System - Replace		CI-2		Clubhouse (General) - Interiors	$33,000	$37,142
Snow Plow (Meyer 191) - Replace		ME-26		Maintenance Equipment	$11,000	$12,623
Snow Plow (Meyer 192) - Replace		ME-27		Maintenance Equipment	$11,000	$12,623
Sweeper Vac (2006) - Replace		ME-11		Maintenance Equipment	$30,000	$34,426
Telehandler (061) - Replace		ME-9		Maintenance Equipment	$45,800	$52,557
Walk-In Fridge/Freezer - Replace		CK-3		Clubhouse - Kitchen	$18,000	$20,655
					Total for 2030-2031:	**$1,207,156**
2031-2032						
34' Bar with Top		CL-10		Clubhouse - Lounge	$5,000	$5,938
Arena Groomer - Replace		ME-63		Maintenance Equipment	$6,500	$7,720
Basketball Equipment - Replace		LP-8		Lampkin Park	$7,500	$8,908
Bleachers/Benches - Replace		TC-4		Tennis Courts	$6,150	$7,304
Campground Furniture - Replace		Camp-5		Campground	$23,500	$27,911
Carpet - Replace		RR-1		Clubhouse - Rec Room	$6,650	$7,898
Corrugated Metal Roofs - Replace		EC-8		Equestrian Center	$9,984	$11,858
Countertop - Replace		CC-4		Clubhouse - Condor Cafe	$6,250	$7,423
Countertops - Replace		CR-2		Clubhouse - Condor Room	$5,000	$5,938
Dance Floor Panels - Replace		SR-1		Clubhouse - Storage Rooms	$15,000	$17,815
Diesel Tank/Pump (1) - Replace		ME-16		Maintenance Equipment	$20,000	$23,754
Diesel Tank/Pump (2) - Replace		ME-21		Maintenance Equipment	$15,000	$17,815
Exhaust Fan - Replace (a)		CK-9		Clubhouse - Kitchen	$5,500	$6,532
Exterior Wood/Metal Surfaces - Repaint		PO-2		Post Office	$6,002	$7,129
Exterior Wood/Metal Surfaces - Repaint		GC-9		Golf Course	$59,150	$70,252
Fire Suppression System - Modernize		CK-5		Clubhouse - Kitchen	$9,000	$10,689
Flat Roof - Replace		PP-4		Pool Pavilion	$13,050	$15,499
Furniture - Replace		PS-3		Golf Pro-Shop	$12,500	$14,846
Gate Valves - Replace		FL-5		Ferns Lake	$5,500	$6,532
Green Roller (158) - Replace		ME-22		Maintenance Equipment	$15,000	$17,815
HVAC System - Replace (York)		CE-5		Clubhouse (General) - Exteriors	$9,800	$11,639
Interior Light Fixtures - Replace		RR-2		Clubhouse - Rec Room	$6,250	$7,423
Keg Dispenser - Replace		CL-3		Clubhouse - Lounge	$6,000	$7,126
Locker Doors - Partial Replace (50%)		EC-10		Equestrian Center	$15,000	$17,815
Oil Separator Tank - Replace		SS-1		Septic Systems	$24,000	$28,504
Play Equipment - Replace		LP-9		Lampkin Park	$70,000	$83,138
Pond Beds - Dredging (#9 Hole)		GC-11		Golf Course	$25,000	$29,692
Pond Beds - Dredging (#1 Hole)		GC-12		Golf Course	$25,000	$29,692
Pond Beds - Dredging (Ferns Lake)		GC-2		Golf Course	$100,000	$118,769
Pool Filters - Replace (2018)		PS-24		Pool & Spa	$5,500	$6,532
Septic System (Pro-Shop) - Replace		SS-6		Septic Systems	$24,000	$28,504

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Septic Tank (Hole #6) - Replace		SS-9		Septic Systems	$24,000	$28,504
Snow Plow (Henke 2041) - Replace		ME-17		Maintenance Equipment	$18,000	$21,378
Snow Plow (Meyer 163) - Replace		ME-28		Maintenance Equipment	$11,000	$13,065
Snow Plow (Meyer 171) - Replace		ME-30		Maintenance Equipment	$11,000	$13,065
Sod Cutter - Replace		ME-18		Maintenance Equipment	$18,000	$21,378
Tennis Courts - Resurface		TC-2		Tennis Courts	$16,000	$19,003
Trash Bins - Replace A		ME-75		Maintenance Equipment	$15,000	$17,815
Trash Bins - Replace B		ME-76		Maintenance Equipment	$15,000	$17,815
Trash Bins - Replace C		ME-77		Maintenance Equipment	$15,000	$17,389
Utility Vehicle (JD) - Replace		ME-20		Maintenance Equipment	$18,000	$21,378
Water Heater/Tank - Replace		CK-4		Clubhouse - Kitchen	$14,000	$16,628
Watering Tank - Replace		ME-47		Maintenance Equipment	$9,000	$10,689
Welder (Ranger) - Replace		ME-57		Maintenance Equipment	$6,900	$8,195
Wood Siding - Replace		MB-1		Maintenance Building	$101,506	$120,557
Wood Siding - Replace		LP-10		Lampkin Park	$26,550	$31,533
Wood Split-Rail Fence - Replace		LP-4		Lampkin Park	$14,699	$17,458
					Total for 2031-2032:	**$1,064,264**
2032-2033						
Box Blade - Replace		ME-24		Maintenance Equipment	$5,600	$6,884
Compact Track Loader - Replace		ME-60		Maintenance Equipment	$149,000	$183,159
Driving Range Barriers - Replace		GC-10		Golf Course	$5,000	$6,146
Golf Carts - Replace (10)		PS-1		Golf Pro-Shop	$60,000	$73,755
Loader - Replace		ME-41		Maintenance Equipment	$13,000	$15,980
Mailbox Structure - Repair		MISC-3		Miscellaneous	$10,000	$12,293
Patrol Vehicle (a) - Replace		ME-71		Maintenance Equipment	$42,000	$51,629
Patrol Vehicle (b) - Replace		ME-70		Maintenance Equipment	$45,000	$55,316
Pool Cover - Replace (1 of 3)		PS-5		Pool & Spa	$8,550	$10,510
Pool Deck - Reseal/Waterproof		PS-20		Pool & Spa	$35,204	$43,275
Restrooms/Changing Room - Refurbish		PS-19		Pool & Spa	$30,000	$36,878
Shade Canopy - Replace		PS-11		Pool & Spa	$7,200	$8,851
Telephone System - Replace		CI-4		Clubhouse (General) - Interiors	$22,500	$27,658
Utility Tractor - Replace		ME-53		Maintenance Equipment	$62,000	$76,214
Utility Vehicle (JD 50014) - Replace		ME-45		Maintenance Equipment	$18,000	$22,127
Welder (Lincoln) - Replace		ME-29		Maintenance Equipment	$6,900	$8,482
					Total for 2032-2033:	**$639,157**
2033-2034						
A/V System - Upgrade		CL-2		Clubhouse - Lounge	$5,600	$7,125
Basketball Court - Resurface		LP-11		Lampkin Park	$81,029	$103,092
Carpet - Replace		CL-1		Clubhouse - Lounge	$6,900	$8,779
Exterior Wood Surfaces - Repaint		PS-26		Pool & Spa	$5,000	$6,361
Front Loader (121) - Replace		ME-61		Maintenance Equipment	$194,000	$246,822
Golf Cart Paths (asphalt) - Repair		GC-4		Golf Course	$25,012	$31,822
Metal Fence/Rail/Gates - Repaint		SG-2		Clubhouse - Site / Grounds	$7,249	$9,223
Pole Lights - Replace		SG-6		Clubhouse - Site / Grounds	$11,250	$14,313

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Pool Equipment Room - Roof		PS-30		Pool & Spa	$6,000	$7,634
Pool Filters - Replace (2020)		PS-12		Pool & Spa	$8,250	$10,146
Repeater Antenna - Replace		CI-1		Clubhouse (General) - Interiors	$12,500	$15,903
Snow Plow (Henke 121) - Replace		ME-44		Maintenance Equipment	$18,000	$22,901
Solar Powered Cameras - Replace		ME-25		Maintenance Equipment	$11,200	$14,250
Solar Stubs - Replace		PS-14		Pool & Spa	$11,800	$15,013
Spreader - Replace		ME-50		Maintenance Equipment	$22,000	$27,990
Stable Panels/Gates - Repair/Partial Rep		EC-6		Equestrian Center	$80,000	$101,782
Utility Vehicle (JD 50018) - Replace		ME-46		Maintenance Equipment	$18,000	$22,901
Wood Siding - Partial Replace (20%)		EC-5		Equestrian Center	$51,500	$65,522
Wood Surfaces - Repaint		EC-1		Equestrian Center	$24,990	$31,794
					Total for 2033-2034:	**$763,375**
2034-2035						
Ball Picker - Replace		GC-6		Golf Course	$11,900	$15,670
Bocce Ball Courts - Resurface		LP-2		Lampkin Park	$6,000	$7,901
Carpet - Replace		PP-3		Pool Pavilion	$5,051	$6,651
Metal Fence/Rail - Partial Replace (20%)		SG-5		Clubhouse - Site / Grounds	$7,250	$9,547
Monument Signs - Refurbish		MISC-5		Miscellaneous	$12,500	$16,460
Pool - Resurface/Retile		PS-22		Pool & Spa	$46,800	$61,627
Pool/Spa Chemical System - Replace		PS-9		Pool & Spa	$7,200	$9,121
Pool/Spa Lights - Replace		PS-13		Pool & Spa	$9,000	$11,851
Pool/Spa Pumps - Replace (2 of 4)		PS-3		Pool & Spa	$15,000	$19,752
Spa - Resurface/Retile		PS-6		Pool & Spa	$7,500	$9,876
Speed Radar - Replace		ME-32		Maintenance Equipment	$7,500	$9,876
Trailer (142) - Replace		ME-42		Maintenance Equipment	$15,000	$19,752
Utility Vehicle (Kubota 900) - Replace		ME-49		Maintenance Equipment	$21,200	$27,916
					Total for 2034-2035:	**$226,000**
2035-2036						
Asphalt Crack-Filler (157) - Replace		ME-6		Maintenance Equipment	$66,000	$89,951
Emergency Generator - Replace		MEP-5		Clubhouse - Mechanical/Electrical/Plumbing	$116,000	$158,096
Interiors Doors/Windows - Partial Replace		CI-6		Clubhouse (General) - Interiors	$6,250	$8,518
Jeep - Replace		ME-15		Maintenance Equipment	$22,300	$30,393
Lake Dredging Equipment - Replace		ME-33		Maintenance Equipment	$8,000	$10,904
Liftstation Sump Pumps - Replace		MEP-4		Clubhouse - Mechanical/Electrical/Plumbing	$27,000	$36,798
Mailboxes - Replace		MISC-6		Miscellaneous	$19,800	$26,985
Pickup Truck (131) - Replace		ME-58		Maintenance Equipment	$107,000	$145,830
Pickup Truck (2101) - Replace		ME-55		Maintenance Equipment	$74,200	$101,127
Snow Plow (Meyer 131) -		ME-36		Maintenance Equipment	$11,000	$14,992

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Replace						
Snow Plow (Meyer 2101) - Replace		ME-38		Maintenance Equipment	$11,000	$14,992
Spa Heater - Replace		PS-25		Pool & Spa	$5,500	$7,496
Vertical Cutting Reel - Replace		ME-34		Maintenance Equipment	$9,000	$12,266
Windscreen (tennis) - Replace		TC-3		Tennis Courts	$12,000	$16,355
Wood Bridges/Stairs - Repair		GC-5		Golf Course	$6,603	$9,000
Wood Flooring - Replace		CC-5		Clubhouse - Condor Cafe	$18,501	$25,215
					Total for 2035-2036:	**$708,918**
2036-2037						
10inch Pipe		GC-23		Golf Course	$120,000	$169,272
Barn Doors - Replace		EC-2		Equestrian Center	$5,000	$7,053
Bear-Proof Receptacles - Replace		MISC-2		Miscellaneous	$12,000	$16,927
Carpet - Replace		PO-1		Post Office	$9,100	$12,837
Carpet - Replace		AF-2		Clubhouse - Admin Offices	$5,000	$6,719
Carpet - Replace		PS-5		Golf Pro-Shop	$6,101	$8,606
Chain Link Fence - Replace		Camp-2		Campground	$10,750	$15,164
Chain Link Fence - Replace		LP-1		Lampkin Park	$15,750	$22,217
Chain Link Fence (tennis) - Replace		TC-6		Tennis Courts	$16,800	$23,698
Comp Shingle Roof - Replace		PO-12		Post Office	$30,000	$42,318
Compressor Aerators - Replace		FL-2		Ferns Lake	$17,500	$24,685
Concrete Road (kitchen access) - Replace		SG-8		Clubhouse - Site / Grounds	$44,000	$62,066
Cooler (3 door) 8'		CL-9		Clubhouse - Lounge	$6,500	$9,169
Cooling Compartments - Replace		CK-12		Clubhouse - Kitchen	$7,500	$10,579
Diversion Box		GC-22		Golf Course	$20,000	$28,212
Elastomeric Deck - Resurface (a)		CE-1		Clubhouse (General) - Exteriors	$19,997	$28,208
Exterior Doors - Replace		PO-9		Post Office	$16,000	$22,570
Exterior Doors - Replace		CE-4		Clubhouse (General) - Exteriors	$33,000	$46,550
Exterior Wood/Metal Surfaces - Repaint		PO-2		Post Office	$6,002	$8,467
Exterior Wood/Metal Surfaces - Repaint		GC-9		Golf Course	$59,150	$83,437
Flattop/Oven - Replace		CK-15		Clubhouse - Kitchen	$10,500	$14,811
Freezer - Replace		CK-13		Clubhouse - Kitchen	$7,000	$9,874
Gas Range/Oven - Replace		CK-6		Clubhouse - Kitchen	$8,000	$11,285
Gas Tank/Pump (3) - Replace		ME-48		Maintenance Equipment	$20,000	$28,212
Greens Aerator - Replace		ME-72		Maintenance Equipment	$41,000	$57,835
Interior Light Fixtures - Replace		AF-3		Clubhouse - Admin Offices	$5,050	$7,124
Interior Light Fixtures - Replace		PO-6		Post Office	$7,450	$10,509
Interior Surfaces - Repaint		CI-9		Clubhouse (General) - Interiors	$65,095	$91,823
Interior Surfaces - Repaint		PO-15		Post Office	$22,770	$32,119
Mailboxes - Replace		PO-14		Post Office	$62,500	$88,162
Metal Fencing/Rail - Replace		LP-3		Lampkin Park	$8,900	$12,555
Plumbing/Gas System - Assessment		MEP-3		Clubhouse - Mechanical/Electrical/Plumbing	$6,250	$8,816
Pool ADA Lifts - Replace		PS-2		Pool & Spa	$20,000	$28,212
Refrigerated prep table		CK-14		Clubhouse - Kitchen	$6,500	$9,169
Septic System (Equestrian) -		SS-3		Septic Systems	$24,000	$33,854

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Replace						
Septic System (Post Office) - Replace		SS-5		Septic Systems	$24,000	$33,854
Tennis Court - Reconstruction		TC-1		Tennis Courts	$120,000	$169,272
Tennis Courts - Resurface		TC-2		Tennis Courts	$16,000	$22,570
Trex Deck - Replace		PO-11		Post Office	$17,850	$25,179
Trex Railing - Replace		PO-8		Post Office	$8,999	$12,695
Utility Vehicle (Kubota 1100) - Replace		ME-10		Maintenance Equipment	$30,000	$42,318
Vinyl Panels - Replace		CK-1		Clubhouse - Kitchen	$5,251	$7,407
Water Heater/Tank - Replace		PS-8		Pool & Spa	$7,000	$9,874
Watering Tank - Replace		ME-47		Maintenance Equipment	$9,000	$12,695
Windows - Replace		PO-5		Post Office	$6,600	$9,310
Wood Flooring - Replace		CI-3		Clubhouse (General) - Interiors	$7,100	$10,015
Wood Siding - Replace		PO-13		Post Office	$89,007	$125,553
Wood Siding - Replace		FL-1		Ferns Lake	$13,698	$19,323
					Total for 2036-2037:	**$1,593,179**
2037-2038						
Backhoe (143) - Replace		ME-56		Maintenance Equipment	$91,000	$132,857
Carpet - Replace		CR-1		Clubhouse - Condor Room	$9,450	$13,797
Park Furniture - Replace		LP-6		Lampkin Park	$12,100	$17,666
Patio Furniture - Replace		CL-4		Clubhouse - Lounge	$19,000	$27,740
Patrol Vehicle (a) - Replace		ME-71		Maintenance Equipment	$42,000	$61,319
Patrol Vehicle (b) - Replace		ME-70		Maintenance Equipment	$45,000	$65,699
Pickup Truck (163) - Replace		ME-7		Maintenance Equipment	$70,000	$102,198
Pickup Truck (182) - Replace		ME-67		Maintenance Equipment	$70,000	$102,198
Pool Cover - Replace (1 of 3)		PS-5		Pool & Spa	$8,550	$12,483
Pool Showers - Refurbish		PS-21		Pool & Spa	$37,500	$54,749
Window Treatments - Replace		CI-7		Clubhouse (General) - Interiors	$5,250	$7,665
					Total for 2037-2038:	**$598,369**
2038-2039						
Comp Shingle Roof - Replace		EC-11		Equestrian Center	$45,400	$68,603
Exterior Wood Surfaces - Repaint		PS-26		Pool & Spa	$5,000	$7,555
Furniture - Replace		CL-6		Clubhouse - Lounge	$21,500	$32,489
Gazebo - Repair		MISC-8		Miscellaneous	$6,250	$9,444
Golf Carts - Replace (10)		PS-1		Golf Pro-Shop	$60,000	$90,664
Gravel - Replenish		MB-8		Maintenance Building	$10,001	$15,112
Greens Mower (157) - Replace		ME-69		Maintenance Equipment	$64,000	$96,708
Greens Sweeper - Replace		ME-40		Maintenance Equipment	$12,000	$18,133
Metal Fence/Rail/Gates - Repaint		SG-2		Clubhouse - Site / Grounds	$7,249	$10,954
Patio Furniture - Replace		PP-7		Pool Pavilion	$5,000	$7,555
Patio Furniture - Replace		CC-3		Clubhouse - Condor Cafe	$8,850	$13,373
Play Equipment - Replace		LP-9		Lampkin Park	$70,000	$105,775
Pool Chemical Systems		PS-29		Pool & Spa	$9,000	$13,600
Pool Furniture - Replace		PS-1		Pool & Spa	$22,500	$33,999
Pool Heater - Replace		PS-4		Pool & Spa	$10,800	$16,320
Pool/Spa Pumps - Replace (2 of 4)		PS-3		Pool & Spa	$15,000	$22,666
Refrigerator - Replace (old)		CK-7		Clubhouse - Kitchen	$6,250	$9,444

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Repeater Antenna - Replace		CI-1		Clubhouse (General) - Interiors	$12,500	$18,888
Rowboat - Replace		FL-6		Ferns Lake	$5,500	$8,311
Solar Powered Cameras - Replace		ME-25		Maintenance Equipment	$11,200	$16,924
Wood Surfaces - Repaint		EC-1		Equestrian Center	$24,990	$37,762
					Total for 2038-2039:	**$654,278**
2039-2040						
Emergency Preparedness - Equip/Materials		MISC-1		Miscellaneous	$17,700	$25,993
Equestrian Access Road - Reconstruction		EC-4		Equestrian Center	$9,600	$15,014
Mower Reelmaster - Replace		ME-8		Maintenance Equipment	$47,000	$73,506
Pickup Truck (171) - Replace		ME-66		Maintenance Equipment	$81,000	$126,680
Pickup Truck (172) - Replace		ME-3		Maintenance Equipment	$107,000	$157,133
Snow Plow (Meyer 172) - Replace		ME-31		Maintenance Equipment	$11,000	$17,204
Snow Plow (Meyer 182) - Replace		ME-74		Maintenance Equipment	$11,000	$17,204
Split-Rail Fence (vinyl) - Replace		GC-7		Golf Course	$79,000	$123,553
					Total for 2039-2040:	**$556,286**
2040-2041						
Basketball Court - Resurface		LP-11		Lampkin Park	$81,029	$131,161
Carpet - Replace		CL-1		Clubhouse - Lounge	$6,900	$11,169
Exterior Windows - Replace		PP-5		Pool Pavilion	$8,750	$14,164
Exterior Windows - Replace		CE-3		Clubhouse (General) - Exteriors	$32,500	$52,608
Forklift (062) - Replace		ME-51		Maintenance Equipment	$33,600	$54,388
Golf Cart Paths (asphalt) - Repair		GC-4		Golf Course	$25,012	$40,487
HVAC System - Replace		PO-10		Post Office	$17,500	$28,327
Interiors Doors/Windows - Partial Replace		CI-6		Clubhouse (General) - Interiors	$6,250	$10,117
Jeep - Replace		ME-15		Maintenance Equipment	$22,300	$36,097
Leach Fields - Replace		SS-7		Septic Systems	$20,000	$32,374
Pickup Truck (191) - Replace		ME-4		Maintenance Equipment	$74,200	$120,107
Pickup Truck (192) - Replace		ME-5		Maintenance Equipment	$74,200	$120,107
Rough Mower (Toro) - Replace		ME-59		Maintenance Equipment	$120,000	$194,243
Security Camera System - Replace		CI-2		Clubhouse (General) - Interiors	$33,000	$49,915
Snow Plow (Meyer 191) - Replace		ME-26		Maintenance Equipment	$11,000	$17,806
Snow Plow (Meyer 192) - Replace		ME-27		Maintenance Equipment	$11,000	$17,806
Spa - Resurface/Retile		PS-6		Pool & Spa	$7,500	$12,140
Windows - Replace		PS-2		Golf Pro-Shop	$5,000	$8,093
					Total for 2040-2041:	**$951,110**
2041-2042						
A/V System - Upgrade		CL-2		Clubhouse - Lounge	$5,600	$9,382
Basketball Equipment - Replace		LP-8		Lampkin Park	$7,500	$12,565
Carpet - Replace		RR-1		Clubhouse - Rec Room	$6,650	$11,140
Dance Floor Panels - Replace		SR-1		Clubhouse - Storage Rooms	$15,000	$25,130
Driving Range Barriers - Replace		GC-10		Golf Course	$5,000	$8,377
Exterior Wood/Metal Surfaces - Repaint		PO-2		Post Office	$6,002	$10,056

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Exterior Wood/Metal Surfaces - Repaint		GC-9		Golf Course	$59,150	$99,097
Flat Roof - Replace		CE-7		Clubhouse (General) - Exteriors	$46,125	$77,275
Furnaces - Replace		SG-4		Clubhouse - Site / Grounds	$6,000	$10,052
Furniture - Replace		PS-3		Golf Pro-Shop	$12,500	$20,942
Golf Cart Paths (concrete) - Repair		GC-3		Golf Course	$54,012	$90,489
Green Roller (158) - Replace		ME-22		Maintenance Equipment	$15,000	$25,130
Grill - Replace		CK-11		Clubhouse - Kitchen	$6,250	$10,471
Hotbox - Replace		CK-8		Clubhouse - Kitchen	$5,750	$9,633
HVAC System - Replace		PP-10		Pool Pavilion	$7,000	$11,727
HVAC System - Replace (York)		CE-5		Clubhouse (General) - Exteriors	$9,800	$16,418
Irrigation/Landscaping - Replace/Refurb		GC-1		Golf Course	$364,000	$609,827
Irrigation/Landscaping - Replace/Refurb (Hole 1)		GC-13		Golf Course	$10,000	$16,753
Irrigation/Landscaping - Replace/Refurb (Hole 2)		GC-14		Golf Course	$10,000	$16,753
Irrigation/Landscaping - Replace/Refurb (Hole 3)		GC-15		Golf Course	$10,000	$16,753
Irrigation/Landscaping - Replace/Refurb (Hole 4)		GC-16		Golf Course	$10,000	$16,753
Irrigation/Landscaping - Replace/Refurb (Hole 5)		GC-17		Golf Course	$10,000	$16,753
Irrigation/Landscaping - Replace/Refurb (Hole 6)		GC-18		Golf Course	$10,000	$16,753
Irrigation/Landscaping - Replace/Refurb (Hole 7)		GC-19		Golf Course	$10,000	$16,753
Irrigation/Landscaping - Replace/Refurb (Hole 8)		GC-20		Golf Course	$10,000	$15,580
Irrigation/Landscaping - Replace/Refurb (Hole 9)		GC-21		Golf Course	$10,000	$15,580
Locker Doors - Partial Replace (50%)		EC-10		Equestrian Center	$15,000	$25,130
Snow Plow (Meyer 163) - Replace		ME-28		Maintenance Equipment	$11,000	$18,429
Snow Plow (Meyer 171) - Replace		ME-30		Maintenance Equipment	$11,000	$18,429
Tennis Courts - Resurface		TC-2		Tennis Courts	$16,000	$26,806
Trencher - Replace		ME-23		Maintenance Equipment	$12,500	$20,942
Utility Vehicle (JD) - Replace		ME-20		Maintenance Equipment	$18,000	$30,156
Watering Tank - Replace		ME-47		Maintenance Equipment	$9,000	$15,078
Welder (Ranger) - Replace		ME-57		Maintenance Equipment	$6,900	$11,560
					Total for 2041-2042:	**$1,372,676**
2042-2043						
Box Blade - Replace		ME-24		Maintenance Equipment	$5,600	$9,710
Break Room - Refurbish		EC-7		Equestrian Center	$7,500	$13,005
Carpet - Replace		PP-3		Pool Pavilion	$5,051	$8,757
Compact Track Loader - Replace		ME-60		Maintenance Equipment	$149,000	$258,364
HVAC System - Replace (Goodman)		CE-8		Clubhouse (General) - Exteriors	$18,500	$32,079
Loader - Replace		ME-41		Maintenance Equipment	$13,000	$22,542

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Mailbox Structure - Repair		MISC-3		Miscellaneous	$10,000	$17,340
Patrol Vehicle (a) - Replace		ME-71		Maintenance Equipment	$42,000	$72,827
Patrol Vehicle (b) - Replace		ME-70		Maintenance Equipment	$45,000	$78,029
Pool Cover - Replace (1 of 3)		PS-5		Pool & Spa	$8,550	$14,826
Pool Deck - Reseal/Waterproof		PS-20		Pool & Spa	$35,204	$61,043
Pool Euipment Room Electrical		PS-31		Pool & Spa	$5,000	$8,670
Pool/Spa Pumps - Replace (2 of 4)		PS-3		Pool & Spa	$15,000	$26,010
Restrooms/Changing Room - Refurbish		PS-19		Pool & Spa	$30,000	$52,020
Shade Canopy - Replace		PS-11		Pool & Spa	$7,200	$12,485
Storage Containers - Replace		ME-35		Maintenance Equipment	$10,000	$17,340
Utility Tractor - Replace		ME-53		Maintenance Equipment	$62,000	$107,507
Utility Vehicle (JD 50014) - Replace		ME-45		Maintenance Equipment	$18,000	$31,212
Welder (Lincoln) - Replace		ME-29		Maintenance Equipment	$6,900	$11,965
Windscreen (tennis) - Replace		TC-3		Tennis Courts	$12,000	$20,808
Wood Flooring - Replace		CC-5		Clubhouse - Condor Cafe	$18,501	$32,081
Wood Trellis - Replace		PS-15		Pool & Spa	$14,200	$24,623
					Total for 2042-2043:	**$933,242**
2043-2044						
Air Compressor - Replace		ME-54		Maintenance Equipment	$7,000	$12,563
Cinder Spreader (#012-1) - Replace		ME-37		Maintenance Equipment	$10,000	$17,947
Cinder Spreader (#012-2) - Replace		ME-39		Maintenance Equipment	$10,000	$17,947
Elastomeric Deck - Resurface (b)		CE-2		Clubhouse (General) - Exteriors	$20,000	$35,894
Exterior Wood Surfaces - Repaint		PS-26		Pool & Spa	$5,000	$8,973
Grease Trap - Replace		SS-8		Septic Systems	$15,000	$26,920
Metal Fence/Rail/Gates - Repaint		SG-2		Clubhouse - Site / Grounds	$7,249	$13,010
Pipe Corrals (lower) - Replace		EC-15		Equestrian Center	$76,000	$136,395
Pool ADA Lifts - Replace		PS-2		Pool & Spa	$20,000	$35,894
Pool Equipment Room - Roof		PS-30		Pool & Spa	$6,000	$10,768
Pool Filters - Replace (2018)		PS-24		Pool & Spa	$5,500	$9,871
Reefer 6'		CL-8		Clubhouse - Lounge	$5,500	$9,871
Repeater Antenna - Replace		CI-1		Clubhouse (General) - Interiors	$12,500	$22,433
Solar Powered Cameras - Replace		ME-25		Maintenance Equipment	$11,200	$20,100
Solar Stubs - Replace		PS-14		Pool & Spa	$11,800	$21,177
Spa Heater - Replace		PS-25		Pool & Spa	$5,500	$9,871
Stable Panels/Gates - Repair/Partial Rep		EC-6		Equestrian Center	$80,000	$143,574
Tire Changer/Balancer - Replace		ME-64		Maintenance Equipment	$5,000	$8,264
Utility Vehicle (JD 50018) - Replace		ME-46		Maintenance Equipment	$18,000	$32,304
Water Heater/Tank - Replace		CK-4		Clubhouse - Kitchen	$14,000	$25,125
Wood Retaining Wall - Replace		MISC-4		Miscellaneous	$10,100	$18,126
Wood Siding - Partial Replace (20%)		EC-5		Equestrian Center	$51,500	$92,426
Wood Surfaces - Repaint		EC-1		Equestrian Center	$24,990	$44,849

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
					Total for 2043-2044:	**$774,302**
2044-2045						
Ball Picker - Replace		GC-6		Golf Course	$11,900	$22,104
Bocce Ball Courts - Resurface		LP-2		Lampkin Park	$6,000	$11,145
Corral Fencing - Replace		EC-14		Equestrian Center	$44,997	$83,581
Furniture - Replace		CC-1		Clubhouse - Condor Cafe	$22,500	$41,793
Golf Carts - Replace (10)		PS-1		Golf Pro-Shop	$60,000	$111,449
Horse Hot Walker - Replace		EC-3		Equestrian Center	$6,800	$12,631
HVAC Unit - Replace		CC-2		Clubhouse - Condor Cafe	$11,800	$21,918
Metal Fence/Rail - Partial Replace (20%)		SG-5		Clubhouse - Site / Grounds	$7,250	$13,467
Monument Signs - Refurbish		MISC-5		Miscellaneous	$12,500	$23,219
Utility Vehicle (Kubota 900) - Replace		ME-49		Maintenance Equipment	$21,200	$39,379
					Total for 2044-2045:	**$380,686**
2045-2046						
Cardboard Bailer - Replace		ME-43		Maintenance Equipment	$16,000	$30,760
Emergency Generator - Replace		ME-52		Maintenance Equipment	$35,000	$67,288
Interiors Doors/Windows - Partial Replace		CI-6		Clubhouse (General) - Interiors	$6,250	$12,016
Irrigation Pumps (30Hp) - Replace		FL-4		Ferns Lake	$125,000	$240,313
Jeep - Replace		ME-15		Maintenance Equipment	$22,300	$42,872
Pickup Truck (131) - Replace		ME-58		Maintenance Equipment	$107,000	$205,708
Pickup Truck (2101) - Replace		ME-55		Maintenance Equipment	$74,200	$142,650
Play Equipment - Replace		LP-9		Lampkin Park	$70,000	$134,575
Pool Filters - Replace (2020)		PS-12		Pool & Spa	$8,250	$14,466
Roto Chopper (#141) - Replace		ME-1		Maintenance Equipment	$450,000	$865,126
Snow Plow (Meyer 131) - Replace		ME-36		Maintenance Equipment	$11,000	$21,148
Snow Plow (Meyer 2101) - Replace		ME-38		Maintenance Equipment	$11,000	$21,148
Sweeper Vac (2006) - Replace		ME-11		Maintenance Equipment	$30,000	$57,675
Telehandler (061) - Replace		ME-9		Maintenance Equipment	$45,800	$88,051
					Total for 2045-2046:	**$1,943,793**
2046-2047						
Arena Groomer - Replace		ME-63		Maintenance Equipment	$6,500	$12,934
Beer Cooler 7'		CL-7		Clubhouse - Lounge	$5,500	$9,934
Campground Furniture - Replace		Camp-5		Campground	$23,500	$46,760
Carpet - Replace		PO-1		Post Office	$9,100	$18,107
Carpet - Replace		AF-2		Clubhouse - Admin Offices	$5,000	$9,030
Carpet - Replace		PS-5		Golf Pro-Shop	$6,101	$12,139
Comp Shingle Roof - Replace		Camp-1		Campground	$9,200	$18,306
Compressor Aerators - Replace		FL-2		Ferns Lake	$17,500	$34,821
Cooling Compartments - Replace		CK-12		Clubhouse - Kitchen	$7,500	$14,923
Elastomeric Deck - Resurface (a)		CE-1		Clubhouse (General) - Exteriors	$19,997	$39,790
Exterior Wood/Metal Surfaces - Repaint		PO-2		Post Office	$6,002	$11,943
Exterior Wood/Metal Surfaces - Repaint		GC-9		Golf Course	$59,150	$117,696

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Fire Suppression System - Modernize		CK-5		Clubhouse - Kitchen	$9,000	$17,908
Flat Roof - Replace		PP-4		Pool Pavilion	$13,050	$25,967
Flattop/Oven - Replace		CK-15		Clubhouse - Kitchen	$10,500	$20,893
Freezer - Replace		CK-13		Clubhouse - Kitchen	$7,000	$13,929
Gas Range/Oven - Replace		CK-6		Clubhouse - Kitchen	$8,000	$15,918
Greens Aerator - Replace		ME-72		Maintenance Equipment	$41,000	$81,581
Interior Surfaces - Repaint		CI-9		Clubhouse (General) - Interiors	$65,095	$129,525
Interior Surfaces - Repaint		PO-15		Post Office	$22,770	$45,307
Keg Dispenser - Replace		CL-3		Clubhouse - Lounge	$6,000	$11,939
Oil Separator Tank - Replace		SS-1		Septic Systems	$24,000	$47,755
Patio Furniture - Replace		PP-7		Pool Pavilion	$5,000	$9,949
Patio Furniture - Replace		CC-3		Clubhouse - Condor Cafe	$8,850	$17,610
Plumbing/Gas System - Assessment		MEP-3		Clubhouse - Mechanical/Electrical/Plumbing	$6,250	$12,436
Pond Beds - Dredging (#9 Hole)		GC-11		Golf Course	$25,000	$49,745
Pond Beds - Dredging (#1 Hole)		GC-12		Golf Course	$25,000	$49,745
Pond Beds - Dredging (Ferns Lake)		GC-2		Golf Course	$100,000	$198,979
Pool - Resurface/Retile		PS-22		Pool & Spa	$46,800	$93,122
Pool Chemical Systems		PS-29		Pool & Spa	$9,000	$17,908
Pool Deck Coping - Replace		PS-17		Pool & Spa	$26,300	$52,332
Pool Furniture - Replace		PS-1		Pool & Spa	$22,500	$44,771
Pool Heater - Replace		PS-4		Pool & Spa	$10,800	$21,490
Pool/Spa Chemical System - Replace		PS-9		Pool & Spa	$7,200	$13,004
Pool/Spa Lights - Replace		PS-13		Pool & Spa	$9,000	$17,908
Pool/Spa Pumps - Replace (2 of 4)		PS-3		Pool & Spa	$15,000	$29,847
Pool/Spa Railings - Replace		PS-10		Pool & Spa	$7,200	$14,326
Pool/Spa Skimmers - Replace		PS-16		Pool & Spa	$22,550	$44,870
Refrigerated prep table		CK-14		Clubhouse - Kitchen	$6,500	$12,934
Septic System (Maintenance) - Replace		SS-11		Septic Systems	$24,000	$47,755
Sod Cutter - Replace		ME-18		Maintenance Equipment	$18,000	$35,816
Spa - Resurface/Retile		PS-6		Pool & Spa	$7,500	$14,923
Tennis Courts - Resurface		TC-2		Tennis Courts	$16,000	$31,837
Trash Bins - Replace A		ME-75		Maintenance Equipment	$15,000	$29,847
Trash Bins - Replace B		ME-76		Maintenance Equipment	$15,000	$29,847
Trash Bins - Replace C		ME-77		Maintenance Equipment	$15,000	$27,092
Trash Compactor (A) - Replace		ME-13		Maintenance Equipment	$24,750	$49,247
Utility Vehicle (Kubota 1100) - Replace		ME-10		Maintenance Equipment	$30,000	$59,694
Water System - Replace (15)		EC-18		Equestrian Center	$10,000	$19,898
Watering Tank - Replace		ME-47		Maintenance Equipment	$9,000	$17,908
Wood Siding - Replace		Camp-3		Campground	$17,550	$34,921
Wood/Comp Shingle Roofs - Replace		LP-5		Lampkin Park	$13,554	$26,970
					Total for 2046-2047:	**$1,883,835**
2047-2048						
Basketball Court - Resurface		LP-11		Lampkin Park	$81,029	$166,874
Carpet - Replace		CR-1		Clubhouse - Condor Room	$9,450	$19,462

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Carpet - Replace		CL-1		Clubhouse - Lounge	$6,900	$14,211
Golf Cart Paths (asphalt) - Repair		GC-4		Golf Course	$25,012	$51,511
Liftstation Sump Pumps - Replace		MEP-4		Clubhouse - Mechanical/Electrical/Plumbing	$27,000	$55,605
Park Furniture - Replace		LP-6		Lampkin Park	$12,100	$24,919
Patio Furniture - Replace		CL-4		Clubhouse - Lounge	$19,000	$39,130
Patrol Vehicle (a) - Replace		ME-71		Maintenance Equipment	$42,000	$86,496
Patrol Vehicle (b) - Replace		ME-70		Maintenance Equipment	$45,000	$92,674
Pickup Truck (163) - Replace		ME-7		Maintenance Equipment	$70,000	$144,160
Pickup Truck (182) - Replace		ME-67		Maintenance Equipment	$70,000	$144,160
Pole Lights - Replace		PS-7		Pool & Spa	$5,000	$10,297
Pool Cover - Replace (1 of 3)		PS-5		Pool & Spa	$8,550	$17,608
Telephone System - Replace		CI-4		Clubhouse (General) - Interiors	$22,500	$46,337
Vertical Cutting Reel - Replace		ME-34		Maintenance Equipment	$9,000	$18,535
Window Treatments - Replace		CI-7		Clubhouse (General) - Interiors	$5,250	$10,812
					Total for 2047-2048:	**$942,790**
2048-2049						
Clubhouse Asphalt - Reconstruction		SG-9		Clubhouse - Site / Grounds	$99,005	$211,029
Comp Shingle Roof - Replace		EC-11		Equestrian Center	$45,400	$96,771
Exterior Wood Surfaces - Repaint		PS-26		Pool & Spa	$5,000	$10,658
Front Loader (2041) - Replace		ME-65		Maintenance Equipment	$212,000	$451,880
Front Loader (2081) - Replace		ME-2		Maintenance Equipment	$108,000	$230,203
Furniture - Replace		CL-6		Clubhouse - Lounge	$21,500	$45,828
Gazebo - Repair		MISC-8		Miscellaneous	$6,250	$13,322
Greens Mower (157) - Replace		ME-69		Maintenance Equipment	$64,000	$136,417
Metal Fence/Rail/Gates - Repaint		SG-2		Clubhouse - Site / Grounds	$7,249	$15,452
Repeater Antenna - Replace		CI-1		Clubhouse (General) - Interiors	$12,500	$26,644
Snow Plow (Henke 2081) - Replace		ME-19		Maintenance Equipment	$18,000	$38,367
Solar Powered Cameras - Replace		ME-25		Maintenance Equipment	$11,200	$23,873
Spreader - Replace		ME-50		Maintenance Equipment	$22,000	$46,893
Tractor (083) - Replace		ME-73		Maintenance Equipment	$40,000	$85,260
Trex Railing - Replace		SG-7		Clubhouse - Site / Grounds	$21,250	$45,295
Water Heater/Tank - Replace		PS-8		Pool & Spa	$7,000	$14,921
Water System - Electrical		EC-17		Equestrian Center	$15,000	$31,972
Water System - Replace Plumbing		EC-19		Equestrian Center	$15,000	$31,973
Wood Surfaces - Repaint		EC-1		Equestrian Center	$24,990	$53,266
					Total for 2048-2049:	**$1,610,024**
2049-2050						
A/V System - Upgrade		CL-2		Clubhouse - Lounge	$5,600	$12,354
Asphalt Roller (2055) - Replace		ME-68		Maintenance Equipment	$73,000	$161,046
Emergency Preparedness - Equip/Materials		MISC-1		Miscellaneous	$17,700	$34,932
Mower Reelmaster - Replace		ME-8		Maintenance Equipment	$47,000	$103,687
Pickup Truck (171) - Replace		ME-66		Maintenance Equipment	$81,000	$178,695
Pickup Truck (172) - Replace		ME-3		Maintenance Equipment	$107,000	$211,174
Round Pen - Refurbish		EC-16		Equestrian Center	$102,000	$225,024

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Sink/Wash Stations - Replace		CL-5		Clubhouse - Lounge	$5,000	$11,031
Snow Plow (Meyer 172) - Replace		ME-31		Maintenance Equipment	$11,000	$24,267
Snow Plow (Meyer 182) - Replace		ME-74		Maintenance Equipment	$11,000	$24,267
Speed Radar - Replace		ME-32		Maintenance Equipment	$7,500	$16,546
Trash Compactor (B) - Replace		ME-14		Maintenance Equipment	$24,750	$54,601
Windscreen (tennis) - Replace		TC-3		Tennis Courts	$12,000	$26,473
Wood Flooring - Replace		CC-5		Clubhouse - Condor Cafe	$18,501	$40,816
					Total for 2049-2050:	**$1,124,915**
2050-2051						
Asphalt Crack-Filler (157) - Replace		ME-6		Maintenance Equipment	$66,000	$150,700
Carpet - Replace		PP-3		Pool Pavilion	$5,051	$11,532
Driving Range Barriers - Replace		GC-10		Golf Course	$5,000	$11,417
Golf Carts - Replace (10)		PS-1		Golf Pro-Shop	$60,000	$137,000
Gravel - Replenish		MB-8		Maintenance Building	$10,001	$22,835
Interior Doors/Windows - Replace		PP-6		Pool Pavilion	$12,000	$27,400
Interiors Doors/Windows - Partial Replace		CI-6		Clubhouse (General) - Interiors	$6,250	$14,271
Jeep - Replace		ME-15		Maintenance Equipment	$22,300	$50,918
Lake Dredging Equipment - Replace		ME-33		Maintenance Equipment	$8,000	$18,267
Leach Fields - Replace		SS-7		Septic Systems	$20,000	$45,667
Mailboxes - Replace		MISC-6		Miscellaneous	$19,800	$45,210
Pickup Truck (191) - Replace		ME-4		Maintenance Equipment	$74,200	$169,423
Pickup Truck (192) - Replace		ME-5		Maintenance Equipment	$74,200	$169,423
Pool ADA Lifts - Replace		PS-2		Pool & Spa	$20,000	$45,667
Pool/Spa Pumps - Replace (2 of 4)		PS-3		Pool & Spa	$15,000	$34,250
Refrigerator - Replace (old)		CK-7		Clubhouse - Kitchen	$6,250	$14,271
Security Camera System - Replace		CI-2		Clubhouse (General) - Interiors	$33,000	$67,082
Snow Plow (Meyer 191) - Replace		ME-26		Maintenance Equipment	$11,000	$25,117
Snow Plow (Meyer 192) - Replace		ME-27		Maintenance Equipment	$11,000	$25,117
Tennis Court Lights - Replace (a)		TC-5		Tennis Courts	$8,400	$19,180
Tile Floors - Replace		CK-2		Clubhouse - Kitchen	$6,300	$14,385
Walk-In Fridge/Freezer - Replace		CK-3		Clubhouse - Kitchen	$18,000	$41,100
Wood Bridges/Stairs - Repair		GC-5		Golf Course	$6,603	$15,078
					Total for 2050-2051:	**$1,175,307**
2051-2052						
Arena Fencing - Replace		EC-13		Equestrian Center	$11,498	$27,173
Asphalt - Reconstruction		Camp-4		Campground	$114,912	$271,565
Basketball Equipment - Replace		LP-8		Lampkin Park	$7,500	$17,724
Bear-Proof Receptacles - Replace		MISC-2		Miscellaneous	$12,000	$28,359
Bleachers - Replace		LP-7		Lampkin Park	$12,000	$28,359
Carpet - Replace		RR-1		Clubhouse - Rec Room	$6,650	$15,715

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Concrete Road (kitchen access) - Replace		SG-8		Clubhouse - Site / Grounds	$44,000	$103,983
Countertop - Replace		CC-4		Clubhouse - Condor Cafe	$6,250	$14,770
Countertops - Replace		CR-2		Clubhouse - Condor Room	$5,000	$11,816
Dance Floor Panels - Replace		SR-1		Clubhouse - Storage Rooms	$15,000	$35,449
Diversion Box		GC-22		Golf Course	$20,000	$47,265
Driveway Barriers - Replace		MISC-7		Miscellaneous	$38,500	$90,985
Exterior Wood/Metal Surfaces - Repaint		PO-2		Post Office	$6,002	$14,185
Exterior Wood/Metal Surfaces - Repaint		GC-9		Golf Course	$59,150	$139,786
Furniture - Replace		PS-3		Golf Pro-Shop	$12,500	$29,541
Gate Valves - Replace		FL-5		Ferns Lake	$5,500	$12,998
Green Roller (158) - Replace		ME-22		Maintenance Equipment	$15,000	$35,449
HVAC System - Replace (York)		CE-5		Clubhouse (General) - Exteriors	$9,800	$23,160
Locker Doors - Partial Replace (50%)		EC-10		Equestrian Center	$15,000	$35,449
Mailboxes - Replace		PO-14		Post Office	$62,500	$147,703
Metal Rail - Replace		PO-4		Post Office	$5,100	$12,053
Snow Plow (Henke 2041) - Replace		ME-17		Maintenance Equipment	$18,000	$42,538
Snow Plow (Meyer 163) - Replace		ME-28		Maintenance Equipment	$11,000	$25,996
Snow Plow (Meyer 171) - Replace		ME-30		Maintenance Equipment	$11,000	$25,996
Spa Heater - Replace		PS-25		Pool & Spa	$5,500	$12,998
Storage Shed - Replace		SG-3		Clubhouse - Site / Grounds	$5,000	$11,816
Tennis Courts - Resurface		TC-2		Tennis Courts	$16,000	$37,812
Tile Floors - Replace		PO-7		Post Office	$8,951	$21,152
Trex Deck - Replace		PP-1		Pool Pavilion	$26,497	$62,619
Utility Vehicle (JD) - Replace		ME-20		Maintenance Equipment	$18,000	$42,538
Watering Tank - Replace		ME-47		Maintenance Equipment	$9,000	$21,269
Welder (Ranger) - Replace		ME-57		Maintenance Equipment	$6,900	$16,306
Wood Railing - Replace		SG-1		Clubhouse - Site / Grounds	$21,499	$50,806
					Total for 2051-2052:	**$1,515,331**
2052-2053						
Box Blade - Replace		ME-24		Maintenance Equipment	$5,600	$13,697
Comp Shingle Roof - Replace		MB-2		Maintenance Building	$28,504	$69,720
Compact Track Loader - Replace		ME-60		Maintenance Equipment	$149,000	$364,448
Gutters/Downspouts - Replace		CE-6		Clubhouse (General) - Exteriors	$12,951	$31,677
Loader - Replace		ME-41		Maintenance Equipment	$13,000	$31,797
Mailbox Structure - Repair		MISC-3		Miscellaneous	$10,000	$24,460
Patrol Vehicle (a) - Replace		ME-71		Maintenance Equipment	$42,000	$102,730
Patrol Vehicle (b) - Replace		ME-70		Maintenance Equipment	$45,000	$110,068
Play Equipment - Replace		LP-9		Lampkin Park	$70,000	$171,217
Pool Cover - Replace (1 of 3)		PS-5		Pool & Spa	$8,550	$20,913
Pool Deck - Replace		PS-28		Pool & Spa	$60,008	$129,413
Pool Deck - Reseal/Waterproof		PS-20		Pool & Spa	$35,204	$86,108
Pool Showers - Refurbish		PS-21		Pool & Spa	$37,500	$91,723
Restrooms/Changing Room - Refurbish		PS-19		Pool & Spa	$30,000	$73,379

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Restrooms/Changing Room - Replace		PS-27		Pool & Spa	$50,000	$122,298
Shade Canopy - Replace		PS-11		Pool & Spa	$7,200	$17,612
Spa - Resurface/Retile		PS-6		Pool & Spa	$7,500	$18,345
Trex Deck/Ramps - Replace		CE-10		Clubhouse (General) - Exteriors	$119,999	$293,513
Utility Tractor - Replace		ME-53		Maintenance Equipment	$62,000	$151,649
Utility Vehicle (JD 50014) - Replace		ME-45		Maintenance Equipment	$18,000	$44,027
Welder (Lincoln) - Replace		ME-29		Maintenance Equipment	$6,900	$16,877
					Total for 2052-2053:	**$1,985,671**
2053-2054						
Exterior Wood Surfaces - Repaint		PS-26		Pool & Spa	$5,000	$12,658
Front Loader (121) - Replace		ME-61		Maintenance Equipment	$194,000	$491,124
Greens Sweeper - Replace		ME-40		Maintenance Equipment	$12,000	$30,379
Metal Fence/Rail/Gates - Repaint		SG-2		Clubhouse - Site / Grounds	$7,249	$18,352
Pool Equipment Room - Roof		PS-30		Pool & Spa	$6,000	$15,189
Repeater Antenna - Replace		CI-1		Clubhouse (General) - Interiors	$12,500	$31,645
Snow Plow (Henke 121) - Replace		ME-44		Maintenance Equipment	$18,000	$45,568
Solar Powered Cameras - Replace		ME-25		Maintenance Equipment	$11,200	$28,354
Solar Stubs - Replace		PS-14		Pool & Spa	$11,800	$29,872
Stable Panels/Gates - Repair/Partial Rep		EC-6		Equestrian Center	$80,000	$202,525
Utility Vehicle (JD 50018) - Replace		ME-46		Maintenance Equipment	$18,000	$45,568
Wood Siding - Partial Replace (20%)		EC-5		Equestrian Center	$51,500	$130,376
Wood Surfaces - Repaint		EC-1		Equestrian Center	$24,990	$63,264
					Total for 2053-2054:	**$1,144,874**
2054-2055						
Backflow Preventer - Replace		CI-8		Clubhouse (General) - Interiors	$11,000	$28,822
Ball Picker - Replace		GC-6		Golf Course	$11,900	$31,180
Basketball Court - Resurface		LP-11		Lampkin Park	$81,029	$212,310
Bocce Ball Courts - Resurface		LP-2		Lampkin Park	$6,000	$15,721
Break Room - Refurbish		EC-7		Equestrian Center	$7,500	$19,651
Carpet - Replace		CL-1		Clubhouse - Lounge	$6,900	$18,080
Equestrian Access Road - Reconstruction		EC-4		Equestrian Center	$9,600	$25,154
Golf Cart Paths (asphalt) - Repair		GC-4		Golf Course	$25,012	$65,536
Maintenance Asphalt - Repair/Replace (c)		MB-4		Maintenance Building	$54,599	$143,060
Metal Fence/Rail - Partial Replace (20%)		SG-5		Clubhouse - Site / Grounds	$7,250	$18,996
Monument Signs - Refurbish		MISC-5		Miscellaneous	$12,500	$32,752
Pasture Fencing/Gates - Replace		EC-9		Equestrian Center	$70,499	$184,720
Patio Furniture - Replace		PP-7		Pool Pavilion	$5,000	$13,101
Patio Furniture - Replace		CC-3		Clubhouse - Condor Cafe	$8,850	$23,188
Pool Chemical Systems		PS-29		Pool & Spa	$9,000	$23,582
Pool Furniture - Replace		PS-1		Pool & Spa	$22,500	$58,954

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Pool Heater - Replace		PS-4		Pool & Spa	$10,800	$28,298
Pool/Spa Pumps - Replace (2 of 4)		PS-3		Pool & Spa	$15,000	$39,303
Trailer (142) - Replace		ME-42		Maintenance Equipment	$15,000	$39,303
Utility Vehicle (Kubota 900) - Replace		ME-49		Maintenance Equipment	$21,200	$55,548
					Total for 2054-2055:	**$1,077,257**
2055-2056						
Auto Lift - Replace		ME-12		Maintenance Equipment	$25,000	$67,797
Forklift (062) - Replace		ME-51		Maintenance Equipment	$33,600	$91,119
HVAC System - Replace		PO-10		Post Office	$17,500	$47,458
Interiors Doors/Windows - Partial Replace		CI-6		Clubhouse (General) - Interiors	$6,250	$16,949
Jeep - Replace		ME-15		Maintenance Equipment	$22,300	$60,475
Maintenance Asphalt - Repair/Replace (b)		MB-3		Maintenance Building	$54,599	$148,067
Pickup Truck (131) - Replace		ME-58		Maintenance Equipment	$107,000	$290,171
Pickup Truck (2101) - Replace		ME-55		Maintenance Equipment	$74,200	$201,221
Pool Filters - Replace (2018)		PS-24		Pool & Spa	$5,500	$14,915
Rough Mower (Toro) - Replace		ME-59		Maintenance Equipment	$120,000	$325,425
Snow Plow (Meyer 131) - Replace		ME-36		Maintenance Equipment	$11,000	$29,831
Snow Plow (Meyer 2101) - Replace		ME-38		Maintenance Equipment	$11,000	$29,831
Water Heater/Tank - Replace		CK-4		Clubhouse - Kitchen	$14,000	$37,966
					Total for 2055-2056:	**$1,361,226**

Campground

Asphalt - Reconstruction

Reserve Component

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	25 Year(s)	Quantity / Units	34,200 SF
Date in Service		Unit Price	$3.36 / SF
Effective Age	0	Current Cost	$114,912
Source	On File	Inflation Rate	3.50%
GL Code	Camp-4	Starting Reserve Balance	$0
Cost Center		Annual Fully Funding Requirement	$4,596
Project Number		Fully Funded Reserve Balance	$0
Owner		Annual Reserve Contribution	$4,368

Description: GSF

Campground Furniture - Replace

Reserve Component

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	18 EA
Date in Service		Unit Price	$1,305.56 / EA
Effective Age	10	Current Cost	$23,500
Source	On File	Inflation Rate	3.50%
GL Code	Camp-5	Starting Reserve Balance	$14,619
Cost Center		Annual Fully Funding Requirement	$1,567
Project Number		Fully Funded Reserve Balance	$15,667
Owner		Annual Reserve Contribution	$1,489

Description: Pieces

Chain Link Fence - Replace

Reserve Component

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	10 Year(s)	Quantity / Units	430 LF
Date in Service		Unit Price	$25.00 / LF
Effective Age	15	Current Cost	$10,750
Source	On File	Inflation Rate	3.50%
GL Code	Camp-2	Starting Reserve Balance	$6,019
Cost Center		Annual Fully Funding Requirement	$430
Project Number		Fully Funded Reserve Balance	$6,450
Owner		Annual Reserve Contribution	$409

Description: LF

Comp Shingle Roof - Replace *Reserve Component*

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	20 Year(s)	Quantity / Units	920 SF
Date in Service		Unit Price	$10.00 / SF
Effective Age	5	Current Cost	$9,200
Source	On File	Inflation Rate	3.50%
GL Code	Camp-1	Starting Reserve Balance	$1,717
Cost Center		Annual Fully Funding Requirement	$368
Project Number		Fully Funded Reserve Balance	$1,840
Owner		Annual Reserve Contribution	$350

Description: GSF

Wood Siding - Replace *Reserve Component*

Useful Life	40 Year(s)	Replacement %	100.00%
Remaining Life	20 Year(s)	Quantity / Units	585 SF
Date in Service		Unit Price	$30.00 / SF
Effective Age	20	Current Cost	$17,550
Source	On File	Inflation Rate	3.50%
GL Code	Camp-3	Starting Reserve Balance	$8,188
Cost Center		Annual Fully Funding Requirement	$439
Project Number		Fully Funded Reserve Balance	$8,775
Owner		Annual Reserve Contribution	$417

Description: GSF

Clubhouse - Admin Offices

Carpet - Replace *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	110 SY
Date in Service		Unit Price	$45.45 / SY
Effective Age	10	Current Cost	$5,000
Source	On File	Inflation Rate	3.00%
GL Code	AF-2	Starting Reserve Balance	$4,665
Cost Center		Annual Fully Funding Requirement	$500
Project Number		Fully Funded Reserve Balance	$5,000
Owner		Annual Reserve Contribution	$475

Description: GSY

Interior Light Fixtures - Replace			*Reserve Component*
Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	10 Year(s)	Quantity / Units	21 EA
Date in Service		Unit Price	$240.48 / EA
Effective Age	15	Current Cost	$5,050
Source	On File	Inflation Rate	3.50%
GL Code	AF-3	Starting Reserve Balance	$2,827
Cost Center		Annual Fully Funding Requirement	$202
Project Number		Fully Funded Reserve Balance	$3,030
Owner		Annual Reserve Contribution	$192

Description: Fixtures

Clubhouse - Condor Cafe

Countertop - Replace			*Reserve Component*
Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	9 LF
Date in Service		Unit Price	$694.44 / LF
Effective Age	15	Current Cost	$6,250
Source	On File	Inflation Rate	3.50%
GL Code	CC-4	Starting Reserve Balance	$4,374
Cost Center		Annual Fully Funding Requirement	$312
Project Number		Fully Funded Reserve Balance	$4,687
Owner		Annual Reserve Contribution	$297

Description: 9 LF Counter

Furniture - Replace			*Reserve Component*
Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	3 Year(s)	Quantity / Units	55 EA
Date in Service	2013	Unit Price	$409.09 / EA
Effective Age	12	Current Cost	$22,500
Source	On File	Inflation Rate	3.50%
GL Code	CC-1	Starting Reserve Balance	$16,796
Cost Center		Annual Fully Funding Requirement	$1,500
Project Number		Fully Funded Reserve Balance	$18,000
Owner		Annual Reserve Contribution	$1,425

Description: Assorted Pieces

HVAC Unit - Replace

Reserve Component

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	3 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$11,800.00 / EA
Effective Age	12	Current Cost	$11,800
Source	On File	Inflation Rate	3.50%
GL Code	CC-2	Starting Reserve Balance	$8,809
Cost Center		Annual Fully Funding Requirement	$787
Project Number		Fully Funded Reserve Balance	$9,440
Owner		Annual Reserve Contribution	$748

Description: Goodman Unit

Patio Furniture - Replace

Reserve Component

Useful Life	8 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	33 EA
Date in Service		Unit Price	$268.18 / EA
Effective Age	4	Current Cost	$8,850
Source	On File	Inflation Rate	3.50%
GL Code	CC-3	Starting Reserve Balance	$4,129
Cost Center		Annual Fully Funding Requirement	$1,106
Project Number		Fully Funded Reserve Balance	$4,425
Owner		Annual Reserve Contribution	$1,051

Description: Pieces

Wood Flooring - Replace

Reserve Component

Useful Life	7 Year(s)	Replacement %	100.00%
Remaining Life	2 Year(s)	Quantity / Units	920 SF
Date in Service		Unit Price	$20.11 / SF
Effective Age	5	Current Cost	$18,501
Source	On File	Inflation Rate	3.50%
GL Code	CC-5	Starting Reserve Balance	$12,331
Cost Center		Annual Fully Funding Requirement	$2,643
Project Number		Fully Funded Reserve Balance	$13,215
Owner		Annual Reserve Contribution	$2,512

Description: GSF

Clubhouse - Condor Room

Carpet - Replace *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	1 Year(s)	Quantity / Units	210 SY
Date in Service		Unit Price	$45.00 / SY
Effective Age	9	Current Cost	$9,450
Source	On File	Inflation Rate	3.50%
GL Code	CR-1	Starting Reserve Balance	$7,936
Cost Center		Annual Fully Funding Requirement	$945
Project Number		Fully Funded Reserve Balance	$8,505
Owner		Annual Reserve Contribution	$898

Description: GSY

Countertops - Replace *Reserve Component*

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	2 EA
Date in Service		Unit Price	$2,500.00 / EA
Effective Age	15	Current Cost	$5,000
Source	On File	Inflation Rate	3.50%
GL Code	CR-2	Starting Reserve Balance	$3,499
Cost Center		Annual Fully Funding Requirement	$250
Project Number		Fully Funded Reserve Balance	$3,750
Owner		Annual Reserve Contribution	$238

Description: Countertops

Clubhouse - Kitchen

Cooling Compartments - Replace *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	10 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$7,500.00 / EA
Effective Age	0	Current Cost	$7,500
Source	On File	Inflation Rate	3.50%
GL Code	CK-12	Starting Reserve Balance	$0
Cost Center		Annual Fully Funding Requirement	$750
Project Number		Fully Funded Reserve Balance	$0
Owner		Annual Reserve Contribution	$713

Description: 2-Compartment Unit

Exhaust Fan - Replace (a)

Reserve Component

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$5,500.00 / EA
Effective Age	20	Current Cost	$5,500
Source	On File	Inflation Rate	3.50%
GL Code	CK-9	Starting Reserve Balance	$4,106
Cost Center		Annual Fully Funding Requirement	$220
Project Number		Fully Funded Reserve Balance	$4,400
Owner		Annual Reserve Contribution	$209

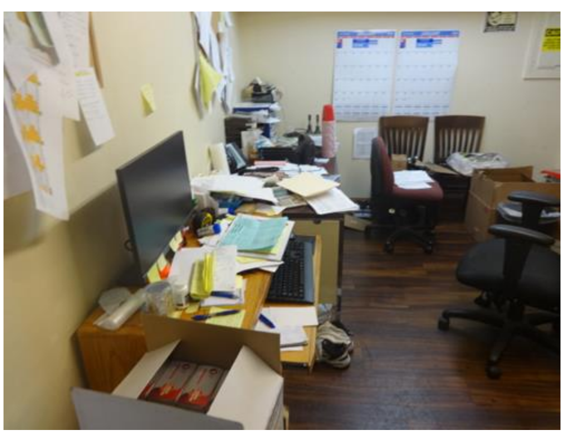
Description: Ansul System

Fire Suppression System - Modernize

Reserve Component

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	1 ALW
Date in Service		Unit Price	$9,000.00 / ALW
Effective Age	10	Current Cost	$9,000
Source	On File	Inflation Rate	3.50%
GL Code	CK-5	Starting Reserve Balance	$5,599
Cost Center		Annual Fully Funding Requirement	$600
Project Number		Fully Funded Reserve Balance	$6,000
Owner		Annual Reserve Contribution	$570

Description: System

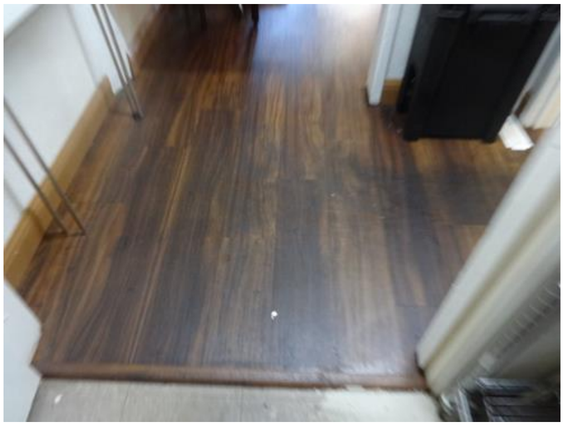


Flattop/Oven - Replace

Reserve Component

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$10,500.00 / EA
Effective Age	10	Current Cost	$10,500
Source	On File	Inflation Rate	3.50%
GL Code	CK-15	Starting Reserve Balance	$9,798
Cost Center		Annual Fully Funding Requirement	$1,050
Project Number		Fully Funded Reserve Balance	$10,500
Owner		Annual Reserve Contribution	$998

Description: Wolf Unit

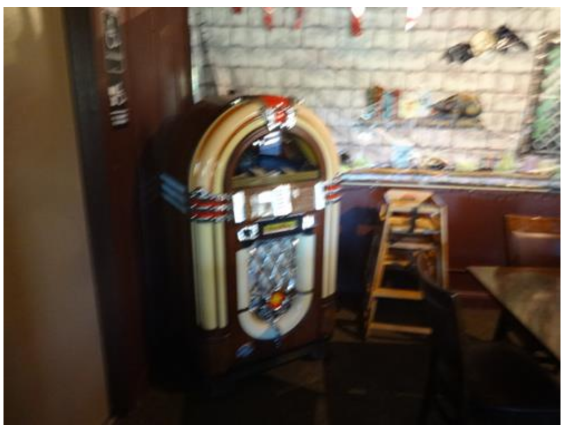


Freezer - Replace

Reserve Component

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	10 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$7,000.00 / EA
Effective Age	0	Current Cost	$7,000
Source	On File	Inflation Rate	3.50%
GL Code	CK-13	Starting Reserve Balance	$0
Cost Center		Annual Fully Funding Requirement	$700
Project Number		Fully Funded Reserve Balance	$0
Owner		Annual Reserve Contribution	$665

Description: True Freezer



Gas Range/Oven - Replace

Reserve Component

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$8,000.00 / EA
Effective Age	10	Current Cost	$8,000
Source	On File	Inflation Rate	3.50%
GL Code	CK-6	Starting Reserve Balance	$7,465
Cost Center		Annual Fully Funding Requirement	$800
Project Number		Fully Funded Reserve Balance	$8,000
Owner		Annual Reserve Contribution	$760

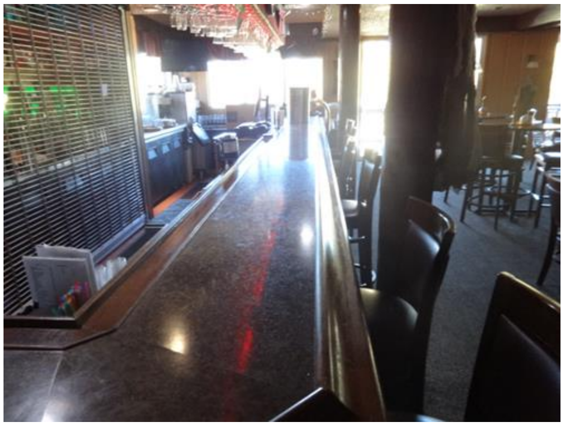
Description: Wolf Unit

Grill - Replace

Reserve Component

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 EA
Date in Service	2010	Unit Price	$6,250.00 / EA
Effective Age	15	Current Cost	$6,250
Source	On File	Inflation Rate	3.50%
GL Code	CK-11	Starting Reserve Balance	$5,832
Cost Center		Annual Fully Funding Requirement	$417
Project Number		Fully Funded Reserve Balance	$6,250
Owner		Annual Reserve Contribution	$396

Description: Wolf Grilltop



Hotbox - Replace — *Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$5,750.00 / EA
Effective Age	15	Current Cost	$5,750
Source	On File	Inflation Rate	3.50%
GL Code	CK-8	Starting Reserve Balance	$5,365
Cost Center		Annual Fully Funding Requirement	$383
Project Number		Fully Funded Reserve Balance	$5,750
Owner		Annual Reserve Contribution	$364

Description: FWE Hotbox

Prep Tables/Stations - Replace — *Reserve Component*

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	3 Year(s)	Quantity / Units	8 EA
Date in Service		Unit Price	$812.50 / EA
Effective Age	27	Current Cost	$6,500
Source	On File	Inflation Rate	3.50%
GL Code	CK-10	Starting Reserve Balance	$5,459
Cost Center		Annual Fully Funding Requirement	$217
Project Number		Fully Funded Reserve Balance	$5,850
Owner		Annual Reserve Contribution	$206

Description: Fixtures

Refrigerated prep table — *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	10 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$6,500.00 / EA
Effective Age	0	Current Cost	$6,500
Source	On File	Inflation Rate	3.50%
GL Code	CK-14	Starting Reserve Balance	$0
Cost Center		Annual Fully Funding Requirement	$650
Project Number		Fully Funded Reserve Balance	$0
Owner		Annual Reserve Contribution	$618

Refrigerator - Replace (old) *Reserve Component*

Useful Life	12 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$6,250.00 / EA
Effective Age	12	Current Cost	$6,250
Source	On File	Inflation Rate	3.50%
GL Code	CK-7	Starting Reserve Balance	$5,832
Cost Center		Annual Fully Funding Requirement	$521
Project Number		Fully Funded Reserve Balance	$6,250
Owner		Annual Reserve Contribution	$495

Description: Trausen

Tile Floors - Replace *Reserve Component*

Useful Life	50 Year(s)	Replacement %	100.00%
Remaining Life	24 Year(s)	Quantity / Units	545 SF
Date in Service	1999	Unit Price	$11.56 / SF
Effective Age	26	Current Cost	$6,300
Source	On File	Inflation Rate	3.50%
GL Code	CK-2	Starting Reserve Balance	$3,057
Cost Center		Annual Fully Funding Requirement	$126
Project Number		Fully Funded Reserve Balance	$3,276
Owner		Annual Reserve Contribution	$120

Description: GSF

Vinyl Panels - Replace *Reserve Component*

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	10 Year(s)	Quantity / Units	960 SF
Date in Service		Unit Price	$5.47 / SF
Effective Age	10	Current Cost	$5,251
Source	On File	Inflation Rate	3.50%
GL Code	CK-1	Starting Reserve Balance	$2,450
Cost Center		Annual Fully Funding Requirement	$263
Project Number		Fully Funded Reserve Balance	$2,626
Owner		Annual Reserve Contribution	$250

Description: GSF

Walk-In Fridge/Freezer - Replace *Reserve Component*

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$18,000.00 / EA
Effective Age	16	Current Cost	$18,000
Source	On File	Inflation Rate	3.50%
GL Code	CK-3	Starting Reserve Balance	$13,437
Cost Center		Annual Fully Funding Requirement	$900
Project Number		Fully Funded Reserve Balance	$14,400
Owner		Annual Reserve Contribution	$855

Description: Duracold Unit

Water Heater/Tank - Replace *Reserve Component*

Useful Life	12 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$14,000.00 / EA
Effective Age	7	Current Cost	$14,000
Source	On File	Inflation Rate	3.50%
GL Code	CK-4	Starting Reserve Balance	$7,620
Cost Center		Annual Fully Funding Requirement	$1,167
Project Number		Fully Funded Reserve Balance	$8,167
Owner		Annual Reserve Contribution	$1,109

Description: Westinghouse 5 Gal

Clubhouse - Lounge

34' Bar with Top *Reserve Component*

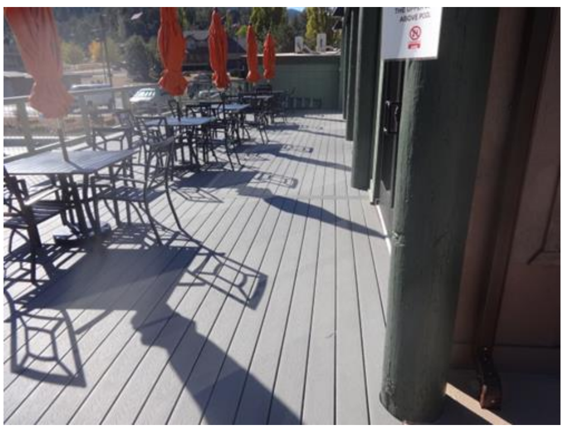
Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$5,000.00 / EA
Effective Age	20	Current Cost	$5,000
Source	On File	Inflation Rate	3.50%
GL Code	CL-10	Starting Reserve Balance	$3,732
Cost Center		Annual Fully Funding Requirement	$200
Project Number		Fully Funded Reserve Balance	$4,000
Owner		Annual Reserve Contribution	$190

Description: Unit

A/V System - Upgrade — *Reserve Component*

Useful Life	8 Year(s)	Replacement %	100.00%
Remaining Life	7 Year(s)	Quantity / Units	4 EA
Date in Service		Unit Price	$1,400.00 / EA
Effective Age	1	Current Cost	$5,600
Source	On File	Inflation Rate	3.50%
GL Code	CL-2	Starting Reserve Balance	$653
Cost Center		Annual Fully Funding Requirement	$700
Project Number		Fully Funded Reserve Balance	$700
Owner		Annual Reserve Contribution	$665

Description: System (4) Speakers



Beer Cooler 7' — *Reserve Component*

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$5,500.00 / EA
Effective Age	20	Current Cost	$5,500
Source	On File	Inflation Rate	3.00%
GL Code	CL-7	Starting Reserve Balance	$5,132
Cost Center		Annual Fully Funding Requirement	$275
Project Number		Fully Funded Reserve Balance	$5,500
Owner		Annual Reserve Contribution	$261

Description: Unit

NO IMAGE AVAILABLE

Carpet - Replace — *Reserve Component*

Useful Life	7 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	153 SY
Date in Service		Unit Price	$45.10 / SY
Effective Age	7	Current Cost	$6,900
Source	On File	Inflation Rate	3.50%
GL Code	CL-1	Starting Reserve Balance	$6,439
Cost Center		Annual Fully Funding Requirement	$986
Project Number		Fully Funded Reserve Balance	$6,900
Owner		Annual Reserve Contribution	$937

Description: GSY

Cooler (3 door) 8' *Reserve Component*

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	10 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$6,500.00 / EA
Effective Age	10	Current Cost	$6,500
Source	On File	Inflation Rate	3.50%
GL Code	CL-9	Starting Reserve Balance	$3,033
Cost Center		Annual Fully Funding Requirement	$325
Project Number		Fully Funded Reserve Balance	$3,250
Owner		Annual Reserve Contribution	$309

Description: Unit

Furniture - Replace *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	2 Year(s)	Quantity / Units	115 EA
Date in Service	2017	Unit Price	$186.96 / EA
Effective Age	8	Current Cost	$21,500
Source	On File	Inflation Rate	3.50%
GL Code	CL-6	Starting Reserve Balance	$16,050
Cost Center		Annual Fully Funding Requirement	$2,150
Project Number		Fully Funded Reserve Balance	$17,200
Owner		Annual Reserve Contribution	$2,043

Description: Assorted Pieces

Keg Dispenser - Replace *Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$6,000.00 / EA
Effective Age	10	Current Cost	$6,000
Source	On File	Inflation Rate	3.50%
GL Code	CL-3	Starting Reserve Balance	$3,732
Cost Center		Annual Fully Funding Requirement	$400
Project Number		Fully Funded Reserve Balance	$4,000
Owner		Annual Reserve Contribution	$380

Description: True Unit

Component Photos & Details

Patio Furniture - Replace *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	1 Year(s)	Quantity / Units	61 EA
Date in Service		Unit Price	$311.48 / EA
Effective Age	9	Current Cost	$19,000
Source	On File	Inflation Rate	3.50%
GL Code	CL-4	Starting Reserve Balance	$15,956
Cost Center		Annual Fully Funding Requirement	$1,900
Project Number		Fully Funded Reserve Balance	$17,100
Owner		Annual Reserve Contribution	$1,806

Description: Assorted Pieces

Reefer 6' *Reserve Component*

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	17 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$5,500.00 / EA
Effective Age	3	Current Cost	$5,500
Source	On File	Inflation Rate	3.50%
GL Code	CL-8	Starting Reserve Balance	$770
Cost Center		Annual Fully Funding Requirement	$275
Project Number		Fully Funded Reserve Balance	$825
Owner		Annual Reserve Contribution	$261

Description: Unit

Sink/Wash Stations - Replace *Reserve Component*

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	3 Year(s)	Quantity / Units	4 EA
Date in Service		Unit Price	$1,250.00 / EA
Effective Age	17	Current Cost	$5,000
Source	On File	Inflation Rate	3.50%
GL Code	CL-5	Starting Reserve Balance	$3,966
Cost Center		Annual Fully Funding Requirement	$250
Project Number		Fully Funded Reserve Balance	$4,250
Owner		Annual Reserve Contribution	$238

Description: Stations

Component Photos & Details

Clubhouse - Mechanical/Electrical/Plumbing

Electrical System - Assess/Modernize *Reserve Component*

Useful Life	50 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 ALW
Date in Service		Unit Price	$300,000.00 / ALW
Effective Age	50	Current Cost	$300,000
Source	On File	Inflation Rate	3.50%
GL Code	MEP-1	Starting Reserve Balance	$279,933
Cost Center		Annual Fully Funding Requirement	$6,000
Project Number		Fully Funded Reserve Balance	$300,000
Owner		Annual Reserve Contribution	$5,702

Description: Lump Sum

Emergency Generator - Replace *Reserve Component*

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	9 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$116,000.00 / EA
Effective Age	21	Current Cost	$116,000
Source	On File	Inflation Rate	3.50%
GL Code	MEP-5	Starting Reserve Balance	$75,768
Cost Center		Annual Fully Funding Requirement	$3,867
Project Number		Fully Funded Reserve Balance	$81,200
Owner		Annual Reserve Contribution	$3,675

Description: Generac

Liftstation Sump Pumps - Replace *Reserve Component*

Useful Life	12 Year(s)	Replacement %	100.00%
Remaining Life	9 Year(s)	Quantity / Units	2 EA
Date in Service		Unit Price	$13,500.00 / EA
Effective Age	3	Current Cost	$27,000
Source	On File	Inflation Rate	3.50%
GL Code	MEP-4	Starting Reserve Balance	$6,298
Cost Center		Annual Fully Funding Requirement	$2,250
Project Number		Fully Funded Reserve Balance	$6,750
Owner		Annual Reserve Contribution	$2,138

Description: Pumps

Plumbing/Gas Lines - Replace			*Reserve Component*
Useful Life	50 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 ALW
Date in Service		Unit Price	$300,000.00 / ALW
Effective Age	50	Current Cost	$300,000
Source	On File	Inflation Rate	3.50%
GL Code	MEP-2	Starting Reserve Balance	$279,933
Cost Center		Annual Fully Funding Requirement	$6,000
Project Number		Fully Funded Reserve Balance	$300,000
Owner		Annual Reserve Contribution	$5,702

Description: Lump Sum

Plumbing/Gas System - Assessment			*Reserve Component*
Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 ALW
Date in Service	2015	Unit Price	$6,250.00 / ALW
Effective Age	10	Current Cost	$6,250
Source	On File	Inflation Rate	3.50%
GL Code	MEP-3	Starting Reserve Balance	$5,832
Cost Center		Annual Fully Funding Requirement	$625
Project Number		Fully Funded Reserve Balance	$6,250
Owner		Annual Reserve Contribution	$594

Description: Lump Sum

Clubhouse - Rec Room

Carpet - Replace			*Reserve Component*
Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	148 SY
Date in Service		Unit Price	$44.93 / SY
Effective Age	5	Current Cost	$6,650
Source	On File	Inflation Rate	3.50%
GL Code	RR-1	Starting Reserve Balance	$3,102
Cost Center		Annual Fully Funding Requirement	$665
Project Number		Fully Funded Reserve Balance	$3,325
Owner		Annual Reserve Contribution	$632

Description: GSY

Component Photos & Details

Interior Light Fixtures - Replace *Reserve Component*

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	26 EA
Date in Service		Unit Price	$240.38 / EA
Effective Age	20	Current Cost	$6,250
Source	On File	Inflation Rate	3.50%
GL Code	RR-2	Starting Reserve Balance	$4,665
Cost Center		Annual Fully Funding Requirement	$250
Project Number		Fully Funded Reserve Balance	$5,000
Owner		Annual Reserve Contribution	$238

Description: Fixtures

Clubhouse - Site / Grounds

Clubhouse Asphalt - Reconstruction *Reserve Component*

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	2 Year(s)	Quantity / Units	22,050 SF
Date in Service	2007	Unit Price	$4.49 / SF
Effective Age	18	Current Cost	$99,005
Source	On File	Inflation Rate	3.50%
GL Code	SG-9	Starting Reserve Balance	$83,144
Cost Center		Annual Fully Funding Requirement	$4,950
Project Number		Fully Funded Reserve Balance	$89,104
Owner		Annual Reserve Contribution	$4,704

Description: GSF

Concrete Road (kitchen access) - Replace *Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	10 Year(s)	Quantity / Units	1 ALW
Date in Service		Unit Price	$44,000.00 / ALW
Effective Age	5	Current Cost	$44,000
Source	On File	Inflation Rate	3.50%
GL Code	SG-8	Starting Reserve Balance	$13,686
Cost Center		Annual Fully Funding Requirement	$2,933
Project Number		Fully Funded Reserve Balance	$14,667
Owner		Annual Reserve Contribution	$2,788

Description: Lump Sum

Component Photos & Details

Furnaces - Replace — *Reserve Component*

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	15 Year(s)	Quantity / Units	2 EA
Date in Service		Unit Price	$3,000.00 / EA
Effective Age	5	Current Cost	$6,000
Source	On File	Inflation Rate	3.50%
GL Code	SG-4	Starting Reserve Balance	$1,400
Cost Center		Annual Fully Funding Requirement	$300
Project Number		Fully Funded Reserve Balance	$1,500
Owner		Annual Reserve Contribution	$285

Description: Furnaces

NO IMAGE AVAILABLE

Metal Fence/Rail - Partial Replace (20%) — *Reserve Component*

Useful Life	10 Year(s)	Replacement %	20.00%
Remaining Life	8 Year(s)	Quantity / Units	482 LF
Date in Service	2023	Unit Price	$75.21 / LF
Effective Age	2	Current Cost	$7,250
Source	On File	Inflation Rate	3.50%
GL Code	SG-5	Starting Reserve Balance	$1,353
Cost Center		Annual Fully Funding Requirement	$725
Project Number		Fully Funded Reserve Balance	$1,450
Owner		Annual Reserve Contribution	$689

Description: 20% of 482 LF

NO IMAGE AVAILABLE

Metal Fence/Rail/Gates - Repaint — *Reserve Component*

Useful Life	5 Year(s)	Replacement %	100.00%
Remaining Life	2 Year(s)	Quantity / Units	482 LF
Date in Service		Unit Price	$15.04 / LF
Effective Age	3	Current Cost	$7,249
Source	On File	Inflation Rate	3.50%
GL Code	SG-2	Starting Reserve Balance	$4,059
Cost Center		Annual Fully Funding Requirement	$1,450
Project Number		Fully Funded Reserve Balance	$4,350
Owner		Annual Reserve Contribution	$1,378

Description: LF

Pole Lights - Replace *Reserve Component*

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	7 Year(s)	Quantity / Units	9 EA
Date in Service		Unit Price	$1,250.00 / EA
Effective Age	18	Current Cost	$11,250
Source	On File	Inflation Rate	3.50%
GL Code	SG-6	Starting Reserve Balance	$7,558
Cost Center		Annual Fully Funding Requirement	$450
Project Number		Fully Funded Reserve Balance	$8,100
Owner		Annual Reserve Contribution	$428

Description: Pole Fixtures

Storage Shed - Replace *Reserve Component*

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	25 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$5,000.00 / EA
Effective Age	5	Current Cost	$5,000
Source	On File	Inflation Rate	3.50%
GL Code	SG-3	Starting Reserve Balance	$778
Cost Center		Annual Fully Funding Requirement	$167
Project Number		Fully Funded Reserve Balance	$833
Owner		Annual Reserve Contribution	$158

Description: Shed

Trex Railing - Replace *Reserve Component*

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	22 Year(s)	Quantity / Units	500 LF
Date in Service		Unit Price	$42.50 / LF
Effective Age	3	Current Cost	$21,250
Source	On File	Inflation Rate	3.50%
GL Code	SG-7	Starting Reserve Balance	$2,379
Cost Center		Annual Fully Funding Requirement	$850
Project Number		Fully Funded Reserve Balance	$2,550
Owner		Annual Reserve Contribution	$808

Description: LF

Wood Railing - Replace *Reserve Component*

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	310 LF
Date in Service		Unit Price	$69.35 / LF
Effective Age	25	Current Cost	$21,499
Source	On File	Inflation Rate	3.50%
GL Code	SG-1	Starting Reserve Balance	$20,060
Cost Center		Annual Fully Funding Requirement	$860
Project Number		Fully Funded Reserve Balance	$21,499
Owner		Annual Reserve Contribution	$817

Description: LF

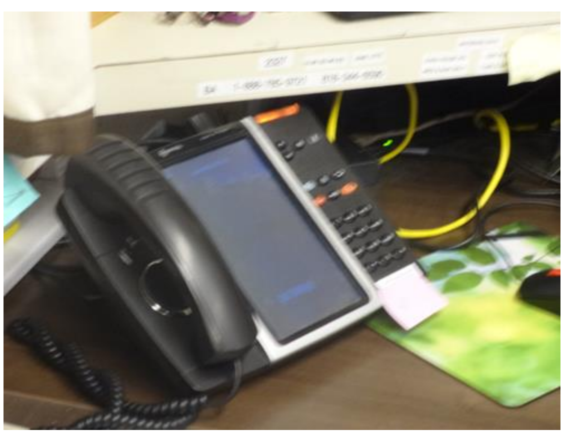
Clubhouse - Storage Rooms

Dance Floor Panels - Replace *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	1 ALW
Date in Service		Unit Price	$15,000.00 / ALW
Effective Age	5	Current Cost	$15,000
Source	On File	Inflation Rate	3.50%
GL Code	SR-1	Starting Reserve Balance	$6,998
Cost Center		Annual Fully Funding Requirement	$1,500
Project Number		Fully Funded Reserve Balance	$7,500
Owner		Annual Reserve Contribution	$1,425

Description: Allowance

Clubhouse (General) - Exteriors



Comp Shingle Roof - Replace *Reserve Component*

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	3,625 SF
Date in Service		Unit Price	$10.01 / SF
Effective Age	30	Current Cost	$36,286
Source	On File	Inflation Rate	3.00%
GL Code	CE-9	Starting Reserve Balance	$33,859
Cost Center		Annual Fully Funding Requirement	$1,210
Project Number		Fully Funded Reserve Balance	$36,286
Owner		Annual Reserve Contribution	$1,149

Description: GSF

Elastomeric Deck - Resurface (a) *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	765 SF
Date in Service		Unit Price	$26.14 / SF
Effective Age	10	Current Cost	$19,997
Source	On File	Inflation Rate	3.50%
GL Code	CE-1	Starting Reserve Balance	$18,659
Cost Center		Annual Fully Funding Requirement	$2,000
Project Number		Fully Funded Reserve Balance	$19,997
Owner		Annual Reserve Contribution	$1,900

Description: GSF

Elastomeric Deck - Resurface (b) *Reserve Component*

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	17 Year(s)	Quantity / Units	400 SF
Date in Service		Unit Price	$50.00 / SF
Effective Age	3	Current Cost	$20,000
Source	On File	Inflation Rate	3.50%
GL Code	CE-2	Starting Reserve Balance	$2,799
Cost Center		Annual Fully Funding Requirement	$1,000
Project Number		Fully Funded Reserve Balance	$3,000
Owner		Annual Reserve Contribution	$950

Description: GSF

Exterior Doors - Replace *Reserve Component*

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	10 Year(s)	Quantity / Units	15 EA
Date in Service		Unit Price	$2,200.00 / EA
Effective Age	20	Current Cost	$33,000
Source	On File	Inflation Rate	3.50%
GL Code	CE-4	Starting Reserve Balance	$20,528
Cost Center		Annual Fully Funding Requirement	$1,100
Project Number		Fully Funded Reserve Balance	$22,000
Owner		Annual Reserve Contribution	$1,045

Description: Doors

Exterior Windows - Replace — *Reserve Component*

Useful Life	40 Year(s)	Replacement %	100.00%
Remaining Life	14 Year(s)	Quantity / Units	26 EA
Date in Service		Unit Price	$1,250.00 / EA
Effective Age	26	Current Cost	$32,500
Source	On File	Inflation Rate	3.50%
GL Code	CE-3	Starting Reserve Balance	$19,712
Cost Center		Annual Fully Funding Requirement	$813
Project Number		Fully Funded Reserve Balance	$21,125
Owner		Annual Reserve Contribution	$772

Description: Windows

Flat Roof - Replace — *Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	5,125 SF
Date in Service		Unit Price	$9.00 / SF
Effective Age	15	Current Cost	$46,125
Source	On File	Inflation Rate	3.50%
GL Code	CE-7	Starting Reserve Balance	$43,040
Cost Center		Annual Fully Funding Requirement	$3,075
Project Number		Fully Funded Reserve Balance	$46,125
Owner		Annual Reserve Contribution	$2,922

Description: GSF

Gutters/Downspouts - Replace — *Reserve Component*

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	1 Year(s)	Quantity / Units	835 LF
Date in Service		Unit Price	$15.51 / LF
Effective Age	24	Current Cost	$12,951
Source	On File	Inflation Rate	3.50%
GL Code	CE-6	Starting Reserve Balance	$11,601
Cost Center		Annual Fully Funding Requirement	$518
Project Number		Fully Funded Reserve Balance	$12,433
Owner		Annual Reserve Contribution	$492

Description: LF

HVAC System - Replace (Goodman) *Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	1 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$18,500.00 / EA
Effective Age	14	Current Cost	$18,500
Source	On File	Inflation Rate	3.50%
GL Code	CE-8	Starting Reserve Balance	$16,112
Cost Center		Annual Fully Funding Requirement	$1,233
Project Number		Fully Funded Reserve Balance	$17,267
Owner		Annual Reserve Contribution	$1,172

Description: Goodman Unit

HVAC System - Replace (York) *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	1 EA
Date in Service	2020	Unit Price	$9,800.00 / EA
Effective Age	5	Current Cost	$9,800
Source	On File	Inflation Rate	3.50%
GL Code	CE-5	Starting Reserve Balance	$4,572
Cost Center		Annual Fully Funding Requirement	$980
Project Number		Fully Funded Reserve Balance	$4,900
Owner		Annual Reserve Contribution	$931

Description: York Unit

Trex Deck/Ramps - Replace *Reserve Component*

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	26 Year(s)	Quantity / Units	1,425 SF
Date in Service	2021	Unit Price	$84.21 / SF
Effective Age	4	Current Cost	$119,999
Source	On File	Inflation Rate	3.50%
GL Code	CE-10	Starting Reserve Balance	$14,930
Cost Center		Annual Fully Funding Requirement	$4,000
Project Number		Fully Funded Reserve Balance	$16,000
Owner		Annual Reserve Contribution	$3,801

Description: GSF

Wood Siding - Replace *Reserve Component*

Useful Life	40 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	6,700 SF
Date in Service		Unit Price	$32.84 / SF
Effective Age	40	Current Cost	$220,028
Source	On File	Inflation Rate	3.50%
GL Code	CE-11	Starting Reserve Balance	$205,310
Cost Center		Annual Fully Funding Requirement	$5,501
Project Number		Fully Funded Reserve Balance	$220,028
Owner		Annual Reserve Contribution	$5,227

Description: GSF

Clubhouse (General) - Interiors

Backflow Preventer - Replace *Reserve Component*

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	3 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$11,000.00 / EA
Effective Age	22	Current Cost	$11,000
Source	On File	Inflation Rate	3.50%
GL Code	CI-8	Starting Reserve Balance	$9,032
Cost Center		Annual Fully Funding Requirement	$440
Project Number		Fully Funded Reserve Balance	$9,680
Owner		Annual Reserve Contribution	$418

Description: Backflow Device

Interior Surfaces - Repaint *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	23,500 SF
Date in Service		Unit Price	$2.77 / SF
Effective Age	10	Current Cost	$65,095
Source	On File	Inflation Rate	3.50%
GL Code	CI-9	Starting Reserve Balance	$60,741
Cost Center		Annual Fully Funding Requirement	$6,510
Project Number		Fully Funded Reserve Balance	$65,095
Owner		Annual Reserve Contribution	$6,186

Description: GSF

Interiors Doors/Windows -Partial Replace *Reserve Component*

Useful Life	5 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	5 EA
Date in Service	2024	Unit Price	$1,250.00 / EA
Effective Age	1	Current Cost	$6,250
Source	On File	Inflation Rate	3.50%
GL Code	CI-6	Starting Reserve Balance	$1,166
Cost Center		Annual Fully Funding Requirement	$1,250
Project Number		Fully Funded Reserve Balance	$1,250
Owner		Annual Reserve Contribution	$1,188

Description: of (0) Doors/Windows

Repeater Antenna - Replace *Reserve Component*

Useful Life	5 Year(s)	Replacement %	100.00%
Remaining Life	2 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$12,500.00 / EA
Effective Age	3	Current Cost	$12,500
Source	On File	Inflation Rate	3.50%
GL Code	CI-1	Starting Reserve Balance	$6,998
Cost Center		Annual Fully Funding Requirement	$2,500
Project Number		Fully Funded Reserve Balance	$7,500
Owner		Annual Reserve Contribution	$2,376

Description: Antenna

Security Camera System - Replace *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	22 EA
Date in Service		Unit Price	$1,500.00 / EA
Effective Age	6	Current Cost	$33,000
Source	On File	Inflation Rate	3.00%
GL Code	CI-2	Starting Reserve Balance	$18,476
Cost Center		Annual Fully Funding Requirement	$3,300
Project Number		Fully Funded Reserve Balance	$19,800
Owner		Annual Reserve Contribution	$3,136

Description: System (22) Cameras

Telephone System - Replace *Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	6 Year(s)	Quantity / Units	1 ALW
Date in Service		Unit Price	$22,500.00 / ALW
Effective Age	9	Current Cost	$22,500
Source	On File	Inflation Rate	3.50%
GL Code	CI-4	Starting Reserve Balance	$12,597
Cost Center		Annual Fully Funding Requirement	$1,500
Project Number		Fully Funded Reserve Balance	$13,500
Owner		Annual Reserve Contribution	$1,425

Description: System

Window Treatments - Replace *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	1 Year(s)	Quantity / Units	875 SF
Date in Service		Unit Price	$6.00 / SF
Effective Age	9	Current Cost	$5,250
Source	On File	Inflation Rate	3.50%
GL Code	CI-7	Starting Reserve Balance	$4,409
Cost Center		Annual Fully Funding Requirement	$525
Project Number		Fully Funded Reserve Balance	$4,725
Owner		Annual Reserve Contribution	$499

NO IMAGE AVAILABLE

Description: GSF

Wood Flooring - Replace *Reserve Component*

Useful Life	40 Year(s)	Replacement %	100.00%
Remaining Life	10 Year(s)	Quantity / Units	500 SF
Date in Service	1995	Unit Price	$14.20 / SF
Effective Age	30	Current Cost	$7,100
Source	On File	Inflation Rate	3.50%
GL Code	CI-3	Starting Reserve Balance	$4,969
Cost Center		Annual Fully Funding Requirement	$178
Project Number		Fully Funded Reserve Balance	$5,325
Owner		Annual Reserve Contribution	$169

NO IMAGE AVAILABLE

Description: GSF

Equestrian Center

Arena Fencing - Replace *Reserve Component*

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	25 Year(s)	Quantity / Units	430 LF
Date in Service		Unit Price	$26.74 / LF
Effective Age	0	Current Cost	$11,498
Source	On File	Inflation Rate	3.50%
GL Code	EC-13	Starting Reserve Balance	$0
Cost Center		Annual Fully Funding Requirement	$460
Project Number		Fully Funded Reserve Balance	$0
Owner		Annual Reserve Contribution	$437

Description: LF

Barn Doors - Replace *Reserve Component*

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	10 Year(s)	Quantity / Units	2 EA
Date in Service		Unit Price	$2,500.00 / EA
Effective Age	15	Current Cost	$5,000
Source	On File	Inflation Rate	3.50%
GL Code	EC-2	Starting Reserve Balance	$2,799
Cost Center		Annual Fully Funding Requirement	$200
Project Number		Fully Funded Reserve Balance	$3,000
Owner		Annual Reserve Contribution	$190

Description: Sets

Break Room - Refurbish *Reserve Component*

Useful Life	12 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	1 ALW
Date in Service		Unit Price	$7,500.00 / ALW
Effective Age	8	Current Cost	$7,500
Source	On File	Inflation Rate	3.50%
GL Code	EC-7	Starting Reserve Balance	$4,666
Cost Center		Annual Fully Funding Requirement	$625
Project Number		Fully Funded Reserve Balance	$5,000
Owner		Annual Reserve Contribution	$594

Description: Lump Sum

Comp Shingle Roof - Replace

Reserve Component

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	2 Year(s)	Quantity / Units	4,540 SF
Date in Service		Unit Price	$10.00 / SF
Effective Age	8	Current Cost	$45,400
Source	On File	Inflation Rate	3.50%
GL Code	EC-11	Starting Reserve Balance	$33,891
Cost Center		Annual Fully Funding Requirement	$4,540
Project Number		Fully Funded Reserve Balance	$36,320
Owner		Annual Reserve Contribution	$4,314

Description: GSF

Corral Fencing - Replace

Reserve Component

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	18 Year(s)	Quantity / Units	1,470 LF
Date in Service		Unit Price	$30.61 / LF
Effective Age	2	Current Cost	$44,997
Source	On File	Inflation Rate	3.50%
GL Code	EC-14	Starting Reserve Balance	$4,199
Cost Center		Annual Fully Funding Requirement	$2,250
Project Number		Fully Funded Reserve Balance	$4,500
Owner		Annual Reserve Contribution	$2,138

Description: LF

Corrugated Metal Roofs - Replace

Reserve Component

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	3,840 SF
Date in Service		Unit Price	$2.60 / SF
Effective Age	25	Current Cost	$9,984
Source	On File	Inflation Rate	3.50%
GL Code	EC-8	Starting Reserve Balance	$7,763
Cost Center		Annual Fully Funding Requirement	$333
Project Number		Fully Funded Reserve Balance	$8,320
Owner		Annual Reserve Contribution	$316

Description: GSF

Equestrian Access Road - Reconstruction

Reserve Component

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	13 Year(s)	Quantity / Units	1 ALW
Date in Service		Unit Price	$9,600.00 / ALW
Effective Age	2	Current Cost	$9,600
Source	On File	Inflation Rate	3.50%
GL Code	EC-4	Starting Reserve Balance	$1,194
Cost Center		Annual Fully Funding Requirement	$640
Project Number		Fully Funded Reserve Balance	$1,280
Owner		Annual Reserve Contribution	$608

Description: Moderate GSF

Horse Feeders - Partial Replace (50%)

Reserve Component

Useful Life	45 Year(s)	Replacement %	50.00%
Remaining Life	45 Year(s)	Quantity / Units	40 EA
Date in Service		Unit Price	$600.00 / EA
Effective Age	0	Current Cost	$12,000
Source	On File	Inflation Rate	3.50%
GL Code	EC-12	Starting Reserve Balance	$0
Cost Center		Annual Fully Funding Requirement	$267
Project Number		Fully Funded Reserve Balance	$0
Owner		Annual Reserve Contribution	$253

Description: 50% of ~(40) Feeders

Horse Hot Walker - Replace

Reserve Component

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	18 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$6,800.00 / EA
Effective Age	2	Current Cost	$6,800
Source	On File	Inflation Rate	3.50%
GL Code	EC-3	Starting Reserve Balance	$635
Cost Center		Annual Fully Funding Requirement	$340
Project Number		Fully Funded Reserve Balance	$680
Owner		Annual Reserve Contribution	$323

Description: Hot Walker

Locker Doors - Partial Replace (50%)			*Reserve Component*
Useful Life	10 Year(s)	Replacement %	50.00%
Remaining Life	5 Year(s)	Quantity / Units	42 EA
Date in Service		Unit Price	$714.29 / EA
Effective Age	5	Current Cost	$15,000
Source	On File	Inflation Rate	3.50%
GL Code	EC-10	Starting Reserve Balance	$6,998
Cost Center		Annual Fully Funding Requirement	$1,500
Project Number		Fully Funded Reserve Balance	$7,500
Owner		Annual Reserve Contribution	$1,425

Description: 50% of ~(42) Doors

Pasture Fencing/Gates - Replace			*Reserve Component*
Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	28 Year(s)	Quantity / Units	1,700 SF
Date in Service		Unit Price	$41.47 / SF
Effective Age	2	Current Cost	$70,499
Source	On File	Inflation Rate	3.50%
GL Code	EC-9	Starting Reserve Balance	$4,386
Cost Center		Annual Fully Funding Requirement	$2,350
Project Number		Fully Funded Reserve Balance	$4,700
Owner		Annual Reserve Contribution	$2,233

Description: GSF

Pipe Corrals (lower) - Replace			*Reserve Component*
Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	17 Year(s)	Quantity / Units	1 ALW
Date in Service		Unit Price	$76,000.00 / ALW
Effective Age	3	Current Cost	$76,000
Source	On File	Inflation Rate	3.50%
GL Code	EC-15	Starting Reserve Balance	$10,637
Cost Center		Annual Fully Funding Requirement	$3,800
Project Number		Fully Funded Reserve Balance	$11,400
Owner		Annual Reserve Contribution	$3,611

Description: Lump Sum

Component Photos & Details

Round Pen - Refurbish

Reserve Component

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	23 Year(s)	Quantity / Units	1 ALW
Date in Service		Unit Price	$102,000.00 / ALW
Effective Age	2	Current Cost	$102,000
Source	On File	Inflation Rate	3.50%
GL Code	EC-16	Starting Reserve Balance	$7,614
Cost Center		Annual Fully Funding Requirement	$4,080
Project Number		Fully Funded Reserve Balance	$8,160
Owner		Annual Reserve Contribution	$3,877

Description: Lump Sum

Stable Panels/Gates - Repair/Partial Rep

Reserve Component

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	7 Year(s)	Quantity / Units	1 ALW
Date in Service		Unit Price	$80,000.00 / ALW
Effective Age	3	Current Cost	$80,000
Source	On File	Inflation Rate	3.50%
GL Code	EC-6	Starting Reserve Balance	$22,395
Cost Center		Annual Fully Funding Requirement	$8,000
Project Number		Fully Funded Reserve Balance	$24,000
Owner		Annual Reserve Contribution	$7,603

Description: Lump Sum

Water System - Electrical

Reserve Component

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	2 Year(s)	Quantity / Units	113 EA
Date in Service		Unit Price	$132.74 / EA
Effective Age	18	Current Cost	$15,000
Source	On File	Inflation Rate	3.50%
GL Code	EC-17	Starting Reserve Balance	$12,597
Cost Center		Annual Fully Funding Requirement	$750
Project Number		Fully Funded Reserve Balance	$13,500
Owner		Annual Reserve Contribution	$713

Description: Electrical - 113

Component Photos & Details

Water System - Replace (15) *Reserve Component*

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	20 Year(s)	Quantity / Units	15 EA
Date in Service		Unit Price	$666.67 / EA
Effective Age	0	Current Cost	$10,000
Source	On File	Inflation Rate	3.50%
GL Code	EC-18	Starting Reserve Balance	$0
Cost Center		Annual Fully Funding Requirement	$500
Project Number		Fully Funded Reserve Balance	$0
Owner		Annual Reserve Contribution	$475

Description: Watering Tanks

Water System - Replace Plumbing *Reserve Component*

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	2 Year(s)	Quantity / Units	13 EA
Date in Service		Unit Price	$1,153.85 / EA
Effective Age	18	Current Cost	$15,000
Source	On File	Inflation Rate	3.50%
GL Code	EC-19	Starting Reserve Balance	$12,597
Cost Center		Annual Fully Funding Requirement	$750
Project Number		Fully Funded Reserve Balance	$13,500
Owner		Annual Reserve Contribution	$713

Description: Watering Tanks

Wood Siding - Partial Replace (20%) *Reserve Component*

Useful Life	10 Year(s)	Replacement %	20.00%
Remaining Life	7 Year(s)	Quantity / Units	8,500 SF
Date in Service		Unit Price	$30.29 / SF
Effective Age	3	Current Cost	$51,500
Source	On File	Inflation Rate	3.50%
GL Code	EC-5	Starting Reserve Balance	$14,417
Cost Center		Annual Fully Funding Requirement	$5,150
Project Number		Fully Funded Reserve Balance	$15,450
Owner		Annual Reserve Contribution	$4,894

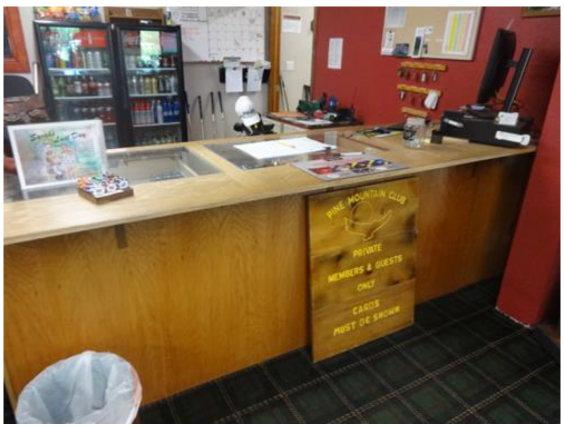
Description: 20% of ~8,500 GSF

Wood Surfaces - Repaint *Reserve Component*

Useful Life	5 Year(s)	Replacement %	100.00%
Remaining Life	2 Year(s)	Quantity / Units	8,500 SF
Date in Service	2022	Unit Price	$2.94 / SF
Effective Age	3	Current Cost	$24,990
Source	On File	Inflation Rate	3.50%
GL Code	EC-1	Starting Reserve Balance	$13,991
Cost Center		Annual Fully Funding Requirement	$4,998
Project Number		Fully Funded Reserve Balance	$14,994
Owner		Annual Reserve Contribution	$4,750

Description: GSF

Ferns Lake



Compressor Aerators - Replace *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	10 Year(s)	Quantity / Units	3 EA
Date in Service		Unit Price	$5,833.33 / EA
Effective Age	0	Current Cost	$17,500
Source	On File	Inflation Rate	3.50%
GL Code	FL-2	Starting Reserve Balance	$0
Cost Center		Annual Fully Funding Requirement	$1,750
Project Number		Fully Funded Reserve Balance	$0
Owner		Annual Reserve Contribution	$1,663

Description: Aqua-Air Aerators

Gate Valves - Replace *Reserve Component*

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	3 EA
Date in Service		Unit Price	$1,833.33 / EA
Effective Age	15	Current Cost	$5,500
Source	On File	Inflation Rate	3.50%
GL Code	FL-5	Starting Reserve Balance	$3,849
Cost Center		Annual Fully Funding Requirement	$275
Project Number		Fully Funded Reserve Balance	$4,125
Owner		Annual Reserve Contribution	$261

Description: Valves

Component Photos & Details

Irrigation Pumps (30Hp) - Replace *Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	2 EA
Date in Service		Unit Price	$62,500.00 / EA
Effective Age	11	Current Cost	$125,000
Source	On File	Inflation Rate	3.50%
GL Code	FL-4	Starting Reserve Balance	$85,535
Cost Center		Annual Fully Funding Requirement	$8,333
Project Number		Fully Funded Reserve Balance	$91,667
Owner		Annual Reserve Contribution	$7,919

Description: 30 HP Pumps

Rowboat - Replace *Reserve Component*

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	12 Year(s)	Quantity / Units	1 EA
Date in Service	2012	Unit Price	$5,500.00 / EA
Effective Age	13	Current Cost	$5,500
Source	On File	Inflation Rate	3.50%
GL Code	FL-6	Starting Reserve Balance	$2,669
Cost Center		Annual Fully Funding Requirement	$220
Project Number		Fully Funded Reserve Balance	$2,860
Owner		Annual Reserve Contribution	$209

Description: Rowboat

Spillway - Resurface *Reserve Component*

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 ALW
Date in Service		Unit Price	$135,000.00 / ALW
Effective Age	30	Current Cost	$135,000
Source	On File	Inflation Rate	3.50%
GL Code	FL-3	Starting Reserve Balance	$125,970
Cost Center		Annual Fully Funding Requirement	$4,500
Project Number		Fully Funded Reserve Balance	$135,000
Owner		Annual Reserve Contribution	$4,276

Description: Extensive GSF

Wood Siding - Replace

Reserve Component

Useful Life	40 Year(s)	Replacement %	100.00%
Remaining Life	10 Year(s)	Quantity / Units	456 SF
Date in Service	1995	Unit Price	$30.04 / SF
Effective Age	30	Current Cost	$13,698
Source	On File	Inflation Rate	3.50%
GL Code	FL-1	Starting Reserve Balance	$9,586
Cost Center		Annual Fully Funding Requirement	$342
Project Number		Fully Funded Reserve Balance	$10,274
Owner		Annual Reserve Contribution	$325

Description: GSF

Golf Course

10inch Pipe

Reserve Component

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	10 Year(s)	Quantity / Units	1 ALW
Date in Service		Unit Price	$120,000.00 / ALW
Effective Age	20	Current Cost	$120,000
Source	On File	Inflation Rate	3.50%
GL Code	GC-23	Starting Reserve Balance	$74,649
Cost Center		Annual Fully Funding Requirement	$4,000
Project Number		Fully Funded Reserve Balance	$80,000
Owner		Annual Reserve Contribution	$3,801

Description: 1

Ball Picker - Replace

Reserve Component

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	8 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$11,900.00 / EA
Effective Age	2	Current Cost	$11,900
Source	On File	Inflation Rate	3.50%
GL Code	GC-6	Starting Reserve Balance	$2,221
Cost Center		Annual Fully Funding Requirement	$1,190
Project Number		Fully Funded Reserve Balance	$2,380
Owner		Annual Reserve Contribution	$1,131

Description: Set

Diversion Box

Reserve Component

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	10 Year(s)	Quantity / Units	1 ALW
Date in Service		Unit Price	$20,000.00 / ALW
Effective Age	5	Current Cost	$20,000
Source	On File	Inflation Rate	3.50%
GL Code	GC-22	Starting Reserve Balance	$6,221
Cost Center		Annual Fully Funding Requirement	$1,333
Project Number		Fully Funded Reserve Balance	$6,667
Owner		Annual Reserve Contribution	$1,267

Description: 1

Driving Range Barriers - Replace

Reserve Component

Useful Life	9 Year(s)	Replacement %	100.00%
Remaining Life	6 Year(s)	Quantity / Units	11 EA
Date in Service		Unit Price	$454.55 / EA
Effective Age	3	Current Cost	$5,000
Source	On File	Inflation Rate	3.50%
GL Code	GC-10	Starting Reserve Balance	$1,555
Cost Center		Annual Fully Funding Requirement	$556
Project Number		Fully Funded Reserve Balance	$1,667
Owner		Annual Reserve Contribution	$528

Description: Barriers

Exterior Wood/Metal Surfaces - Repaint

Reserve Component

Useful Life	5 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 ALW
Date in Service		Unit Price	$59,150.00 / ALW
Effective Age	5	Current Cost	$59,150
Source	On File	Inflation Rate	3.50%
GL Code	GC-9	Starting Reserve Balance	$55,193
Cost Center		Annual Fully Funding Requirement	$11,830
Project Number		Fully Funded Reserve Balance	$59,150
Owner		Annual Reserve Contribution	$11,242

Description: Allowance

Golf Cart Paths (asphalt) - Repair *Reserve Component*

Useful Life	7 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	5,200 SF
Date in Service		Unit Price	$4.81 / SF
Effective Age	7	Current Cost	$25,012
Source	On File	Inflation Rate	3.50%
GL Code	GC-4	Starting Reserve Balance	$23,339
Cost Center		Annual Fully Funding Requirement	$3,573
Project Number		Fully Funded Reserve Balance	$25,012
Owner		Annual Reserve Contribution	$3,396

Description: GSF

Golf Cart Paths (concrete) - Repair *Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	33,600 SF
Date in Service		Unit Price	$1.61 / SF
Effective Age	15	Current Cost	$54,012
Source	On File	Inflation Rate	3.50%
GL Code	GC-3	Starting Reserve Balance	$50,399
Cost Center		Annual Fully Funding Requirement	$3,601
Project Number		Fully Funded Reserve Balance	$54,012
Owner		Annual Reserve Contribution	$3,422

Description: GSF

Irrigation/Landscaping - Replace/Refurb *Reserve Component*

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	15 Year(s)	Quantity / Units	1 ALW
Date in Service		Unit Price	$364,000.00 / ALW
Effective Age	15	Current Cost	$364,000
Source	On File	Inflation Rate	3.50%
GL Code	GC-1	Starting Reserve Balance	$169,826
Cost Center		Annual Fully Funding Requirement	$12,133
Project Number		Fully Funded Reserve Balance	$182,000
Owner		Annual Reserve Contribution	$11,530

Description: Extensive GSF

Irrigation/Landscaping - Replace/Refurb (Hole 1)			*Reserve Component*
Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	15 Year(s)	Quantity / Units	1 ALW
Date in Service		Unit Price	$10,000.00 / ALW
Effective Age	15	Current Cost	$10,000
Source	On File	Inflation Rate	3.50%
GL Code	GC-13	Starting Reserve Balance	$4,666
Cost Center		Annual Fully Funding Requirement	$333
Project Number		Fully Funded Reserve Balance	$5,000
Owner		Annual Reserve Contribution	$317

Description: Extensive GSF

Irrigation/Landscaping - Replace/Refurb (Hole 2)			*Reserve Component*
Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	15 Year(s)	Quantity / Units	1 ALW
Date in Service	2010	Unit Price	$10,000.00 / ALW
Effective Age	15	Current Cost	$10,000
Source	On File	Inflation Rate	3.50%
GL Code	GC-14	Starting Reserve Balance	$4,666
Cost Center		Annual Fully Funding Requirement	$333
Project Number		Fully Funded Reserve Balance	$5,000
Owner		Annual Reserve Contribution	$317

Description: Extensive GSF

Irrigation/Landscaping - Replace/Refurb (Hole 3)			*Reserve Component*
Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	15 Year(s)	Quantity / Units	1 ALW
Date in Service		Unit Price	$10,000.00 / ALW
Effective Age	15	Current Cost	$10,000
Source	On File	Inflation Rate	3.50%
GL Code	GC-15	Starting Reserve Balance	$4,666
Cost Center		Annual Fully Funding Requirement	$333
Project Number		Fully Funded Reserve Balance	$5,000
Owner		Annual Reserve Contribution	$317

Description: Extensive GSF

Irrigation/Landscaping - Replace/Refurb (Hole 4) *Reserve Component*

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	15 Year(s)	Quantity / Units	1 ALW
Date in Service		Unit Price	$10,000.00 / ALW
Effective Age	15	Current Cost	$10,000
Source	On File	Inflation Rate	3.50%
GL Code	GC-16	Starting Reserve Balance	$4,666
Cost Center		Annual Fully Funding Requirement	$333
Project Number		Fully Funded Reserve Balance	$5,000
Owner		Annual Reserve Contribution	$317

Description: Extensive GSF

Irrigation/Landscaping - Replace/Refurb (Hole 5) *Reserve Component*

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	15 Year(s)	Quantity / Units	1 ALW
Date in Service		Unit Price	$10,000.00 / ALW
Effective Age	15	Current Cost	$10,000
Source	On File	Inflation Rate	3.50%
GL Code	GC-17	Starting Reserve Balance	$4,666
Cost Center		Annual Fully Funding Requirement	$333
Project Number		Fully Funded Reserve Balance	$5,000
Owner		Annual Reserve Contribution	$317

Description: Extensive GSF

Irrigation/Landscaping - Replace/Refurb (Hole 6) *Reserve Component*

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	15 Year(s)	Quantity / Units	1 ALW
Date in Service		Unit Price	$10,000.00 / ALW
Effective Age	15	Current Cost	$10,000
Source	On File	Inflation Rate	3.50%
GL Code	GC-18	Starting Reserve Balance	$4,666
Cost Center		Annual Fully Funding Requirement	$333
Project Number		Fully Funded Reserve Balance	$5,000
Owner		Annual Reserve Contribution	$317

Description: Extensive GSF

Irrigation/Landscaping - Replace/Refurb (Hole 7) *Reserve Component*

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	15 Year(s)	Quantity / Units	1 ALW
Date in Service	2010	Unit Price	$10,000.00 / ALW
Effective Age	15	Current Cost	$10,000
Source	On File	Inflation Rate	3.50%
GL Code	GC-19	Starting Reserve Balance	$4,666
Cost Center		Annual Fully Funding Requirement	$333
Project Number		Fully Funded Reserve Balance	$5,000
Owner		Annual Reserve Contribution	$317

Description: Extensive GSF

Irrigation/Landscaping - Replace/Refurb (Hole 8) *Reserve Component*

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	15 Year(s)	Quantity / Units	1 ALW
Date in Service		Unit Price	$10,000.00 / ALW
Effective Age	15	Current Cost	$10,000
Source	On File	Inflation Rate	3.00%
GL Code	GC-20	Starting Reserve Balance	$4,666
Cost Center		Annual Fully Funding Requirement	$333
Project Number		Fully Funded Reserve Balance	$5,000
Owner		Annual Reserve Contribution	$317

Description: Extensive GSF

Irrigation/Landscaping - Replace/Refurb (Hole 9) *Reserve Component*

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	15 Year(s)	Quantity / Units	1 ALW
Date in Service		Unit Price	$10,000.00 / ALW
Effective Age	15	Current Cost	$10,000
Source	On File	Inflation Rate	3.00%
GL Code	GC-21	Starting Reserve Balance	$4,666
Cost Center		Annual Fully Funding Requirement	$333
Project Number		Fully Funded Reserve Balance	$5,000
Owner		Annual Reserve Contribution	$317

Description: Extensive GSF

Pond Beds - Dredging (#9 Hole) *Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	1 ALW
Date in Service		Unit Price	$25,000.00 / ALW
Effective Age	10	Current Cost	$25,000
Source	On File	Inflation Rate	3.50%
GL Code	GC-11	Starting Reserve Balance	$15,552
Cost Center		Annual Fully Funding Requirement	$1,667
Project Number		Fully Funded Reserve Balance	$16,667
Owner		Annual Reserve Contribution	$1,584

Description: Ponds 6.5 Acres

Pond Beds - Dredging (#1 Hole) *Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	1 ALW
Date in Service		Unit Price	$25,000.00 / ALW
Effective Age	10	Current Cost	$25,000
Source	On File	Inflation Rate	3.50%
GL Code	GC-12	Starting Reserve Balance	$15,552
Cost Center		Annual Fully Funding Requirement	$1,667
Project Number		Fully Funded Reserve Balance	$16,667
Owner		Annual Reserve Contribution	$1,584

Description: Ponds 6.5 Acres

NO IMAGE AVAILABLE

Pond Beds - Dredging (Ferns Lake) *Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	1 ALW
Date in Service		Unit Price	$100,000.00 / ALW
Effective Age	10	Current Cost	$100,000
Source	On File	Inflation Rate	3.50%
GL Code	GC-2	Starting Reserve Balance	$62,207
Cost Center		Annual Fully Funding Requirement	$6,667
Project Number		Fully Funded Reserve Balance	$66,667
Owner		Annual Reserve Contribution	$6,335

Description: Ponds 6.5 Acres

Component Photos & Details

Split-Rail Fence (vinyl) - Replace *Reserve Component*

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	13 Year(s)	Quantity / Units	1,975 LF
Date in Service		Unit Price	$40.00 / LF
Effective Age	7	Current Cost	$79,000
Source	On File	Inflation Rate	3.50%
GL Code	GC-7	Starting Reserve Balance	$25,800
Cost Center		Annual Fully Funding Requirement	$3,950
Project Number		Fully Funded Reserve Balance	$27,650
Owner		Annual Reserve Contribution	$3,754

Description: LF

Wood Bridges/Stairs - Repair *Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	9 Year(s)	Quantity / Units	690 SF
Date in Service		Unit Price	$9.57 / SF
Effective Age	6	Current Cost	$6,603
Source	On File	Inflation Rate	3.50%
GL Code	GC-5	Starting Reserve Balance	$2,465
Cost Center		Annual Fully Funding Requirement	$440
Project Number		Fully Funded Reserve Balance	$2,641
Owner		Annual Reserve Contribution	$418

Description: GSF

Wood Retaining Wall - Replace *Reserve Component*

Useful Life	50 Year(s)	Replacement %	100.00%
Remaining Life	3 Year(s)	Quantity / Units	80 LF
Date in Service		Unit Price	$93.75 / LF
Effective Age	47	Current Cost	$7,500
Source	On File	Inflation Rate	3.50%
GL Code	GC-8	Starting Reserve Balance	$6,578
Cost Center		Annual Fully Funding Requirement	$150
Project Number		Fully Funded Reserve Balance	$7,050
Owner		Annual Reserve Contribution	$143

Description: LF

Component Photos & Details

Golf Pro-Shop

Carpet - Replace *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	135 SY
Date in Service		Unit Price	$45.19 / SY
Effective Age	10	Current Cost	$6,101
Source	On File	Inflation Rate	3.50%
GL Code	PS-5	Starting Reserve Balance	$5,693
Cost Center		Annual Fully Funding Requirement	$610
Project Number		Fully Funded Reserve Balance	$6,101
Owner		Annual Reserve Contribution	$580

Description: GSY

Exterior Doors - Replace *Reserve Component*

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	3 EA
Date in Service		Unit Price	$2,200.00 / EA
Effective Age	26	Current Cost	$6,600
Source	On File	Inflation Rate	3.50%
GL Code	PS-4	Starting Reserve Balance	$5,337
Cost Center		Annual Fully Funding Requirement	$220
Project Number		Fully Funded Reserve Balance	$5,720
Owner		Annual Reserve Contribution	$209

Description: Glass Doors

Furniture - Replace *Reserve Component*

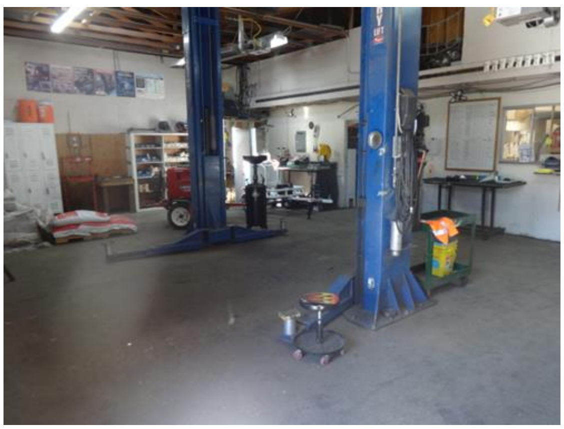
Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	16 EA
Date in Service		Unit Price	$781.25 / EA
Effective Age	5	Current Cost	$12,500
Source	On File	Inflation Rate	3.50%
GL Code	PS-3	Starting Reserve Balance	$5,832
Cost Center		Annual Fully Funding Requirement	$1,250
Project Number		Fully Funded Reserve Balance	$6,250
Owner		Annual Reserve Contribution	$1,188

Description: Pieces

Golf Carts - Replace (10) *Reserve Component*

Useful Life	6 Year(s)	Replacement %	100.00%
Remaining Life	6 Year(s)	Quantity / Units	10 EA
Date in Service		Unit Price	$6,000.00 / EA
Effective Age	0	Current Cost	$60,000
Source	On File	Inflation Rate	3.50%
GL Code	PS-1	Starting Reserve Balance	$0
Cost Center		Annual Fully Funding Requirement	$10,000
Project Number		Fully Funded Reserve Balance	$0
Owner		Annual Reserve Contribution	$9,503

Description: of (10) Golf Carts



Windows - Replace *Reserve Component*

Useful Life	40 Year(s)	Replacement %	100.00%
Remaining Life	14 Year(s)	Quantity / Units	4 EA
Date in Service		Unit Price	$1,250.00 / EA
Effective Age	26	Current Cost	$5,000
Source	On File	Inflation Rate	3.50%
GL Code	PS-2	Starting Reserve Balance	$3,033
Cost Center		Annual Fully Funding Requirement	$125
Project Number		Fully Funded Reserve Balance	$3,250
Owner		Annual Reserve Contribution	$119

Description: Windows

Lampkin Park

Basketball Court - Resurface *Reserve Component*

Useful Life	7 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	13,550 SF
Date in Service		Unit Price	$5.98 / SF
Effective Age	7	Current Cost	$81,029
Source	On File	Inflation Rate	3.50%
GL Code	LP-11	Starting Reserve Balance	$75,609
Cost Center		Annual Fully Funding Requirement	$11,576
Project Number		Fully Funded Reserve Balance	$81,029
Owner		Annual Reserve Contribution	$11,000

Description: GSF

Basketball Equipment - Replace *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	4 EA
Date in Service		Unit Price	$1,875.00 / EA
Effective Age	5	Current Cost	$7,500
Source	On File	Inflation Rate	3.50%
GL Code	LP-8	Starting Reserve Balance	$3,499
Cost Center		Annual Fully Funding Requirement	$750
Project Number		Fully Funded Reserve Balance	$3,750
Owner		Annual Reserve Contribution	$713

Description: Fixtures

Bleachers - Replace *Reserve Component*

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	25 Year(s)	Quantity / Units	2 EA
Date in Service		Unit Price	$6,000.00 / EA
Effective Age	0	Current Cost	$12,000
Source	On File	Inflation Rate	3.50%
GL Code	LP-7	Starting Reserve Balance	$0
Cost Center		Annual Fully Funding Requirement	$480
Project Number		Fully Funded Reserve Balance	$0
Owner		Annual Reserve Contribution	$456

Description: Metal Bleachers

Bocce Ball Courts - Resurface *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	8 Year(s)	Quantity / Units	600 SF
Date in Service		Unit Price	$10.00 / SF
Effective Age	2	Current Cost	$6,000
Source	On File	Inflation Rate	3.50%
GL Code	LP-2	Starting Reserve Balance	$1,120
Cost Center		Annual Fully Funding Requirement	$600
Project Number		Fully Funded Reserve Balance	$1,200
Owner		Annual Reserve Contribution	$570

Description: GSF

Chain Link Fence - Replace *Reserve Component*

Useful Life	40 Year(s)	Replacement %	100.00%
Remaining Life	10 Year(s)	Quantity / Units	625 LF
Date in Service		Unit Price	$25.20 / LF
Effective Age	30	Current Cost	$15,750
Source	On File	Inflation Rate	3.50%
GL Code	LP-1	Starting Reserve Balance	$11,022
Cost Center		Annual Fully Funding Requirement	$394
Project Number		Fully Funded Reserve Balance	$11,813
Owner		Annual Reserve Contribution	$374

Description: LF

Metal Fencing/Rail - Replace *Reserve Component*

Useful Life	50 Year(s)	Replacement %	100.00%
Remaining Life	10 Year(s)	Quantity / Units	120 LF
Date in Service		Unit Price	$74.17 / LF
Effective Age	40	Current Cost	$8,900
Source	On File	Inflation Rate	3.50%
GL Code	LP-3	Starting Reserve Balance	$6,644
Cost Center		Annual Fully Funding Requirement	$178
Project Number		Fully Funded Reserve Balance	$7,120
Owner		Annual Reserve Contribution	$169

Description: LF

Park Furniture - Replace *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	1 Year(s)	Quantity / Units	19 EA
Date in Service		Unit Price	$636.84 / EA
Effective Age	9	Current Cost	$12,100
Source	On File	Inflation Rate	3.50%
GL Code	LP-6	Starting Reserve Balance	$10,162
Cost Center		Annual Fully Funding Requirement	$1,210
Project Number		Fully Funded Reserve Balance	$10,890
Owner		Annual Reserve Contribution	$1,150

Description: Assorted Pieces

NO IMAGE AVAILABLE

Play Equipment - Replace

Reserve Component

Useful Life	7 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	5 EA
Date in Service		Unit Price	$14,000.00 / EA
Effective Age	2	Current Cost	$70,000
Source	On File	Inflation Rate	3.50%
GL Code	LP-9	Starting Reserve Balance	$18,662
Cost Center		Annual Fully Funding Requirement	$10,000
Project Number		Fully Funded Reserve Balance	$20,000
Owner		Annual Reserve Contribution	$9,503

Description: Assorted Pieces

NO IMAGE AVAILABLE

Wood Siding - Replace

Reserve Component

Useful Life	40 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	885 SF
Date in Service		Unit Price	$30.00 / SF
Effective Age	35	Current Cost	$26,550
Source	On File	Inflation Rate	3.50%
GL Code	LP-10	Starting Reserve Balance	$21,677
Cost Center		Annual Fully Funding Requirement	$664
Project Number		Fully Funded Reserve Balance	$23,231
Owner		Annual Reserve Contribution	$631

Description: GSF

Wood Split-Rail Fence - Replace

Reserve Component

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	235 LF
Date in Service		Unit Price	$62.55 / LF
Effective Age	20	Current Cost	$14,699
Source	On File	Inflation Rate	3.50%
GL Code	LP-4	Starting Reserve Balance	$10,973
Cost Center		Annual Fully Funding Requirement	$588
Project Number		Fully Funded Reserve Balance	$11,759
Owner		Annual Reserve Contribution	$559

Description: LF

Wood/Comp Shingle Roofs - Replace

Reserve Component

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1,350 SF
Date in Service		Unit Price	$10.04 / SF
Effective Age	20	Current Cost	$13,554
Source	On File	Inflation Rate	3.50%
GL Code	LP-5	Starting Reserve Balance	$12,647
Cost Center		Annual Fully Funding Requirement	$678
Project Number		Fully Funded Reserve Balance	$13,554
Owner		Annual Reserve Contribution	$644

Description: GSF

Maintenance Building

Chain Link Fence (RV) - Replace

Reserve Component

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	410 LF
Date in Service		Unit Price	$25.00 / LF
Effective Age	30	Current Cost	$10,250
Source	On File	Inflation Rate	3.50%
GL Code	MB-5	Starting Reserve Balance	$9,564
Cost Center		Annual Fully Funding Requirement	$342
Project Number		Fully Funded Reserve Balance	$10,250
Owner		Annual Reserve Contribution	$325

Description: LF

Comp Shingle Roof - Replace

Reserve Component

Useful Life	28 Year(s)	Replacement %	100.00%
Remaining Life	26 Year(s)	Quantity / Units	5,600 SF
Date in Service		Unit Price	$5.09 / SF
Effective Age	2	Current Cost	$28,504
Source	On File	Inflation Rate	3.50%
GL Code	MB-2	Starting Reserve Balance	$1,900
Cost Center		Annual Fully Funding Requirement	$1,018
Project Number		Fully Funded Reserve Balance	$2,036
Owner		Annual Reserve Contribution	$967

Description: GSF

NO IMAGE AVAILABLE

Gravel - Replenish *Reserve Component*

Useful Life	12 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	31,000 SF
Date in Service		Unit Price	$0.32 / SF
Effective Age	12	Current Cost	$10,001
Source	On File	Inflation Rate	3.50%
GL Code	MB-8	Starting Reserve Balance	$9,332
Cost Center		Annual Fully Funding Requirement	$833
Project Number		Fully Funded Reserve Balance	$10,001
Owner		Annual Reserve Contribution	$792

Description: GSF

Maintenance Asphalt - Repair/Replace (b) *Reserve Component*

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	29 Year(s)	Quantity / Units	44,875 SF
Date in Service		Unit Price	$1.22 / SF
Effective Age	1	Current Cost	$54,599
Source	On File	Inflation Rate	3.50%
GL Code	MB-3	Starting Reserve Balance	$1,698
Cost Center		Annual Fully Funding Requirement	$1,820
Project Number		Fully Funded Reserve Balance	$1,820
Owner		Annual Reserve Contribution	$1,730

Description: GSF

NO IMAGE AVAILABLE

Maintenance Asphalt - Repair/Replace (c) *Reserve Component*

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	28 Year(s)	Quantity / Units	44,875 SF
Date in Service		Unit Price	$1.22 / SF
Effective Age	2	Current Cost	$54,599
Source	On File	Inflation Rate	3.50%
GL Code	MB-4	Starting Reserve Balance	$3,396
Cost Center		Annual Fully Funding Requirement	$1,820
Project Number		Fully Funded Reserve Balance	$3,640
Owner		Annual Reserve Contribution	$1,730

Description: GSF

Maintenance Asphalt - Slurry (a) *Reserve Component*

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	44,875 SF
Date in Service		Unit Price	$0.50 / SF
Effective Age	30	Current Cost	$22,438
Source	On File	Inflation Rate	3.50%
GL Code	MB-9	Starting Reserve Balance	$20,937
Cost Center		Annual Fully Funding Requirement	$748
Project Number		Fully Funded Reserve Balance	$22,438
Owner		Annual Reserve Contribution	$711

Description: GSF

Wood Siding - Replace *Reserve Component*

Useful Life	40 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	3,360 SF
Date in Service		Unit Price	$30.21 / SF
Effective Age	35	Current Cost	$101,506
Source	On File	Inflation Rate	3.50%
GL Code	MB-1	Starting Reserve Balance	$82,876
Cost Center		Annual Fully Funding Requirement	$2,538
Project Number		Fully Funded Reserve Balance	$88,817
Owner		Annual Reserve Contribution	$2,412

Description: GSF

Maintenance Equipment

Air Compressor - Replace *Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	2 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$7,000.00 / EA
Effective Age	13	Current Cost	$7,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-54	Starting Reserve Balance	$5,661
Cost Center		Annual Fully Funding Requirement	$467
Project Number		Fully Funded Reserve Balance	$6,067
Owner		Annual Reserve Contribution	$443

Description: Champion

Arena Groomer - Replace *Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$6,500.00 / EA
Effective Age	10	Current Cost	$6,500
Source	On File	Inflation Rate	3.50%
GL Code	ME-63	Starting Reserve Balance	$4,043
Cost Center		Annual Fully Funding Requirement	$433
Project Number		Fully Funded Reserve Balance	$4,333
Owner		Annual Reserve Contribution	$412

Description: Unit

Asphalt Crack-Filler (157) - Replace *Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	9 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$66,000.00 / EA
Effective Age	6	Current Cost	$66,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-6	Starting Reserve Balance	$24,634
Cost Center		Annual Fully Funding Requirement	$4,400
Project Number		Fully Funded Reserve Balance	$26,400
Owner		Annual Reserve Contribution	$4,181

Description: Unit

Asphalt Roller (2055) - Replace *Reserve Component*

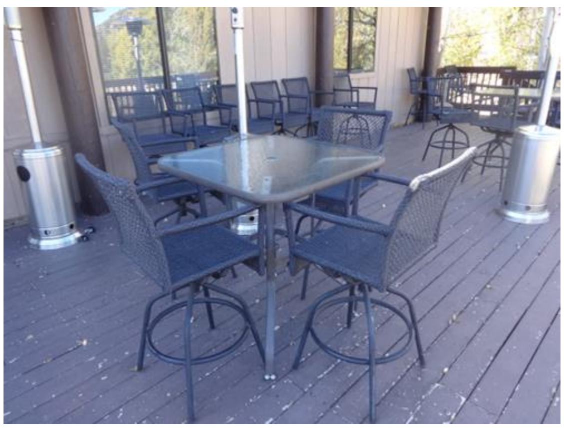
Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	3 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$73,000.00 / EA
Effective Age	17	Current Cost	$73,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-68	Starting Reserve Balance	$57,899
Cost Center		Annual Fully Funding Requirement	$3,650
Project Number		Fully Funded Reserve Balance	$62,050
Owner		Annual Reserve Contribution	$3,469

Description: CAT CB-224-E

Auto Lift - Replace *Reserve Component*

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$25,000.00 / EA
Effective Age	21	Current Cost	$25,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-12	Starting Reserve Balance	$19,595
Cost Center		Annual Fully Funding Requirement	$1,000
Project Number		Fully Funded Reserve Balance	$21,000
Owner		Annual Reserve Contribution	$950

Description: Rotary Hydraulic Lift



Backhoe (143) - Replace *Reserve Component*

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	11 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$91,000.00 / EA
Effective Age	9	Current Cost	$91,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-56	Starting Reserve Balance	$38,211
Cost Center		Annual Fully Funding Requirement	$4,550
Project Number		Fully Funded Reserve Balance	$40,950
Owner		Annual Reserve Contribution	$4,324

Description: New Holland

Box Blade - Replace *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	6 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$5,600.00 / EA
Effective Age	4	Current Cost	$5,600
Source	On File	Inflation Rate	3.50%
GL Code	ME-24	Starting Reserve Balance	$2,090
Cost Center		Annual Fully Funding Requirement	$560
Project Number		Fully Funded Reserve Balance	$2,240
Owner		Annual Reserve Contribution	$532

Description: Frontier BB4278H

Component Photos & Details

Cardboard Bailer - Replace *Reserve Component*

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	19 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$16,000.00 / EA
Effective Age	6	Current Cost	$16,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-43	Starting Reserve Balance	$3,583
Cost Center		Annual Fully Funding Requirement	$640
Project Number		Fully Funded Reserve Balance	$3,840
Owner		Annual Reserve Contribution	$608

Description: PTR Bailer

Cinder Spreader (#012-1) - Replace *Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	2 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$10,000.00 / EA
Effective Age	13	Current Cost	$10,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-37	Starting Reserve Balance	$8,087
Cost Center		Annual Fully Funding Requirement	$667
Project Number		Fully Funded Reserve Balance	$8,667
Owner		Annual Reserve Contribution	$634

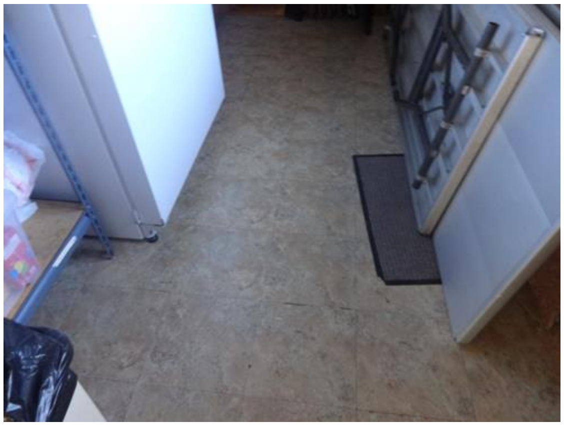
Description: Meyer

Cinder Spreader (#012-2) - Replace *Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	2 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$10,000.00 / EA
Effective Age	13	Current Cost	$10,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-39	Starting Reserve Balance	$8,087
Cost Center		Annual Fully Funding Requirement	$667
Project Number		Fully Funded Reserve Balance	$8,667
Owner		Annual Reserve Contribution	$634

Description: Meyer

Component Photos & Details



Compact Track Loader - Replace *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	6 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$149,000.00 / EA
Effective Age	4	Current Cost	$149,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-60	Starting Reserve Balance	$55,613
Cost Center		Annual Fully Funding Requirement	$14,900
Project Number		Fully Funded Reserve Balance	$59,600
Owner		Annual Reserve Contribution	$14,160

Description: Bobcat

Diesel Tank/Pump (1) - Replace *Reserve Component*

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$20,000.00 / EA
Effective Age	25	Current Cost	$20,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-16	Starting Reserve Balance	$15,552
Cost Center		Annual Fully Funding Requirement	$667
Project Number		Fully Funded Reserve Balance	$16,667
Owner		Annual Reserve Contribution	$634

Description: 2000 Ga Tank

Diesel Tank/Pump (2) - Replace *Reserve Component*

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$15,000.00 / EA
Effective Age	25	Current Cost	$15,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-21	Starting Reserve Balance	$11,664
Cost Center		Annual Fully Funding Requirement	$500
Project Number		Fully Funded Reserve Balance	$12,500
Owner		Annual Reserve Contribution	$475

Description: 000 Ga Tank

Emergency Generator - Replace *Reserve Component*

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	19 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$35,000.00 / EA
Effective Age	6	Current Cost	$35,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-52	Starting Reserve Balance	$7,838
Cost Center		Annual Fully Funding Requirement	$1,400
Project Number		Fully Funded Reserve Balance	$8,400
Owner		Annual Reserve Contribution	$1,330

Description: Generac

Forklift (062) - Replace *Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	14 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$33,600.00 / EA
Effective Age	1	Current Cost	$33,600
Source	On File	Inflation Rate	3.50%
GL Code	ME-51	Starting Reserve Balance	$2,090
Cost Center		Annual Fully Funding Requirement	$2,240
Project Number		Fully Funded Reserve Balance	$2,240
Owner		Annual Reserve Contribution	$2,129

Description: Hyster

Front Loader (121) - Replace *Reserve Component*

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	7 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$194,000.00 / EA
Effective Age	13	Current Cost	$194,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-61	Starting Reserve Balance	$117,665
Cost Center		Annual Fully Funding Requirement	$9,700
Project Number		Fully Funded Reserve Balance	$126,100
Owner		Annual Reserve Contribution	$9,218

Description: Komatsu WA 250

Front Loader (2041) - Replace

Reserve Component

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	2 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$212,000.00 / EA
Effective Age	18	Current Cost	$212,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-65	Starting Reserve Balance	$178,037
Cost Center		Annual Fully Funding Requirement	$10,600
Project Number		Fully Funded Reserve Balance	$190,800
Owner		Annual Reserve Contribution	$10,073

Description: Komatsu 250

Front Loader (2081) - Replace

Reserve Component

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	2 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$108,000.00 / EA
Effective Age	18	Current Cost	$108,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-2	Starting Reserve Balance	$90,698
Cost Center		Annual Fully Funding Requirement	$5,400
Project Number		Fully Funded Reserve Balance	$97,200
Owner		Annual Reserve Contribution	$5,132

Description: JCB

Gas Tank/Pump (3) - Replace

Reserve Component

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	10 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$20,000.00 / EA
Effective Age	20	Current Cost	$20,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-48	Starting Reserve Balance	$12,441
Cost Center		Annual Fully Funding Requirement	$667
Project Number		Fully Funded Reserve Balance	$13,333
Owner		Annual Reserve Contribution	$634

Description: 2000 Ga Tank

Green Roller (158) - Replace *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$15,000.00 / EA
Effective Age	5	Current Cost	$15,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-22	Starting Reserve Balance	$6,998
Cost Center		Annual Fully Funding Requirement	$1,500
Project Number		Fully Funded Reserve Balance	$7,500
Owner		Annual Reserve Contribution	$1,425

Description: Unit

Greens Aerator - Replace *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	10 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$41,000.00 / EA
Effective Age	0	Current Cost	$41,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-72	Starting Reserve Balance	$0
Cost Center		Annual Fully Funding Requirement	$4,100
Project Number		Fully Funded Reserve Balance	$0
Owner		Annual Reserve Contribution	$3,896

Description: ProCore 864

Greens Mower (157) - Replace *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	2 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$64,000.00 / EA
Effective Age	8	Current Cost	$64,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-69	Starting Reserve Balance	$47,775
Cost Center		Annual Fully Funding Requirement	$6,400
Project Number		Fully Funded Reserve Balance	$51,200
Owner		Annual Reserve Contribution	$6,082

Description: Toro

Greens Sweeper - Replace *Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	12 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$12,000.00 / EA
Effective Age	3	Current Cost	$12,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-40	Starting Reserve Balance	$2,239
Cost Center		Annual Fully Funding Requirement	$800
Project Number		Fully Funded Reserve Balance	$2,400
Owner		Annual Reserve Contribution	$760

Description: Turfco

Jeep - Replace *Reserve Component*

Useful Life	5 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$22,300.00 / EA
Effective Age	1	Current Cost	$22,300
Source	On File	Inflation Rate	3.50%
GL Code	ME-15	Starting Reserve Balance	$4,162
Cost Center		Annual Fully Funding Requirement	$4,460
Project Number		Fully Funded Reserve Balance	$4,460
Owner		Annual Reserve Contribution	$4,238

Description: Jeep

Lake Dredging Equipment - Replace *Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	9 Year(s)	Quantity / Units	3 EA
Date in Service		Unit Price	$2,666.76 / EA
Effective Age	6	Current Cost	$8,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-33	Starting Reserve Balance	$2,986
Cost Center		Annual Fully Funding Requirement	$533
Project Number		Fully Funded Reserve Balance	$3,200
Owner		Annual Reserve Contribution	$507

Description: Units

Component Photos & Details

Loader - Replace — *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	6 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$13,000.00 / EA
Effective Age	4	Current Cost	$13,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-41	Starting Reserve Balance	$4,852
Cost Center		Annual Fully Funding Requirement	$1,300
Project Number		Fully Funded Reserve Balance	$5,200
Owner		Annual Reserve Contribution	$1,235

Description: John Deere 520M

Mower Reelmaster - Replace — *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	3 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$47,000.00 / EA
Effective Age	7	Current Cost	$47,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-8	Starting Reserve Balance	$30,699
Cost Center		Annual Fully Funding Requirement	$4,700
Project Number		Fully Funded Reserve Balance	$32,900
Owner		Annual Reserve Contribution	$4,466

Description: Sidewinder 300-D

Patrol Vehicle (a) - Replace — *Reserve Component*

Useful Life	5 Year(s)	Replacement %	100.00%
Remaining Life	1 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$42,000.00 / EA
Effective Age	4	Current Cost	$42,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-71	Starting Reserve Balance	$31,352
Cost Center		Annual Fully Funding Requirement	$8,400
Project Number		Fully Funded Reserve Balance	$33,600
Owner		Annual Reserve Contribution	$7,983

Description: Colorado Crew

Patrol Vehicle (b) - Replace *Reserve Component*

Useful Life	5 Year(s)	Replacement %	100.00%
Remaining Life	1 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$45,000.00 / EA
Effective Age	4	Current Cost	$45,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-70	Starting Reserve Balance	$33,592
Cost Center		Annual Fully Funding Requirement	$9,000
Project Number		Fully Funded Reserve Balance	$36,000
Owner		Annual Reserve Contribution	$8,553

NO IMAGE AVAILABLE

Description: Colorado Extended

Pickup Truck (131) - Replace *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	9 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$107,000.00 / EA
Effective Age	1	Current Cost	$107,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-58	Starting Reserve Balance	$9,984
Cost Center		Annual Fully Funding Requirement	$10,700
Project Number		Fully Funded Reserve Balance	$10,700
Owner		Annual Reserve Contribution	$10,168

Description: Dodge 5500

Pickup Truck (163) - Replace *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	1 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$70,000.00 / EA
Effective Age	9	Current Cost	$70,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-7	Starting Reserve Balance	$58,786
Cost Center		Annual Fully Funding Requirement	$7,000
Project Number		Fully Funded Reserve Balance	$63,000
Owner		Annual Reserve Contribution	$6,652

NO IMAGE AVAILABLE

Description: Dodge 3500

Pickup Truck (171) - Replace *Reserve Component*

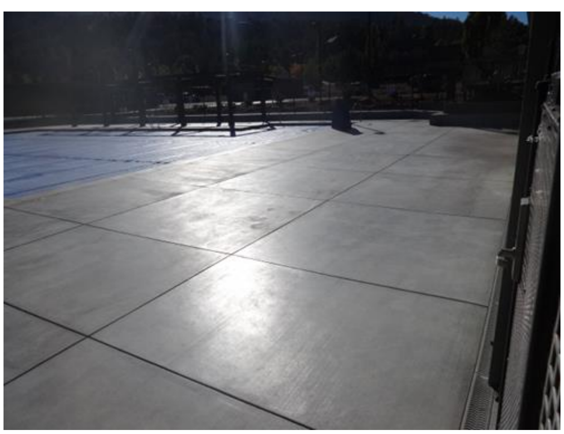
Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	3 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$81,000.00 / EA
Effective Age	7	Current Cost	$81,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-66	Starting Reserve Balance	$52,907
Cost Center		Annual Fully Funding Requirement	$8,100
Project Number		Fully Funded Reserve Balance	$56,700
Owner		Annual Reserve Contribution	$7,698

Description: Dodge 4500

Pickup Truck (172) - Replace *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	3 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$107,000.00 / EA
Effective Age	7	Current Cost	$107,000
Source	On File	Inflation Rate	3.00%
GL Code	ME-3	Starting Reserve Balance	$69,890
Cost Center		Annual Fully Funding Requirement	$10,700
Project Number		Fully Funded Reserve Balance	$74,900
Owner		Annual Reserve Contribution	$10,168

Description: Dodge 5500



Pickup Truck (182) - Replace *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	1 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$70,000.00 / EA
Effective Age	9	Current Cost	$70,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-67	Starting Reserve Balance	$58,786
Cost Center		Annual Fully Funding Requirement	$7,000
Project Number		Fully Funded Reserve Balance	$63,000
Owner		Annual Reserve Contribution	$6,652

Description: Dodge 2500

Component Photos & Details

Pickup Truck (191) - Replace *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$74,200.00 / EA
Effective Age	6	Current Cost	$74,200
Source	On File	Inflation Rate	3.50%
GL Code	ME-4	Starting Reserve Balance	$41,542
Cost Center		Annual Fully Funding Requirement	$7,420
Project Number		Fully Funded Reserve Balance	$44,520
Owner		Annual Reserve Contribution	$7,051

Description: Dodge 2500

Pickup Truck (192) - Replace *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$74,200.00 / EA
Effective Age	6	Current Cost	$74,200
Source	On File	Inflation Rate	3.50%
GL Code	ME-5	Starting Reserve Balance	$41,542
Cost Center		Annual Fully Funding Requirement	$7,420
Project Number		Fully Funded Reserve Balance	$44,520
Owner		Annual Reserve Contribution	$7,051

Description: Dodge 2500

Pickup Truck (2101) - Replace *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	9 Year(s)	Quantity / Units	1 EA
Date in Service	2024	Unit Price	$74,200.00 / EA
Effective Age	1	Current Cost	$74,200
Source	On File	Inflation Rate	3.50%
GL Code	ME-55	Starting Reserve Balance	$6,924
Cost Center		Annual Fully Funding Requirement	$7,420
Project Number		Fully Funded Reserve Balance	$7,420
Owner		Annual Reserve Contribution	$7,051

Description: Dodge 2500

Roto Chopper (#141) - Replace *Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$450,000.00 / EA
Effective Age	11	Current Cost	$450,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-1	Starting Reserve Balance	$307,926
Cost Center		Annual Fully Funding Requirement	$30,000
Project Number		Fully Funded Reserve Balance	$330,000
Owner		Annual Reserve Contribution	$28,509

Description: Unit

Rough Mower (Toro) - Replace *Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	14 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$120,000.00 / EA
Effective Age	1	Current Cost	$120,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-59	Starting Reserve Balance	$7,465
Cost Center		Annual Fully Funding Requirement	$8,000
Project Number		Fully Funded Reserve Balance	$8,000
Owner		Annual Reserve Contribution	$7,603

Description: Toro

Snow Plow (Henke 121) - Replace *Reserve Component*

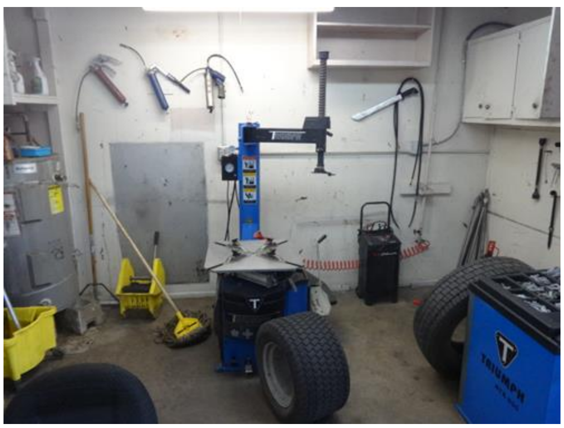
Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	7 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$18,000.00 / EA
Effective Age	13	Current Cost	$18,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-44	Starting Reserve Balance	$10,917
Cost Center		Annual Fully Funding Requirement	$900
Project Number		Fully Funded Reserve Balance	$11,700
Owner		Annual Reserve Contribution	$855

Description: Henke Attachment

Snow Plow (Henke 2041) - Replace *Reserve Component*

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$18,000.00 / EA
Effective Age	15	Current Cost	$18,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-17	Starting Reserve Balance	$12,597
Cost Center		Annual Fully Funding Requirement	$900
Project Number		Fully Funded Reserve Balance	$13,500
Owner		Annual Reserve Contribution	$855

Description: Henke Attachment



Snow Plow (Henke 2081) - Replace *Reserve Component*

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	2 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$18,000.00 / EA
Effective Age	18	Current Cost	$18,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-19	Starting Reserve Balance	$15,116
Cost Center		Annual Fully Funding Requirement	$900
Project Number		Fully Funded Reserve Balance	$16,200
Owner		Annual Reserve Contribution	$855

Description: Henke Attachment

Snow Plow (Meyer 131) - Replace *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	9 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$11,000.00 / EA
Effective Age	1	Current Cost	$11,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-36	Starting Reserve Balance	$1,026
Cost Center		Annual Fully Funding Requirement	$1,100
Project Number		Fully Funded Reserve Balance	$1,100
Owner		Annual Reserve Contribution	$1,045

Description: Meyer Attachment

Snow Plow (Meyer 163) - Replace *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$11,000.00 / EA
Effective Age	5	Current Cost	$11,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-28	Starting Reserve Balance	$5,132
Cost Center		Annual Fully Funding Requirement	$1,100
Project Number		Fully Funded Reserve Balance	$5,500
Owner		Annual Reserve Contribution	$1,045

Description: Meyer Attachment

Snow Plow (Meyer 171) - Replace *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$11,000.00 / EA
Effective Age	5	Current Cost	$11,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-30	Starting Reserve Balance	$5,132
Cost Center		Annual Fully Funding Requirement	$1,100
Project Number		Fully Funded Reserve Balance	$5,500
Owner		Annual Reserve Contribution	$1,045

Description: Meyer Attachment

Snow Plow (Meyer 172) - Replace *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	3 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$11,000.00 / EA
Effective Age	7	Current Cost	$11,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-31	Starting Reserve Balance	$7,185
Cost Center		Annual Fully Funding Requirement	$1,100
Project Number		Fully Funded Reserve Balance	$7,700
Owner		Annual Reserve Contribution	$1,045

Description: Meyer Attachment

Snow Plow (Meyer 182) - Replace *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	3 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$11,000.00 / EA
Effective Age	7	Current Cost	$11,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-74	Starting Reserve Balance	$7,185
Cost Center		Annual Fully Funding Requirement	$1,100
Project Number		Fully Funded Reserve Balance	$7,700
Owner		Annual Reserve Contribution	$1,045

Description: Meyer Attachment

Snow Plow (Meyer 191) - Replace *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$11,000.00 / EA
Effective Age	6	Current Cost	$11,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-26	Starting Reserve Balance	$6,159
Cost Center		Annual Fully Funding Requirement	$1,100
Project Number		Fully Funded Reserve Balance	$6,600
Owner		Annual Reserve Contribution	$1,045

Description: Meyer Attachment

Snow Plow (Meyer 192) - Replace *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$11,000.00 / EA
Effective Age	6	Current Cost	$11,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-27	Starting Reserve Balance	$6,159
Cost Center		Annual Fully Funding Requirement	$1,100
Project Number		Fully Funded Reserve Balance	$6,600
Owner		Annual Reserve Contribution	$1,045

Description: Meyer Attachment

Component Photos & Details

Snow Plow (Meyer 2101) - Replace *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	9 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$11,000.00 / EA
Effective Age	1	Current Cost	$11,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-38	Starting Reserve Balance	$1,026
Cost Center		Annual Fully Funding Requirement	$1,100
Project Number		Fully Funded Reserve Balance	$1,100
Owner		Annual Reserve Contribution	$1,045

Description: Meyer Attachment

Sod Cutter - Replace *Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$18,000.00 / EA
Effective Age	10	Current Cost	$18,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-18	Starting Reserve Balance	$11,197
Cost Center		Annual Fully Funding Requirement	$1,200
Project Number		Fully Funded Reserve Balance	$12,000
Owner		Annual Reserve Contribution	$1,140

Description: Sod Cutter

Solar Powered Cameras - Replace *Reserve Component*

Useful Life	5 Year(s)	Replacement %	100.00%
Remaining Life	2 Year(s)	Quantity / Units	1 ALW
Date in Service		Unit Price	$11,200.00 / ALW
Effective Age	3	Current Cost	$11,200
Source	On File	Inflation Rate	3.50%
GL Code	ME-25	Starting Reserve Balance	$6,270
Cost Center		Annual Fully Funding Requirement	$2,240
Project Number		Fully Funded Reserve Balance	$6,720
Owner		Annual Reserve Contribution	$2,129

Description: Fixtures

Speed Radar - Replace *Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	8 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$7,500.00 / EA
Effective Age	7	Current Cost	$7,500
Source	On File	Inflation Rate	3.50%
GL Code	ME-32	Starting Reserve Balance	$3,266
Cost Center		Annual Fully Funding Requirement	$500
Project Number		Fully Funded Reserve Balance	$3,500
Owner		Annual Reserve Contribution	$475

Description: Radar

Spreader - Replace *Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	7 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$22,000.00 / EA
Effective Age	8	Current Cost	$22,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-50	Starting Reserve Balance	$10,948
Cost Center		Annual Fully Funding Requirement	$1,467
Project Number		Fully Funded Reserve Balance	$11,733
Owner		Annual Reserve Contribution	$1,394

NO IMAGE AVAILABLE

Description: Turfco 550

Storage Containers - Replace *Reserve Component*

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	16 Year(s)	Quantity / Units	2 EA
Date in Service		Unit Price	$5,000.00 / EA
Effective Age	14	Current Cost	$10,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-35	Starting Reserve Balance	$4,355
Cost Center		Annual Fully Funding Requirement	$333
Project Number		Fully Funded Reserve Balance	$4,667
Owner		Annual Reserve Contribution	$317

NO IMAGE AVAILABLE

Description: Storage Containers

Street Sweeper (2044) - Replace *Reserve Component*

Useful Life	45 Year(s)	Replacement %	100.00%
Remaining Life	45 Year(s)	Quantity / Units	1 EA
Date in Service	2024	Unit Price	$250,000.00 / EA
Effective Age	0	Current Cost	$250,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-62	Starting Reserve Balance	$0
Cost Center		Annual Fully Funding Requirement	$5,556
Project Number		Fully Funded Reserve Balance	$0
Owner		Annual Reserve Contribution	$5,280

Description: Centurion

Sweeper Vac (2006) - Replace *Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$30,000.00 / EA
Effective Age	11	Current Cost	$30,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-11	Starting Reserve Balance	$20,528
Cost Center		Annual Fully Funding Requirement	$2,000
Project Number		Fully Funded Reserve Balance	$22,000
Owner		Annual Reserve Contribution	$1,901

Description: AgriMetal

Telehandler (061) - Replace *Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$45,800.00 / EA
Effective Age	11	Current Cost	$45,800
Source	On File	Inflation Rate	3.50%
GL Code	ME-9	Starting Reserve Balance	$31,340
Cost Center		Annual Fully Funding Requirement	$3,053
Project Number		Fully Funded Reserve Balance	$33,587
Owner		Annual Reserve Contribution	$2,902

Description: Gradall

Component Photos & Details

NO IMAGE AVAILABLE

Tire Changer/Balancer - Replace *Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	2 Year(s)	Quantity / Units	2 EA
Date in Service		Unit Price	$2,500.00 / EA
Effective Age	13	Current Cost	$5,000
Source	On File	Inflation Rate	3.00%
GL Code	ME-64	Starting Reserve Balance	$4,043
Cost Center		Annual Fully Funding Requirement	$333
Project Number		Fully Funded Reserve Balance	$4,333
Owner		Annual Reserve Contribution	$317

Description: Triumph Units

Tractor (083) - Replace *Reserve Component*

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	2 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$40,000.00 / EA
Effective Age	18	Current Cost	$40,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-73	Starting Reserve Balance	$33,592
Cost Center		Annual Fully Funding Requirement	$2,000
Project Number		Fully Funded Reserve Balance	$36,000
Owner		Annual Reserve Contribution	$1,901

Description: John Deere

NO IMAGE AVAILABLE

Trailer (142) - Replace *Reserve Component*

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	8 Year(s)	Quantity / Units	1 EA
Date in Service	2013	Unit Price	$15,000.00 / EA
Effective Age	12	Current Cost	$15,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-42	Starting Reserve Balance	$8,398
Cost Center		Annual Fully Funding Requirement	$750
Project Number		Fully Funded Reserve Balance	$9,000
Owner		Annual Reserve Contribution	$713

Description: Boander 20'

Trash Bins - Replace A *Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$15,000.00 / EA
Effective Age	10	Current Cost	$15,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-75	Starting Reserve Balance	$9,331
Cost Center		Annual Fully Funding Requirement	$1,000
Project Number		Fully Funded Reserve Balance	$10,000
Owner		Annual Reserve Contribution	$950

Description: Bin

Trash Bins - Replace B *Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$15,000.00 / EA
Effective Age	10	Current Cost	$15,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-76	Starting Reserve Balance	$9,331
Cost Center		Annual Fully Funding Requirement	$1,000
Project Number		Fully Funded Reserve Balance	$10,000
Owner		Annual Reserve Contribution	$950

Description: Bin

Trash Bins - Replace C *Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$15,000.00 / EA
Effective Age	10	Current Cost	$15,000
Source	On File	Inflation Rate	3.00%
GL Code	ME-77	Starting Reserve Balance	$9,331
Cost Center		Annual Fully Funding Requirement	$1,000
Project Number		Fully Funded Reserve Balance	$10,000
Owner		Annual Reserve Contribution	$950

Description: Bin

Trash Compactor (A) - Replace *Reserve Component*

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$24,750.00 / EA
Effective Age	20	Current Cost	$24,750
Source	On File	Inflation Rate	3.50%
GL Code	ME-13	Starting Reserve Balance	$23,094
Cost Center		Annual Fully Funding Requirement	$1,238
Project Number		Fully Funded Reserve Balance	$24,750
Owner		Annual Reserve Contribution	$1,176

Description: Compactor

Trash Compactor (B) - Replace *Reserve Component*

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	3 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$24,750.00 / EA
Effective Age	17	Current Cost	$24,750
Source	On File	Inflation Rate	3.50%
GL Code	ME-14	Starting Reserve Balance	$19,630
Cost Center		Annual Fully Funding Requirement	$1,238
Project Number		Fully Funded Reserve Balance	$21,038
Owner		Annual Reserve Contribution	$1,176

Description: Compactor

Trencher - Replace *Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$12,500.00 / EA
Effective Age	15	Current Cost	$12,500
Source	On File	Inflation Rate	3.50%
GL Code	ME-23	Starting Reserve Balance	$11,664
Cost Center		Annual Fully Funding Requirement	$833
Project Number		Fully Funded Reserve Balance	$12,500
Owner		Annual Reserve Contribution	$792

Description: DitchWitch

Utility Tractor - Replace *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	6 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$62,000.00 / EA
Effective Age	4	Current Cost	$62,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-53	Starting Reserve Balance	$23,141
Cost Center		Annual Fully Funding Requirement	$6,200
Project Number		Fully Funded Reserve Balance	$24,800
Owner		Annual Reserve Contribution	$5,892

Description: JD 5065E

Utility Vehicle (JD 50014) - Replace *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	6 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$18,000.00 / EA
Effective Age	4	Current Cost	$18,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-45	Starting Reserve Balance	$6,718
Cost Center		Annual Fully Funding Requirement	$1,800
Project Number		Fully Funded Reserve Balance	$7,200
Owner		Annual Reserve Contribution	$1,711

Description: JD Gator

Utility Vehicle (JD 50018) - Replace *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	7 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$18,000.00 / EA
Effective Age	3	Current Cost	$18,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-46	Starting Reserve Balance	$5,039
Cost Center		Annual Fully Funding Requirement	$1,800
Project Number		Fully Funded Reserve Balance	$5,400
Owner		Annual Reserve Contribution	$1,711

Description: JD Gator

Component Photos & Details

Utility Vehicle (JD) - Replace *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$18,000.00 / EA
Effective Age	5	Current Cost	$18,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-20	Starting Reserve Balance	$8,398
Cost Center		Annual Fully Funding Requirement	$1,800
Project Number		Fully Funded Reserve Balance	$9,000
Owner		Annual Reserve Contribution	$1,711

Description: JD Gator

Utility Vehicle (Kubota 1100) - Replace *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$30,000.00 / EA
Effective Age	10	Current Cost	$30,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-10	Starting Reserve Balance	$27,993
Cost Center		Annual Fully Funding Requirement	$3,000
Project Number		Fully Funded Reserve Balance	$30,000
Owner		Annual Reserve Contribution	$2,851

Description: Kubota 00

Utility Vehicle (Kubota 900) - Replace *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	8 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$21,200.00 / EA
Effective Age	2	Current Cost	$21,200
Source	On File	Inflation Rate	3.50%
GL Code	ME-49	Starting Reserve Balance	$3,956
Cost Center		Annual Fully Funding Requirement	$2,120
Project Number		Fully Funded Reserve Balance	$4,240
Owner		Annual Reserve Contribution	$2,015

Description: Kubota 900

Vertical Cutting Reel - Replace *Reserve Component*

Useful Life	12 Year(s)	Replacement %	100.00%
Remaining Life	9 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$9,000.00 / EA
Effective Age	3	Current Cost	$9,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-34	Starting Reserve Balance	$2,099
Cost Center		Annual Fully Funding Requirement	$750
Project Number		Fully Funded Reserve Balance	$2,250
Owner		Annual Reserve Contribution	$713

Description: Reel

Watering Tank - Replace *Reserve Component*

Useful Life	5 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$9,000.00 / EA
Effective Age	5	Current Cost	$9,000
Source	On File	Inflation Rate	3.50%
GL Code	ME-47	Starting Reserve Balance	$8,398
Cost Center		Annual Fully Funding Requirement	$1,800
Project Number		Fully Funded Reserve Balance	$9,000
Owner		Annual Reserve Contribution	$1,711

Description: Unit

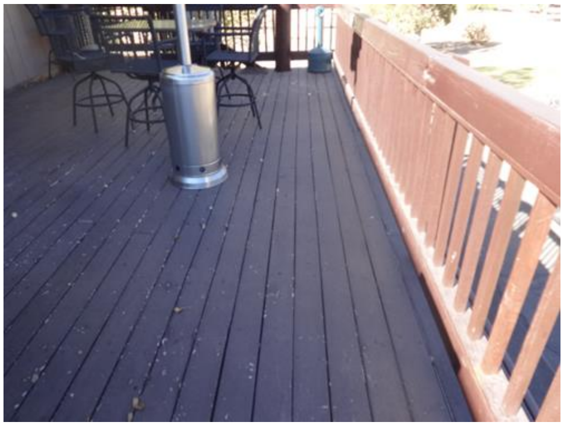
NO IMAGE AVAILABLE

Welder (Lincoln) - Replace *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	6 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$6,900.00 / EA
Effective Age	4	Current Cost	$6,900
Source	On File	Inflation Rate	3.50%
GL Code	ME-29	Starting Reserve Balance	$2,575
Cost Center		Annual Fully Funding Requirement	$690
Project Number		Fully Funded Reserve Balance	$2,760
Owner		Annual Reserve Contribution	$656

Description: Lincoln

Component Photos & Details



Welder (Ranger) - Replace *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$6,900.00 / EA
Effective Age	5	Current Cost	$6,900
Source	On File	Inflation Rate	3.50%
GL Code	ME-57	Starting Reserve Balance	$3,219
Cost Center		Annual Fully Funding Requirement	$690
Project Number		Fully Funded Reserve Balance	$3,450
Owner		Annual Reserve Contribution	$656

Description: Ranger

Miscellaneous

Bear-Proof Receptacles - Replace *Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	10 Year(s)	Quantity / Units	9 EA
Date in Service		Unit Price	$1,333.33 / EA
Effective Age	5	Current Cost	$12,000
Source	On File	Inflation Rate	3.50%
GL Code	MISC-2	Starting Reserve Balance	$3,732
Cost Center		Annual Fully Funding Requirement	$800
Project Number		Fully Funded Reserve Balance	$4,000
Owner		Annual Reserve Contribution	$760

Description: Receptacles

Driveway Barriers - Replace *Reserve Component*

Useful Life	50 Year(s)	Replacement %	100.00%
Remaining Life	25 Year(s)	Quantity / Units	22 EA
Date in Service		Unit Price	$1,750.00 / EA
Effective Age	25	Current Cost	$38,500
Source	On File	Inflation Rate	3.50%
GL Code	MISC-7	Starting Reserve Balance	$17,962
Cost Center		Annual Fully Funding Requirement	$770
Project Number		Fully Funded Reserve Balance	$19,250
Owner		Annual Reserve Contribution	$732

Description: Swing Barriers

Emergency Preparedness - Equip/Materials *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	3 Year(s)	Quantity / Units	1 ALW
Date in Service		Unit Price	$17,700.00 / ALW
Effective Age	7	Current Cost	$17,700
Source	On File	Inflation Rate	3.00%
GL Code	MISC-1	Starting Reserve Balance	$11,561
Cost Center		Annual Fully Funding Requirement	$1,770
Project Number		Fully Funded Reserve Balance	$12,390
Owner		Annual Reserve Contribution	$1,682

Description: Allowance

Gazebo - Repair *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	2 Year(s)	Quantity / Units	1 ALW
Date in Service		Unit Price	$6,250.00 / ALW
Effective Age	8	Current Cost	$6,250
Source	On File	Inflation Rate	3.50%
GL Code	MISC-8	Starting Reserve Balance	$4,666
Cost Center		Annual Fully Funding Requirement	$625
Project Number		Fully Funded Reserve Balance	$5,000
Owner		Annual Reserve Contribution	$594

Description: Gazebo

Mailbox Structure - Repair *Reserve Component*

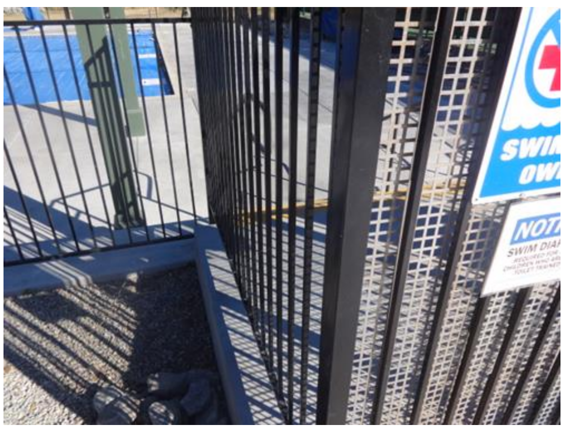
Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	6 Year(s)	Quantity / Units	1 ALW
Date in Service		Unit Price	$10,000.00 / ALW
Effective Age	4	Current Cost	$10,000
Source	On File	Inflation Rate	3.50%
GL Code	MISC-3	Starting Reserve Balance	$3,732
Cost Center		Annual Fully Funding Requirement	$1,000
Project Number		Fully Funded Reserve Balance	$4,000
Owner		Annual Reserve Contribution	$950

Description: Structure

Mailboxes - Replace *Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	9 Year(s)	Quantity / Units	10 EA
Date in Service		Unit Price	$1,980.00 / EA
Effective Age	6	Current Cost	$19,800
Source	On File	Inflation Rate	3.50%
GL Code	MISC-6	Starting Reserve Balance	$7,390
Cost Center		Annual Fully Funding Requirement	$1,320
Project Number		Fully Funded Reserve Balance	$7,920
Owner		Annual Reserve Contribution	$1,254

Description: Kiosks



Monument Signs - Refurbish *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	8 Year(s)	Quantity / Units	2 EA
Date in Service		Unit Price	$6,250.00 / EA
Effective Age	2	Current Cost	$12,500
Source	On File	Inflation Rate	3.50%
GL Code	MISC-5	Starting Reserve Balance	$2,333
Cost Center		Annual Fully Funding Requirement	$1,250
Project Number		Fully Funded Reserve Balance	$2,500
Owner		Annual Reserve Contribution	$1,188

Description: Entry Monuments

Wood Retaining Wall - Replace *Reserve Component*

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	17 Year(s)	Quantity / Units	250 LF
Date in Service		Unit Price	$40.40 / LF
Effective Age	3	Current Cost	$10,100
Source	On File	Inflation Rate	3.50%
GL Code	MISC-4	Starting Reserve Balance	$1,414
Cost Center		Annual Fully Funding Requirement	$505
Project Number		Fully Funded Reserve Balance	$1,515
Owner		Annual Reserve Contribution	$480

Description: LF

Pool & Spa

Exterior Wood Surfaces - Repaint *Reserve Component*

Useful Life	5 Year(s)	Replacement %	100.00%
Remaining Life	2 Year(s)	Quantity / Units	1 ALW
Date in Service		Unit Price	$5,000.00 / ALW
Effective Age	3	Current Cost	$5,000
Source	On File	Inflation Rate	3.50%
GL Code	PS-26	Starting Reserve Balance	$2,799
Cost Center		Annual Fully Funding Requirement	$1,000
Project Number		Fully Funded Reserve Balance	$3,000
Owner		Annual Reserve Contribution	$950

Description: Structures

Pole Lights - Replace *Reserve Component*

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	21 Year(s)	Quantity / Units	4 EA
Date in Service		Unit Price	$1,250.00 / EA
Effective Age	4	Current Cost	$5,000
Source	On File	Inflation Rate	3.50%
GL Code	PS-7	Starting Reserve Balance	$746
Cost Center		Annual Fully Funding Requirement	$200
Project Number		Fully Funded Reserve Balance	$800
Owner		Annual Reserve Contribution	$190

Description: Fixtures

Pool - Resurface/Retile *Reserve Component*

Useful Life	12 Year(s)	Replacement %	100.00%
Remaining Life	8 Year(s)	Quantity / Units	260 LF
Date in Service		Unit Price	$180.00 / LF
Effective Age	4	Current Cost	$46,800
Source	On File	Inflation Rate	3.50%
GL Code	PS-22	Starting Reserve Balance	$14,557
Cost Center		Annual Fully Funding Requirement	$3,900
Project Number		Fully Funded Reserve Balance	$15,600
Owner		Annual Reserve Contribution	$3,706

Description: Pool 260 LF

Pool & Spa - Replace *Reserve Component*

Useful Life	40 Year(s)	Replacement %	100.00%
Remaining Life	36 Year(s)	Quantity / Units	2 EA
Date in Service		Unit Price	$116,000.00 / EA
Effective Age	4	Current Cost	$232,000
Source	On File	Inflation Rate	3.50%
GL Code	PS-23	Starting Reserve Balance	$21,648
Cost Center		Annual Fully Funding Requirement	$5,800
Project Number		Fully Funded Reserve Balance	$23,200
Owner		Annual Reserve Contribution	$5,512

Description: Structures

Pool ADA Lifts - Replace *Reserve Component*

Useful Life	7 Year(s)	Replacement %	100.00%
Remaining Life	3 Year(s)	Quantity / Units	2 EA
Date in Service		Unit Price	$10,000.00 / EA
Effective Age	4	Current Cost	$20,000
Source	On File	Inflation Rate	3.50%
GL Code	PS-2	Starting Reserve Balance	$10,664
Cost Center		Annual Fully Funding Requirement	$2,857
Project Number		Fully Funded Reserve Balance	$11,429
Owner		Annual Reserve Contribution	$2,715

Description: Lifts

Pool Chemical Systems *Reserve Component*

Useful Life	8 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	1 ALW
Date in Service		Unit Price	$9,000.00 / ALW
Effective Age	4	Current Cost	$9,000
Source	On File	Inflation Rate	3.50%
GL Code	PS-29	Starting Reserve Balance	$4,199
Cost Center		Annual Fully Funding Requirement	$1,125
Project Number		Fully Funded Reserve Balance	$4,500
Owner		Annual Reserve Contribution	$1,069

Pool Cover - Replace (1 of 3) *Reserve Component*

Useful Life	5 Year(s)	Replacement %	100.00%
Remaining Life	1 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$8,550.00 / EA
Effective Age	4	Current Cost	$8,550
Source	On File	Inflation Rate	3.50%
GL Code	PS-5	Starting Reserve Balance	$6,382
Cost Center		Annual Fully Funding Requirement	$1,710
Project Number		Fully Funded Reserve Balance	$6,840
Owner		Annual Reserve Contribution	$1,625

Description: of (3) Covers

Pool Deck - Replace *Reserve Component*

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	26 Year(s)	Quantity / Units	5,200 SF
Date in Service		Unit Price	$11.54 / SF
Effective Age	4	Current Cost	$60,008
Source	On File	Inflation Rate	3.00%
GL Code	PS-28	Starting Reserve Balance	$7,466
Cost Center		Annual Fully Funding Requirement	$2,000
Project Number		Fully Funded Reserve Balance	$8,001
Owner		Annual Reserve Contribution	$1,901

Description: GSF

Pool Deck - Reseal/Waterproof *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	6 Year(s)	Quantity / Units	5,200 SF
Date in Service		Unit Price	$6.77 / SF
Effective Age	4	Current Cost	$35,204
Source	On File	Inflation Rate	3.50%
GL Code	PS-20	Starting Reserve Balance	$13,140
Cost Center		Annual Fully Funding Requirement	$3,520
Project Number		Fully Funded Reserve Balance	$14,082
Owner		Annual Reserve Contribution	$3,345

Description: GSF

Pool Deck Coping - Replace — *Reserve Component*

Useful Life	24 Year(s)	Replacement %	100.00%
Remaining Life	20 Year(s)	Quantity / Units	292 LF
Date in Service		Unit Price	$90.07 / LF
Effective Age	4	Current Cost	$26,300
Source	On File	Inflation Rate	3.50%
GL Code	PS-17	Starting Reserve Balance	$4,090
Cost Center		Annual Fully Funding Requirement	$1,096
Project Number		Fully Funded Reserve Balance	$4,383
Owner		Annual Reserve Contribution	$1,041

Description: LF

Pool Equipment Room - Roof — *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	7 Year(s)	Quantity / Units	1 ALW
Date in Service		Unit Price	$6,000.00 / ALW
Effective Age	3	Current Cost	$6,000
Source	On File	Inflation Rate	3.50%
GL Code	PS-30	Starting Reserve Balance	$1,680
Cost Center		Annual Fully Funding Requirement	$600
Project Number		Fully Funded Reserve Balance	$1,800
Owner		Annual Reserve Contribution	$570

Pool Euipment Room Electrical — *Reserve Component*

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	16 Year(s)	Quantity / Units	1 ALW
Date in Service		Unit Price	$5,000.00 / ALW
Effective Age	4	Current Cost	$5,000
Source	On File	Inflation Rate	3.50%
GL Code	PS-31	Starting Reserve Balance	$933
Cost Center		Annual Fully Funding Requirement	$250
Project Number		Fully Funded Reserve Balance	$1,000
Owner		Annual Reserve Contribution	$238

Pool Fence - Replace *Reserve Component*

Useful Life	50 Year(s)	Replacement %	100.00%
Remaining Life	46 Year(s)	Quantity / Units	345 LF
Date in Service		Unit Price	$82.03 / LF
Effective Age	4	Current Cost	$28,300
Source	On File	Inflation Rate	3.50%
GL Code	PS-18	Starting Reserve Balance	$2,113
Cost Center		Annual Fully Funding Requirement	$566
Project Number		Fully Funded Reserve Balance	$2,264
Owner		Annual Reserve Contribution	$538

Description: LF

Pool Filters - Replace (2018) *Reserve Component*

Useful Life	12 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	2 EA
Date in Service		Unit Price	$2,750.00 / EA
Effective Age	7	Current Cost	$5,500
Source	On File	Inflation Rate	3.50%
GL Code	PS-24	Starting Reserve Balance	$2,994
Cost Center		Annual Fully Funding Requirement	$458
Project Number		Fully Funded Reserve Balance	$3,208
Owner		Annual Reserve Contribution	$436

Description: Filters

NO IMAGE AVAILABLE

Pool Filters - Replace (2020) *Reserve Component*

Useful Life	12 Year(s)	Replacement %	100.00%
Remaining Life	7 Year(s)	Quantity / Units	3 EA
Date in Service		Unit Price	$2,750.00 / EA
Effective Age	5	Current Cost	$8,250
Source	On File	Inflation Rate	3.00%
GL Code	PS-12	Starting Reserve Balance	$3,208
Cost Center		Annual Fully Funding Requirement	$688
Project Number		Fully Funded Reserve Balance	$3,438
Owner		Annual Reserve Contribution	$653

Description: Filters

Pool Furniture - Replace

Reserve Component

Useful Life	8 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	84 EA
Date in Service		Unit Price	$267.86 / EA
Effective Age	4	Current Cost	$22,500
Source	On File	Inflation Rate	3.50%
GL Code	PS-1	Starting Reserve Balance	$10,498
Cost Center		Annual Fully Funding Requirement	$2,813
Project Number		Fully Funded Reserve Balance	$11,250
Owner		Annual Reserve Contribution	$2,673

Description: Pieces

Pool Heater - Replace

Reserve Component

Useful Life	8 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$10,800.00 / EA
Effective Age	4	Current Cost	$10,800
Source	On File	Inflation Rate	3.50%
GL Code	PS-4	Starting Reserve Balance	$5,039
Cost Center		Annual Fully Funding Requirement	$1,350
Project Number		Fully Funded Reserve Balance	$5,400
Owner		Annual Reserve Contribution	$1,283

Description: Raypak MVB Unit

Pool Showers - Refurbish

Reserve Component

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	11 Year(s)	Quantity / Units	5 EA
Date in Service		Unit Price	$7,500.00 / EA
Effective Age	4	Current Cost	$37,500
Source	On File	Inflation Rate	3.50%
GL Code	PS-21	Starting Reserve Balance	$9,331
Cost Center		Annual Fully Funding Requirement	$2,500
Project Number		Fully Funded Reserve Balance	$10,000
Owner		Annual Reserve Contribution	$2,376

Description: Showers

Pool/Spa Chemical System - Replace *Reserve Component*

Useful Life	12 Year(s)	Replacement %	100.00%
Remaining Life	8 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$7,200.00 / EA
Effective Age	4	Current Cost	$7,200
Source	On File	Inflation Rate	3.00%
GL Code	PS-9	Starting Reserve Balance	$2,239
Cost Center		Annual Fully Funding Requirement	$600
Project Number		Fully Funded Reserve Balance	$2,400
Owner		Annual Reserve Contribution	$570

Description: Pentair System

Pool/Spa Lights - Replace *Reserve Component*

Useful Life	12 Year(s)	Replacement %	100.00%
Remaining Life	8 Year(s)	Quantity / Units	12 EA
Date in Service		Unit Price	$750.00 / EA
Effective Age	4	Current Cost	$9,000
Source	On File	Inflation Rate	3.50%
GL Code	PS-13	Starting Reserve Balance	$2,799
Cost Center		Annual Fully Funding Requirement	$750
Project Number		Fully Funded Reserve Balance	$3,000
Owner		Annual Reserve Contribution	$713

Description: LED Lights

Pool/Spa Pumps - Replace (2 of 4) *Reserve Component*

Useful Life	4 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	2 EA
Date in Service		Unit Price	$7,500.00 / EA
Effective Age	4	Current Cost	$15,000
Source	On File	Inflation Rate	3.50%
GL Code	PS-3	Starting Reserve Balance	$13,997
Cost Center		Annual Fully Funding Requirement	$3,750
Project Number		Fully Funded Reserve Balance	$15,000
Owner		Annual Reserve Contribution	$3,564

Description: of (4) Pumps

Pool/Spa Railings - Replace

Reserve Component

Useful Life	24 Year(s)	Replacement %	100.00%
Remaining Life	20 Year(s)	Quantity / Units	10 EA
Date in Service		Unit Price	$720.00 / EA
Effective Age	4	Current Cost	$7,200
Source	On File	Inflation Rate	3.50%
GL Code	PS-10	Starting Reserve Balance	$1,120
Cost Center		Annual Fully Funding Requirement	$300
Project Number		Fully Funded Reserve Balance	$1,200
Owner		Annual Reserve Contribution	$285

Description: Railings

Pool/Spa Skimmers - Replace

Reserve Component

Useful Life	24 Year(s)	Replacement %	100.00%
Remaining Life	20 Year(s)	Quantity / Units	9 EA
Date in Service		Unit Price	$2,505.56 / EA
Effective Age	4	Current Cost	$22,550
Source	On File	Inflation Rate	3.50%
GL Code	PS-16	Starting Reserve Balance	$3,507
Cost Center		Annual Fully Funding Requirement	$940
Project Number		Fully Funded Reserve Balance	$3,758
Owner		Annual Reserve Contribution	$893

Description: Skimmers

Restrooms/Changing Room - Refurbish

Reserve Component

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	6 Year(s)	Quantity / Units	3 EA
Date in Service		Unit Price	$10,000.00 / EA
Effective Age	4	Current Cost	$30,000
Source	On File	Inflation Rate	3.50%
GL Code	PS-19	Starting Reserve Balance	$11,197
Cost Center		Annual Fully Funding Requirement	$3,000
Project Number		Fully Funded Reserve Balance	$12,000
Owner		Annual Reserve Contribution	$2,851

Description: Rooms

Restrooms/Changing Room - Replace *Reserve Component*

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	26 Year(s)	Quantity / Units	3 EA
Date in Service		Unit Price	$16,666.67 / EA
Effective Age	4	Current Cost	$50,000
Source	On File	Inflation Rate	3.50%
GL Code	PS-27	Starting Reserve Balance	$6,221
Cost Center		Annual Fully Funding Requirement	$1,667
Project Number		Fully Funded Reserve Balance	$6,667
Owner		Annual Reserve Contribution	$1,584

Description: Rooms

NO IMAGE AVAILABLE

Shade Canopy - Replace *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	6 Year(s)	Quantity / Units	620 SF
Date in Service		Unit Price	$11.61 / SF
Effective Age	4	Current Cost	$7,200
Source	On File	Inflation Rate	3.50%
GL Code	PS-11	Starting Reserve Balance	$2,687
Cost Center		Annual Fully Funding Requirement	$720
Project Number		Fully Funded Reserve Balance	$2,880
Owner		Annual Reserve Contribution	$684

Description: GSF

NO IMAGE AVAILABLE

Solar Stubs - Replace *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	7 Year(s)	Quantity / Units	1 ALW
Date in Service		Unit Price	$11,800.00 / ALW
Effective Age	3	Current Cost	$11,800
Source	On File	Inflation Rate	3.50%
GL Code	PS-14	Starting Reserve Balance	$3,303
Cost Center		Annual Fully Funding Requirement	$1,180
Project Number		Fully Funded Reserve Balance	$3,540
Owner		Annual Reserve Contribution	$1,121

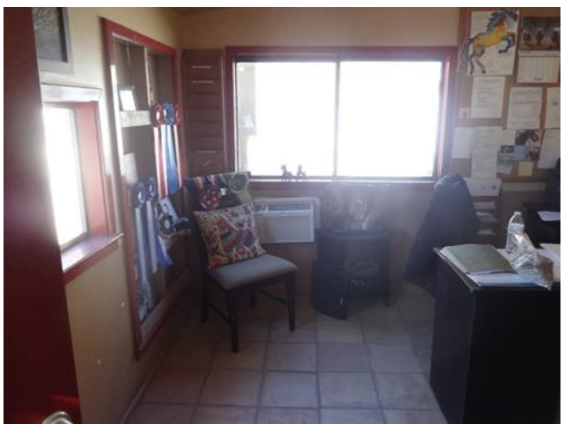
Description: Allowance

Spa - Resurface/Retile

Reserve Component

Useful Life	6 Year(s)	Replacement %	100.00%
Remaining Life	2 Year(s)	Quantity / Units	32 LF
Date in Service		Unit Price	$234.38 / LF
Effective Age	4	Current Cost	$7,500
Source	On File	Inflation Rate	3.50%
GL Code	PS-6	Starting Reserve Balance	$4,666
Cost Center		Annual Fully Funding Requirement	$1,250
Project Number		Fully Funded Reserve Balance	$5,000
Owner		Annual Reserve Contribution	$1,188

Description: Spa 32 LF



Spa Heater - Replace

Reserve Component

Useful Life	8 Year(s)	Replacement %	100.00%
Remaining Life	1 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$5,500.00 / EA
Effective Age	7	Current Cost	$5,500
Source	On File	Inflation Rate	3.50%
GL Code	PS-25	Starting Reserve Balance	$4,491
Cost Center		Annual Fully Funding Requirement	$688
Project Number		Fully Funded Reserve Balance	$4,813
Owner		Annual Reserve Contribution	$653

Description: Raypak Heater

Water Heater/Tank - Replace

Reserve Component

Useful Life	12 Year(s)	Replacement %	100.00%
Remaining Life	10 Year(s)	Quantity / Units	1 EA
Date in Service		Unit Price	$7,000.00 / EA
Effective Age	2	Current Cost	$7,000
Source	On File	Inflation Rate	3.50%
GL Code	PS-8	Starting Reserve Balance	$1,089
Cost Center		Annual Fully Funding Requirement	$583
Project Number		Fully Funded Reserve Balance	$1,167
Owner		Annual Reserve Contribution	$554

Description: Bradford White 80 Ga

Wood Trellis - Replace *Reserve Component*

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	16 Year(s)	Quantity / Units	620 SF
Date in Service		Unit Price	$22.90 / SF
Effective Age	4	Current Cost	$14,200
Source	On File	Inflation Rate	3.50%
GL Code	PS-15	Starting Reserve Balance	$2,650
Cost Center		Annual Fully Funding Requirement	$710
Project Number		Fully Funded Reserve Balance	$2,840
Owner		Annual Reserve Contribution	$675

Description: 620 GSF Structure

Pool Pavilion

Carpet - Replace *Reserve Component*

Useful Life	8 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	105 SY
Date in Service		Unit Price	$48.10 / SY
Effective Age	8	Current Cost	$5,051
Source	On File	Inflation Rate	3.50%
GL Code	PP-3	Starting Reserve Balance	$4,713
Cost Center		Annual Fully Funding Requirement	$631
Project Number		Fully Funded Reserve Balance	$5,051
Owner		Annual Reserve Contribution	$600

Description: GSY

Comp Shingle Mansard Roof - Replace *Reserve Component*

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	1,280 SF
Date in Service	1999	Unit Price	$10.00 / SF
Effective Age	26	Current Cost	$12,800
Source	On File	Inflation Rate	3.50%
GL Code	PP-8	Starting Reserve Balance	$10,351
Cost Center		Annual Fully Funding Requirement	$427
Project Number		Fully Funded Reserve Balance	$11,093
Owner		Annual Reserve Contribution	$405

Description: GSF

Exterior Doors - Replace *Reserve Component*

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	4 EA
Date in Service	1999	Unit Price	$2,200.00 / EA
Effective Age	26	Current Cost	$8,800
Source	On File	Inflation Rate	3.50%
GL Code	PP-9	Starting Reserve Balance	$7,117
Cost Center		Annual Fully Funding Requirement	$293
Project Number		Fully Funded Reserve Balance	$7,627
Owner		Annual Reserve Contribution	$279

Description: Glass Doors

Exterior Windows - Replace *Reserve Component*

Useful Life	40 Year(s)	Replacement %	100.00%
Remaining Life	14 Year(s)	Quantity / Units	7 EA
Date in Service		Unit Price	$1,250.00 / EA
Effective Age	26	Current Cost	$8,750
Source	On File	Inflation Rate	3.50%
GL Code	PP-5	Starting Reserve Balance	$5,307
Cost Center		Annual Fully Funding Requirement	$219
Project Number		Fully Funded Reserve Balance	$5,688
Owner		Annual Reserve Contribution	$208

Description: Windows

Flat Roof - Replace *Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	1,450 SF
Date in Service		Unit Price	$9.00 / SF
Effective Age	10	Current Cost	$13,050
Source	On File	Inflation Rate	3.50%
GL Code	PP-4	Starting Reserve Balance	$8,118
Cost Center		Annual Fully Funding Requirement	$870
Project Number		Fully Funded Reserve Balance	$8,700
Owner		Annual Reserve Contribution	$827

Description: GSF

HVAC System - Replace *Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	15 Year(s)	Quantity / Units	1 EA
Date in Service	2025	Unit Price	$7,000.00 / EA
Effective Age	0	Current Cost	$7,000
Source	On File	Inflation Rate	3.50%
GL Code	PP-10	Starting Reserve Balance	$0
Cost Center		Annual Fully Funding Requirement	$467
Project Number		Fully Funded Reserve Balance	$0
Owner		Annual Reserve Contribution	$443

Interior Doors/Windows - Replace *Reserve Component*

Useful Life	50 Year(s)	Replacement %	100.00%
Remaining Life	24 Year(s)	Quantity / Units	4 EA
Date in Service	1999	Unit Price	$3,000.00 / EA
Effective Age	26	Current Cost	$12,000
Source	On File	Inflation Rate	3.50%
GL Code	PP-6	Starting Reserve Balance	$5,823
Cost Center		Annual Fully Funding Requirement	$240
Project Number		Fully Funded Reserve Balance	$6,240
Owner		Annual Reserve Contribution	$228

Description: Doors/Windows

Patio Furniture - Replace *Reserve Component*

Useful Life	8 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	18 EA
Date in Service	2021	Unit Price	$277.78 / EA
Effective Age	4	Current Cost	$5,000
Source	On File	Inflation Rate	3.50%
GL Code	PP-7	Starting Reserve Balance	$2,333
Cost Center		Annual Fully Funding Requirement	$625
Project Number		Fully Funded Reserve Balance	$2,500
Owner		Annual Reserve Contribution	$594

Description: Pieces

Trex Deck - Replace
Reserve Component

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	885 SF
Date in Service		Unit Price	$29.94 / SF
Effective Age	25	Current Cost	$26,497
Source	On File	Inflation Rate	3.50%
GL Code	PP-1	Starting Reserve Balance	$24,724
Cost Center		Annual Fully Funding Requirement	$1,060
Project Number		Fully Funded Reserve Balance	$26,497
Owner		Annual Reserve Contribution	$1,007

Description: GSF

Post Office

Carpet - Replace
Reserve Component

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	10 Year(s)	Quantity / Units	202 SY
Date in Service	2015	Unit Price	$45.05 / SY
Effective Age	0	Current Cost	$9,100
Source	On File	Inflation Rate	3.50%
GL Code	PO-1	Starting Reserve Balance	$0
Cost Center		Annual Fully Funding Requirement	$910
Project Number		Fully Funded Reserve Balance	$0
Owner		Annual Reserve Contribution	$865

Description: GSY

Comp Shingle Roof - Replace
Reserve Component

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	10 Year(s)	Quantity / Units	3,000 SF
Date in Service	2010	Unit Price	$10.00 / SF
Effective Age	15	Current Cost	$30,000
Source	On File	Inflation Rate	3.50%
GL Code	PO-12	Starting Reserve Balance	$16,796
Cost Center		Annual Fully Funding Requirement	$1,200
Project Number		Fully Funded Reserve Balance	$18,000
Owner		Annual Reserve Contribution	$1,140

Description: GSF

Exterior Doors - Replace

Reserve Component

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	10 Year(s)	Quantity / Units	8 EA
Date in Service	2015	Unit Price	$2,000.00 / EA
Effective Age	10	Current Cost	$16,000
Source	On File	Inflation Rate	3.50%
GL Code	PO-9	Starting Reserve Balance	$7,465
Cost Center		Annual Fully Funding Requirement	$800
Project Number		Fully Funded Reserve Balance	$8,000
Owner		Annual Reserve Contribution	$760

Description: Doors

Exterior Wood/Metal Surfaces - Repaint

Reserve Component

Useful Life	5 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	3,110 SF
Date in Service	2020	Unit Price	$1.93 / SF
Effective Age	0	Current Cost	$6,002
Source	On File	Inflation Rate	3.50%
GL Code	PO-2	Starting Reserve Balance	$0
Cost Center		Annual Fully Funding Requirement	$1,200
Project Number		Fully Funded Reserve Balance	$0
Owner		Annual Reserve Contribution	$1,141

Description: GSF

HVAC System - Replace

Reserve Component

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	14 Year(s)	Quantity / Units	1 EA
Date in Service	2024	Unit Price	$17,500.00 / EA
Effective Age	1	Current Cost	$17,500
Source	On File	Inflation Rate	3.50%
GL Code	PO-10	Starting Reserve Balance	$1,089
Cost Center		Annual Fully Funding Requirement	$1,167
Project Number		Fully Funded Reserve Balance	$1,167
Owner		Annual Reserve Contribution	$1,109

Description: Goodman Unit

Interior Light Fixtures - Replace

Reserve Component

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	10 Year(s)	Quantity / Units	27 EA
Date in Service	2010	Unit Price	$275.93 / EA
Effective Age	15	Current Cost	$7,450
Source	On File	Inflation Rate	3.50%
GL Code	PO-6	Starting Reserve Balance	$4,171
Cost Center		Annual Fully Funding Requirement	$298
Project Number		Fully Funded Reserve Balance	$4,470
Owner		Annual Reserve Contribution	$283

Description: Fixtures

Interior Surfaces - Repaint

Reserve Component

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	10 Year(s)	Quantity / Units	8,280 SF
Date in Service	2015	Unit Price	$2.75 / SF
Effective Age	0	Current Cost	$22,770
Source	On File	Inflation Rate	3.50%
GL Code	PO-15	Starting Reserve Balance	$0
Cost Center		Annual Fully Funding Requirement	$2,277
Project Number		Fully Funded Reserve Balance	$0
Owner		Annual Reserve Contribution	$2,164

Description: GSF

Laminate Floor - Replace

Reserve Component

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	30 Year(s)	Quantity / Units	400 SF
Date in Service	1995	Unit Price	$14.25 / SF
Effective Age	0	Current Cost	$5,700
Source	On File	Inflation Rate	3.50%
GL Code	PO-3	Starting Reserve Balance	$0
Cost Center		Annual Fully Funding Requirement	$190
Project Number		Fully Funded Reserve Balance	$0
Owner		Annual Reserve Contribution	$181

Description: GSF

Mailboxes - Replace | *Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	10 Year(s)	Quantity / Units	1,900 EA
Date in Service	2020	Unit Price	$32.89 / EA
Effective Age	5	Current Cost	$62,500
Source	On File	Inflation Rate	3.50%
GL Code	PO-14	Starting Reserve Balance	$19,440
Cost Center		Annual Fully Funding Requirement	$4,167
Project Number		Fully Funded Reserve Balance	$20,833
Owner		Annual Reserve Contribution	$3,960

Description: Boxes

Metal Rail - Replace | *Reserve Component*

Useful Life	50 Year(s)	Replacement %	100.00%
Remaining Life	25 Year(s)	Quantity / Units	68 LF
Date in Service	2000	Unit Price	$75.00 / LF
Effective Age	25	Current Cost	$5,100
Source	On File	Inflation Rate	3.50%
GL Code	PO-4	Starting Reserve Balance	$2,379
Cost Center		Annual Fully Funding Requirement	$102
Project Number		Fully Funded Reserve Balance	$2,550
Owner		Annual Reserve Contribution	$97

Description: LF

Tile Floors - Replace | *Reserve Component*

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	25 Year(s)	Quantity / Units	425 SF
Date in Service	2020	Unit Price	$21.06 / SF
Effective Age	5	Current Cost	$8,951
Source	On File	Inflation Rate	3.50%
GL Code	PO-7	Starting Reserve Balance	$1,392
Cost Center		Annual Fully Funding Requirement	$298
Project Number		Fully Funded Reserve Balance	$1,492
Owner		Annual Reserve Contribution	$284

Description: GSF

Trex Deck - Replace

Reserve Component

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	10 Year(s)	Quantity / Units	595 SF
Date in Service	2010	Unit Price	$30.00 / SF
Effective Age	15	Current Cost	$17,850
Source	On File	Inflation Rate	3.50%
GL Code	PO-11	Starting Reserve Balance	$9,994
Cost Center		Annual Fully Funding Requirement	$714
Project Number		Fully Funded Reserve Balance	$10,710
Owner		Annual Reserve Contribution	$679

Description: GSF

Trex Railing - Replace

Reserve Component

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	10 Year(s)	Quantity / Units	212 LF
Date in Service	2015	Unit Price	$42.45 / LF
Effective Age	10	Current Cost	$8,999
Source	On File	Inflation Rate	3.50%
GL Code	PO-8	Starting Reserve Balance	$4,199
Cost Center		Annual Fully Funding Requirement	$450
Project Number		Fully Funded Reserve Balance	$4,500
Owner		Annual Reserve Contribution	$428

Description: LF

Windows - Replace

Reserve Component

Useful Life	40 Year(s)	Replacement %	100.00%
Remaining Life	10 Year(s)	Quantity / Units	12 EA
Date in Service	1995	Unit Price	$550.00 / EA
Effective Age	30	Current Cost	$6,600
Source	On File	Inflation Rate	3.50%
GL Code	PO-5	Starting Reserve Balance	$4,619
Cost Center		Annual Fully Funding Requirement	$165
Project Number		Fully Funded Reserve Balance	$4,950
Owner		Annual Reserve Contribution	$157

Description: Windows

Wood Siding - Replace			*Reserve Component*
Useful Life	40 Year(s)	Replacement %	100.00%
Remaining Life	10 Year(s)	Quantity / Units	2,960 SF
Date in Service	1995	Unit Price	$30.07 / SF
Effective Age	30	Current Cost	$89,007
Source	On File	Inflation Rate	3.50%
GL Code	PO-13	Starting Reserve Balance	$62,290
Cost Center		Annual Fully Funding Requirement	$2,225
Project Number		Fully Funded Reserve Balance	$66,755
Owner		Annual Reserve Contribution	$2,115

Description: GSF

Septic Systems

Grease Trap - Replace			*Reserve Component*
Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	2 Year(s)	Quantity / Units	1 ALW
Date in Service	2012	Unit Price	$15,000.00 / ALW
Effective Age	13	Current Cost	$15,000
Source	On File	Inflation Rate	3.50%
GL Code	SS-8	Starting Reserve Balance	$12,130
Cost Center		Annual Fully Funding Requirement	$1,000
Project Number		Fully Funded Reserve Balance	$13,000
Owner		Annual Reserve Contribution	$950

Description: Allowance

Leach Fields - Replace			*Reserve Component*
Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	6 EA
Date in Service	2019	Unit Price	$3,333.33 / EA
Effective Age	6	Current Cost	$20,000
Source	On File	Inflation Rate	3.50%
GL Code	SS-7	Starting Reserve Balance	$11,197
Cost Center		Annual Fully Funding Requirement	$2,000
Project Number		Fully Funded Reserve Balance	$12,000
Owner		Annual Reserve Contribution	$1,901

Description: Fields

Oil Separator Tank - Replace *Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	1 EA
Date in Service	2010	Unit Price	$24,000.00 / EA
Effective Age	10	Current Cost	$24,000
Source	On File	Inflation Rate	3.50%
GL Code	SS-1	Starting Reserve Balance	$14,930
Cost Center		Annual Fully Funding Requirement	$1,600
Project Number		Fully Funded Reserve Balance	$16,000
Owner		Annual Reserve Contribution	$1,521

Description: Tank

Septic System (Campground) - Replace *Reserve Component*

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 ALW
Date in Service	1995	Unit Price	$24,000.00 / ALW
Effective Age	30	Current Cost	$24,000
Source	On File	Inflation Rate	3.50%
GL Code	SS-2	Starting Reserve Balance	$22,395
Cost Center		Annual Fully Funding Requirement	$800
Project Number		Fully Funded Reserve Balance	$24,000
Owner		Annual Reserve Contribution	$760

Description: Allowance

Septic System (Clubhouse) - Replace *Reserve Component*

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 ALW
Date in Service	1995	Unit Price	$122,000.00 / ALW
Effective Age	30	Current Cost	$122,000
Source	On File	Inflation Rate	3.50%
GL Code	SS-10	Starting Reserve Balance	$113,839
Cost Center		Annual Fully Funding Requirement	$4,067
Project Number		Fully Funded Reserve Balance	$122,000
Owner		Annual Reserve Contribution	$3,865

Description: Allowance

Septic System (Equestrian) - Replace

Reserve Component

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	10 Year(s)	Quantity / Units	1 ALW
Date in Service	1995	Unit Price	$24,000.00 / ALW
Effective Age	20	Current Cost	$24,000
Source	On File	Inflation Rate	3.50%
GL Code	SS-3	Starting Reserve Balance	$14,930
Cost Center		Annual Fully Funding Requirement	$800
Project Number		Fully Funded Reserve Balance	$16,000
Owner		Annual Reserve Contribution	$760

Description: Allowance

Septic System (Lampkin Park) - Replace

Reserve Component

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 ALW
Date in Service	1995	Unit Price	$24,000.00 / ALW
Effective Age	30	Current Cost	$24,000
Source	On File	Inflation Rate	3.50%
GL Code	SS-4	Starting Reserve Balance	$22,395
Cost Center		Annual Fully Funding Requirement	$800
Project Number		Fully Funded Reserve Balance	$24,000
Owner		Annual Reserve Contribution	$760

Description: Allowance

Septic System (Maintenance) - Replace

Reserve Component

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	20 Year(s)	Quantity / Units	1 ALW
Date in Service	2015	Unit Price	$24,000.00 / ALW
Effective Age	10	Current Cost	$24,000
Source	On File	Inflation Rate	3.50%
GL Code	SS-11	Starting Reserve Balance	$7,465
Cost Center		Annual Fully Funding Requirement	$800
Project Number		Fully Funded Reserve Balance	$8,000
Owner		Annual Reserve Contribution	$760

Description: Allowance

Component Photos & Details

Septic System (Post Office) - Replace — *Reserve Component*

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	10 Year(s)	Quantity / Units	1 ALW
Date in Service	1995	Unit Price	$24,000.00 / ALW
Effective Age	20	Current Cost	$24,000
Source	On File	Inflation Rate	3.50%
GL Code	SS-5	Starting Reserve Balance	$14,930
Cost Center		Annual Fully Funding Requirement	$800
Project Number		Fully Funded Reserve Balance	$16,000
Owner		Annual Reserve Contribution	$760

Description: Allowance

Septic System (Pro-Shop) - Replace — *Reserve Component*

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	1 ALW
Date in Service	1995	Unit Price	$24,000.00 / ALW
Effective Age	25	Current Cost	$24,000
Source	On File	Inflation Rate	3.50%
GL Code	SS-6	Starting Reserve Balance	$18,662
Cost Center		Annual Fully Funding Requirement	$800
Project Number		Fully Funded Reserve Balance	$20,000
Owner		Annual Reserve Contribution	$760

Description: Allowance

Septic Tank (Hole #6) - Replace — *Reserve Component*

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	1 EA
Date in Service	2000	Unit Price	$24,000.00 / EA
Effective Age	25	Current Cost	$24,000
Source	On File	Inflation Rate	3.50%
GL Code	SS-9	Starting Reserve Balance	$18,662
Cost Center		Annual Fully Funding Requirement	$800
Project Number		Fully Funded Reserve Balance	$20,000
Owner		Annual Reserve Contribution	$760

Description: Tank

Tennis Courts

Bleachers/Benches - Replace *Reserve Component*

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	4 EA
Date in Service	2000	Unit Price	$1,537.50 / EA
Effective Age	20	Current Cost	$6,150
Source	On File	Inflation Rate	3.50%
GL Code	TC-4	Starting Reserve Balance	$4,591
Cost Center		Annual Fully Funding Requirement	$246
Project Number		Fully Funded Reserve Balance	$4,920
Owner		Annual Reserve Contribution	$234

Description: Pieces

Chain Link Fence (tennis) - Replace *Reserve Component*

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	10 Year(s)	Quantity / Units	480 LF
Date in Service	2005	Unit Price	$35.00 / LF
Effective Age	20	Current Cost	$16,800
Source	On File	Inflation Rate	3.50%
GL Code	TC-6	Starting Reserve Balance	$10,451
Cost Center		Annual Fully Funding Requirement	$560
Project Number		Fully Funded Reserve Balance	$11,200
Owner		Annual Reserve Contribution	$532

Description: LF

Tennis Court - Reconstruction *Reserve Component*

Useful Life	40 Year(s)	Replacement %	100.00%
Remaining Life	10 Year(s)	Quantity / Units	2 EA
Date in Service	1995	Unit Price	$60,000.00 / EA
Effective Age	30	Current Cost	$120,000
Source	On File	Inflation Rate	3.50%
GL Code	TC-1	Starting Reserve Balance	$83,980
Cost Center		Annual Fully Funding Requirement	$3,000
Project Number		Fully Funded Reserve Balance	$90,000
Owner		Annual Reserve Contribution	$2,851

Description: Courts 1600 GSY

Tennis Court Lights - Replace (a) *Reserve Component*

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	24 Year(s)	Quantity / Units	3 EA
Date in Service	2024	Unit Price	$2,800.00 / EA
Effective Age	1	Current Cost	$8,400
Source	On File	Inflation Rate	3.50%
GL Code	TC-5	Starting Reserve Balance	$314
Cost Center		Annual Fully Funding Requirement	$336
Project Number		Fully Funded Reserve Balance	$336
Owner		Annual Reserve Contribution	$319

Description: Fixtures

Tennis Courts - Resurface *Reserve Component*

Useful Life	5 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	2 EA
Date in Service	2020	Unit Price	$8,000.00 / EA
Effective Age	5	Current Cost	$16,000
Source	On File	Inflation Rate	3.50%
GL Code	TC-2	Starting Reserve Balance	$14,930
Cost Center		Annual Fully Funding Requirement	$3,200
Project Number		Fully Funded Reserve Balance	$16,000
Owner		Annual Reserve Contribution	$3,041

Description: Courts 1600 GSY

Windscreen (tennis) - Replace *Reserve Component*

Useful Life	7 Year(s)	Replacement %	100.00%
Remaining Life	2 Year(s)	Quantity / Units	4,800 SF
Date in Service	2018	Unit Price	$2.50 / SF
Effective Age	5	Current Cost	$12,000
Source	On File	Inflation Rate	3.50%
GL Code	TC-3	Starting Reserve Balance	$7,998
Cost Center		Annual Fully Funding Requirement	$1,714
Project Number		Fully Funded Reserve Balance	$8,571
Owner		Annual Reserve Contribution	$1,629

Description: GSF